



CONNECTICUT'S BILLION-DOLLAR ERROR?

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

A new report is accusing Connecticut's government of failing to make wise investments in growing the state's economy and wages, resulting in the loss of billions of dollars.

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ONE BILLION DOLLARS

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Construction loan closed for New Rochelle high-rise



The real estate investment, development and management company LCOR and JLL Capital Markets announced the closing of a \$94 million construction loan from Pacific Life for 247 North Ave. in New Rochelle.

The new 28-story, ground-up development will be an all-electric property and one of the largest residential geothermal projects in New York. The development will feature 307 residential rental units, 1,800 square feet of ground-floor commercial space and parking for 257 vehicles. The

residential units will include studio, one- and two-bedrooms, with 31 affordable apartments available to residents earning 80% of the Area Median Income.

Construction of 247 North Ave. is already underway and is expected to be completed in the second quarter of 2025. Rather than using fossil fuel-fired equipment, the geothermal system will provide heat and cooling throughout the property via a series of geothermal wells located deep under the building, thus reducing carbon emissions while lowering utility costs.

Shelton man sentenced for defrauding Amazon

Shelton resident Oshane Stewart was sentenced to 18 months of imprisonment, followed by three years of supervised release, for defrauding Amazon.com Inc. (NASDAQ:AMZN).

According to the charges brought against him, Stewart created multiple vendor accounts with Amazon for the sale of merchandise through the website on a third-party basis. He often opened the accounts using false names, email addresses and other identifying information.

After setting up the accounts, Stewart represented to Amazon that he was shipping it valuable merchandise to be held for sale by the company. However, he did not ship any of the merchandise and used fabricated documents to falsely claim the items had been lost. Amazon sent Stewart a series of refunds for the purportedly lost merchandise totaling about \$742,000.



Stewart pleaded guilty last November to one count of wire fraud. He was also ordered by the court to pay full restitution for this scam. He is currently released on bond and is required to report to prison on Dec. 5.

Two other individuals have pleaded guilty to charges in connection with this scheme – Stewart's brother Kenoy Stewart pleaded guilty in February and admitted that his conduct resulted in a loss to Amazon exceeding \$1 million while Rajhni Yankana pleaded guilty last month. Both currently await sentencing.

Offshore wind project developer threatens to "walk away"

The Danish wind power developer Ørsted A/S is threatening to jettison its American projects – including the Revolution Wind development that is slated to become the first offshore wind energy source for Connecticut – unless the Biden administration guarantees more support for its efforts.

"We are still upholding a real option to walk away," Ørsted CEO Mads Nipper said in a Bloomberg interview in London. "But right now, we are still working towards a final investment decision" on projects in America.

Ørsted has been plagued with supply chain problems, rising material costs and elevated interest rates on its U.S. operations, and Nipper said his company could not have predicted the tumult currently facing the wind energy industry. Ørsted lost \$8 billion in value last week following an investor selloff – Nipper claimed he still has the support of the company's board of directors despite the decline in the company's stock price.

Nipper cited U.S. subsidy rules – the federal government insists on domestically produced steel to be used by companies seeking tax credits – as creating a new obstacle for Ørsted. Nipper asked the Biden administration to guarantee subsidies without having the domestic steel requirement at first, and he also requested more time to overcome the problems in sourcing American-made material.

"What we proposed was a grace period, say, so give us three to five years," the CEO said. "Right now, it can't deliver."



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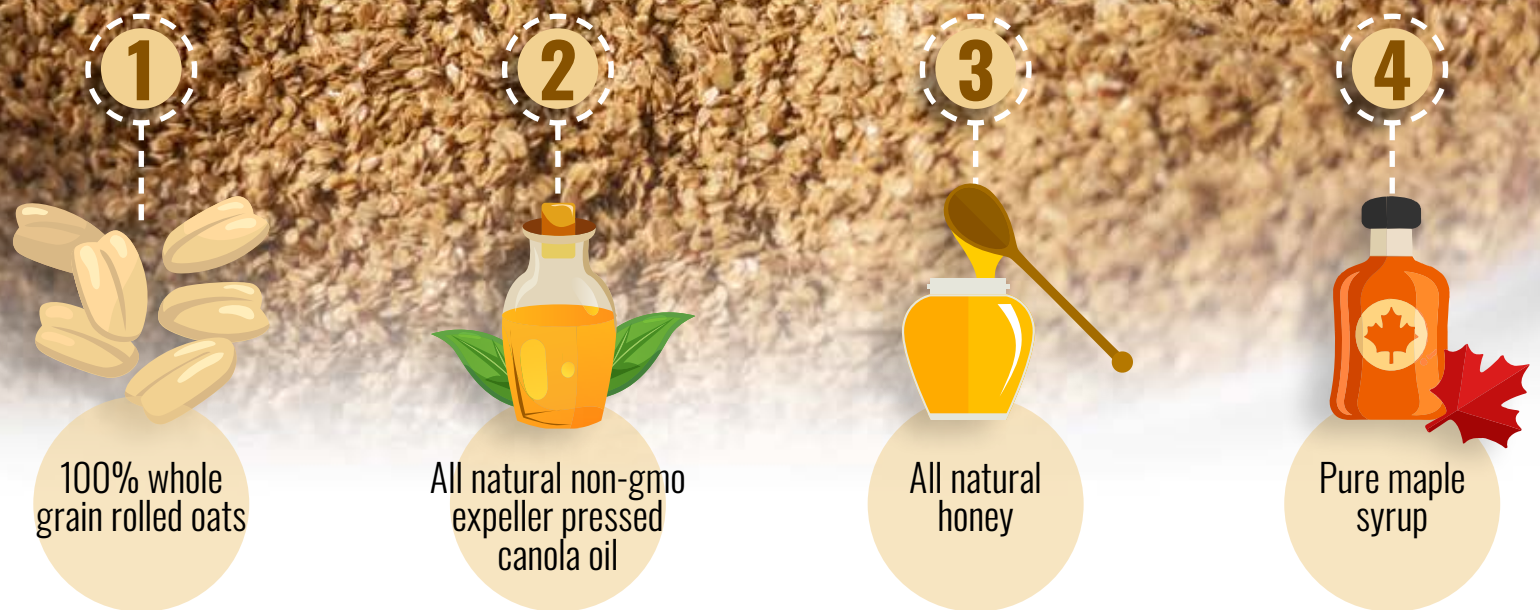
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Kelly's Four Plus puts a new crunch in the granola business

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Raw oats being scooped and prepared for baking into the Kelly's Four Plus granola brand. Photo by Justin McGown.

It only takes four ingredients to make best-selling granola. But a good product is not enough to build a business.



In the case of Kelly's Four Plus, a Norwalk-based company that hand crafts between 2,000-2,500 pounds of granola in six different flavors by hand every week, family is the key to success.

The business started while brothers Nate and Will Kelly were trying to make the Olympic rowing team and working with the Norwalk Maritime Rowing Club.

"We were trying to think about our diet," recalled Nate Kelly, a cofounder of the company and the current chief revenue officer. "My mom was making this granola at home for my dad who was on the South Beach Diet and had been eating a competitor's granola and just didn't like it anymore after they changed the recipe. So, my mom said, 'Hey, I can make granola!' and she came up with what is essentially our current nutty blend of granola. Our dad was eating a ton of it, he got us hooked on it, and we started to see how it was benefitting our training program."

The brothers were working as assistant coaches for the New Canaan crew team during their training and started offering their mom's granola to the students as a treat.

"They liked it, they started buying

it from us, and then it turned into a group of kids buying five, six, eight, 10 bags every single day," Kelly said. "So, we finally asked them, 'Hey you can't be consuming all this granola yourselves?' And they said, 'Oh no, we're buying it from you guys for five bucks and selling it to our friends at school for six.' We quickly realized there's a business here and a desire for good quality granola outside the boathouse."

Cordy Gould Kelly, a co-founder and the originator of the family's current granola recipe, soon found herself ramping up production beyond what her home kitchen in New Canaan could handle. She said she never expected to launch a business after spending years in finance but found herself joining her sons and husband John Kelly as partners in the venture.

In short order, she found herself making bigger and bigger batches, selling first at farmers markets and some local grocery stores, while her sons worked to turn the business into a brand sold in 500 locations across the country and via e-commerce.

"I don't know how many times I have seen a New York Times article that says that the granola bar you're eating for breakfast is actually more

like a candy bar," Nate Kelly said. "But actually, you're just not getting the right kind of granola."

Rollled buckeye oats, non-GMO expeller pressed canola oil, honey, and maple syrup are the "Four" in the brand name, and the only ingredients in their Honey Maple Flavor, while their Nutty, Chocolate Cherry, Vanilla Almond, Apple Cinnamon, and Cranbury Nut flavors also contain the "plus."

Nate and Cordy Kelly remain not only involved in the business, but also production, often putting in long days baking the granola and hand mixing the ingredients on top of running the business.

"Eventually the smell stops making you hungry," joked Cordy.

Nate said that the company has plans to scale up production and reach even more markets, but in the meantime getting down to the roots and hand-tossing granola is valuable, as well as necessary. The small team extends beyond the family and his brother Will is no longer involved with daily operations, but those connections remain at the core of the company's operations.

"You see these horror stories some-



times on TV shows of everybody at each other's throats," Nate said of what people expect when he mentions working in a family business. "It couldn't be more of the exact opposite with us. I always look at this as I'm sharing all of the successes with my family, most directly with my mom. And there are times where we need to figure out how we get over a hurdle. But we can put our heads together. All four of us partners, my father John, my mother Cordy, myself and Will, we all bring a lot of different types of experience and strengths to the table. Between the four of us, we're able to tackle any of these issues that come to us."

Cordy and Nate Kelly at work making granola. Photos by Justin McGown.

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“The purpose of this annual report is to provide an overview of Connecticut’s economy, especially its labor market, and to dive deeper into the status of certain workers and to provide policy options to support Connecticut’s economy and workers,” said Dr. Patrick R. O’Brien, research and policy director at the nonprofit Connecticut Voices for Children, which published “State of Working Connecticut Report.”

The report’s findings were delivered in three sections. The first was an overview of the current state of the economy, followed by an overview of wage growth in the state and Connecticut Voices for Children’s policy proposals to help close the gaps it identified.

O’Brien used a Sept. 7 press call to examine the report’s finding. He began with an examination of job growth, noting it “is important because hourly wages and annual salaries are the primary source of

income for most families. Employment growth is also important because it substantially impacts personal income growth and GDP growth both of which substantially and directly impact the state’s budget and in turn the state’s ability to provide support for low- and middle-income families.”

According to O’Brien, Connecticut’s non-farm employment growth rate has lagged behind the national average by 3.1 percentage points for the period between February 2020 to June 2023.

“If Connecticut’s non-farm employment growth had simply mirrored the growth rate for the US over this period,” O’Brien reported, “the state would have nearly 53,000 additional jobs.”

If the state’s jobs growth were compared to that of the nation as a whole since the start of the Great Recession, O’Brien added, the state fell behind by 14.4 percentage points, roughly 246,000 additional jobs.

“Also notable,” he continued, “both figures show that Connecticut’s slower job recovery is due in part to the decline in state and local government jobs. For example, in the US from December 2007 through June 2023 state and local government employment is up 0.9% whereas state and local government employment in Connecticut is down 10.5%, or the equivalent of about 25,000 jobs.”

O’Brien indicated that wage growth is among the most important indicators of not only the general economic health of residents, but a vital one for budgeting purposes as spending caps use it to help set the allowable growth in budget appropriations.

“The key finding is that when using the pandemic induced recession as a baseline, Connecticut’s total personal income growth through the fourth quarter of 2022 is 4.2 percentage points lower than the growth rate for the US as a whole,” he said.

According to O’Brien, keeping pace with the nationwide personal income growth rate would mean nearly \$200 million would be available for the state to invest in critical projects every year. The situation becomes even more dire when the rate since the Great Recession is considered, coming to a 30.2 percentage point deficit compared to the national average.

To illustrate his point, O’Brien proposed a hypothetical where the state had a \$10 billion budget and the 4.1% wage growth rate of the national average between 2007 and 2022. It would yield a budget of \$18.3 billion after 15 years, while the actual growth rate of 2.8% would only come to \$15.1 billion.

O’Brien allowed that it would be difficult to state those exact numbers with certainty, but he said that hundreds of millions of dollars were lost due to those slow growth rates.

Likewise, the state’s GDP lagged far behind the national averages. A bigger GDP means that even a fixed percentage of it becoming tax revenue can be substantially increased. If the state had stayed on par with the national average even if the total tax revenue stayed at 6.5% of the state GDP the state

would have \$5.6 billion more revenue, without raising taxes at all.

“That could have been used to pay down the state’s high level of long-term obligations while also increasing on critical public investments and providing tax cuts for middle- and low-income families to make the tax system fair,” O’Brien said.

The top priority among the policy proposals O’Brien shared was housing.

“The first broad policy option is to make housing more affordable, especially by increasing the supply of housing. This will make it easier both for existing workers to stay in the state and for potential workers to move to the state,” O’Brien said, noting that both outcomes would help to grow both personal income and the state’s GDP. “At the same time, it will help offset the negative impact of wage inequity and wage gaps by reducing the percentage of income workers spend on housing.”

O’Brien also put forward efforts to make it easier for the formerly incarcerated to rejoin the work force, which can both positively impact the economy and reduce recidivism. A similar effect could also be achieved by strengthening the state’s early childhood care and education programs. Better access to care and education for young children would allow more parents to join the work force, help close achievement gaps, and potentially create valuable jobs within the sector by creating more roles for childcare professionals.

O’Brien emphasized the potential of these policies, particularly when combined with tax cuts for lower- and middle-income families, to help address the third highest level of income inequality in the country, which is even more pronounced along racial and ethnic lines.

“I think it’s useful to highlight that over the last several years Connecticut has been running surpluses of billions of dollars and been using that to pay down additional pension debt payments, and that is essentially operating as a fiscal drag,” O’Brien said of immediate remedies the state could consider, allowing that this act had a positive long-term benefit for the state while insisting that implementing improvements to the tax system and services that can better stimulate the state’s economic growth would have immediate benefits as well as long term pay offs.

“It’s an unfairness from an intergenerational perspective because the whole cost of the additional payments is coming from the current generation of families that are essentially paying the tax revenue now and creating that surplus, whereas the benefits from paying down the additional pension debt payments are accrued over several decades,” he said.



Patrick R. O'Brien.



Rye demands taxes from county and Playland Park operator

BY BILL HELTZEL / bheltzel@westfairinc.com

The city of Rye claims that Westchester County and Standard Amusements owe more than \$1.5 million in property taxes and penalties on Playland Park.

On Aug. 29, Rye petitioned Westchester Supreme Court to compel the county and amusement park operator to pay city and county taxes while they are challenging the public park's tax status.

Standard Amusements Playland "The city of Rye taxpayers are footing the bill for not just the unpaid tax bill but the accumulating penalties and interest," Rye Corporate Counsel Kristen K. Wilson stated in a court document. "No other citizen-taxpayer is permitted to thumb their nose at the city."

Playland opened 95 years ago, and in 1987 it was declared a National Historic Landmark.

Standard Amusements struck a deal with the county in 2016 to man-

age the amusement park for 30 years and operate Playland as a public park open to the general public.

"Standard Amusements is committed to being a good neighbor," spokesperson Chris Bastardi stated in an email. "We have made substantial investments in Playland, its rides, restaurants, and its landscaping. ... We remain proud to stand with Westchester County in opposing this frivolous lawsuit."

Rye traces the dispute back to 2011 when the city assessor revoked the tax exemption on a boardwalk parcel where the former Tiki Bar restaurant operated under a license with the county.

The Tiki Bar and county challenged the taxes six times from 2011 to 2019, according to the petition, and then settled the dispute in 2022 by signing a consent judgment. They agreed that the Tiki Bar parcel was



Photo by Bob Rozycski.

taxable and negotiated a reduced tax assessment.

Then last September, the Rye assessor revoked the tax exemption on a portion of Playland over which Standard Amusements has exclusive use and control.

Westchester County and Standard Amusements petitioned Westchester Supreme Court last October to annul that decision.

Standard Amusements does not

"No other citizen-taxpayer is permitted to thumb their nose at the city."

have to pay the taxes because the taxes are not valid, the company's attorney, Al Donnellan, said in a brief telephone interview, and until the court determines whether the property is tax-exempt, Rye may not enforce the taxes.

"Ownership and use of Playland ... did not change in any manner whatsoever between 2021 when the premises were classified as 'exempt,'" the petition says, "and 2022 when Playland was suddenly classified as 'taxable.'"

Westchester's position is that Rye's claims are without merit, County Attorney John Nonna said in an email. "The city of Rye illegally revoked a property tax exemption to which Playland, as a public park, was entitled to under the law."

The 2022 tax status case remains pending.

In the new petition, Rye argues that a property owner must continue to pay the taxes while challenging the tax status in court.

That's what happened beginning in 2011 on the Tiki Bar parcel, Rye Comptroller Joseph Fazzino states in an affidavit.

"Only in 2023 has the county and it's licensee stopped paying the taxes on the restaurant parcel," he said.

Rye is demanding that the county comply with the 2022 consent judgment on the Tiki Bar parcel, and that the county and Standard Amusements pay all unpaid taxes and penalties.

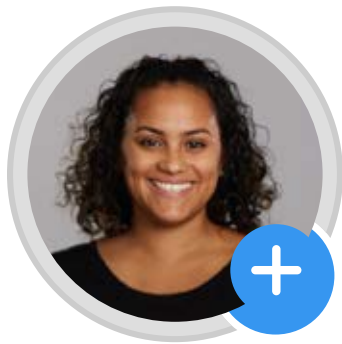
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MARIELY MORONTA-SANCHEZ
M&T BANK

M&T Bank has named Mariely Moronta-Sanchez to the role of Community Reinvestment Act (CRA) Officer for New York City and the Lower Hudson Valley.

M&T's CRA Officers collaborate with local organizations to create tailored strategies designed to serve their individual markets. In her new role, Sanchez will grow and solidify neighborhood partnerships to create social and economic opportunities.

Sanchez joins M&T from Capital One, where she previously served on their Racial Equity & Social Justice team. Earlier in her career, she served as chief of staff to Assemblymember Robert J. Rodriguez in New York's 68th District and

was the director for community outreach at Rutgers Institute for Health, Healthcare Policy, and Aging Research. She also serves on the Marymount Manhattan College board of trustees.

"Mariely has shown unwavering commitment to amplifying community voices and advocating for their needs," said Steve Flax, M&T Bank's regional manager of community reinvestment. "As a life-long resident of our community, she has spent her career cultivating partnerships to drive equity and catalyze investments across the region. We warmly welcome her to the M&T Bank Community Reinvestment team."



ODED HOLZINGER
GROUNDWORK HUDSON VALLEY

Groundwork Hudson Valley, a Yonkers-headquartered environmental organization focused on creating sustainable urban communities and addressing environmental justice, has named Oded Holzinger as its new executive director.

Holzinger succeeds Brigitte Griswold, who stepped down after an almost seven-year tenure. Holzinger was previously the climate resilience program manager at Groundwork Hudson Valley, and earlier in his career he was a climate adaptation specialist at AKRF and a community planning fellow at Brooklyn Community Board 14. He holds a master's in urban planning with a focus on environmental planning from Hunter College, and a bachelor's in urban and environmental geography, and a certificate in geographic information systems from the Hebrew University of Jerusalem.

"We are delighted to welcome Oded back to the Groundwork Hudson Valley team," said Wendy Zimmermann, Groundwork's board chairwoman. "His passion for environmental stewardship and his extensive experience make him the ideal leader to help us achieve our goals and make a lasting difference in our communities."



ROXANNA BOOTH
OPERATION FUEL

Operation Fuel, the Connecticut nonprofit that provides assistance to the state's residents who have difficulty covering their energy costs, has hired Roxanna Booth as chief advancement and communications officer.

In this new position, Booth will manage all of Operation Fuel's development and marketing functions, which includes fundraising, philanthropic support, communications, public relations, marketing and social media. Booth was previously chief philanthropy officer and co-executive director of Hartford Youth Scholars, and earlier in her career she held several positions at Trinity College, including director of donor

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“As Operation Fuel continues to grow and evolve, Roxanna will provide the necessary leadership to successfully create new funding opportunities and to develop and implement an integrated communication and resource development strategy,” said Operation Fuel CEO Brenda Watson.



MELISSA SULLIVAN
THE ASHFORTH COMPANY

The Ashforth Company, a Stamford-based commercial real estate firm, has hired Melissa Sullivan as its chief financial officer (CFO).

In her new job, Sullivan will be responsible for the finance and accounting operations of the company and its property management and construction divisions, as well as new company initiatives, strategic planning, real estate acquisitions, and other investments.

Prior to joining Ashforth, Sullivan was CFO at Rosen Equities LLC. Earlier in her career, she was chief reporting officer at Belfer Management LLC and assistant vice president and controller at Cerberus Capital Management.

“We are thrilled to have Melissa join our team as our new CFO. Her arrival marks another important milestone in Ashforth’s multiyear executive transition,” said Ryan Harvey, co-CEO of The Ashforth Company. “She brings extensive leadership experience with deep expertise in real estate, investment, and family office financial management that will help steer our overall financial strategy and ensure we are well-positioned for continued success.”



TERESA HOLSTEIN
HUDSON VALLEY HOSPICE

Poughkeepsie-based Hudson Valley Hospice has hired Teresa Holstein senior vice president and chief operating officer.

Holstein recently served as the hospice director of BJC Hospice in St. Louis. Earlier in her career, she served as the hospice director at Evergreen-Health in Kirkland, Washington. She graduated magna cum laude with a BA in communication and summa cum laude with a BS in nursing, both from Cleveland State University, and has served on several national and state hospice committees.

“I am extremely pleased that Teresa has joined Hudson Valley Hospice,” said President and CEO Michael Kaminski. “She has extensive hospice experience, at both the clinical and management levels, which will ensure that our programs will be able to serve an increasing number of patients who deserve the benefits of our hospice care services.”



LOUIS DUBIN
NEW YORK STATE COMMON
RETIREMENT FUND

New York State Comptroller Thomas P. DiNapoli announced the appointment of Louis Dubin as chairman of the Real Estate Advisory Committee (REAC) for the New York State Common Retirement Fund.

Dubin is the founder and managing partner of Redbrick LMD, a Washington, D.C.-based real estate investor and developer. He is a member of the Maryland and Washington, D.C. bar

associations and the bar of the U.S. Supreme Court, and has been a member of REAC since 2003. Dubin replaces David Peirez, who is stepping down after serving as chairman since 2007.

“My thanks to Comptroller DiNapoli for entrusting the chairmanship to me,” Dubin said. “New York state’s pension fund remains one of the nation’s strongest and best-funded because of its commitment to prudent, long-term investing. I’m proud of what we have accomplished and look forward to leading the committee as we guide real estate investments in the years to come.”

REAC consists of nine members appointed by the Comptroller with the consent of the pension fund’s Investment Advisory Committee pursuant to Section 243 of the Retirement and Social Security Law. REAC’s members review proposed mortgage and real estate investments and determine which will be considered for investment by the pension fund.



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Giving cleaning the dignity it deserves

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

In 1996, Robin Murphy was married with a child in day care and seven years into a career at Mastercard in Purchase, where she was director of franchise management. Everything was bustling along, except that she couldn't find a cleaning service.

So she did what born entrepreneurs always do: She met her own needs, quitting her job to become a Maid Brigade franchisee.

"People thought I was crazy," said Murphy, a former Westchester County and Rowayton resident who lives in Brooklyn with husband Gary and their younger daughter. "When I started, I didn't know the first thing about it."

But she knew she had a perspective on cleaning that many may not have: "Housecleaning is health care. Housecleaning kills disease."

With her husband as director of operations, Murphy has grown her Maid Brigade franchise into one of the biggest cleaning services in Westchester while also serving Putnam, Rockland and southern Fairfield counties. (She also owns a Maid Brigade in Manchester, Connecticut.)

But that was not enough for a woman who speaks of cleaning with an ardor that suggests a revolutionary, the words pouring out of her in a torrent.

"I'm on a mission to change the mindset and people's thinking of

housecleaning," she added, beginning with the word "maid," which has a pejorative connotation, as in the retort, "I'm not your maid."

At the same time, Murphy – who serves as regional ambassador for ISSA Residential,

the housecleaning arm of the international cleaning association – wants to help take a \$90-billion-a-year industry that she sees as stuck in the past despite all the advancements in the world and bring it into the 21st century:

"I get out of bed, and I want to build the best job for the employees and the best company for the customers."

Enter ChirpChirp, the cleaning service Murphy launched Sept. 1 on the North White Plains premises of her Maid Brigade franchise. Both have the same staff – about 10 office workers and some 30 "cleaning pros," as she calls them. Both use green products.

"Maid Brigade and ChirpChirp are sisters," Murphy said. But they are sisters with different approaches. Maid Brigade is pay as you go. The cheerily named ChirpChirp – which most definitely eliminates the word "maid" -- is a subscription service with different weekly, biweekly and monthly packages.

The basic Clean package will get you a cleaned kitchen and bathrooms, with all the other rooms dusted



"I'm on a mission to change the mindset and people's thinking of housecleaning."

- Robin Murphy

Photographs courtesy Double Vision Photographers.

and vacuumed. The Clean + adds changing bed linens and making the beds; mopping all the floors; dusting trim, blinds and fans; vacuuming the upholstery; and taking out the trash. ChirpChirp Clean adds onto that cleaning out all the kitchen appliances; handwashing whatever's in the sink; laundering the bed linens; and taking out the recycling. Prices can range from several hundred dollars a month to several thousand dollars

depending on the package chosen, the square footage of the house and whether you want two cleaning pros or three to get the job done more quickly. There are also plans for clients requiring smaller or larger-sized teams. (Regardless of how many cleaning pros you have, they will be there "however long it takes to clean," Murphy said.)

ChirpChirp makes use of the latest in cleaning technology, including Chirptastic, a cleaning solution made of salt and water that is electrically charged in an Environmental Protection Agency (EPA)-registered generator – Murphy said her husband demonstrates its safety to staffers by spraying it in his mouth – and a cordless vacuum that she called "the Tesla

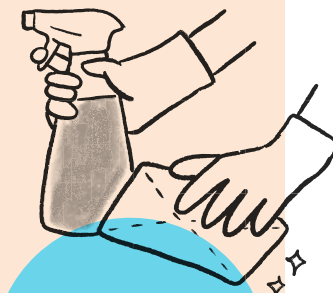
of vacuum cleaners," quiet enough for sleeping babies and at-home workers. ChirpChirp is also testing a robotic window cleaner.

"We're always looking for innovations to make the job better," she said, not just for the clients but for the employees. The North White Plains office includes a fully equipped kitchen and a beverage bar. Every Friday night, the office staff serves dinner to the cleaning pros. They go through a training program and have access to certified dream manager Viviana Holguin, ChirpChirp's people experience leader, who helps employees achieve their personal and professional goals.

Given Murphy's holistic approach to cleaning, it is no surprise that Maid Brigade's corporate office has bestowed on her many awards, including the 2023 Workplace Innovation and Culture Award, The Franchisee of the Year Award and the Community Pillar Award in recognition of the hundreds of gallons of disinfectant the company distributed at no charge during the pandemic to first responders and others in need.

Advertising on local cable, ChirpChirp is booked through Oct. 1 when it will begin taking new Westchester customers. Murphy said she wants to grow the business slowly. But with her passion for cleaning, she added that it's only a matter of time before the service comes ChirpChirp-ing into Fairfield, Putnam, Rockland and beyond.

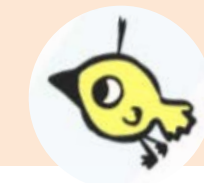
For more, visit chirpchirp.com.



TIPS FOR CLEANING THE CHIRPCHIRP WAY

So you want to do the best by your house and yourself when you clean? ChirpChirp founder Robin Murphy suggests the following:

- Disinfect correctly**
 "People spray and wipe. You need to let it sit to kill the germs."
- Dust, dust, dust**
 "Dust is made of dead skin cells and insect droppings," Murphy said. Remove it to keep your skin and nasal passages free of irritation.
- Go Marie Kondo and declutter**
 It will not only make it easier for your cleaner, Murphy said, but for you to keep up with the housework.
- Invest in single-use cloths**
 Reusable cloths may be environmental-friendly, but they themselves can never be entirely cleaned, not even in the wash, said Murphy, whose company cleans with single-use cloths from Canada.
- Fall in love with vacuuming**
 Again, it removes dust. Just make sure your vacuum has good filtration, she said.
- Dish soap is your friend**
 "It's a really good product," Murphy added.



The ChirpChirp office team, from left: Jennifer Martinez, Gary and Robin Murphy, Viviana Holguin and Carolina Quinones.

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Greenwich Hospital is part of Yale New Haven Health, a premier academic health system affiliated with Yale School of Medicine, with advanced services and seasoned professionals as well as the finest surgeons and specialty physicians who use the latest technology. With its national reputation for patient satisfaction, Greenwich Hospital physicians, surgeons, advanced practice providers, nurses and staff are known as much for their skills as for their compassionate care. The medical teams use one common electronic medical record to coordinate care and provide patients with easy online access to their health record.

24/7 Emergency Care

Greenwich Hospital provides round-the-clock emergency and trauma care, including life-saving surgery for heart attack. Young patients are treated in a Pediatric Emergency Department staffed by pediatric emergency physicians from Yale New Haven Children's Hospital with a separate children's emergency area designed to put kids and their families at ease. Greenwich Hospital is also accredited as a Geriatric Emergency Department by the American College of Emergency Physicians.

Healthy Aging

Greenwich Hospital offers comprehensive outpatient programs to improve quality of life for older adults and their families, including comprehensive aging assessments, geriatric psychiatry services and caregiving support groups. The hospital has an Acute Care of the Elderly unit and participates in the national NICHE (Nurses Improving Care for Hospitalized Elderly) initiative to assure older hospitalized patients receive sensitive and exemplary care.

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At Smilow Cancer Hospital across from the main hospital, board-certified oncologists and nurses provide comprehensive care from genetic testing and diagnostic services to advanced medical, radiation and surgical treatment to clinical trials and survivorship programs – all powered by affiliation with the world-renowned Yale Cancer Center. Wellness programs, educational lectures and support groups address the physical and emotional needs of patients and their loved ones.



Outpatient Services

Greenwich Hospital's outpatient facilities in Greenwich and Stamford offer diagnostic imaging, endoscopy, pediatric, infusion, physical medicine, and heart and vascular services.

Telehealth

Greenwich Hospital offers telehealth, a secure and effective option for many healthcare needs that don't require hands-on treatment. Patients have the option of phone or video visits with their practitioners. Patients can schedule remote video visits through the MyChart app, which can be easily downloaded to their computer, tablet or smartphone.

Greenwich Hospital
5 Perryridge Road
Greenwich, CT 06830
203-863-3000
greenwichhospital.org

Hartsdale firm co-founder pins ouster on son-in-law's divorce

BY BILL HELTZEL / bheltzel@westfairinc.com

An executive who co-founded a staffing company with his daughter and her husband claims his son-in-law forced him out in retaliation after she sued for divorce.

Daniel Rubenstein accused Steven Perlman of misappropriating his “labor, skills, expenditures and ... the fruits of his work,” in a complaint filed Aug. 18 in Westchester Supreme Court.

In 2017, Perlman and his wife Deborah, Rubenstein, and Matt Hall founded The Syfter Group. The boutique technology staffing firm was based at the Perlman's Hartsdale home.

The firm was set up as entirely owned by Perlman but included an equity plan for an eventual, hoped-for buy-out. Steven Perlman, the CEO, would receive 51% of the proceeds; Rubenstein, the CFO, 15%; and Deborah Perlman, the human resources director, 9%. Hall and future man-

agement would receive the rest.

Rubenstein, of Woodstock, Ulster County, says he had run his own consulting firm had been paid a \$550,000 salary by a previous employer.

He took a \$50,000 salary initially, according to the complaint, with the expectation of a substantial financial gain if the business succeeded and was sold.

Within five years, the complaint states, Syfter had grown to \$15 million in annual revenue and a \$2.5 million profit. In 2021, Rubenstein received a salary of \$225,000 and a \$100,000 bonus.

He claims credit for securing \$2.5 million in financing, developing the financial system, co-creating group decision-making software, and being involved “in nearly every key decision made by Syfter.”

But as his daughter's marriage

deteriorated and she filed for divorce in October 2022, Rubenstein's position also deteriorated, according to the complaint.

When the divorce papers were served, Rubenstein claims, Perlman told his wife that he would terminate her father.

Rubenstein accuses Perlman of creating a hostile workplace, in an effort to coerce him into resigning and bypass a severance plan.

Perlman had said Rubenstein would receive a \$200,000 bonus for 2022, the complaint states, then a month later said there would be no bonus.

A part-time CFO was hired, according to the complaint, and in the “ultimate slap in the face” Perlman directed Rubenstein to train her as his replacement.

Rubenstein's employment agreement required Syfter to give a 60-day notice of termination and provide full salary and benefits during the interim. Unless he was fired for cause – such as fraud, a criminal conviction, insubordination –

Within five years, the complaint states, Syfter had grown to \$15 million in annual revenue and a \$2.5 million profit.

he was entitled to nearly 15% of Syfter's net assets.

On Jan. 17, Perlman fired Rubenstein for cause, effective immediately, the complaint states. No advance notice was given, no specific cause was cited, and his salary and benefits were cancelled.

After the requirements of the employment agreement were pointed out, Rubenstein says, he received biweekly payments of \$1,731, about 20% of his previous salary.

Rubenstein claims that when he applied for unemployment benefits this past May, the state Department of Labor said Syfter had indicated that he was fired for insubordination and breach of his employment agreement, making him ineligible for benefits. The state ultimately approved the benefits.

Rubenstein says he had to sell a portion of his retirement assets and a property in Connecticut, and begin psychiatric treatment for depression, as a result of Perlman's “wrongful conduct.”

He is seeking unspecified damages for alleged breaches of contract, tortious interference, misappropriation of ideas and skills, and unjust enrichment.

Syfter's and Perlman's attorney, Stephen E. Turman, of Uniondale, Nassau County, did not reply to an email asking for a response to the allegations.

Rubenstein is represented by White Plains attorney Jonathan Ohring.

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The greatest benefit of hiring an individual with disabilities is the unique perspective, diversity of thought, and range of skills they bring to our workplace. In our case, their creativity and problem-solving ability directly translated into our workplace by providing fresh perspectives and solutions that had not been considered before.

- Tony Vlahos, NECS, Inc.

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Affordable housing complex being proposed in Kingston

BY PETER KATZ / pkatz@westfairinc.co

A plan to turn the former Chiz's boarding house into an affordable housing complex with as many as 60 units is expected to be presented to the Kingston Planning Board on Sept. 18. The applicant is an entity 256 Washington House LLC, which has an address on Park Avenue in Manhattan and the entity Home Property Group LLC has been identified as the developer.

Scott Rosen of the Home Property Group said, "We are employing local architectural, engineering, and contracting services to deliver a best-in-class project to a greatly underserved part of the community and a brighter future for a once blighted property. As the owners of other properties in the neighborhood, we are committed to managing and maintaining the

development at 256 Washington to the highest of standards."

The project would consist of converting most of the boarding house rooms in two buildings at the property into individual apartments.

The majority of the boarding house rooms will be updated to have bathrooms and

kitchenettes within each room. There will be three remaining board house rooms without individual bathrooms. There will be a common kitchen and bathroom to serve these three units. An on-site manager's office will be provided on the first floor. A separate two-story building is located at the southeast corner of the property. This building currently contains 10



Rear of Washington Avenue parcel in Kingston.

boarding rooms with common bathrooms. There is a storage room and a single-car garage space on the first floor of this building that is proposed to be converted to an additional boarding room. The total number of boarding rooms in this building would be 11.

The developer is proposing to install new plumbing, electrical, windows and energy-efficient heat pump systems. Several studio units will be made adaptable for people who have physical disabilities.

Parking will be limited to four regular parking spaces and one hand-capped accessible space with the appropriate loading area. The rear parking area is currently paved and will remain

as is. A rack will be provided at the rear of the building with the capacity of at least 15 bicycles.

According to Kingston Mayor Steve Noble, the organization Family of Woodstock plans to manage the premises under a long-term lease, including providing on-site support for residents. All rents will be affordable to people making below 80% of the Area Median Income.

"This is a great opportunity for redevelopment, and I am so pleased that this project will be 100% affordable," Noble said. "The developers' partnership with Family of Woodstock will provide much needed supportive housing to Uptown Kingston."

New Ulster law tightens construction apprenticeship requirements

BY PETER KATZ / pkatz@westfairinc.com

All bidders for county government construction projects in Ulster that are valued above \$750,000 now will have to have an accredited apprenticeship program with a proven annual graduation rate for the previous five years of above 30%.

Labor leaders, apprentices and elected officials joined Ulster County Executive Jen Metzger in Kingston on Sept. 6 as she signed into law legislation on apprenticeships that had been passed by the County Legislature in May.

"By setting higher graduation requirements in this law, we're ensuring



From left: Robert McClinchey, DC9 Painters; Daniel Ortega; Scott Smith, Carpenters Local 279; plumbing apprentice Chris of Plumber Local 21; County Legislator Kathy Nolan; Chris Cerone, LiUNA Local 17; Jen Metzger; Dean Tamburri, LiUNA Local 17; Mike Ham, IUOE Local 825; County Legislator Manna Jo Greene; Tom O'Brien, Plumbers Local 21; County Legislator Laura Petit; Matt Ross, Carpenters Local 279; and Todd Diorio, LiUNA Local 17.

that our workers have the hands-on training, skills and job opportunities that they deserve," Metzger said.

Daniel Ortega of Engineers Labor-Employer Cooperative 825 told the Business Journal that he believes the law will help boost local employ-

ment, improve safety and the quality of work on projects, and make the bidding process more competitive.

He described the new law as "very important for our local workforce, communities and economy. This will ensure government agencies have

access to a larger pool of skilled local contractors, and that young people receive proper training and have access to good-paying jobs locally."

Ortega said that as construction activity continues to expand in Ulster County and other parts of the Hudson Valley apprenticeship programs will play an even greater role in helping ensure there is an adequate supply of skilled workers.

Back in 2020, Ulster passed a law adjusting the threshold for required apprenticeship programs. It expanded the requirement to have an apprenticeship program to apply to firms bidding for county contracts with a value

exceeding \$350,000. That was a change from the \$500,000 threshold in an apprenticeship law dating from 2015. The previous laws did not have the minimum graduation rate that is specified in the new law that Metzger signed this month.

Removing colon polyps to prevent cancer

BY PRATIMA DIBBA, M.D., M.B.A.



Having a colon polyp is both bad and good news. The bad news? It means that a small cluster of cells has grown on the lining of the colon that shouldn't be there. The good news? Discovering the growth during a colonoscopy means doctors can safely and completely remove the polyp before it has a chance to become cancerous.

Pratima Dibba, a gastroenterologist at Medical Offices of Manhattan, writes that when it comes to colon polyps, an ounce of prevention is indeed worth a pound of cure. *Courtesy Medical Offices of Manhattan.*

Since colorectal cancer is a leading form of cancer among men and women in the United States, any opportunity to stop it from forming is valuable. About 153,000 Americans will be diagnosed with colorectal cancer and 52,550 are expected to die of the disease this year, according to the American Cancer Society. Yet colorectal cancer is one of the few malignancies that can be prevented, just by undergoing regular colonoscopy screening tests and staying on top of any polyps that may form. Most colon polyps aren't cancerous, but anyone can develop one. A person is at higher risk if the individual is 45 or older, male, Black, overweight, consumes tobacco or excessive amounts of alcohol or has a low fiber diet. Certain genetic conditions can also put someone at higher risk of polyps, but this is rare.

People who are found with colon polyps often present without symptoms but can sometimes manifest with a change in bowel habits; a change in stool color; iron-deficiency anemia, which can stem from polyps slowly bleeding; pain, which may occur if a polyp grows large; and rectal bleeding.

Certain characteristics of polyps can make them more concerning. The size, number and type of polyp that someone has are all factors doctors take into account in deciding how often patients should be screened for colorectal cancer going forward. A larger polyp, a higher number of polyps and certain types of polyps (as

determined when examined under a microscopy) are higher risk and would require more frequent colonoscopies.

But at the time a polyp is discovered, there's only one thing doctors focus on — getting rid of it.

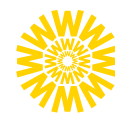
We do that during the colonoscopy by using different techniques to remove the polyp in real time. These techniques allow us to decrease a patient's risk of developing colorectal cancer significantly.

People can also lower their risk of developing colon polyps — and hence, colorectal cancer — by undergoing regular screenings. Beyond that, certain lifestyle measures can also help, including eating plenty of fruits, vegetables and whole grains; reducing fat consumption; limiting alcohol; quitting tobacco use, if applicable; staying physically active; and maintaining a healthy body weight.

Additionally, those considered at high risk of colorectal cancer due to a family history should consider getting genetic counseling. Anyone diagnosed with a genetic disorder that causes colon polyps will need regular colonoscopies starting earlier than the standard screening age. Outside of these circumstances, people should begin colorectal cancer screening at 45. Although there are some cases when colonoscopies need to be done annually, most patients will not need a repeat colonoscopy for another few years.

Polyps aren't cancer, but some have the potential to turn into cancer. That's why we remove them — so they never have the chance.

Pratima Dibba, M.D., M.B.A., is a gastroenterologist at Medical Offices of Manhattan, which offers comprehensive health care at four locations in New York City. For more, visit medicaloffice-sofmanhattan.com.



Women's Business
Development Council

THE 2023 ANNUAL GALA
AND AWARDS CELEBRATION

FRIDAY, OCTOBER 27, 2023

Impact Award Honoree

WBDC is pleased to present an Impact Award to **Leander Dolphin, Managing Partner at Shipman & Goodwin LLP.**

Leander is being recognized for her commitment to cultivating equity as an attorney and in the community at large.

As the first African American woman to serve as managing partner at Shipman, a full-service law firm with more than 140 lawyers in offices throughout Connecticut and New York, Leander is committed to enhancing diversity among the firm's leadership. Her law practice is dedicated to advising educational institutions and organizations that foster the development of children and young adults.



It is an honor and a privilege to receive the Women's Business Development Council Impact Award. I have long supported WBDC and believe deeply in WBDC's mission to provide tools and resources to help women thrive in business. I am grateful to represent Shipman—a law firm that strives for equity and inclusion every day in our business.

The Women's Business Development Council educates, motivates, and empowers women to achieve economic independence and self-sufficiency. Since 1997, WBDC has educated and trained nearly 18,000 clients in all of Connecticut's 169 towns—helping women to launch, sustain and scale almost 13,500 businesses, create and maintain more than 29,600 jobs in Connecticut, and access more than \$52.5 million in capital.

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SEPTEMBER 2023



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Partner
Cuddy + Feder, LLP



Join a WCA Committee!

We're in high gear planning for an action-packed fall. Help move the needle on issues important to Westchester's business community and get involved! Here's a peek at upcoming meetings; to receive the full schedule and learn more, contact Melissa Luzzi, Manager, Events & Membership, at mluzzi@westchester.org.

- 9/19 New Leaders Roundtable
- 9/21 Digital Connectivity Committee
- 9/21 Workforce Development Committee
- 9/26 Healthcare Consortium
- 9/27 Finance Roundtable

WCA Leading Robust Public/Private Effort to Advance Real Estate Sustainability

To better prepare businesses and municipalities with the tools they need for smart growth that's both economically viable and climate resilient, the WCA is updating its award-winning Policy Playbook, which has long guided communities with best practices and practical solutions to foster vibrant downtowns and suburban areas. A standing-room-only crowd gathered at the joint WCA Real Estate Task Force and Sustainability Committee meeting on September 6, where WCA members and partners discussed new chapters in renewable energy siting and climate resiliency.

"The impacts of climate change are top of mind for all of us," notes Kristen Motel, partner, Cuddy + Feder and Co-Chair of the WCA Sustainability Group helping to draft the revised Policy Playbook. "The collaboration and engagement from key stakeholders in the region—municipal leaders, elected officials, developers, bankers, engineers, planners, land use attorneys, and industry leaders—is vitally important to our work. Resilience is not optional anymore, and the WCA is ahead of the curve in preparing for more sustainable economy."

Stay tuned for details on the 2024 release of the updated Policy Playbook, developed in partnership with the Pace University Land Use Law Center. To get involved, contact Michael Romita at mromita@westchester.org.

SAVE THE DATE

Holiday Networking Reception

 **Thursday, December 14, 2023**
5:30pm – 7:30pm

 **Westchester Country Club**

Register at westchester.org/events



Healthcare Roundtable Focusing on Region's Urgent Recruitment Needs

Creating a robust talent pool to meet the high demand for healthcare positions is an urgent priority in Westchester and the region. The WCA's Healthcare Talent Roundtable, comprising top leaders in healthcare and education, is actively engaged in initiatives to tackle the workforce challenge. "It's all about creating a local talent ecosystem," explains Derek Anderson, executive director, Northwell's Northern Westchester Hospital. "We're focused on employer needs, which means we

need to start that pipeline earlier, as early as high school. We've also identified key areas for advocacy to push for regulatory changes that will further ease the shortage."

Committee members are working on several initiatives to cultivate a sustainable talent pipeline including an inventory and gap analysis of training programs and clarifying career pathways and methodology to forecast and model future talent needs.



Visit westchester.org/member-benefits to join the WCA

Landlords and tenants can both benefit from the Eviction Prevention Fund

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

The Eviction Prevention Fund (EPF) allows landlords to access up to \$18,500 in federally sourced funds to prevent the completion of eviction proceedings.

The Connecticut Property Owners Alliance (CTPOA) recently held a webinar discussing the EPF, featuring representatives of the Connecticut Department of Housing (DOH) who explained how landlords can take advantage of a new program that can cover either up to 15 months of rent or \$18,500 for tenants who are in arrears.

Marina Marmolejo, the DOH director of housing innovation, discussed how the EPF will be used to replace the Unite CT program, which provided up to \$15,000 in rent and electricity bills for qualified households.

“I want to make it clear that the old Unite CT program that you might have experienced is done, it’s closed,” Marmolejo stressed. “We are pulling from the same pot of money, but they are two totally different programs.”

However, if a tenant has received funds under Unite CT, they will count towards the maximum allowable under the EPF.

In addition to the EPF having both a larger amount available per-tenant and a longer cap on the period for which they can apply, tenants will no longer need to meet income requirements to qualify. Tenants will only need to affirm that they were either directly or indirectly impacted by the Covid pandemic in a way that contributed to their inability to pay their rent.

Marmolejo noted that many landlords found the Yardi online system associated with Unite CT cumbersome, and the EPF took that feedback into account by relying only on paperwork without the need to create or login to an account. The tradeoff is that there are no direct deposits – payments will only be sent to the address the landlord has listed on their W9 tax form.

“We know that Yardi was difficult to work with, and we know that merging applications are tough. It was a technical issue, and it was exhausting from our end as well,” Marmolejo told the audience. “I’m trying to describe the intentionality that we came with for the Eviction



Marina Marmolejo

“We are pulling from the same pot of money, but they are two totally different programs.”

Prevention Fund, centering the landlord’s needs as well as the tenant’s.”

The other major departure from the Unite CT program is that these funds can only be used to cover the amount a tenant may be in arrears, and that the tenant must have a summons for eviction proceedings in order to begin the application process.

“There are three steps that the tenant has to do on their own to get the application,” Marmolejo said. “From a tenant’s perspective, they are the ones who initiate. You as the landlord, if you have a tenant who you want to participate tell them to call the call center.”

The call center will help tenants meet with a representative who will help them navigate their end of the process, which will require the landlord’s contact information, so a request for participation in the EPF can be sent.

If a landlord chooses not to participate, eviction proceedings can move forward as usual, but the tenant will be eligible for a moving assistance program as a result. If the landlord chooses to participate after receiving a prequalification letter from the EPF, they will need a stipulation agreement.

“We also call it a mediation agreement,” Marmolejo said of the necessary document. “Those two are essentially the same thing and fulfill

the same requirements. It’s a document saying ‘I’m willing to participate in the eviction prevention fund, meaning my tenant can stay in the unit. I’m going to pause this eviction and we’re going to create this stipulation agreement that says if I receive funds from the program, the tenant can stay in the unit.’”

The funds cannot be used to cover fees, only the cost of rent up to the \$18,500 maximum; however, the stipulation agreement can include requirements for the tenant to pay off all fees, including legal fees. If a tenant breaks the terms of that document, they can still be evicted even if the landlord has received the EPF funds.

“If they default on their stipulation, meaning they miss a payment, don’t make payments, for whatever the reason, you can still restart the eviction process,” Marmolejo added.

Landlords can work with a private attorney to draw up the document. Alternatively, they can take advantage of a partnership between the DOH and Quinnipiac University’s Center on Dispute Resolution to have a mediator assigned to the tenant’s case.

After that, once the landlord submits a signed W9, a program participation agreement form, and either a mediated agreement or a stipulated agreement with an arrears form, their

payment will be processed and mailed within 10-15 business days.

Marmolejo noted that since it opened in January the fund had provided a total of 1,793 households with assistance totaling over \$8.5 million. She added that the Treasury Department has asked for the money to be spent in its entirety by September 2025, but that the current draw was such that funds seemed likely to last the entire time.

“We’re not publicly publishing how much money is left in this fund, but I can say that you don’t need to worry about it. This program isn’t going anywhere, you have time,” she said.

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Family feud undermines Yonkers and New Rochelle real estate domains

BY BILL HELTZEL / bheltzel@westfairinc.com

A family feud is fracturing a real estate business with properties in Yonkers and New Rochelle, according to a recent lawsuit.

Angelo Marchetti sued Anna, Tania and Rebecca Marchetti on Aug. 21 in Westchester Supreme Court, claiming that they have conspired to undermine his half of the family enterprises.

The complaint does not explain the familial relationships but dates the dispute back to January 2021 when Angelo, of Manhattan, and Anna, of Yonkers divided ownership of their real estate entities.

Angelo got an apartment building on Prospect Street, New Rochelle, and apartment buildings on Linden Street and Pelton Street in Yonkers.

Anna became the owner of J.R. Properties of Yonkers and four apartment buildings on Hawthorne Avenue, Park Hill Avenue and Oak Street in Yonkers.

Angelo and Ana agreed that MG Target Realty Inc., a commercial real estate management company operated by Anna and Tania, would manage all seven buildings, according to the complaint, and that all expenses, employees and resources would be split equally among the properties.

Tania, as managing agent, was responsible for payroll, vendor pay-

ments, rent collections, tenant relations and repairs.

Angelo says he paid his half of the expenses but did not get his fair share of services.

His properties “descended into a state of disrepair,” the complaint states, and “placed the corporate assets on the verge of bankruptcy.”

He claims that MG Target Realty resources were diverted to outside investment properties owned by Tania, Rebecca and her husband, and to a private home owned by Anna’s four daughters.

Angelo also accuses Tania of embezzling \$250,000 from rental income and receiving \$250,000 in management fees for work not performed.

The complaint charges family members and corporate entities with breach of fiduciary duty, conspiracy to commit breach of contract, conversion of assets and fraud.

Angelo is demanding payments for alleged damages ranging from \$120,000 to \$500,000.

Tania and Rebecca Marchetti did not reply to emails asking for responses to the allegations. Attempts to find contact information for Anna Marchetti were unsuccessful.

Angelo Marchetti is represented by New Rochelle attorney Rachel F. Ciccone.



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FOR SALE | 511 Mill Street | Poughkeepsie, NY
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INTOXICATING OPPORTUNITY TO OWN 343 AC WORKING DISTILLERY
FOR SALE | 70-98 Ryan Road | Pine Plains, NY
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\$51M affordable housing building opened in Peekskill

BY PETER KATZ / pkatz@westfairinc.com

An affordable housing project at 645 Main St. in Peekskill, developed by Wilder Balter Partners of Chappaqua and the Housing Action Council was opened with a Sept. 11 ribbon-cutting ceremony. The \$51 million project adds 82 affordable apartments to the housing inventory.

William Balter, president of Wilder Balter Partners expressed pride in the collaboration between New York state, Westchester County and Peekskill on the project that he said brings “much-needed affordable housing for families in upper Westchester that can benefit from a home within walking distance to Peekskill’s vibrant downtown and Metro-North train station offering access to major employment centers.”

The building is designed to be energy efficient and includes solar panels

to generate much of the electricity for the building. There are 18 one-bedroom apartments, 50 two-bedroom apartments, and 14 three-bedroom apartments. The building has a

140-space garage and has frontage on both Main Street and Central Avenue. It’s built on a two-acre site that had been contaminated but was remediated under a state brownfield cleanup program. Rents are set to be affordable to people earning from 40% to 80% of the Westchester Area Median Income.

The parking garage features a landscaped rooftop courtyard with underground stormwater infiltration system that retains surface water onsite to reduce the burden on the

municipal stormwater system. The development offers 30 electric vehicle charging stations.

Residential amenities include a community room leading to the rooftop courtyard, lounge spaces, a fitness center, a laundry room, and an onsite management office. The building is a short walk from the Peekskill Metro-North station.

Financing included \$6 million in tax credits issued by the New York State Department of Tax and Finance. Westchester County provided \$5.7 million from the Housing Implementation Fund and \$2.3 million from the New Homes Land Acquisition Fund. There were \$8.9 million in permanent tax-exempt bonds issued, \$12.1 million in federal Low-Income Housing Tax Credits, and \$12.3 million in subsidy from New York State Homes and Community Renewal plus funding from NYSERDA, the New York State Energy & Research Development Authority.

“This development at 645 Main St. marks the next step in our work to make Westchester County and all of New York state more livable and more affordable,” Gov. Kathy Hochul said in a statement. “By adding diverse, energy-efficient housing options in thriving and transit-friendly cities like Peekskill, we are tackling New York’s housing shortage head on and



expanding the possibilities for every family who wants to call New York home.”

RuthAnne Visnauskas, commissioner of New York State Homes and Community Renewal said, “In addition to the many amenities and green features, residents will be able to enjoy Peekskill’s walkable downtown and easy access to public transit.”

According to Peekskill’s Mayor Vivian McKenzie, “645 Main completely changes the way Peekskill develops affordable housing. Mr. Balter and his team have partnered with the city and the state to provide a truly inclusive mixed-income experience that elevates all residents in the building in a new living experience. Longtime community supporter, Mr. Balter’s mother urged her son to create affordable housing in Peekskill. We thank you for what you have brought to the table here in our city.”

Ribbon-cutting for 645 Main St. in Peekskill. From left: Griffon Construction President Craig Malkin; Wilder Balter CEO Jose Herrera; Blanca Lopez, acting commissioner of planning for Westchester; Bill Balter; RuthAnne Visnauskas; Housing Action Council Executive Director Rose Noonan; building resident Tiffany Grant; Deputy County Executive Ken Jenkins; Vivian McKenzie and State Sen. Peter Harckham.



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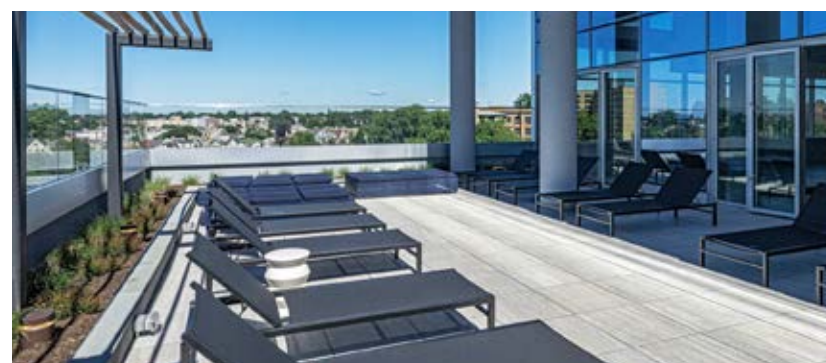
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Howard E. Greenberg is president of Howard Properties Ltd. in Valhalla, New York. He has been a prominent commercial real estate broker for over 35 years and founded his own firm in 1998. He specializes in tenant representation and corporate services for clients in Westchester and throughout the United States. He can be reached at (914) 997-0300 or at howard@howprop.com

The Westchester office market enters a new era (again)

BY HOWARD E. GREENBERG



Read the statistics all you want, but they do not tell the full story of the state of Westchester's office market in 2023. Leasing is still lagging, and space availability is high (as it is in most of the U.S.). The nuances of our local market add a lot of very important color to the raw data.

Three office buildings in the Westchester West Side submarket are either in financial distress or looking to be converted to residential use. The buildings at 580 White Plains Road. (168,719 square feet) and 560 White Plains Road. (147,402 square feet) are currently in receivership, and the ownership entity is located in Australia.

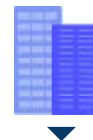
While the leasing representative for these buildings tells me that the Receiver is approving funding for tenant

test fits and buildouts, legal fees, commissions and the like, the future ownership of these buildings will not likely be settled for quite a while.

At 303 S. Broadway in Tarrytown (197,764 square feet), the long-time owner of the building has been trying to get Tarrytown to approve a conversion of the building to multifamily rental apartments. No success

yet, but the owner is holding out hope that it will happen in the future. The result is that 303 is only doing "as is" deals for short lease terms as of this writing. So, a total of 513,885 square feet of space (13.7%) in a submarket totaling 3.75 million square feet is in some type of marketing dilemma at this time for tenants.

On the East Side, a 977,856 -square-foot office portfolio known as The Exchange has been in Special Servicing by the lender since July of



A total of 513,885 square feet of space (13.7%) in a submarket totaling 3.75 million square feet is in some type of marketing dilemma at this time for tenants.



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this year. The East Side is the largest submarket in Westchester, totaling approximately 9,474,000 square feet. Special Servicing can make it very difficult to do new lease deals, as the significant capital costs to build out space are typically not funded by the lender, so tenants are pretty much limited to “as is” deals that require only new paint and carpet.

These buildings are a significant part of the original 3-million-square-foot Schulman portfolio built in the late 1970s through mid 1980s, and five of the seven buildings involved are located just east of Downtown White Plains.

According to Newmark’s Q2 report, the entire Westchester Office Market now stands at approximately 26,154,000 square feet. Repurposing of office properties to medical use and demolition of obsolete office buildings has reduced the market from approximately 33 million square feet over the last 10 to 15 years. The properties noted above total approximately 1,492,000 square feet, or about 5.7% of the total market and 10.3% of the East Side submarket that is currently in some type of financial distress.

Other buildings in Westchester are benefiting from the distress noted above. Their owners have the capital needed to do new lease transactions,

and in many cases, they have kept up the properties to a high standard and spent capital on much-needed renovations to the common areas and adding amenities to help attract new tenants.

The future of these ten buildings will be worked out, one way or the other. We have seen these things many times before. Often the solution is that a new owner buys the property at a significant discount and spends the capital needed to improve the infrastructure, lobbies, public corridors and bathrooms and re-tenants the buildings. This is Real Estate 101, simple “blocking and tackling” as we call it in the industry, and it works as long as the cost basis on the purchase is low enough. Other solutions could be to empty and demolish or repurpose some of these buildings to medical and/or residential use. This has been successful many times in recent history.

There are literally trillions of dollars of commercial real estate mortgages coming due in the next three years, and banks and other lenders are struggling with how to deal with them. They don’t want to take the keys back and have to operate the buildings and spend the capital that they need to in order to bring them back to a condition where they can be competitive in the market.

Soho House to open first Hudson Valley resort in Rhinebeck

BY PHIL HALL / phall@westfairinc.com

The British hospitality brand Soho House has announced plans to open its first Hudson Valley resort with Grasmere House, which will be based at a former 250-acre farm in Rhinebeck.

The company said the new venue “will blend the balance of nature and experience with restored 19th-century buildings anchored by a historic manor house. It will include bedrooms, various

food and drink outlets, plus hiking, cycling, and spa and wellness offerings.”

Soho House added the restoration

of the Grasmere estate will emulate Babington House, the company’s Georgian manor in Somerset, England. “The design inspiration will reference the romanticism of the nearby woodlands, and incorporate natural elements from the historic Roycroft Arts and Crafts movement in the 1800s,” the company added.

An opening date for the venue has not been announced. Soho House has more than 40 locations around the world and plans to open 20 more in North and South America by 2025.



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Is the Loire Valley the best wine region in the world?

BY DOUG PAULDING

The Loire Valley in France is famous for its hundreds of glorious châteaux, its history, its rich agricultural production and its lifestyle. But its worldwide fame is certainly derived from its wine culture.

Centuries ago, the Loire River - which divides France north-south but connects the country east-west - and its tributaries helped link the region to many commerce centers of the world. The valley is perhaps most famous historically as the site of a campaign launched by Joan of Arc (1412-31) to rid her country of the English during the Hundred Years' War. The river also became a semi-border during World War II with German forces north of the river and the French Resistance fighters to the south. At 625 miles long, the Loire is the longest river in France. The city of Tours there used to be the capital of the country before it was moved to Paris.

The production of wines in the Loire Valley is determined by which grapes can be properly grown in each area. The areas to the west where it spills into the Bay of Biscay off the Atlantic Ocean favor white wine. As you move east, you find Rosés and eventually red wines become king, although there are reds grown in the west and whites in the east. On a recent trip to the Loire, we tasted wines from all the regions, and my main takeaway was "fresh and fruity." And to be clear, "fruity" does not necessarily mean sweet. A wine can be bone dry of residual (unfermented) or added sugars and yet can still be fruity-forward. The entire region is aware of the current trends toward drier wines, and everything we tasted showed evidence of that.

One producer, Pierre-Jean Sauvion, said, "We have the best wine region in the world. We have huge diversity. We make every style of wine. We have 33 AOPs (Appellations d'Origine Protégées), which oversee production and rules of the specific area and grape. We have 42,000 planted hectares (more than 100,000 acres). We have 24 grape varieties. And one in 10 vineyards is a UNESCO site. And we have plenty of water from the river and the ground. And then we have great weather and soil types. Yes, the best region." Some regions lack some, or several,

of these qualities, which affects production.

Cabernet Franc is an ancient grape directly descended from the Biturica grape, possibly from northern Greece, and brought to northern Spain and then to Southern France

and on to Bordeaux and the Loire Valley. Cabernet Franc's descendants include Cabernet Sauvignon, Merlot and Carmenère. But Cabernet Franc is used almost exclusively worldwide as a blending grape in various percentages. In the Loire Valley, it is used almost exclusively as a single grape varietal wine. And it can be, and often is, magnificent. The Loire Valley and Bordeaux are responsible for 73% of the world's Cab Franc production. I had the opportunity to taste many Cab Francs in the Loire, and I don't remember seeing any that were blended wines.

Each AOC protected Cabernet Franc-producing region within the Loire creates a wine uniquely different in color and taste, depending on soil type, altitude, sun orientation, specific latitude and winemaking style. The Cab Franc subregions within the Loire, Bourgueil, Chinon, Saint Nicolas de Bourgueil, Saumur-Champigny, Saumur Puy-Notre-Dame and Saumur offer different styles leaning toward either red-fruit dominant (cherry/raspberry/rose petals) or dark-fruit dominant (blackberry/cassis/violets).

And as in many of the wine regions of the world, the winemakers are moving toward ecologically sustainable and organic products in various amplitudes. Depending on where you source your wines, specific Loire producers may be hard to locate. But any reasonably stocked store should have several options of Loire Valley Cabernet Franc. Ask the owner or knowledgeable store clerk to guide you to some personal favorites that can become your future conversation centerpiece.

One further comment on these Loire Valley red wines: They are stand-alone great or abundantly food-friendly. You could initiate a gathering with a brighter fruitier wine and morph to a darker, more contemplative wine with food. You could even decant and play "guess the grape." Now that would be an evening I would remember.

Write me at doug@dougpauld-ing.com.

Rolls, bowls and more at Naya

BY JEREMY WAYNE / jwayne@westfairinc.com

Situated in Darien Commons – which until now has really been a parking lot in search of more retail outlets, residential sales and a soul but is slowly coming of age – the newly opened Naya Middle East Counter & Grill is a welcome addition.

The latest member of this best-in-class, fast-casual Lebanese group – there are 18 in New York alone – offers a bright interior with faux-white bricks, faux-white tabletops and faux-cane chairs. The whole is greater than the sum of its parts, however: With far more going for it than my “faux”-vist description suggests, the look is cheerful and inviting. So, too, is the small outdoor seating area, which, with plantings of hyssop and cherry trees – along with the other areas of the Commons – is doing wonders to soften the development’s slightly Brutalist look.

Naya’s formula is simple. First, should you want them, you choose starters from the counter on a sort of à la carte basis. I tried hummus, tabbouleh (a kind of Levantine salad), grape leaves and labne (Lebanese cream cheese), and all were nicely done. From the hot bites, rekakat (deep-fried phyllo wrapped cheese) and fatayer (a mini

triangular pie with spinach) were the tastiest – although they were not especially hot. The falafel and kibbe (fried beef dumplings with pine nuts) – both perhaps sitting a little too long – I’d give a six out of 10, although in Beirut that might be nearer a two.

Things, however, were about to move up a notch. Naya’s selling point is their rolls, bowls and salads, with either pita (that’s the roll), rice (the bowl) or salad (all things salad-y) serving as the base to which you add your protein, namely chicken or beef. For a rice bowl with seasonal grains, we chose beef shawarma (a vertical roast), adding pickled Lebanese cucumbers, babaganoush (a kind of eggplant dip, here rather endearingly spelled “baba ghannouj”) and green and red cabbage slaw from the 17 “unlimited” toppings that are complimentary with any “base.” The shawarma was excellent, almost sweet with a touch of cinnamon

While I don’t regularly give prices in Table Talk, I’d be remiss not to mention that Naya’s prices are notably reasonable.



Photo courtesy eatnaya.com.

and the toppings fresh and colorful.

Kafta lamb kebab, beef and lamb meatballs, which sat contentedly on a bed of Naya salad, delivered that instantly recognizable, distinctly Middle Eastern smoky lick. With yogurt and cucumber and pickled turnip as the add-ins, these kebabs were a finger-lickin’ triumph.

Less successful was chicken shish taouk, grilled marinated chicken breast in a white pita roll. Even zhuzhed up with lemon tahini, Kalamata olives and toum garlic whip, I did feel that this particular chicken – the meat a little tough and tasteless – may sadly have died in vain.

But Naya was back on form with desserts. Nammoura, a cornbread-like semolina cake with a honey drizzle and a classic baklava – phyllo fingers with almonds, pistachio and walnuts – were beautifully done, although the sweet cake especially made me long for a soot-black Turkish coffee and a che-root – neither of which Naya was sadly going to be able to supply – to enjoy all together in the Darien Commons sunshine.

While I don’t regularly give prices in Table Talk, I’d be remiss not to mention that Naya’s prices are notably reasonable. A family of four could enjoy a veritable feast here and get change from \$50, which in today’s climate – and Darien – is saying something.

One more thing: This kind of mostly finger food lends itself to takeout, and I gather Naya’s takeout business, at least at this particular locale, is thriving.

So, there you have it – a for-the-most-part tempting and very reason-



Lebanese olive oil at Naya.

ably-priced Middle Eastern buffet served up with verve and enthusiasm in cheerful surroundings. Bon appetit or, as they say in Lebanese Arabic, Sahten!

For more, visit eatnaya.com.



The counter at Naya. Photographs by Jeremy Wayne.

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ADDRESSING THE AUTISM SPECTRUM

Clean Feet Investors II LP (CFI II), a private investment fund for accredited investors, based in Avon, Connecticut, has acquired a majority ownership of Movia Robotics Inc. (Movia) based in Bristol, Connecticut. The company has been restructured under the new name Movia Inc. Tim Gifford, the founder of Movia's technology for the treatment of autism using instructive robots, will continue to be part of the new Movia, and Kate Adams will remain the CEO of the company.

The patented technology behind Movia's products was developed by Gifford in collaboration with the University of Connecticut over several years and has been deployed to assist schools, clinics

and families with children on the autism spectrum.

Gifford expressed excitement over the acquisition, citing CFI II's experience in business management and growth. He said, "Through this collaboration we have already expanded our business development efforts and released a new version of the software that improves the outcomes over our previous releases."

The participating managers include Jay Corgiat, Ph.D., who will serve as chairman of the new Board of Directors of Movia Inc.; Managers Tim Kretz and Greg Gartner will also join the Board and George Pascucci will continue as a special advisor to Movia.

Bernie Zahren, a manager of CFI II, said, "This is a strategic acquisition for CFI. The Movia products work well and we see a growth opportunity. We are pleased to be able to support this product that helps so many children on the autism spectrum."

CFI I, a private placement sustainable investment fund for accredited investors, was created by Zahren Financial Company LLC as the general partner in 2010. After years of successful financial returns to investors for CFI I, CFI II was formed in 2020 as a successor fund. The two funds were merged in March 2023 with CFI II as the new operating entity for the combined funds. In addition to a large equity investment from ZFC Capital Partners II LP into Movia, CFI I made two senior secured loans to Movia Robotics Inc. in 2020 and 2021. The combined CFI I and CFI II funds

contributed new capital to fund the expenses of the transition out of Chapter 11 to the new Movia Inc.

Founded by scientist, researcher and entrepreneur Gifford, Movia has emerged as a leader in socially assistive robotics and robot control. Its mission revolves around fostering collaboration between humans and robots through innovative systems and software. Specializing in Robot-Assisted Intervention (RAI) systems, Movia's technology empowers children with autism spectrum disorders by breaking down barriers to learning and socialization. Deployed in diverse settings such as schools, clinics and homes, its evidence-based approach and curriculum, developed by educators and therapists, align seamlessly with special education standards, providing a holistic solution to facilitate growth and development in children with autism.



WHITE PLAINS ATTORNEYS IN BEST LAWYERS IN AMERICA® 2024

Seven attorneys from the White Plains office of nationwide employment law firm Jackson Lewis P.C. have been listed in the 30th Edition of "The Best Lawyers in America." Managing Principal Joseph A. Saccomano Jr. and Principal Scott T. Baken were among those named "Lawyer of the Year."

Lawyers on the list are divided by geographic region and practice areas. They are reviewed by their peers on the basis of professional knowledge and undergo an authentication process to make sure they are in current practice and in good standing.

The following attorneys from Jackson Lewis were named:

1. Office Managing Principal Joseph A. Saccomano, Jr. (employment law – management; litigation – labor and employment)
2. Principal Scott T. Baken (employment law – management; litigation – labor and employment)
3. Principal Susan M. Corcoran (employment law – management; litigation – labor and employment)
4. Principal Joseph J. DiPalma (litigation – labor and employment)
5. Principal Richard D. Landau (employment law – management)
6. Principal Penny Ann Lieberman (litigation – labor and employment)
7. Principal Marko C. Maglich (immigration law)

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WCC'S FREE NARCAN TRAINING AND RESPONSE KITS

SUNY Westchester Community College in Valhalla has been approved to offer an Opioid Overdose Prevention Program by the New York State Department of Health. The program consists of brief in-person training and all attendees receive a free Narcan response kit. The training is provided free of charge to all faculty, staff, students and community members.

This initiative will be spearheaded by George W. Contreras, dean of the School of Health Careers, Technology and Applied Learning. He is a 30-year veteran paramedic in the New York City Emergency Medical Service (NYC EMS).

"As a paramedic, I have witnessed how Narcan saves lives," said Contreras. "It is extremely important to raise awareness of this life-saving training, and I am delighted that SUNY Westchester is now part of the educational solution to an on-going public health crisis."

To obtain more information, reserve a spot at the next upcoming

session or schedule a small group session, email Dee Mabra at Delzora.mabra@sunywcc.edu or call 914-606-6910.

SUNY Westchester Community College provides over 20,000 full-time and part-time students with an education taught by award-winning faculty at one of the lowest tuition rates in New York state. The college offers over 65 degree and certificate programs, including innovative programs in high-demand fields. The college also reflects the rich diversity of its region and was the first SUNY campus to be designated a Hispanic Serving Institution.



Jason Swergold

ACCOMPLISHED LITIGATOR, PARTNER IN WHITE PLAINS FIRM

Former Assistant U.S. Attorney (AUSA) and Am Law 100 litigator Jason Swergold has joined Yankwitt LLP in White Plains as a partner.

Swergold, an accomplished trial attorney represents clients in criminal and regulatory defense matters, government investigations, internal investigations and complex commercial litigation.

"Jason is a battle-tested litigator with nearly a decade of government experience working with federal, state and local law enforcement," said Russell Yankwitt, managing partner. "As deputy chief of the White Plains Division of the US Attorney's Office for the Southern District of New York (SDNY), he has successfully supervised and tried some of the most complex cases in Westchester and the surrounding counties...."

Prior to joining Yankwitt, Swergold served as an AUSA in the Southern District of New York for more than eight years. While in the Criminal Division, Swergold investigated, prosecuted and/or supervised complex cases involving racketeering, homicide, organized crime, labor union corruption, gang-related and drug-related violence, international and domestic narcotics trafficking, sex trafficking, fraud and firearms.

In addition to serving as White Plains Division deputy chief, where he supervised all federal criminal prosecutions in Westchester, Rockland, Orange, Putnam, Dutchess and Sullivan counties, Swergold held multiple leadership roles in SDNY, including co-chief of the Narcotics Unit and acting deputy chief of the Violent and Organized Crime Unit.

Swergold began his legal career as an Assistant Attorney General in the Massachusetts Attorney General's Office and then as an associate in the New York City office of Shearman & Sterling LLP. He graduated cum laude from Boston College Law School.

Founded in 2009, Yankwitt represents businesses and high-net-worth individuals across a broad range of matters. The firm also routinely handles complex cases in Westchester on behalf of national law firms and often serves as trial counsel for local law firms.

PULITZER-PRIZE-WINNING AUTHOR FEATURED AT LUNCHEON

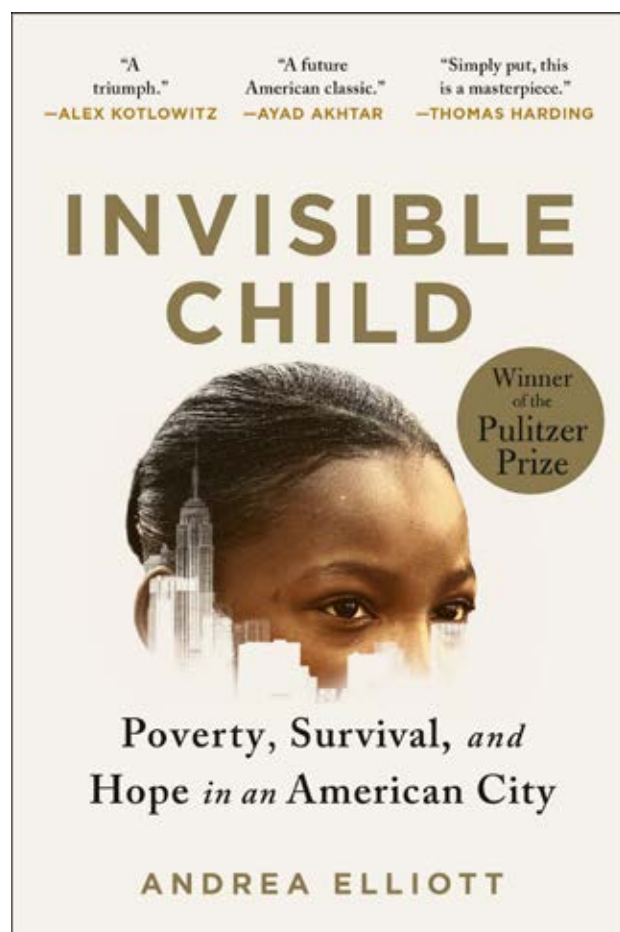


Photo courtesy andrea-elliott.com.

Person to Person (P2P), a nonprofit organization in Darien, Connecticut, dedicated to assisting individuals and families in lower Fairfield County, is pleased to announce its upcoming Transforming Lives Luncheon, Oct. 20, at the Hyatt Regency Greenwich featuring Pulitzer Prize-winning author Andrea Elliott. The funds raised at the luncheon will contribute to P2P's mission of providing vital resources to those in need, helping them overcome daily challenges and putting them on a path toward economic stability. The organization serves 28,000 residents in Fairfield County with its three food pantries, clothing center, caseworker assistance, Financial Opportunity Center™, emergency financial assistance, college scholarships and summer camperships.

Elliott is a journalist and author who has documented the lives of poor Americans, Muslim immigrants and other people on the margins of power. She is an investigative reporter for The New York Times, a professor of creative nonfiction at Princeton University, and the author of the 2022



Pulitzer Prize-winning book "Invisible Child."

"Far too many families are struggling in America, and our future hangs in the balance," said Elliott. "In the absence of a robust safety net, the work of protecting children from the hardships of poverty has increasingly fallen to nonprofits like Person to Person...."

Elliott has received several notable awards during her career, including the 2007 Pulitzer Prize, a George Polk award and an Overseas Press Club award, among many others. She is the first woman in history to win individual Pulitzer Prizes in both journalism and arts and letters. Barack Obama named Invisible Child one of his favorite books of the year.

The Transforming Lives Luncheon will include a special pre-luncheon "Meet and Greet" session with Elliott, where a limited number of guests will have the opportunity to engage in conversation with the author and receive a personalized, signed copy of her book.



From left: Blake Leonard, president, Stew Leonard's Wines & Spirits; Chase Leonard, senior producer visual/photo, Stew Leonard's; Kim and Stew Leonard, Jr., co-founders, Stew Leonard III Water Safety Foundation; Frank Micalizzi, Bridgeport regional president and head of commercial banking for Connecticut, M&T Bank; Sam Tingley, senior group manager, M&T Bank; and John Parisio, senior vice president, M&T Bank. Photo courtesy Stew Leonard III Water Safety Foundation.

M&T Bank

BANK SUPPORTS NEW AQUATICS CENTER

The Stewie the Duck Swim School in Norwalk, Connecticut, has received a \$50,000 donation from M&T Bank for the school's new aquatics center. M&T is the official sponsor of the pool at the facility, which opened in June.

Kim and Stew Leonard, Jr., owner of the famed farm fresh food markets, launched the Stewie the Duck Swim School in June 2023. The 6,400-square-foot state-of-the-art aquatics facility provides more than 10,000 30-minute lessons every year to children aged 6 months and up. All profits from the Stewie the Duck Swim School are donated to the Stew Leonard III Water Safety Foundation to help fund swimming lessons for children in need as well as life-guard training at its partner organizations throughout the country.

CHIEF FINANCIAL OFFICER TRANSITION

Robert E. Landry, executive vice president, finance and chief financial officer of Regeneron Pharmaceuticals Inc. in Tarrytown, will retire in February 2024 and will be succeeded by Christopher Fenimore, current senior vice president, head of accounting and controller at the company.

"Bob has been an invaluable contributor during a tremendous period of growth and evolution for Regeneron," said Leonard S. Schleifer, M.D., Ph.D., board co-chair, president and CEO of Regeneron. "We thank him for his dedicated service as CFO, his steady hand and his incredible work ethic over the past decade. We also look forward to welcoming Chris to his new role in early 2024, knowing he brings similar rigor and depth of financial knowledge that will ensure continuity and collaboration across the organization."

Fenimore joined Regeneron in 2003 and currently holds global

responsibility for U.S. Securities and Exchange Commission reporting, accounting and accounting operations, as well as internal control over financial reporting, accounts payable and payroll. He is also currently co-leading the company's international expansion strategy and related efforts. He previously served as Regeneron's vice president of financial planning, and prior to joining Regeneron, served as vice president of finance for a biotechnology start-up and in other health-care-focused venture capital and investment banking roles. Fenimore started his career as an auditor at KPMG and is a Certified Public Accountant in the state of New York. He holds an M.A. degree in biotechnology from Columbia University, an MBA in professional accounting from Rutgers Business School and a B.A. degree in economics from Rutgers University. Upon assuming the CFO role, Fenimore will report directly to Schleifer.

REGENERON BOARD GAINS TWO DIRECTORS

Regeneron Pharmaceuticals Inc. in Tarrytown, New York, recently announced that Kathryn Guarini, Ph.D., and David P. Schenkein, M.D., have joined its Board of Directors.

"Today's announcement demonstrates our strong commitment to strategic refreshment of the board, a focus on the recruitment of new directors to complement the overall mix of skills, experience and perspectives, and further enhancement of the board's diversity," said Christine Poon, lead independent director of Regeneron's Board.

Guarini, who will serve as an independent director, recently retired as chief information officer of IBM. Prior to that, which began in 2021, Guarini served in multiple executive leadership roles at IBM over more than 20 years. She has been included on the Top 100 Leader list (No.2 in 2022) from Technology magazine and Forbes' CIO Next list (2022), and she is a member of the United States Patent & Trademark Office's National Council for Expanding Ameri-

can Innovation. She earned her Bachelor of Science degree and Ph.D. in applied physics from Yale University and Stanford University, respectively.

Schenkein is a general partner and co-lead of the Life Sciences team at GV (Google Ventures). Prior to joining GV in 2019, he served as CEO for Agios Pharmaceuticals Inc. for 10 years. He previously served in clinical leadership roles at major biotechnology companies. Since 2009, Schenkein has also served as adjunct clinical professor of medicine, hematology/oncology at Tufts Medical Center. He is currently a board member of Prime Medicine Inc., Denali Therapeutics Inc., and Agios. He earned his M.D. at the State University of New York Upstate Medical School in Syracuse and completed his medical training at the Tufts University School of Medicine.

"We welcome Kathryn and David to Regeneron's Board, knowing they will be fantastic additions as we continue to focus

on using the power of science to transform patient lives and drive shareholder value," said Leonard S. Schleifer, M.D., Ph.D., board co-chair, president and CEO, and George D. Yancopoulos, M.D., Ph.D., board co-chair, president and chief scientific officer of Regeneron.

Regeneron is a leading biotechnology company that invents, develops and commercializes life-transforming medicines for people with serious diseases. Founded and led for 35 years by physician-scientists, it has repeatedly and consistently translated science into medicine, which has led to numerous FDA-approved treatments and product candidates in development, almost all of which were homegrown in our laboratories. Regeneron's medicines and pipeline are designed to help patients with eye diseases, allergic and inflammatory diseases, cancer, cardiovascular and metabolic diseases, hematologic conditions, infectious diseases and rare diseases.

REGENERON

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GREENWICH HOSPITAL APPOINTS LEADERSHIP COUNCIL FOR MILESTONE CAMPAIGN LAUNCH PUBLIC CELEBRATION TO TAKE PLACE SEPTEMBER 22 AT THE BENEFIT FOR GREENWICH HOSPITAL

A newly formed Campaign Leadership Council is ushering in the next stage of the Campaign for Yale New Haven Health Greenwich Hospital. This successful multiyear fundraising initiative will continue to fuel expansion within behavioral health, children’s health, heart and vascular, neuroscience and oncology – all areas of clinical importance to the communities the hospital serves. The 24-member Council is composed of hospital supporters and friends from throughout the community. As the Campaign enters its public phase, kicking off at The Benefit on Sept. 22, the Council will work alongside the Greenwich Hospital Board of Trustees and hospital leadership to help reach fundraising goals.

“The members of our Campaign Leadership Council are incredible community partners and champions of Greenwich Hospital,” said Greenwich Hospital Board Chair W. Robert Berkley Jr.

The campaign’s five areas of health-care excellence are central to Greenwich Hospital’s expansion plans and commitment to deliver the innovative benefits and physician expertise of a large academic health system within the convenience and personal attention of its local setting.

Over the past four years, while in its silent phase, the campaign has



Members of Greenwich Hospital’s Campaign Leadership Council, trustees and hospital leaders at the Council’s kick-off meeting in June.

reached significant milestones, including raising \$63 million, all of which has advanced key growth areas.

Greenwich residents and council members Gregory and Dana Rogers have been vocal advocates and supporters of Greenwich Hospital’s NICU for over 25 years. “Greg and I are very pleased to join the Leadership Council at this critical juncture in the campaign,” said Dana. “We are excited to see the progress that unfolds over the next few years within all clinical areas, including children’s and maternal health.”

Council members Kate and Jim Clark became involved at Greenwich Hospital during the pandemic because

they were interested in ‘giving back’ to their hometown hospital. “Jim and I feel strongly about supporting such an impressive hospital right here in Greenwich,” said Kate.

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

PACE UNIVERSITY

FINLAND AND SWEDEN AMBASSADORS TO RECEIVE 2023 ELISABETH HAUB AWARD



Ambassador Marja Lehto of Finland



Ambassador of Sweden Marie Jacobsson.

The Elisabeth Haub School of Law at Pace University in White Plains will present the 2023 Elisabeth Haub Award for Environmental Law and Diplomacy to Ambassador Marja Lehto of Finland and former Ambassador Marie Jacobsson of Sweden for their pivotal roles advancing environmental law and policy to protect the environment in times of armed conflicts on Oct 23 at 4 p.m. in the university Student Center in New York City.

Lehto is senior expert on public international law for the Ministry for Foreign Affairs of Finland and, until recently, Jacobsson served as principal legal adviser on international law, Ministry for Foreign Affairs of Sweden. While Members of the UN International Law Commission (ILC), both served successively as special rapporteur for the topic of the “Protection of the Environment in Relation to Armed Conflict.” In this role they worked tirelessly for a decade to develop the “Draft Principles of International Law to Protect the Environment in Times of Armed Conflicts” and then skillfully led the adoption of the draft principles by the ILC and their acceptance by the

United Nations General Assembly in 2022.

The principles lay out the urgent need and common objectives to reinforce and advance the conservation, restoration and sustainable use of the environment for present and future generations, specifically with respect to the protection of the environment before, during or after an armed conflict, including in situations of occupation. Remarkably, over the years, more than 60 states engaged with the topic, offering support and observations as did international governmental and nongovernmental organizations.

“The Elisabeth Haub School of Law’s No. 1 ranked environmental law program is committed to advancing the rule of environmental law across the globe and to developing the skill, knowledge, commitment and passion for the cause that both Ambassador Lehto and Ambassador Jacobsson so admirably demonstrate,” said Horace E. Anderson Jr., Haub Law dean and president of the Haub Award Jury.

The award was established in 1997 by the Elisabeth Haub School

of Law at Pace University, in cooperation with the Haub Family, to honor the legacy of Elisabeth Haub (1899–1977), a noted philanthropist and advocate for strong laws for the conservation of nature.

“Through the prestigious Elisabeth Haub Award for Environmental Law and Diplomacy we aim to recognize the tireless efforts of two bold women whose leadership, insight and commitment are making a difference in our fight to create a more sustainable world,” said Pace University Trustee Liliane A. Haub.

The Elisabeth Haub School of Law, housed on Pace University’s campus in White Plains, opened its doors in 1976 and has more than 9,000 alumni around the world. The school maintains a unique philosophy and approach to legal education that strikes an important balance between practice and theory. Haub Law launched its Environmental Law Program in 1978, and it has long been ranked among the world’s leading university programs, with a current No.1 ranking by “U.S. News and World Report.”





Good Things Happening

Empire City Casino by MGM Resorts employees with Bronx Borough President Vanessa Gibson.

MGM RESORTS, STUDENTS' BEST FRIEND



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Empire City Casino by MGM Resorts recently announced a donation of more than 1,000 backpacks to Westchester and Bronx students to support educational equity for the new school year. The backpack donation is part of Empire City's ongoing commitment to supporting public educational programs in local communities, one of four philanthropic pillars that make up MGM Resorts' enterprise-wide philanthropic initiative, "Focused on What Matters."

MGM Resorts acquired Empire City Casino in January 2019 and has continued its commitment to corporate social responsibility long associated with the entertainment destination. Charitable organizations throughout the region have been the recipients of hundreds of thousands of dollars in grants and in-kind donations from the company, along with employee volunteer hours.

"Academic success in the new

school year is partly dependent on preparation and ensuring students have the needed supplies to give them a strong start is critical," said Taryn Duffy, vice president of public affairs for MGM Resorts Northeast Group.

As a result of inflation, families with children of elementary to high school ages are spending an average of \$890.07 per student this year, according to the National Retail Federation.

Empire City expanded its backpack donation this year to support more students in Yonkers, Mount Vernon and the Bronx. Though Empire City sits within Westchester County borders, it is located less than two miles from the borough of the Bronx, where nearly a third of its workforce resides. Empire City partnered with various nonprofit organizations and community stakeholders who distributed the backpacks to students.

"As a resident of Yonkers and an alumna of Yonkers Public Schools, it brings me such pride and joy to see our community come together to support our Yonkers Public School students," said Stefanie Felidi, principal at Yonkers Early Childhood Academy. "With the cost of living increasing, we know that purchasing school supplies poses a financial challenge to many of our students and families. Book bags are an essential item that transports materials to and from school bridging the home school connection."

Beyond its philanthropic giving to support education, more than half of Empire City's gross gaming revenue is directed to the New York state education fund. In its 17 years of operating as a casino, Empire City has generated more than \$4.6 billion for state education, accounting for nearly \$13 billion of all racinos around New York state combined.

BEST WORKPLACE IN HEALTH CARE

White Plains Hospital is the only hospital in New York named to Fortune media and Great Place to Work's list of Best Workplaces in Health Care, and has also been recertified as a Great Place to Work® for the third consecutive year.

The Best Workplaces in Health Care award is based on an analysis of Great Place to Work (GPTW) survey responses from more than 208,000 employees in the health-care industry, derived from 60 employee experience questions. In that survey, 87% percent of White Plains Hospital team members said the hospital is a great place to work, ranking it No.32 on the top 40 large companies (1,000+ employees) list of Best Workplaces in Health Care in the country.

Reviewed and produced by GPTW, hospital employees from all departments and job functions were asked to complete a confidential survey that includes questions on leadership effectiveness, respect, fairness and employee pride in the community. White Plains Hospital scored 30% higher than a typical U.S.-based company in employee experience.

In addition to the Great Place to Work and Fortune honors, White Plains Hospital recently earned the highest five-star quality rating from the Centers for Medicare and Medicaid Services (CMS) for the second time and was also recognized by "U.S. News & World Report" as a Best Regional Hospital for the fifth consecutive year. In June, it was the only hospital in New York to be named to Fortune media and Great Place to Work's list of Best Workplaces in New York.

A member of the Montefiore Health System, White Plains Hospital serves as its tertiary hub of advanced care in the Hudson Valley providing exceptional acute

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and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Larchmont, New Rochelle, Rye Brook, Somers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale. The hospital received its third Magnet® designation from the American Nurses Credentialing Center, a distinction held by only 2% of hospitals in the country.



'EVERYONE CAN MEDITATE'

Trinity Spiritual Center in Southport, Connecticut, will host Will Duncan, a world-traveling Connecticut native who has studied and taught meditation around the globe,

on Friday Oct. 13 over dinner from 6 to 7:30 p.m. and on Saturday, Feb. 14 from 8:30 a.m. to 12:30 p.m. Attendees will spend time exploring how ancient meditation techniques can be applied to help navigate and perhaps even slow down busy, overscheduled lives.

Drawing on Christian, Hindu and Buddhist texts and images, as well as contemporary authors, Duncan will offer a mixture of theory and practice designed to be accessible to all. There will be no marathon stretches of meditation; instead, Duncan will offer small tastes of different practices and

show participants how to incorporate them into their day-to-day lives.

Dipping into his deep experience with both Eastern and Western meditation techniques, Duncan will share his insights into how to develop a contemplative practice that works for you. He contends that everyone can learn to meditate. "It's no different than learning how to ride a bike," he said. "It's nothing more than developing the skill of attention and figuring out how to apply it."

The day-long retreat is the 11th offering in a series of workshops that Trinity Spiritual Center has organized over the past three years inviting people of all faiths — or none at all — to focus on expanding their understanding of contemplative practices drawn from all wisdom traditions that are relevant to contemporary lives.

"We are thrilled to welcome Will back to Southport," said Trinity

Spiritual Center Director Mark Grayson. "He has a rare gift for making meditation accessible. Everyone who attends this workshop, beginners and skilled practitioners alike, will leave with new meditation skills and insights that will enhance their lives."

Duncan, a lecturer, meditation teacher and retreat leader lives on an organic, high-altitude lavender farm in northern Arizona. He serves as a meditation and yoga instructor, hospice chaplain, and speaker at retreat centers and corporate offices throughout Asia, Europe and South America. Duncan grew up in Greenwich, Connecticut, and began studying meditation at age 14 for 23 years with the legendary Rev. Murray Rogers, who founded a small ashram in northern India rooted in both the Christian and Hindu traditions. Duncan then went on to complete his training, studying the teachings of the Gelugpa lineage of Tibetan Buddhism, followed by a



Will Duncan

three-year silent meditation retreat.

There is a \$40 fee for the event that includes Friday's dinner and Saturday's continental breakfast and snacks. Registration is required at

<https://EveryoneCanMeditate.eventbrite.com>.

Located in the historic seaside district of Southport at 651 Pequot Ave., Trinity Episcopal Church welcomes seekers of all denominations.

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Fall Gala

BOYS & GIRLS CLUB of Mount Vernon

Thursday, September 21, 2023

6:00-9:00 PM : Dinner by the Bite & Awards Presentation
 The Surf Club on the Sound • 280 Davenport Avenue • New Rochelle, NY

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Heavy D and The Boyz
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WESTCHESTER COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Aug.
30 – Sept. 12

AKIS Corp., Thornwood, Tommy Stratigakis, president,
23-22651-SHL: Chapter 11, assets \$2,940,550, liabilities \$1,129,614.
Attorney: H. Bruce Bronson Jr.

Stony Point Ambulance Corps Inc., Stony Point, John Waite, chief operating officer,
23-22654-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million.
Attorney: Dawn Kirby.

G.L.A.D. Enterprises LLC, Pound Ridge, Glenn L. Manigault, member,
23-22660-SHL: Chapter 11, assets \$1 million - \$10 million, liabilities \$10 million - \$150 million.
Attorney: Kenneth Beck.

U.S. District Court, White Plains
Local business cases, Aug.
30 – Sept. 12

Jean Moise, Waterbury, Connecticut, vs. Eleni Operating Corp., d.b.a. Royal Regency Hotel, Yonkers, et al, 23-cv-7691-NSR: Fair Labor Standards Act.
Attorney: Abdul K. Hassan.

Wendy Graham, et al, vs. Vassar College, Poughkeepsie,
23-cv-7692-CS: Job discrimination, class action.
Attorney: Rachel Geman.

Jennifer Wedeking, Bloomfield County, Colorado vs. IBM, Armonk,
23-cv-7740-PMH: Negligence, data breach, class action.
Attorney: Israel David.

Dach Charles, Yonkers vs. A&J Towing & Auto Body Inc., Yonkers, et al,
23-cv-7754-KMK: Civil rights, unreasonable seizure.
Attorney: Andrew J. Campanelli.

Yisroel Brody, Rockland County vs. Braunfotel & Frendel LLC, New City,
23-cv-7763-PMH: Fair Debt Collection Act, class action.
Attorneys: Peter Shaker for plaintiff, Arthur J. Sanders for defendant.

Hendrik Cornelis, Westbury, New York vs. Eleni Operating Corp., d.b.a. Royal Regency Hotel, Yonkers, et al, 23-cv-777-NSR: Fair Labor Standards Act.
Attorney: Abdul K. Hassan.

SoCap USA Inc., Mahopac vs. S.Cap S.R.L., Italy, et al,
23-cv-7797-KMK: Breach of contract.
Attorney: Devon M. Radlin.

Ace Endico Corp., Brewster vs. Metropolitan Foods Inc., Wayne, New Jersey, et al,
23-cv-7812-PMH: Breach of contract.
Attorneys: Michael E. Sims for plaintiff, Scott I. Unger for defendant.

6 Rovna CT Lot 2 LLC, Monroe vs. JPMorgan Chase Bank, Columbus, Ohio,
23-cv-7864-NSR: Contract.
Attorney: Joseph J. Haspel.

Arbuckle Funding LLC, Suffern vs. Talcott Resolution Life and Annuity Insurance Co., Windsor, Connecticut,
23-cv-7972-CS: Insurance, class action,
Attorneys: Susman Godfrey LLP.

Robin Rivera, New Jersey vs. Pratt (Quality Carton), New Windsor, Connecticut,
23-cv-8018: Family and Medical Leave Act.
Attorney: Casimir J. Wolnowski.

DEEDS

Above \$1 million

144 Hilburn LLC, Scarsdale. Seller: Amir Reuveny and Chen Opatovsky, New York. Property: 144 Hilburn Road, Eastchester. Amount: \$1.2 million. Filed Aug. 30.

2975 Westchester LLC, White Plains. Seller: Big W 2975 LLC, New York. Property: 2975 Westchester Ave., Harrison. Amount: \$9.5 million. Filed Aug. 29.

Cartus Financial Corp., Danbury, Connecticut. Seller: James P. and Yang Bu Hodge, Rye. Property: 60 Midland Ave., Rye City. Amount: \$1.6 million. Filed Aug. 28.

Caze, Alexis, Mamaroneck. Seller: Long Beach Holdings IV LLC, Orlando, Florida. Property: 1079 Orienta Ave., Mamaroneck. Amount: \$3.2 million. Filed Aug. 28.

D'Agostino, Charles A., Pleasantville. Seller: Wilmington Savings Fund Society FSB, Seal Beach, California. Property: 73 Stonewall Circle, Harrison. Amount: \$1 million. Filed Aug. 30.

Ferguson, Earl J., Rye. Seller: Rye Country Day School, Rye. Property: 49 Cedar St., Rye City. Amount: \$1.3 million. Filed Aug. 29.

Fu, Zhigeng D., Scarsdale. Seller: BCC Productions Corp., Scarsdale. Property: 6 Burgwess Road, Scarsdale. Amount: \$2.8 million. Filed Aug. 30.

GDSR LLC, New York. Seller: Kearney Land Holdings LLC, New York. Property: 37-151 Cat Ridge Road, North Salem. Amount: \$10.5 million. Filed Aug. 30.

JPMorgan Chase Bank NA, Columbus, Ohio. Seller: Elk Harrison LLC, Rye. Property: 402 Halstead Ave., Harrison. Amount: \$3.3 million. Filed Aug. 30.

Koysman, Eugene and Alisa Koysman, Chappaqua. Seller: National Transfer Services LLC, Houston, Texas. Property: 416 Bedford Road, New Castle. Amount: \$1.1 million. Filed Aug. 28.

Kroeger, Keith R. and Susan Kroeger, Bedford. Seller: Portola 9 LLC, New York. Property: 621 Guard Hill Road, Bedford. Amount: \$4.1 million. Filed Aug. 28.

Mad Real Properties LLC, Yonkers. Seller: Wong Jessica, Port Chester. Property: 98 Lee Ave., Eastchester. Amount: \$1.6 million. Filed Aug. 31.

Masi, Umberto, Harrison. Seller: 74 Nelson Realty LLC, Harrison. Property: 74 Nelson Ave., Harrison. Amount: \$1.1 million. Filed Aug. 28.

Palmeri, Martin V. and Clare M. Palmeri, Bronxville. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 5 Greenfield Ave., Eastchester. Amount: \$2.5 million. Filed Aug. 29.

Rye Properties LLC, Rye. Seller: Downtown Rye LLC, Purchase. Property: 10 School St., Rye City. Amount: \$4.6 million. Filed Aug. 31.

Spyer, Brenda P., Scarsdale. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 85 Spier Road, Scarsdale. Amount: \$1.5 million. Filed Aug. 28.

Below \$1 million

212 New Main Realty Inc., Yonkers. Seller: New M 210 212 LLC, Yonkers. Property: 210-212 New Main St., Yonkers. Amount: \$900,000. Filed Aug. 28.

5 Gibson Avenue LLC, Croton-on-Hudson. Seller: Juniper Hill Management LLC, White Plains. Property: 5 Gibson Ave., Greenburgh. Amount: \$650,000. Filed Aug. 30.

Attisani, Phyllis M., Scarsdale. Seller: Rising Real Estate Development Inc., Mamaroneck. Property: 174 Nelson Road, Scarsdale. Amount: \$920,000. Filed Aug. 28.

Better Limit LLC, Yonkers. Seller: Shilling Ryan, LaGrangeville. Property: 241 Millington Road, Cortlandt. Amount: \$615,000. Filed Aug. 29.

Casarella, Charles, Ridgefield, Connecticut. Seller: 9 Pamela Lane LLC, Stamford, Connecticut. Property: 9 Pamela Lane, Lewisboro. Amount: \$400,000. Filed Aug. 31.

Commerce Avenue Corp., Riverside, Connecticut. Seller: Alexandra Abi-Saleh and Rami El Khoury, Pepperpike, Ohio. Property: 175 Huguenot St., New Rochelle. Amount: \$425,000. Filed Aug. 31.

Corbett, Marion, Mount Vernon. Seller: White Plains Project LLC, Stamford, Connecticut. Property: 197 Westmoreland Ave., White Plains. Amount: \$475,000. Filed Aug. 30.

Cornyn, William, Somers. Seller: 793 Yonkers LLC, Yonkers. Property: 793 Yonkers Ave., Yonkers. Amount: \$799,000. Filed Aug. 30.

Duckett, Anne L., Rye Brook. Seller: Ishii Enterprise Company Ltd., Yokohama, Japan. Property: 424 N. Ridge St., Rye Town. Amount: \$950,000. Filed Aug. 29.

JAH LLC, Goshen. Seller: Samuel Gelman, Sleepy Hollow. Property: 106 Dalmeny Road, Ossining. Amount: \$720,000. Filed Aug. 29.

Longobucco, Pat, Yonkers. Seller: US Bank National Trust, Jacksonville, Florida. Property: 216 First St., Yonkers. Amount: \$331,000. Filed Aug. 31.

Manger Capital LLC, White Plains. Seller: Justin and Jennifer Cole, White Plains. Property: 126 Old Mamaroneck Road, White Plains. Amount: \$437,000. Filed Aug. 31.

Minlyn Real Estate LLC, Rock Hill. Seller: Aliphas Perla, Rotondo Beach, California. Property: 1270 North Ave., 4D, New Rochelle. Amount: \$607,000. Filed Aug. 29.

Slocum, Sharon, South Salem. Seller: Luna Casa Enterprises LLC, Pound Ridge. Property: 25 Cove Road, Lewisboro. Amount: \$800,000. Filed Aug. 28.

Smith, Lori, Irvington. Seller: 19 S. Eckar Street Inc., Irvington. Property: 19 Eckar St., Greenburgh. Amount: \$450,000. Filed Aug. 28.

Spring 100 LLC, White Plains. Seller: Brown Rosalyn, Ossining. Property: 10 Prospect Place, Ossining. Amount: \$375,000. Filed Aug. 30.

Underhill Place Developers Corp., Eastchester. Seller: 909 Midland Avenue Corp., Scarsdale. Property: 16 Underhill Place, Harrison. Amount: \$800,000. Filed Aug. 28.

VG Developers LLC, Hartsdale. Seller: Sayful and Samia Islam, Bronx. Property: 88 Bajart Place, Yonkers. Amount: \$820,000. Filed Aug. 30.

West Lake Investors LLC, Somers. Seller: 196 Gainsborg LLC, Harrison. Property: 196 Gainsborg Ave., Harrison. Amount: \$865,000. Filed Aug. 29.

WORKERS' COMPENSATION BOARD

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

2344 Lorillard LLC, Yonkers. Amount: \$9,600.

AVC Landscaping & Masonry Inc., Peekskill. Amount: \$28,000.

Bar-Con Interiors Inc., Yonkers. Amount: \$23,000.

Citywall Management Corp., Hartsdale. Amount: \$21,500.

CLMM Construction Corp., Yonkers. Amount: \$2,000.

Crown Coating Inc., Yonkers. Amount: \$16,000.

L&M Home Improvement Inc., Peekskill. Amount: \$1,500.

Lady Bug Group of Family Day Care Inc., Rye Brook. Amount: \$2,000.

Leaf Architecture PLLC, Ossining. Amount: \$23,500.

Miss Maria Daycare Inc., Mount Vernon. Amount: \$23,500.

My Angel on the Sky Daycare Inc., Mount Vernon. Amount: \$23,500.

Our Business Helps Inc., Eastchester. Amount: \$23,500.

Panda Tax Service LLC, Yonkers. Amount: \$23,500.

Swift Home & Living LLC, Katonah. Amount: \$1,000.

Therapy By Olivo LLC, Mount Vernon. Amount: \$28,000.

Federal Tax Liens, \$10,000 or greater,
Westchester County, Aug. 30
– Sept. 12

Adorno, Jose M.: White Plains, 2016 personal income, \$61,720.

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

Allstate Plumbing & Heating Corp.: Yonkers, 2022 quarterly tax, \$75,783.

Belezaire, Alwin and **Rocio Belezaire:** Mount Vernon, 2019 personal income, \$10,369.

Bracey, Chawntane: New Rochelle, 2017, 2022 personal income, \$15,465.

Eden Technologies Inc.: White Plains, 2015 – 2016, 2018, 2021 corporate income, failure to file correct information, foreign information penalty, \$62,056.

Epstein, Deborah: Mamaroneck, 2016 – 2017 personal income, \$257,098.

Ferreiras, Giancarlo: Yonkers, 2021 – 2022 personal income, \$12,106.

Flores, Jesus: New Rochelle, 2020 – 2021 failure to collect employment taxes, \$47,354.

Flores, Oscar O. and **Maribel Flores:** Yonkers, 2019 – 2020 personal income, \$84,924.

French, Katharine A.: White Plains, 2020 – 2021 personal income, \$37,365.

Galloway, Corey: New Rochelle, 2021 personal income, \$64,117.

Gonzalez, Alvaro: Katonah, 2019 personal income, \$10,922.

Lara, David: Mamaroneck, 2016 – 2017 personal income, \$257,098.

Linares, Escobar: Katonah, 2019 personal income, \$10,922.

Mota, Ornelis: Yonkers, 2017 – 2022 personal income, \$93,044.

Santiago, Roxette: Bronxville, 2015, 2017 personal income, \$41,026.

Tiso, Paul and **Faye Tiso:** Rye Brook, 2020, 2022 personal income, \$38,472.

JUDGMENTS

Anvil Mechanical Inc. and **Daniel J. Leito,** Mount Vernon. \$683,371 in favor of Libertas Funding LLC, Buffalo. Filed Aug. 18.

Armrod, Realty and **David M. Calabrese,** Miami, Florida. \$1,517 in favor of Jill Dennis, White Plains. Filed Aug. 18.

Azad, Mohammed A., White Plains. \$7,322 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 21.

Barnes, Errol D., Port Chester. \$9,460 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 23.

Benchmark Contracting Inc., Yonkers. \$11,627 in favor of James River Insurance Co., Richmond, Virginia. Filed Aug. 22.

Berkey, Duane P., Bridgeport, Connecticut. \$6,228 in favor of Michael Grossbach Inc., Croton-on-Hudson. Filed Aug. 21.

Blanchard Jonathan, et al, Altamont. \$3,341 in favor of Sherwin-Williams Co., Guilderland. Filed Aug. 21.

Boyle, Ashley E., Amawalk. \$4,925 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Aug. 21.

Brands Within Reach LLC, Mamaroneck. \$64,409 in favor of Deline Box Co., Denver, Colorado. Filed Aug. 18.

Butler, Tyrell, Yonkers. \$6,203 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 23.

Carpenter @Design Inc., et al, Ossining. \$53,950 in favor of Salas & Company LLC, Los Angeles, California. Filed Aug. 22.

Casabella Landscaping Inc., Peekskill. \$2,926 in favor of State Farm Mutual Automobile Insurance Co., Bloomington. Filed Aug. 21.

Chamberlain, Karen, White Plains. \$12,102 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Champagne, Joseph, White Plains. \$1,789 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

Chancer, Andrea, Verplanck. \$6,054 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Chris, Distefano Acupuncture PC, Ridgefield, Connecticut. \$81,936 in favor of Jacqueline Torian, New York. Filed Aug. 18.

Cosgrove, Rachel, White Plains. \$24,756 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 22.

Cristancho, Gladys, White Plains. \$5,505 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 23.

Delpezo, Miguel, Port Chester. \$17,820 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

DePalo Rocco and **R&D Contracting,** Elmsford. \$3,368 in favor of Morton Salt Inc., Chicago, Illinois. Filed Aug. 18.

DePerna, Joseph N., Yonkers. \$17,697 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Diaz, Teresita, Port Chester. \$2,097 in favor of UGH I LLC, Williamsville. Filed Aug. 21.

Dotson, Jody, Yonkers. \$6,768 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 18.

Employers Network Association Inc., Valhalla. \$6,194,711 in favor of Tri Health Solutions LLC, Hawthorne. Filed Aug. 22.

Farrell, Anthony, Armonk. \$14,547 in favor of Nassau Health Care Corp, Uniondale. Filed Aug. 18.

Fisher, Keith, Hastings-on-Hudson. \$10,310 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

Folkes, Caleen, Yonkers. \$11,126 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

Forbes, Timothy III, Harrison. \$32,833 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

Ford, Kenrick, Yonkers. \$8,795 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Francois, Lester, Mount Vernon. \$14,510 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Fraser, Sonia, Peekskill. \$1,732 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

Garcia, Alfonso, Yonkers. \$10,207 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 21.

Garcia, Bethann and **Robert Grenko,** Yonkers. \$13,448 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Giorgio, Maria, White Plains. \$1,325 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Aug. 21.

Green, Nicole A., Yonkers. \$15,482 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Aug. 23.

Haywood, Shakiema, Mount Vernon. \$11,134 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Henry, Karen, Mount Vernon. \$5,453 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

Herring, Mayra, Port Chester. \$15,367 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Howard, Christina, Yonkers. \$5,634 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 22.

Jagemann, Justin, North Salem. \$8,208 in favor of Danielle Grzan, Newtown, Connecticut. Filed Aug. 21.

Lynch, Jeffrey M., Cortlandt Manor. \$5,243 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

Maldonado, Mario A., Yonkers. \$3,362 in favor of Westlake Services LLC, Los Angeles, California. Filed Aug. 22.

Martinez, Steven Louis, Yonkers. \$29,278 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 23.

Mayfield, John, Mohegan Lake. \$11,850 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Mosca, Joseph S., Hawthorne. \$6,105 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 21.

Nole, Edwin S., Peekskill. \$4,913 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 18.

Nonaka, Toshiyuki, Elmsford. \$5,823 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 21.

Omagh Transportation Corp., et al, Larchmont. \$342,828 in favor of Flagstar Bank NA, New York. Filed Aug. 21.

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

Paredes, Sonia, Yonkers. \$3,499 in favor of UHG I LLC, Williamsville. Filed Aug. 21.

Patricio, Jessica, Syracuse. \$24,184 in favor of Ludlow Yonkers LLC, Yonkers. Filed Aug. 23.

Porter-Davis, Danielle C., West Harrison. \$6,655 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 23.

Prestage, Lawanda D., Yonkers. \$16,159 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 22.

Ribeiro, Raul, Palm Coast, Florida. \$24,661 in favor of Jac Funeral Service Inc., Peekskill. Filed Aug. 23.

Rodriguez, Michael, Mount Vernon. \$8,047 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Scott, Sushanna, Bronx. \$18,372 in favor of Westchester County Healthcare Corp., Valhalla. Filed Aug. 21.

Senerchia, Michael, New Rochelle. \$24,807 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

Sirena, Maria, Port Chester. \$3,936 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 22.

Stephenson, Jaron M., Elmsford. \$2,533 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 21.

Torres, Ashley M., Bronx. \$39,120 in favor of Milio Brothers Inc., Yonkers. Filed Aug. 23.

Walsh, Thomas P., Wilton, Connecticut. \$3,678 in favor of Julie M. Walsh, Goldens Bridge. Filed Aug. 24.

Watson, Tashan, Cortlandt Manor. \$3,342 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 22.

Williams, Vernetta, Mount Vernon. \$7,756 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 21.

Willis, Clifford, White Plains. \$2,516 in favor of LVNV Funding LLC, Las Vegas, Nevada. 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.

2SBT Owners LLC, as owner. Filed by Hanover Bank. Action: Foreclosure of a mortgage in the principal amount of \$1,397,500 affecting property located at 2 S. Broadway, Tarrytown. Filed Aug. 21.

38 CRI Properties AC LLC, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$646,000 affecting property located at 521 Jefferson Ave., Mamaroneck. Filed Aug. 18.

A&E Surfaces Company Inc., as owner. Filed by Hudson Meridian Construction Group LLC. Action: Foreclosure of a mortgage in the principal amount of \$33,283 affecting property located at 120 Old Post Road, Rye. Filed Aug. 23.

Aguilar, Moran Rosanna E. - distributee, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$201,000 affecting property located at 129 State St., Ossining. Filed Aug. 24.

Ailloni-Charas Miriam C., as owner. Filed by Edgewood Mac V LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,450,000 affecting property located at 126 N. Main St., Rye. Filed Aug. 21.

Allied Affiliated Funding LP, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$1,750,000 affecting property located at 4 Griffen Drive, Mamaroneck. Filed Aug. 24.

Antenucci, Anthony, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$202,000 affecting property located at 1356 Nepperhan Ave., Yonkers. Filed Aug. 25.

Antepara, Christopher, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$424,297 affecting property located at 31 Hillside Drive, Yonkers. Filed Aug. 23.

Beirne, Virginia, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$14,996 affecting property located at 89 Hillcrest Road, Mount Vernon. Filed Aug. 24.

Delbalzo, Louise - Distributee, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$675,000 affecting property located at 46 Greenwich Road, Bedford. Filed Aug. 23.

Discover Bank, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$598,000 affecting property located at 10 North Lane, Chappaqua. Filed Aug. 23.

First Union National Bank, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$253,000 affecting property located at 28 Redfield St., Rye. Filed Aug. 24.

Gallace, Catherine, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$397,000 affecting property located at 64 Ashland St., New Rochelle. Filed Aug. 24.

Howe, Robin B., as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$148,790 affecting property located at 325 Mount Pleasant Ave., Mamaroneck. Filed Aug. 24.

Kreuscher, Doug, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$155,000 affecting property located at 20 Maple Place, Ossining. Filed Aug. 17.

Lasalle 1997-4 Sub Pool 1, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$318,417 affecting property located at 17 Franklin Drive, Somers. Filed Aug. 23.

Leone, Jacqueline, as owner. Filed by Flagstar Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$352,964 affecting property located at 137 Chittenden Ave., Yonkers. Filed Aug. 24.

Margotta, Raymond, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 34 Elm St., Sleepy Hollow. Filed Aug. 18.

Parra, Gabriel, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 431 Irving Ave., Port Chester. Filed Aug. 23.

PNC Mortgage LLC, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 6 Timberlane Drive, Katonah. Filed Aug. 21.

Tiabo, Edmond, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$423,073 affecting property located at 355 Webster Ave., New Rochelle. Filed Aug. 23.

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

VCS Residential LLC, as owner. Filed by Sharestates Investments LLC Series Bc2016-00488. Action: Foreclosure of a mortgage in the principal amount of \$2,244,000 affecting property located at 370 N. Clayton Road, Scarsdale. Filed Aug. 24.

MECHANIC'S LIENS

2022 Revocable Trust of Jason Karl, Rye. \$3,779 in favor of McGuires Mechanical Contracting, Mamaroneck. Filed Aug. 25.

McCarthy, Frances H., Mount Pleasant. \$1,287 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Aug. 30.

NEW BUSINESSES

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

Sole Proprietorships

B&M Limousine Service, 23 Sarah St., Ossining 10562. c/o Bilaf Mansour. Filed Aug. 31.

Chalk Copy & Communications, 184 Hickory Grove Drive, Larchmont 10538. c/o. Filed Aug. 31.

Element Hair Studio, 219 Harrison Ave., Harrison 10528. c/o Jacqueline Alvarez. Filed Aug. 30.

Ferchos Carpentry, 76 Waller Ave., Apt. 2, White Plains 10605. c/o Julio Fernando Tello Castro. Filed Aug. 30.

Freedom To Fly, 210 Husted Ave., Peekskill 10566. c/o. Filed Aug. 31.

John Ward Music, 514 Gramatan Ave., Mount Vernon 10552. c/o John Ward. Filed Aug. 28.

KT Interior Design, 1746 Pleasantville Road Briarcliff Manor 10510. c/o Karen Toffanello. Filed Aug. 28.

L&N Auto Rental & Sales, 50 Fleetwood Ave., Mount Vernon 10552. c/o Lauren Pizzarello and Nicholas Ferron. Filed Aug. 30.

Lighthouse Security, 12 Rollhaus Place, Port Chester 10573. c/o Gustavo Adolfo Gomez Galeano. Filed Aug. 29.

Navarros Cleaning, 109 A Murray Ave., Yonkers 10704. c/o Elizabeth Aguilar Navarro. Filed Aug. 28.

Rivertowns Orthodontics, 584 Broadway, Hasting-on-Hudson 10706. c/o Stephen Ossen. Filed Aug. 28.

Tinos Painting, 105 Washington Ave., New Rochelle 10801. c/o Ernesto Perez de Paz. Filed Aug. 30.

Uberspeech, P.O. Box 283, 119 Pondfield Road, Bronxville 10708. c/o Amanda Angiletta. Filed Aug. 29.

Varc, 8 Waring Row, Yonkers 10701. c/o. Filed Aug. 31.

Westcoast Custumz, 1270 Sawmill River Road, Yonkers 10710. c/o. Filed Aug. 31.

Worldwide Wholesale, 555 Bronx River Road, Yonkers 10704. c/o Priscilla Torres. Filed Aug. 29.

HUDSON VALLEY

Building Loans

Above \$1 million

27 Ewing LLC, as owner. Lender: Northeast Community Bank. Property: 27 Ewing Ave., Spring Valley. Amount: \$1.4 million. Filed Sept. 1.

Below \$1 million

Auriana, Christopher and Jessica Auriana, as owner. Lender: TEG FCU. Property: in Poughkeepsie. Amount: \$532,700. Filed Sept. 6.

Broadview Capital LLC, as owner. Lender: State Route 211 LLC. Property: in Mount Hope. Amount: \$330,000. Filed Sept. 6.

Frank Construction New York Inc., as owner. Lender: Wisdom Funding USA LLC. Property: 60-62 E. Boyds Road, Carmel. Amount: \$90,000. Filed Sept. 1.

Miller, George R. and Mary L. Miller, as owner. Lender: James L. Rhein. Property: in Walkkill. Amount: \$180,000. Filed Sept. 6.

Turnkey Property Brothers LLC, as owner. Lender: BPL Mortgage Trust LLC. Property: 12 Howard Ave., Tappan. Amount: \$118,500. Filed Sept. 1.

DEEDS

Above \$1 million

316 Main LLC, Poughkeepsie. Seller: 316 Main Owner LLC, Beacon. Property: 316 Main St., City of Poughkeepsie. Amount: \$1.6 million. Filed Aug. 25.

Autusr LLC, New York. Seller: Silo Ridge Condo III LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$10.8 million. Filed Aug. 25.

Erickson, Chris Wallace, Revocable Trust, et al, Coral Gables, Florida. Seller: 230 River Road LLC, Lucas, Texas. Property: 230 River Road, Grandview-on-Hudson. Amount: \$1.6 million. Filed Aug. 1.

Leser, Tzvi H. and Malkie Weiss, Spring Valley. Seller: 1 Vincent Road LLC, et al, Brooklyn. Property: 5 Vincent Road, Spring Valley. Amount: \$1.2 million. Filed Aug. 1.

North Cherry Holdings LLC, Monsey. Seller: Janet Redl Trust, Poughkeepsie. Property: in City of Poughkeepsie. Amount: \$1.3 million. Filed Aug. 29.

Below \$1 million

107 Properties LLC, Palisades. Seller: SJB 336 Inc., Old Tappan, New Jersey. Property: 336 Blaisdell Road, Pearl River. Amount: \$714,000. Filed Aug. 3.

79 Russell Avenue LLC, Rhinecliff. Seller: Frank J. Alagna, Rhinebeck. Property: 79 Russell Ave., Rhinebeck. Amount: \$625,000. Filed Aug. 24.

Alvarez, Marta Micaela Vasquez, Poughkeepsie. Seller: Elchan Group Inc., Monroe. Property: in town of Poughkeepsie. Amount: \$495,000. Filed Aug. 22.

Bentley Property Holdings LLC, Clinton Corners. Seller: Karen S. Orton, Stanfordville. Property: 6042 Route 82, Stanford. Amount: \$229,000. Filed Aug. 30.

Block, Melanie, Brooklyn. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$758,000. Filed Aug. 23.

Blue Skyline of New York Inc., Astoria. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$430,000. Filed Aug. 24.

Breuer, Akiva, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 8 Zinkiv Ave., New Square. Amount: \$680,000. Filed Aug. 2.

BVG Enterprises LLC, Beacon. Seller: Beacon 226 Main Street LLC, Fishkill. Property: in city of Beacon. Amount: \$395,000. Filed Aug. 22.

Daniel E. II LLC, Verplanck. Seller: Gloria Quezada, Poughkeepsie. Property: 120 Hamburg Road, Wappinger Falls. Amount: \$175,000. Filed Aug. 23.

Deutsche Bank Trust Company Americas, Lake Zurich, Illinois. Seller: Byron Keith, Clinton Corners. Property: 227 Pine Ridge Drive, Wappinger Falls. Amount: \$547,000. Filed Aug. 24.

Dutchess Land Conservancy Inc., Millbrook. Seller: Town of Red Hook. Property: in Red Hook. Amount: \$515,000. Filed Aug. 29.

Dutchess Land Conservancy Inc., Millbrook. Seller: Town of Red Hook. Property: in Red Hook. Amount: \$800,000. Filed Aug. 25.

EH Home Buyers LLC, LaGrangeville. Seller: Joseph J. Forman, Poughkeepsie. Property: in LaGrange. Amount: \$165,000. Filed Aug. 24.

Fingerhut, Joelle E. and Khalid Marbou, Poughkeepsie. Seller: 2 Hook Road LLC, Hyde Park. Property: in Hyde Park. Amount: \$440,000. Filed Aug. 30.

George, Tammy, Stanfordville. Seller: Carraine Holding Corp., Stormville. Property: 26 Bowman Road, Pine Plains. Amount: \$277,000. Filed Aug. 24.

Gordon, Michael S., New York. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Aug. 21.

Habitat For Humanity of Dutchess County Inc., Wappingers Falls. Seller: North East, town, of Millerton. Property: in North East. Amount: \$25,000. Filed Aug. 21.

Hitorra Acquisition Group LLC, Fishkill. Seller: Lawrence Schacht Foundation Inc., Uniondale. Property: in Beekman. Amount: \$615,000. Filed Aug. 25.

Joppa Properties LLC, Millbrook. Seller: Helen J. Forte Trust, Millbrook. Property: in Washington. Amount: \$452,500. Filed Aug. 21.

JPDD LLC, Scarsdale. Seller: Tahir Gulzar and Mubarika N. Malik, Poughkeepsie. Property: 145 S. Grand Ave., City of Poughkeepsie. Amount: \$262,500. Filed Aug. 23.

Jungreis, Yitzchok and Rivka Jungreis, Monsey. Seller: White Tulips LLC, Monroe. Property: 27 S. Cole Ave., Spring Valley. Amount: \$999,000. Filed Aug. 2.

Klein, Aaron, Spring Valley. Seller: EZ 2019 LLC, Spring Valley. Property: 7 Centre St., Spring Valley. Amount: \$415,000. Filed Aug. 2.

McCarthy, Sean, Wappingers Falls. Seller: US Bank Trust NA, Dallas, Texas. Property: 3 Elm St., Wappinger. Amount: \$340,000. Filed Aug. 28.

Montair LLC, Monroe. Seller: Leo Mallavarapu, Suffern. Property: 82 Bon Aire Circle, Suffern. Amount: \$250,000. Filed Aug. 1.

Netherwood Orchards LLC, Milton. Seller: Alice H. Messerich, Schenectady. Property: 1029-1047 Netherwood Road and 160-166 Old Bulls Head Road, Clinton. Amount: \$649,000. Filed Aug. 24.

Obermeister, Avraham, Wesley Hills. Seller: Deutsche Bank National Trust Co., Anaheim, California. Property: 23 Wilshire Drive, Chestnut Ridge. Amount: \$585,000. Filed Aug. 1.

NEW BUSINESSES

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

Partnerships

A&S Savvy Cleaning Services, 80 Horan Road, Slate Hill 10973. c/o Timothy Joel and Sean Michael Savacool. Filed Sept. 6.

JC Construction, 24 Still Road, Monroe 10950. c/o Jose Walter Lopez Castro and Jakiee Isabel Sanchez. Filed Sept. 5.

Sole Proprietorships

Cantoral Carpentry, 2635 Carmel Ave., Brewster 10509. c/o Obdulio A. Cruz Cantoral. Filed Sept. 6.

Carmel Taxi Service, 85 Lincoln Drive, Carmel 10512. c/o Mohammed Aggoub. Filed Sept. 6.

Colby Co., 24 Woodbine Drive, Mahopac 10541. c/o Jeffrey Asher Colby. Filed Sept. 1.

Cota Sealcoating, 56 Hawhurst Road, Monroe 10950. c/o Gudemaro Romero Perez. Filed Sept. 1.

Jasba, 81 B. W. Main St., Walden 12586. c/o Kristen L. DeRosa. Filed Sept. 6.

Jay Realty Services, 20 Browns Drive, New Windsor 12553. c/o Jessica Yarri. Filed Sept. 1.

Jet Home Construction, 65 Cedar Ave., New Windsor 12553. c/o Boris Andres Valarezo Abril. Filed Sept. 6.

Joelle Van Sickle Yoga, 9 Division St., Cold Spring 10516. c/o Joelle A. Van Sickle. Filed Sept. 5.

Triple V Consultants, 69 Pewter Circle, Chester 10918. c/o Vincent Charles Finizia. Filed Sept. 1.

Watson, Renee, Middletown. \$4,908 in favor of Deerfield Commons Limited Partnership, Middletown. Filed Aug. 28.

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

Williams, Chimene, Middletown. \$3,864 in favor of Orange & Rockland Utilities, Spring Valley. Filed Aug. 25.

MECHANIC'S LIENS

Berrosi, Brigitte, as owner. \$5,805 in favor of Dr. Energy Saver of the Hudson Valley Inc. and Foamco. Property: 60 Schneider Ave., Highlands-Highland Falls. Filed Aug. 25.

Davis, Cynthia, as owner. \$4,363 in favor of TMO Services LLC. Property: 9 Hearthstone Way, New Windsor. Filed Aug. 28.

Forge Hill Holdings LLC, as owner. \$33,197 in favor of Johnson Controls Fire Protection LP. Property: in New Windsor. Filed Aug. 31.

Forge Hill Holdings LLC, as owner. \$59,081 in favor of Johnson Controls Fire Protection LP. Property: in New Windsor. Filed Aug. 31.

Lee Gardens Inc., as owner. \$3,291 in favor of Complete Equipment Rentals LLC. Property: 20 Israel Zupnick Drive, Palm Tree. Filed Aug. 30.

Parsons, David Scott and Clare Bueche, as owner. \$4,200 in favor of Bobs Professional Services Group LLC. Property: 121 Brigadoon Blvd., Highland Mills. Filed Aug. 23.

Reich, Joel and Faigy Reich, as owner. \$8,495 in favor of Dreamscapes of Rockland Inc. Property: 108 Seven Springs Road, Monroe. Filed Aug. 31.

Piaquadio, Gil Joseph Jr., New Windsor. \$4,638 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 25.

Quinones, Christina, Goshen. \$17,518 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 25.

Roman, Crystal, Port Jervis. \$5,476 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

Ross, Michael, New Windsor. \$1,954 in favor of Cavalry SPV I LLC and Synchrony Bank, Greenwich, Connecticut. Filed Aug. 24.

Royal, Tanisha, Jamaica. \$2,336 in favor of Independence Receivables Corp., Gathersburg, Maryland. Filed Aug. 25.

Schenkel, William J., Salisbury Mills. \$5,211 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 25.

Sitka, Bryan C., New Windsor. \$1,678 in favor of Capital One Bank, Richmond, Virginia. Filed Aug. 25.

Spearman, Duane Linwood, Newburgh. \$867 in favor of Kristina Bako, New Windsor. Filed Aug. 24.

Szeli, Daniel, Walden. \$3,707 in favor of Capital One, McLean, Virginia. Filed Aug. 29.

Thomas, Brian Sr. and Karen Thomas, Monroe. \$2,440 in favor of Waked Properties LLC, et al, Montgomery. Filed Aug. 28.

Thomson, Alistair, New Windsor. \$7,201 in favor of Christine Lopez, Piermont. Filed Aug. 25.

Tomasulo, Michele, Middletown. \$1,694 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 30.

Valley Plumbing Septic & Water Treatment LLC and Slover Jason, Montgomery. \$35,482 in favor of National Funding Inc., San Diego, California. Filed Aug. 28.

Lebrun, Mackenson, Middletown. \$6,004 in favor of Cathynn Greene. Filed Aug. 25.

Lefberg, Courtney A., Campbell Hall. \$9,036 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 29.

Martinez, Clara, Monroe. \$12,865 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 24.

Martinez, Kristin and Theresa Riddle, Newburgh. \$15,959 in favor of Banta Management Services Inc., Newburgh. Filed Aug. 28.

Meisels Agency Inc., Monroe. \$122,037 in favor of Orange Bank & Trust Co, Middletown. Filed Aug. 29.

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.

Moskovitz, Abraham, Monroe. \$3,932 in favor of Capital One, Richmond, Virginia. Filed Aug. 25.

Nguon, Graciela, Middletown. \$4,090 in favor of Capital One Bank USA, McLean, Virginia. Filed Aug. 25.

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

Nunez, Anthony, Middletown. \$4,312 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Aug. 24.

Pearson, Cleveland, et al, Middletown. \$9,521 in favor of Stelling Parc at Middletown. Filed Aug. 28.

Dietrich, Desirae, Middletown. \$1,442 in favor of Orange County Department of Social Services, Goshen. Filed Aug. 28.

Executive Realty Group LLC, Monroe. \$4,740 in favor of Orange & Rockland Utilities, Spring Valley. Filed Aug. 25.

Frazier, Edith, Middletown. \$4,950 in favor of David & Simon Ventures LLC, Long Branch, New Jersey. Filed Aug. 25.

Garabito, Catiria, Port Jervis. \$3,582 in favor of Heritage Financial Credit Union, Middletown. Filed Aug. 25.

Haber, Charles, New Windsor. \$1,439 in favor of Capital One Bank, McLean, Virginia. Filed Aug. 25.

Hayes, Irina, New Windsor. \$6,176 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

Jones, Brian, Middletown. \$1,254 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed Aug. 30.

Jones, Larry, Newburgh. \$12,112 in favor of Banta Management Services Inc., Newburgh. Filed Aug. 28.

Kennedy, Rebecca, Sparrow Bush. \$5,701 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 24.

Kilgore, James T., Fort Montgomery. \$5,064 in favor of Mirna E. Franco, Garnerville. Filed Aug. 25.

Klassen, Michael A., Newburgh. \$123,624 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 25.

Korol, Monalisa, Newburgh. \$4,485 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 25.

Lebron, Eric, et al, New Windsor. \$5,915 in favor of DRA Fidelco New Windsor LLC, et al, New Windsor. Filed Aug. 25.

Village Square at Haverstraw LLC, West Nyack. Seller: Blimie and Devory Bochner, Haverstraw. Property: 58 New Main St., Haverstraw. Amount: \$75,000. Filed Aug. 3.

West Dorsey LLC, Poughkeepsie. Seller: Small World Properties LLC, Poughkeepsie. Property: in Hyde Park. Amount: \$524,000. Filed Aug. 30.

Wolek, Mark, Hyde Park. Seller: Champion Properties Inc., Straatsburg. Property: in Hyde Park. Amount: \$269,000. Filed Aug. 22.

JUDGMENTS

Alford, Andre, Middletown. \$23,463 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 25.

Ammitzboll, Paul A., Monsey. \$7,917 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 24.

Bilyou, Julie Meyer, Middletown. \$1,545 in favor of Culligan of the Hudson Valley, Newburgh. Filed Aug. 25.

BMW Corp., et al, Monroe. \$186,581 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Aug. 25.

Burks, Tumeicka, Newburgh. \$7,552 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

Chero, Jose, Walden. \$3,048 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 29.

Delgado, Juan, Newburgh. \$10,620 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 25.

Dennison, Rodney, Slate Hill. \$3,174 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Aug. 28.

DiBlasi, Douglas, Chester. \$3,767 in favor of Orange & Rockland Utilities, Spring Valley. Filed Aug. 25.

PDC Development Corp., Poughkeepsie. Seller: 224 Church Street Associates LLC, Poughkeepsie. Property: 224 Church St., city of Poughkeepsie. Amount: \$200,000. Filed Aug. 21.

Pheasant & Fawn LLC, Amenia. Seller: George Holzberger, LaGrangeville. Property: in Washington. Amount: \$150,000. Filed Aug. 25.

Pichardo, Joel Diaz and Nicole Pichardo, Beacon. Seller: US Bank National Trust, Dallas, Texas. Property: 28 Raker Road, town of Poughkeepsie. Amount: \$380,000. Filed Aug. 30.

RDR Properties LLC, Poughkeepsie. Seller: Taconic Properties LLC, Hyde Park. Property: in Hyde Park. Amount: \$475,000. Filed Aug. 22.

Sarwal, Susheel, Poughkeepsie. Seller: Balding Avenue Rental Properties LLC, Carle Place. Property: in city of Poughkeepsie. Amount: \$340,000. Filed Aug. 22.

Summit Vista Corp., Saugerties. Seller: Stephanie A. Vogt, Poughkeepsie. Property: in Hyde Park. Amount: \$202,000. Filed Aug. 24.

Taylor, James and Ashley Boyer, Poughkeepsie. Seller: 9 Walker Road LLC, Poughkeepsie. Property: 9 Walker Road, LaGrange. Amount: \$380,000. Filed Aug. 30.

Verdichizzi, Megan, Hyde Park. Seller: Lembesis Holdings Inc., Pleasant Valley. Property: in Pleasant Valley. Amount: \$325,000. Filed Aug. 22.

Verlin, William E., Wappingers Falls. Seller: Sohn Management LLC, Brooklyn. Property: 25 Wonderland Drive, Hopewell Junction. Amount: \$60,000. Filed Aug. 30.

BUILDING PERMITS

Commercial

Flemming, Bryan M., Norwalk, contractor for Bryan M. Flemming. Install a generator next to existing generator at 212 Richards Ave., Norwalk. Estimated cost: \$15,600. Filed July 21.

Home Solutions SVC LLC, Norwalk, contractor for July Castro. Add to rear of single-family residence at 7 Eugene Srive. Norwalk. Estimated cost: \$15,000. Filed July 31.

Power Home Remodeling Group LLC, Norwalk, contractor for Leon N. Breault and Kathryn S. Breault. Reroof 49 Mohawk Drive, Norwalk. Estimated cost: \$28,288. Filed July 31.

Power Home Remodeling Group LLC, Norwalk, contractor for Jorge E. DeLeon. Reroof 50 County St., Norwalk. Estimated cost: \$52,712. Filed July 31.

Power Home Remodeling Group LLC, Norwalk, contractor for Sandra Resnick. Reroof 12 Silwen Lane, Norwalk. Estimated cost: \$31,101. Filed July 31.

Power Home Remodeling Group LLC, Norwalk, contractor for Martha Khachadoorian Pearlant. Reroof at 56 Spring Hill Ave., Norwalk. Estimated cost: \$41,100. Filed July 31.

Power Home Remodeling Group LLC, Norwalk, contractor for Dolores Gamble Junious. Remove and replace 14 windows at 8 Bonnybrook Trail, Norwalk. Estimated cost: \$25,829. Filed July 31.

RAM Building Group LLC, Norwalk, contractor for IJ Group LLC. Renovate existing office space at 37 North Ave., Norwalk. Estimated cost: \$65,000. Filed July 26.

Residential

Berkshire Estates LLC, Norwalk, contractor for Berkshire Estates LLC. Renovate the single-family residence at 10 Belmont Place, Norwalk. Estimated cost: \$45,000. Filed July 24.

Cleveland Riggs Construction Co., Norwalk, contractor for Jason Diamandis. Renovate and expand the existing family room at 49 Highland Ave., Norwalk. Estimated cost: \$220,000. Filed July 28.

Cook, Kelly Lynn, Norwalk, contractor for Kelly Lynn Cook. Construct a superstructure for a two-car garage at 176 Perry Ave., Norwalk. Estimated cost: \$55,000. Filed July 24.

CS Contracting LLC, Norwalk, contractor for Robert L. and Esther M. Depelteau. Reroof 26 Cornwall Road, Norwalk. Estimated cost: \$16,981. Filed July 28.

Flatau, Ingrid, Norwalk, contractor for Ingrid Flatau. Replace the deck at the rear of a single-family residence at 4 Old Witch Court, Norwalk. Estimated cost: \$22,000. Filed July 26.

Gold Shield Construction LLC, Norwalk, contractor for William Gerardi. Install plywood on entire house at 267 Silvermine Ave., Norwalk. Estimated cost: \$46,578. Filed July 28.

Gunner LLC, Norwalk, contractor for Richard and Catherine Celentano. Reroof 389 Rowayton Ave., Norwalk. Estimated cost: \$10,000. Filed July 24.

Home Depot USA Inc., Norwalk, contractor for Johnnie Torres. Remove and replace four windows at 3 Maxwell Road, Norwalk. Estimated cost: \$3,613. Filed July 27.

Home Depot USA Inc., Norwalk, contractor for Anthony M. Buzzeo Jr. Remove and replace one window at 187 Flax Hill Road, No.A/S, Norwalk. Estimated cost: \$2,142. Filed July 27.

J and M Construction and Son LLC, Norwalk, contractor for Sergio Serrano Casasin. Renovate single-family residence at 54 Quintard Ave., Norwalk. Estimated cost: \$57,000. Filed July 26.

Lee, Lorenz, Norwalk, contractor for Lorenz Lee. Renovate the single-family residence at 5 Honey Hill Lane, Norwalk. Estimated cost: \$150,000. Filed July 26.

MacLean Woodworking LLC, Norwalk, contractor for Thomas W. Schaumann. Construct a superstructure for a one-story Addition at 14 Myrtle St., Norwalk. Estimated cost: \$60,000. Filed July 31.

Pramer, Timothy, Norwalk, contractor for Timothy Pramer. Construct a superstructure for a new single-family residence at 19 Sky top Drive, Norwalk. Estimated cost: \$505,000. Filed July 25.

Shah, Ashu and Rupali Shah, Norwalk, contractor for Ashu Shah. Install two skylights and re-roof the single-family residence at 48 Princes Pine Road, Norwalk. Estimated cost: \$15,000. Filed July 27.

Warren, Romeo A., Norwalk, contractor for Chaundra Hoover. Install a generator at side of single-family residence at 32 Morehouse Lane, Norwalk. Estimated cost: \$24,000. Filed July 28.

COURT CASES

Bridgeport Superior Court

Gonzalez-Manduja, Federico, et al, Norwalk. Filed by Kevin Oliveros, Norwalk. Plaintiff's attorney: Gould Law Group LLC, New Haven. 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-23-6125711-S. Filed July 20.

Hardy, Mary, Simpsonville. Filed by Philippe Lombardi, New Haven. Plaintiff's attorney: Michael Gerard Dolan, Hamden. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125827-S. Filed July 25.

Harvey, Noel, et al, Bridgeport. Filed by Rashamel Jones, Bridgeport. Plaintiff's attorney: George W. Ganim Jr., 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-23-6125717-S. Filed July 20.

Inside Out Design and Construction LLC, Fairfield. Filed by Peter Costello, Seymour. Plaintiff's attorney: Goldman Gruder & Woods LLC, Trumbull. Action: The plaintiff was performing his duties as a maintenance worker at the The Jewish Home for The Elderly of Fairfield County Inc. The defendant was contracted by The Jewish Home to install a pergola located on its premises. When he walked by the pergola an aluminum beam collapsed and struck the plaintiff in the face and head causing him to fall to the ground. The aluminum structure then landed on top of him when he fell to the ground. As a result, the plaintiff suffered injuries and 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-23-6125662-S. Filed July 18.

Tracy, Michael, et al, Monroe. Filed by Susan J. Delvecchio, Trumbull. Plaintiff's attorney: Law Offices of James E O'Donnell LLC, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125864-S. Filed July 26.

Danbury Superior Court

Devaux, Jane, Bethel. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association. The defendant used a credit account issued by the plaintiff and agreed to make payments for goods and services. The defendant failed to make payments and the plaintiff now seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. DBD-CV-23-6046676-S. Filed June 26.

Ez2drive Auto Group LLC, et al, Danbury. Filed by Harold Tananbaum, Greenwich. Plaintiff's attorney: Jones Damia Kaufman & DePaul LLC, Danbury. Action: The plaintiff was a business invitee of the defendant. While on the premises the plaintiff fell over a pipe or hose, which was located low to the ground and across the sidewalk next to the building. The fall was allegedly caused by the carelessness and negligence of the defendant and the plaintiff 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-23-6046559-S. Filed June 14.

Pane, Matthew, Milford. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff who suffered monetary damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046710-S. Filed June 29.

Serrano, Marcus A., et al, Danbury. Filed by RB Tax Investments LLC, Mount Pleasant, South Carolina. Plaintiff's attorney: Law Office of Maria Salatto-Gilhuly, Branford. Action: The plaintiff filed a certificate tax line on the defendants' property for unpaid taxes with interest fees and charges. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, 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-23-6046406-S. Filed May 31.

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

Stamford Superior Court

Copper Beech Condominium Inc., Norwalk. Filed by Marti Onetto-Winder, Norwalk. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: The plaintiff's property is on a downward grade from defendant's property. The plaintiff experienced water intrusion from the defendant's property, which damaged her property. The water intrusion was allegedly caused by the defendant's failure to maintain, in good repair and condition, catch basins, drain piping and conduits on defendant's property, resulting in water overflowing from defendant's property to plaintiff's property. 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-23-6062035-S. Filed June 29.

Fitzgibbon, Mark T., et al, New Canaan. Filed by Havalah F. Rosetta, Stamford. Plaintiff's attorney: Casper & De Toledo LLC, Stamford. 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-23-6062116-S. Filed July 6.

Tobar, Noe, Stamford. Filed by Susan Sanseverino, Greenwich. Plaintiff's attorney: Ivey Barnum & O'Mara, Greenwich. Action: The plaintiff is the current holder of the defendant's note and mortgage. The defendant has defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, 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-23-6061506-S. Filed May 23.

Weingarten, Jeremy, et al, Stamford. Filed by Alexander Sirena, Stamford. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. 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-23-6062378-S. Filed July 21.

Whole Foods Market Group Inc., et al, Austin, Texas. Filed by Young-Jin Chung, Greenwich. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants and was exiting the premises through an automatic sliding door when it became dislodged from its track and violently struck the plaintiff. As a result of being struck by the door, the plaintiff was thrown into a stone pillar and suffered serious personal injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062108-S. Filed July 5.

DEEDS

Commercial

156 Parsonage Road LLC, Greenwich. Seller: Robert M. Santora and Carol M. Santora, North Palm Beach, Florida. Property: 156 Parsonage Road, Greenwich. Amount: \$10. Filed Aug. 16.

211 James Street LLC, Fairfield. Seller: Adam G. Lau, Fairfield. Property: 211 James St., Fairfield. Amount: \$707,500. Filed Aug. 21.

236 Puritan Road Trust, Milford. Seller: K&J Partnership LLC, Fairfield. Property: 236 Puritan Road, Fairfield. Amount: \$2,835,000. Filed Aug. 25.

280 ORD LLC, Greenwich. Seller: Villa Gioia LLC, Old Greenwich. Property: 280 Otter Rock Drive, Greenwich. Amount: \$1. Filed Aug. 17.

518 Stillwater Road LLC, Stamford. Seller: Karen A. Wenz, Stamford. Property: 518 Stillwater Road, Stamford. Amount: \$290,000. Filed Aug. 7.

Cromwell, Polly F., Fairfield. Seller: Teflon Holdings LLC, Easton. Property: 73 Edgewood Place, Fairfield. Amount: \$625,000. Filed Aug. 21.

D5 Town House LLC, Greenwich. Seller: 23 Connecticut Avenue LLC, Greenwich. Property: 23 Connecticut Ave., Greenwich. Amount: \$2,875,000. Filed Aug. 18.

Doran, Alan and Lisa Doran, Fairfield. Seller: 491 Rowland Road LLC, Fairfield. Property: 491 Rowland Road, Fairfield. Amount: \$2,800,000. Filed Aug. 25.

Droa LLC, Greenwich. Seller: 82 Doubling LLC, Greenwich. Property: 82 Doubling Road, Greenwich. Amount: \$1. Filed Aug. 16.

Feng, Quan and Lars N. Nielsen, Greenwich. Seller: Nimbus Leo LLC, Greenwich. Property: 15 Lismore Lane, Greenwich. Amount: \$10. Filed Aug. 16.

Jones, Brien C. and Amy K. Jones, Westport. Seller: View & Vine Fairfield LLC, Darien. Property: 927 South Pine Creek Road, Fairfield. Amount: \$935,000. Filed August 22.

Panasharp Properties LLC, Fairfield. Seller: Gaurav N. Golani, West New York, New Jersey. Property: 91 Strawberry Hill Ave., Unit 430, Stamford. Amount: \$191,250. Filed Aug. 3.

Rutkowski Properties LLC, Fairfield. Seller: Stanley Rutkowski and Isabel Rutkowski, Fairfield. Property: 111 Woodland Road, Fairfield. Amount: SN/A. Filed Aug. 21.

Serra-Ruiz, Jacqueline and William Ruiz, Stamford. Seller: Elwood Lee Armstrong and Damaris Armstrong, Cap May, New Jersey. Property: 61 Dogwood Court, Stamford. Amount: \$975,000. Filed Aug. 3.

Simmons Owners LLC, Greenwich. Seller: Olga Kogan, New York, New York. Property: 18 Simmons Lane, Greenwich. Amount: \$10. Filed Aug. 16.

Valley RE LLC, Greenwich. Seller: 62 Valley Road LLC, Greenwich. Property: 62 Valley Road, Greenwich. Amount: \$1. Filed Aug. 15.

Wernert, Bruce and Anne Wernert, Greenwich. Seller: River Road Development LLC, Greenwich. Property: 89 River Road, Unit 305, Cos Cob. Amount: \$1,550,000. Filed Aug. 18.

Residential

Ashmore, Michael and Kathleen Ashmore, Southport. Seller: John N. Hill and Anne B. James, Southport. Property: 181 Taintor Drive, Southport. Amount: \$2,600,000. Filed Aug. 22.

Atala, Paul and Peter Nolan, Fairfield. Seller: Daniel Cupp, et al, Fairfield. Property: 465-467 Edward St., Fairfield. Amount: \$1,560,000. Filed Aug. 22.

Atoui, Lorine and Jean Laham, Westport. Seller: Bette Green, Fairfield. Property: 194 Southport Woods Drive, Unit 8-F-1, Fairfield. Amount: SN/A. Filed Aug. 24.

Ball, Bikas K. and Manjari Ball, Stamford. Seller: Manjari Ball, Stamford. Property: 61 Settlers Trail, Stamford. Amount: SN/A. Filed Aug. 7.

Bassett, Michael R. and Kirsten L. Niosi, Stamford. Seller: Daniel Ross Haber and Riana Kristen Odin, Stamford. Property: 202 Soundview Ave., Unit 55, Stamford. Amount: \$525,000. Filed Aug. 4.

Blake, Jacob J. and Zhu Ru Chen, Stamford. Seller: David Canet and Deborah O'Donnell, Stamford. Property: 109 Woodmere Road, Stamford. Amount: \$775,000. Filed Aug. 9.

Buller, Agnieszka, Fairfield. Seller: Darlene M. Knight and Michael Knight, Fairfield. Property: 2180 Kings Highway, Unit 1, Fairfield. Amount: \$720,000. Filed Aug. 22.

Cohen, Hila and Vladislav Teplitsky, Oakland, California. Seller: Rajendra Seksaria, Stamford. Property: 11 Revonah Circle South, Stamford. Amount: \$1,200,000. Filed Aug. 4.

Conforti, Theodore A. and Maria A. Conforti, Greenwich. Seller: Joyce Isabella Toral, Greenwich. Property: 172 Field Point Road, Unit 6, Greenwich. Amount: \$1,507,500. Filed Aug. 15.

Cosby, Dana and Anthony Lopez, Greenwich. Seller: Lynn Ann Stempien, Naples, Florida. Property: 25 Smith Street North, Greenwich. Amount: \$840,000. Filed Aug. 18.

Deakins Jr., John M. and Karen S. Deakins, Fairfield. Seller: John M. Deakins Jr. and Karen S. Deakins, Fairfield. Property: 37 Rowland Road, Fairfield. Amount: SN/A. Filed Aug. 21.

Dempsey, Betsy and Dennis Dempsey Jr., Rye, New York. Seller: Thomas C. Klamka and Theresa M. Klamka, Cos Cob. Property: 7 Patricia Lane, Cos Cob. Amount: \$1. Filed Aug. 15.

Gies, Patrick, Old Greenwich. Seller: John F. Pikulski, Greenwich. Property: 150 Prospect St., Apt. 17, Greenwich. Amount: \$400,000. Filed Aug. 14.

Giorno, Eric, Mahopac, New York. Seller: Emily L. Blossio, Stamford. Property: 127 Greyrock Place, Unit 1207, Stamford. Amount: \$318,000. Filed Aug. 7.

Gojani, Armend, Ossining, New York. Seller: Pasquale P. Cortese, Naples, Florida. Property: 212 Davis Ave., Greenwich. Amount: \$781,000. Filed Aug. 17.

Hannon, Kyle and Yu Bai, Stamford. Seller: Cameron J. Clark, Stamford. Property: 401-409 Glenbrook Road, Unit 3, Stamford. Amount: \$367,000. Filed Aug. 3.

Hojjat, Faranak, Stamford. Seller: Bin Chen, Stamford. Property: 330 W. Hill Road, Stamford. Amount: \$920,000. Filed Aug. 7.

Jacob, Gregory and Emily Jacob, Stamford. Seller: Michael David Foster and Katrine Sorokin, Fairfield. Property: 47 Old Stratfield Road, Fairfield. Amount: \$660,000. Filed Aug. 24.

Jensen, Randall Todd and Frances Durkes Jensen, New York, New York. Seller: Timothy R. Rodgers and Jeffrey Harakal, Stamford. Property: 92 Hoylco Road, Stamford. Amount: \$10. Filed Aug. 8.

Kaba, Bekim, Stamford. Seller: Wenjie Fan and Lulu Li, Stamford. Property: 760 Den Road, Stamford. Amount: \$855,000. Filed Aug. 9.

Konheim, Elizabeth, Norwalk. Seller: Madeline E. Monde, Fairfield. Property: 41 Palmer Bridge, Unit 66, Fairfield. Amount: \$995,000. Filed Aug. 22.

Kutay, Leland and Chelsea Kutay, Stamford. Seller: Jean-Luc Teinturier and Laurence Teinturier, Cos Cob. Property: 66 N. Old Stone Bridge Road, Cos Cob. Amount: \$1. Filed Aug. 18.

Kwon, Taekyung and Jihyun Lee, Fairfield. Seller: Lawrence Kelly and Macarena Kelly, Fairfield. Property: Lot 19A, Map 4758, Fairfield. Amount: \$747,000. Filed Aug. 22.

Lavallee, Darren and Kate S. Tatarzewski, Riverside. Seller: Donald H. McGannon III and Frederica P. McGannon, Greenwich. Property: 7 Wilmont Lane, Greenwich. Amount: \$1,322,000. Filed Aug. 16.

Mehta, Jay Mayank and Meagan Marie Pirog, Stamford. Seller: Thelma Rosenblatt, Delray Beach, Florida. Property: 2435 Bedford St., Unit 21-G, Stamford. Amount: \$420,000. Filed Aug. 9.

Meyer, Judy P., Greenwich. Seller: Judith P. Meyer, Greenwich. Property: 290 Overlook Drive, Greenwich. Amount: SN/A. Filed Aug. 15.

Mitchell, Chelsea, Stamford. Seller: Elisa Chehab, Stamford. Property: 287 Hamilton Ave., Unit 4J, Stamford. Amount: \$185,000. Filed Aug. 3.

Nelson, Tamara, Stamford. Seller: Kjetil John Jansen and Meredith Lauren Jansen, Stamford. Property: 2 Shady Lane, Stamford. Amount: \$844,000. Filed Aug. 8.

O'Neill Jr., Michael E. and Elizabeth N. Rechter, Greenwich. Seller: Dugan W.E. Bliss and Claire R. Bliss, Greenwich. Property: 49 Zaccheus Mead Lane, Greenwich. Amount: \$10. Filed Aug. 14.

Palmer, Michael K. and Cynthia S. Palmer, Old Greenwich. Seller: Joseph P. Carey and Rebecca C. Carey, Stamford. Property: 3 Shore Acre Drive, Old Greenwich. Amount: \$4,750,000. Filed Aug. 14.

Panarese, Grant and Christie Spooner, Fairfield. Seller: Kevin Kelly and Ellen Fletcher-Kelly, Fairfield. Property: 131 Sasco Hill Road, Fairfield. Amount: \$1,725,000. Filed Aug. 23.

Peralta-Cabrera, Ivan Octavio, Greenwich. Seller: William McLachlan IV and Megan C. McLachlan, Norwalk. Property: 720 Black Rock Turnpike, Fairfield. Amount: \$490,000. Filed Aug. 24.

Port, Jennifer D., Greenwich. Seller: Michael Gerardi and Kara Gerardi, Greenwich. Property: 42 Midwood Road, Greenwich. Amount: \$10. Filed Aug. 18.

Procops, Scott, Greenwich. Seller: Joseph M. Fox and Debra H. Fox, Greenwich. Property: 175 Davis Ave., Greenwich. Amount: \$10. Filed Aug. 17.

Quintanilla, Jorge and Susana Quintanilla, Stamford. Seller: Michael Riordan and Gina Riordan, Stamford. Property: 396 Westover Road, Stamford. Amount: \$1,149,000. Filed Aug. 8.

Reed, Christopher and Tanya Marie Tuccinardi, Stamford. Seller: Christopher Reed, Stamford. Property: 110 Fishing Trail, Stamford. Amount: \$1. Filed Aug. 8.

Reiner, Robert S., Larchmont, New York. Seller: John Kearney and Amy Kearney, Stamford. Property: 97 Tupper Drive, Stamford. Amount: \$680,000. Filed Aug. 4.

Rosen, Leigh D. and Ryan E. Tufts, Greenwich. Seller: Meredith A. Haupt and Jason W. Slutsky, Cos Cob. Property: 29 Indian Mill Road, Cos Cob. Amount: \$1,975,000. Filed Aug. 15.

Salisbury, Faron and Mindy Sarner, Mamaroneck, New York. Seller: Dr. Ahmed H. Ibrahim and Marina Ibrahim, Greenwich. Property: 69 Riverdale Ave., Unit 602, Greenwich. Amount: \$1. Filed Aug. 16.

Shtein, Alexander and Tatyana Shtein, New Albany, Ohio. Seller: Samant Singh and Annu Gulati, Fairfield. Property: 55 Revere Lane, Fairfield. Amount: \$840,000. Filed Aug. 21.

Shved, Serhiy, Stamford. Seller: Christopher Sadowski, Stamford. Property: 71 Strawberry Hill Ave., Unit 407, Stamford. Amount: \$330,000. Filed Aug. 7.

Steenrod, Suzanne, Merrimack, New Hampshire. Seller: Jeetesh Kumar Ramchurn and Medha Ramchurn, Stamford. Property: 566 Newfield Ave., Unit 15, Stamford. Amount: \$500,000. Filed Aug. 9.

Stein, Hayley A. and Gary M. Stein, Stamford. Seller: Genna L. Meier and Anthony J. Meier, Stamford. Property: 340 Webbs Hill Road, Stamford. Amount: \$1,125,000. Filed Aug. 3.

Senior Analyst, Model Development, Synchrony Bank, Stamford, CT. Prvd model monitoring analysis & reporting support to var bus owners. Collect, reconcile, document, & validate data across multi databases. Req. Master's deg or foreign equiv deg in Info Mgmt, Maths, Engg, or rel, & 1 yr of rel wrk exp. 100% Telecommuting permitted. To apply, email resume to HR Manager referencing job code CT0035 in subject line to: kristine.mackey@syf.com.

Sucic, Inger, Stamford. Seller: Antonio Carvalho Jr., et al, Riverside. Property: 51 Forest Ave., Unit 167, Old Greenwich. Amount: \$815,000. Filed Aug. 17.

Uvarova, Tatiana, New Canaan. Seller: Bret L. Gelinas, Stamford. Property: 127 Greyrock Place, Unit 1204, Stamford. Amount: \$340,000. Filed Aug. 3.

Winer, Harry S. and Shelley M. Hack, Fairfield. Seller: Hugh R. Smith and Sally B. Smith, Southport. Property: 825 Harbor Road, Southport. Amount: \$5,995,000. Filed Aug. 25.

Wiseman, Adam and Angela Wiseman, Stamford. Seller: Timothy S. Nelson and Julie A. Giglio, Stamford. Property: 7 Fox Glen Drive, Stamford. Amount: \$1,502,000. Filed August 4.

MORTGAGES

86 Tunxis Hill Road LLC, Fairfield, by Cheryl A Carolan. Lender: Bankwell Bank, 258 Elm St., New Canaan. Property: 86 Tunxis Hill Road, Fairfield. Amount: \$375,000. Filed July 19.

Agne, Jeffrey and Jennifer Agne, Fairfield, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 381 Rowland Road, Fairfield. Amount: \$1,000,000. Filed July 21.

Anarcaya, Isaac, Old Greenwich, by Mario P. Musilli. Lender: Nations Direct Mortgage LLC, 5 Hutton Centre Drive, Suite 200, Santa Ana, California. Property: 82 Havemeyer Lane, Old Greenwich. Amount: \$475,000. Filed July 18.

Bakal, Zachary and Esther Portyansky, Stamford, by Gary R. Khachian. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 91 Cardinal Lane, Stamford. Amount: \$1,380,000. Filed July 18.

Briger, Peter L. and Maria G. Briger, Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 25 Field Point Circle, Greenwich. Amount: \$3,000,000. Filed July 17.

Brown, Gregory and Gillian Ingraham, Greenwich, by Jay N. Hershman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 26 Cambridge Drive, Greenwich. Amount: \$960,000. Filed July 19.

Cavallo, Joseph James and Alexis Luz Rodriguez, New Haven, by Michael S. Rosten. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 321 Brookside Drive, Fairfield. Amount: \$1,174,500. Filed July 21.

Chavkin, Marc J. and Anat Chavkin, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 176 West Lane, Stamford. Amount: \$215,000. Filed July 18.

Cohen, Michael and Danielle Marie Regina Cohen, Tuckahoe, New York, by Antoinette Violi. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 140 Waterbury Ave., Stamford. Amount: \$496,000. Filed July 18.

Cortese, Frank, Greenwich, by Antoinette Violi. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 8 Hemlock Drive, Greenwich. Amount: \$5,000. Filed July 21.

Cumberland, Brian J. and Bevin Cumberland, Greenwich, by Stuart Welkovich. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 1 Saint Claire Ave., Old Greenwich. Amount: \$1,062,000. Filed July 19.

Delgado-Romero, Javier A. and Nora M. Jimenez-Morales, Stamford, by N/A. Lender: American Neighborhood Mortgage Acceptance Company LLC, 700 E. Gate Drive, Suite 400, Mount Laurel, New Jersey. Property: 14 Peak St., Stamford. Amount: \$596,550. Filed July 19.

Edward, Jason, Cos Cob, by Gillian V. Ingraham. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 98 Valley Road, Unit 14, Cos Cob. Amount: \$300,000. Filed July 21.

Faustini III, Sante and Tara Jacqueline Faustini, Westport, by Linda Lauricella. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 149 Sasco River Lane, Fairfield. Amount: \$977,062. Filed July 21.

Ferguson, Joshua and Alyssa Ferguson, Tannersville, New York, by Descera Daigle. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 165 Hanford Drive, Fairfield. Amount: \$755,000. Filed July 18.

Frempong, Cecilia, Stratford, by Antoinette R. Kaine. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 18 Oaklawn Ave., Stamford. Amount: \$392,350. Filed July 20.

Friedman, John M., Old Greenwich, by Richard A. Shannon. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 17 Mortimer Drive, Old Greenwich. Amount: \$580,000. Filed July 18.

Gagnidze, Sopio, Stamford, by Susan M. Ford. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 25 Island Heights Drive, Stamford. Amount: \$635,000. Filed July 19.

Gilmer, Shirleen A., Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 21 Cherry Valley Road, Greenwich. Amount: \$226,300. Filed July 17.

Gorab, Stephanie L. and Conrad Sharkin, Brooklyn, New York, by Leah M. Parisi. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 472 Mill Hill Road, Southport. Amount: \$900,000. Filed July 17.

Hageman, Lisa M. and Nico Zimmerman, Ridgefield, by Gillian V. Ingraham. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 14 Marks Road, Riverside. Amount: \$1,575,000. Filed July 19.

Hagen, John and Emma Harris, Stamford, by Amanda K. Reichardt. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 1586 Shippan Ave., Stamford. Amount: \$800,000. Filed July 19.

Half Way Tree Holdings LLC, Greenwich, by Claude Philip Priolet. Lender: Newtek Bank NA, 1111 Brickell Ave., Miami, Florida. Property: 209 River Road Extension, Cos Cob. Amount: \$50,000. Filed July 21.

Honyotski, Susan and Brian S. Honyotski, Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 9 Lyon Ave., Greenwich. Amount: \$70,000. Filed July 19.

Hynes-Ormond, Deirdre, Fairfield, by Robert E. Colapietro. Lender: Mortgage Electronic Registration Systems Inc., P.O. Box 2026, Flint, Michigan. Property: 86 Valley View Road, Fairfield. Amount: \$50,000. Filed July 21.

Khair, Enterprises LLC, Bridgeport, by Kyri E. Bermudez. Lender: Loan Funder LLC, 645 Madison Ave., 10th floor, New York, New York. Property: 127 Jennings Road, Fairfield. Amount: \$485,750. Filed July 19.

Leiva-Figueroa, Luis Antonio, Port Chester, New York, by Michael P. Murray. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 16 Castle Court, Stamford. Amount: \$368,600. Filed July 18.

Lerner, Jennifer, Greenwich, by Amanda C. Burns. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 31 The Ave., Greenwich. Amount: \$500,000. Filed July 17.

Likvornik, Aleksey and Yulia Likvornik, Stamford, by Mark A. Sank. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 39 Glenbrook Road, Unit 20, Stamford. Amount: \$126,750. Filed July 20.

Lionetti, David, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 88 Blueberry Drive, Stamford. Amount: \$500,000. Filed July 17.

Malcolm, Kevan and Lacie Malcolm, Fairfield, by Jennifer Brown. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 1060 Merritt St., Fairfield. Amount: \$35,450. Filed July 20.

Maldonado, Renan K., Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 12 Concord St., Greenwich. Amount: \$825,000. Filed July 20.

Man, Edward and Amy Man, Fort Lee, New Jersey, by Vicki K. Johnson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 92 Indian Field Road, Greenwich. Amount: \$888,000. Filed July 18.

Martin, Ernesta and Rafael Martin Jr., Stamford, by Jeffrey Hanrahan. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 35 Arnold Drive, Stamford. Amount: \$250,000. Filed July 19.

McGlynn, Kathryn Browne, Stamford, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 764 Westover Road, Stamford. Amount: \$300,000. Filed July 20.

McLean, Ryan James, Stamford, by Pamela J. Papazidis. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 71 Dora St., Apt. C, Stamford. Amount: \$350,000. Filed July 19.

Morris, Tony and Marianna Morris, New York, New York, by Jonathan T. Hoffman. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 72 Windward Lane, Stamford. Amount: \$900,750. Filed July 17.

Murphy, Charles J. and Elizabeth Murphy, Greenwich, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 72 Zaccheus Mead Lane, Greenwich. Amount: \$240,000. Filed July 21.

Norton, Jeffery L. and Romona Norton, Stamford, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 10 Ocean Drive North, Stamford. Amount: \$762,800. Filed July 17.

Nossokoff, Christopher and Kristen Nossokoff, Stamford, by Seth J. Arnowitz. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 33 Wood Ridge Drive, Stamford. Amount: \$736,000. Filed July 19.

Okogun, Isi J., Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 624 Hope St., House B, Stamford. Amount: \$200,000. Filed July 20.

Pendharkar, Namita and Gautam Lulla, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 129 Dogwood Court, Stamford. Amount: \$100,000. Filed July 17.

Petrova, Viktoriya N., Fairfield, by Racheal Stapleton. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 75 Dawn St., Fairfield. Amount: \$200,000. Filed July 18.

Preller, Carl and Annemarie Preller, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 66 Gate Stone Lane, Fairfield. Amount: \$153,006. Filed July 19.

Quick, Benjamin P., Greenwich, by Anny Polanco. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 30 S. End Court, Greenwich. Amount: \$250,000. Filed July 17.

Stallard, Michael L. and Katharine P. Stallard, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 104 Brookside Drive, Greenwich. Amount: \$922,700. Filed July 18.

Stewart Jr., Alan, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 371 Fairfield Woods Road, Fairfield. Amount: \$220,000. Filed July 17.

Strickland, Michael and Rosemarie Strickland, Fairfield, by Dorian Arbelaez. Lender: US Alliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 51 Nichols St., Fairfield. Amount: \$339,425. Filed July 20.

Summers, Christopher and Colby Summers, Old Greenwich, by Corinne M. Abbott. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 12 Shore Acre Drive, Old Greenwich. Amount: \$1,582,000. Filed July 21.

Tamilio Jr., Robert Gary and Marlo Tamilio, Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1361 King St., Greenwich. Amount: \$350,000. Filed July 19.

Terenzio, Dante R. and Kristin V. Ascolese, Stamford, by Joseph J. Capalbo II. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 15 Dorset Lane, Stamford. Amount: \$511,200. Filed July 17.

Tirsu, Julian S. and Lyubena A. Tirsu, Norwalk, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 103 Brookside Drive, Fairfield. Amount: \$788,000. Filed July 17.

Van Brunt, Eric and Brittany Van Brunt, Mount Pleasant, South Carolina, by Brian T. Silvestro. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 12 Stroll Rock Common, Fairfield. Amount: \$430,000. Filed July 21.

Vayneris, Konstantin and Lindsey M. Vayneris, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 100 Mill River Road, Fairfield. Amount: \$338,000. Filed July 18.

Weaver Jr., Albert R. and June Weaver, Fairfield, by James R. Robinson. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 128 Castle Ave., Fairfield. Amount: \$100,000. Filed July 18.

Williams, Trudy Ann and DeAvionne Ferguson, Fairfield, by George W. Derbyshire. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 78-80 Garden Drive, Fairfield. Amount: \$353,479. Filed July 17.

Xhemajli, Ekrem and Kosovare Abazi, Scarsdale, New York, by Erin K. Flynn. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 32 Arthur St., Greenwich. Amount: \$880,000. Filed July 20.

Zarrilli, Elizabeth Jane, Norwalk, by Descera Daigle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 105 Harbor Drive, Apt. 129, Stamford. Amount: \$275,000. Filed July 18.

Zoppi, Philip J. and Eileen F. Zoppi, Fairfield, by Suzanne Shumski. Lender: Connecticut State Employees Credit Union Inc., 84 Wadsworth St., Hartford. Property: 532 Reid St., Fairfield. Amount: \$180,000. Filed July 20.

NEW BUSINESSES

Attune Medspa, 1018 High Ridge Road, Stamford 06905, c/o LPRG Stamford LLC. Filed Aug. 9.

Bingle! Premier Lighting of Fairfield, 1266 E. Main St., Stamford 06902, c/o Avsi Inc. Filed Aug. 8.

C&Y Mobile Car Wash and Detailing LLC, 234 Hillandale Ave., Stamford 06906, c/o Carlos Yaxon-Guarcax. Filed Aug. 1.

CWP Media, 2389 Main St., Suite 100, Stamford 06902, c/o Chris White Photos LLC. Filed Aug. 10.

Dream Touch Grocery, 990 Hope St., Stamford 06907, c/o Prince Souza. Filed Aug. 1.

Duke Premier Market LLC, 501 Glenbrook Road, No. 2, Stamford 06906, c/o Andre Duquene. Filed Aug. 14.

EOC Environmental-Stamford, 4 Finney Lane, No. 49, Stamford 06902, c/o Harpers Group LLC. Filed Aug. 14.

From Top To Bottom, 65 Burwood Ave., Stamford 06902, c/o Melina Bustamante. Filed Aug. 10.

Lady Plowden Boutique, 1 Lawn Ave., No. A8, Stamford 06902, c/o Sharaine Dorcinville. Filed Aug. 1.

P.S. Events, 100 Greyrock Place, Stamford 06902, c/o Fernanda Ferreira Yasgar. Filed Aug. 2.

Pilgrimages, 73 West Ave., Stamford 06902, c/o Jean R. Julien. Filed Aug. 7.

Pink Sweets Events, 100 Greyrock Place, Stamford 06902, c/o Fernanda Ferreira Yasgar. Filed Aug. 2.

Rafa Grocery, 738 Pacific St., Stamford 06902, c/o Rafa Deli LLC. Filed Aug. 9.

Restorative Therapy, 1200 High Ridge Road, Stamford 06905, c/o Restoration Institute. Filed Aug. 2.

Robles Home Improvement LLC, 56 Smith St., Stamford 06902, c/o Edgar B Robles-Martinez. Filed Aug. 9.

Sal's Pastry, 91 High Ridge Road, Stamford 06905, c/o Lesly & Hatem LLC. Filed Aug. 8.

Sawyers Maintenance & Moving, 94 Van Buskirk Ave., Stamford 06902, c/o Tyrome Sawyer. Filed Aug. 7.

Speedy's Pizza, 910 E. Main St., Stamford 06902, c/o Bonifacio Marroquin-Carias. Filed Aug. 8.

Speedy's Pizza, 910 E. Main St., Stamford 06902, c/o Marroquin Li LLC. Filed Aug. 8.

Zenvibes, 81 Gray Farms Road, Stamford 06905, c/o Florence Chiappetta. Filed Aug. 4.

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Legal Notices

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 LLC's 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

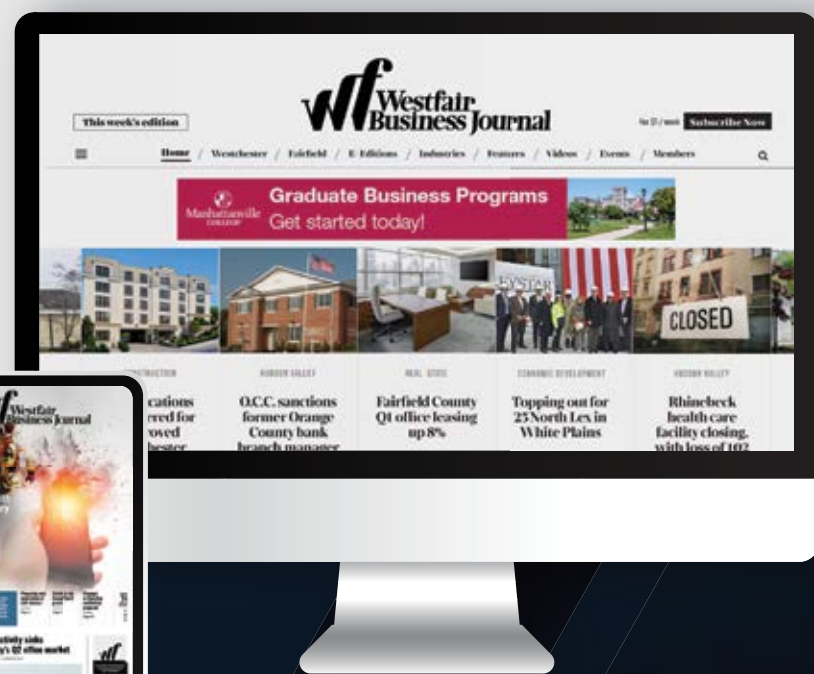
Notice of Formation of SVA JR LLC Art. Of Org. filed with SSNY on 8/14/23. Offc. Loc.: Westchester Co. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, c/o Rocket Corporate Services Inc., 2804 Gateway Oaks Dr. #100, Sacramento, CA 95833, Attn: Franecs Severe. Purpose: any lawful purpose. #63468

Notice of Formation of MWilliamsVoiceovers, LLC. Art. Of Org. filed with SSNY on 7/20/23. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to Mary Williams, 10 Hemlock Circle, Peekskill, New York 10566. Purpose: any lawful purpose. #63469

Notice of formation of Limited Liability Company. Name: Connecticut Street Hospitality Group LLC (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (ISSNY) on August 3, 2020. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Connecticut Street Hospitality Group LLC, 31 Garden Avenue, Bronxville, NY 10708. Purpose/character of LLC is to engage in any lawful act or activity. #63470

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Athanassios Petrotos, MD
Medical Director,
Trauma Surgery,
Greenwich Hospital



Cutting Edge Award
Sandra Wainwright, MD

Northeast Medical Group
and Medical Director,
Center for Hyperbaric
Medicine & Wound Care,
Greenwich Hospital



**Outstanding Nurse
Award**

Jacquelyn Trenck, RN
Northeast Medical Group
Obstetrics & Gynecology -
Stamford

Yale
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WELCOME

to the tenth annual Westchester and Fairfield County Doctors of Distinction awards and a special welcome to our 2023 honorees who are joining us this evening. This year's recipients are being recognized for their dedication, expertise, accomplishments and compassionate care. You will be inspired by their stories and their passion for the medical profession.
Congratulations to all doctors and especially our 2023 honorees.

PROGRAM:

5:30 – 6:15 p.m.: Cocktail hour

Cocktails • Buffet style food • Networking • Vendor tables

6:20 – 7:30 p.m.: Awards ceremony

Formal awards ceremony. Auditorium-style seating

KEYNOTE SPEAKER

Adam D. Hammerman, Vice president and chief financial officer - New York Medical College.

7:30 – 8 p.m.: Closing

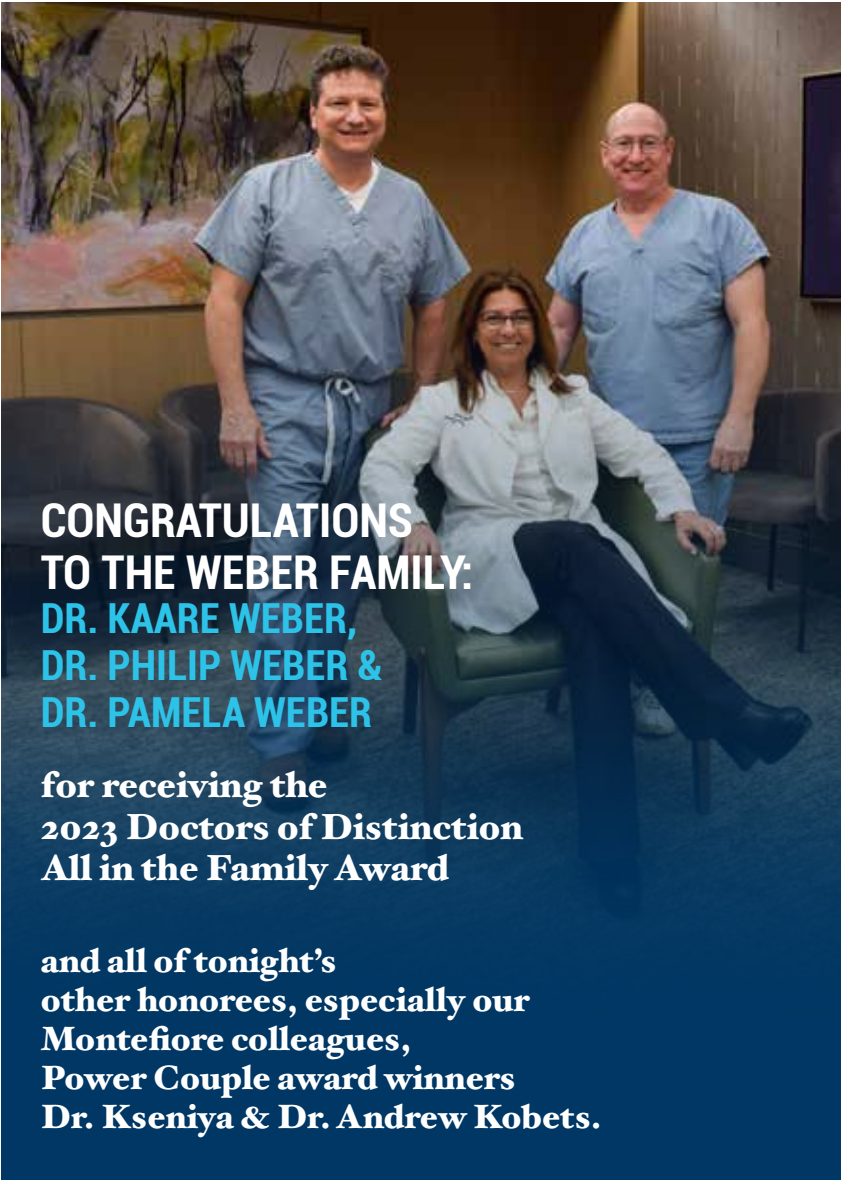
Closing program remarks, dessert, coffee and tea

PRESENTED BY



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TO THE WEBER FAMILY:
DR. KAARE WEBER,
DR. PHILIP WEBER &
DR. PAMELA WEBER**

**for receiving the
2023 Doctors of Distinction
All in the Family Award**

**and all of tonight's
other honorees, especially our
Montefiore colleagues,
Power Couple award winners
Dr. Kseniya & Dr. Andrew Kobets.**



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Naida Henriquez, DMD

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***Congratulations
to all 2023 winners!***



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KEYNOTE SPEAKER



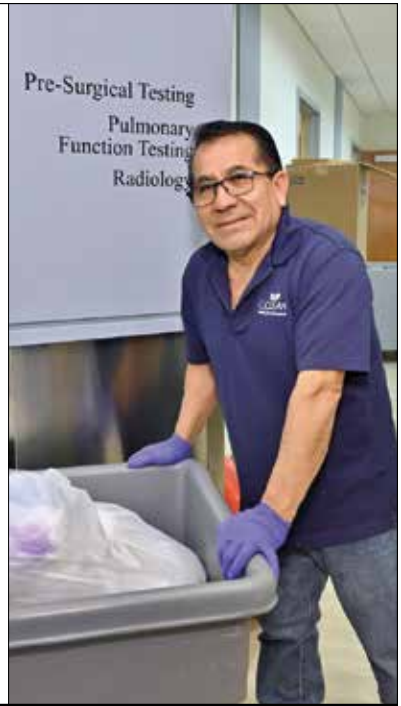
ADAM D. HAMMERMAN, M.B.A.
Vice President and Chief Financial Officer
NEW YORK MEDICAL COLLEGE

Adam D. Hammerman, M.B.A., is the vice president and chief financial officer of New York Medical College (NYMC), a member of Touro University. He manages a \$130 million operating budget, assets in excess of \$320 million and an \$80 million endowment. Hammerman oversees all aspects of NYMC's finance, accounting, financial reporting and taxes. He joined NYMC in 2015 after serving as director of budget, planning and analysis at Touro University. Prior to Touro, Hammerman held finance and operations positions at the 92nd Street Y, Museum of the City of New York and The Town School. He earned his Bachelor of Arts degree in accounting and information systems from Queens College and his M.B.A. in nonprofit management from Touro University Worldwide. Additionally, Hammerman is a New York state-certified Emergency Medical Technician, and for more than 30 years has volunteered with Hatzalah Ambulance. He is also a NYS licensed security guard and volunteers with Community Security Service (CSS) at various institutions and events.

Congratulations to the 2023 Doctors of Distinction



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Ana Evelyn Riccio, PA and
Fawaz Al-Mufti, MD.

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ALL IN THE FAMILY

DR. KAARE WEBER

*Director of Surgery and Associate Medical Director
of Surgical Services*

DR. PAMELA WEBER

Director of Breast Imaging

DR. PHILIP WEBER

*Director of the Division of Minimally Invasive Surgery,
Robotics and Bariatrics*

WHITE PLAINS HOSPITAL

Together, the Weber Family has served the White Plains and White Plains Hospital community for more than 50 years. Guided by their late father and patriarch Dr. Carl Weber, sons Drs. Philip and Kaare Weber, and daughter-in-law Dr. Pamela Weber continue Carl's enduring legacy and commitment to excellent care, benevolence, and humanity in our community. Dr. Kaare Weber is the Director of Surgery and Associate Medical Director of Surgical Services at White Plains Hospital. He specializes in treating cancers of the endocrine system and provides exceptional expertise in the minimally invasive surgical management of endocrine diseases of the thyroid, parathyroid, and adrenal glands, something usually found only in large academic medical centers. Dr. Philip Weber is Director of the Division of Minimally Invasive Surgery, Robotics and Bariatrics at White Plains Hospital. He was one of the first surgeons in Westchester County with formal fellowship training in laparoscopic and robotic surgery. He has written numerous articles about the role of laparoscopic surgery in the management of gallbladder and colonic disease, and his work has been recognized and presented at several well-respected surgical societies. Dr. Pamela Weber is Director of Breast Imaging at White Plains Hospital and is committed to providing a meaningful experience for her radiology patients. Her dual fellowship training in body imaging and breast imaging has allowed her to build up White Plains Hospital Physician Associates' first multimodality outpatient imaging center at New Rochelle. Her success is based on the trust and rapport she has created with referring physicians and patients themselves.



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COMPASSIONATE CONCIERGE DOCTOR

MINDY GALLAGHER

Pediatrician

RIVERTOWNS PEDIATRICS PC



Originally from Jericho, Long Island, Dr. Mindy Gallagher attended Binghamton and Medical School at New York College of Osteopathic Medicine before completing her residency at Westchester Medical Center. She also devoted one year to the Pediatric Infectious Disease Fellowship at New York University. Eight years ago, she moved to Dobbs Ferry from the Upper West Side and has never looked back. She loves the cozy feel of the Rivertowns and looks forward to giving back to her community. In pediatrics for 23 years, Dr. Gallagher has been working in hospital, emergency, clinic and office settings. She loves working with families and helping them navigate through the challenges of both parenting and medicine. One of the most rewarding aspects of her job is watching children grow and change, first through the months and then through the years. Dr. Gallagher is honored to be a small part of that process.

White Plains Veterinary Hospital
congratulates all of tonight's honorees
on being named Doctors of Distinction 2023
Including our own

Dr. Alison Allan



**WHITE PLAINS
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**Congratulations on your win,
Dr. Lodolini!**



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**GREENWICH HOSPITAL,
YALE NEW HAVEN HEALTH**



A graduate of St. George's Medical School in 2000, Dr. Sandra Wainwright trained in internal medicine, was chief resident and a fellow in pulmonary medicine at Norwalk Hospital, an affiliate of Yale School of Medicine. She went on to finish her fellowship training in critical care medicine at Yale New Haven Hospital in 2007 and returned to Norwalk Hospital to join the Pulmonary Critical Care Fellowship Faculty and to begin building the Wound Care Hyperbaric Program from 2007-2016. From 2016-2019, she served as member at large on the Board of Directors. Currently she sits on several UHMS committees and is the medical director at Greenwich Hospital-Yale New Haven. In 2020, Dr. Wainwright was the first critical care physician on call when Covid-19 hit the Yale System. In one weekend, she had to radically transform the delivery of critical care practices to the bedside, in order to optimize patient care and frontline staff safety. After having studied Covid directly as a frontline physician during the daytime and collaborating with her hyperbaric colleagues on evenings and weekends, she devised a plan to treat Covid patients with severe hypoxemic respiratory failure with hyperbaric oxygen – this was before vaccinations were widely available. Recognizing her efforts and leadership during the pandemic, the YNHHS provided additional leadership training through the Advanced Emerging Leaders Program at the Yale School of Management. Dr. Wainwright is currently serving on the Medical Executive Committee, the Health Equity Committee, and the Professionalism Committee for the Yale System. In 2021, she collaborated with the delivery networks in the Yale system to create a practice excellence pathway for prevention, early detection and nursing-driven treatment of pressure injuries. In May 2022, Dr. Wainwright was designated as the Hyperbaric Service line director for the Yale New Haven Health System. She has spoken nationally and internationally, adding Canada, Spain, and the UK to her most recent presentations. Throughout her career, Dr. Wainwright has maintained a 100% clinical practice, all the while keeping up her own academic interests by contributing abstracts, posters, lectures and publications on topics ranging from atypical wound presentations to hemoglobinopathies and most recently, a paper on the use of hyperbaric oxygen in Covid-19 patients with severe hypoxemia prior to vaccine availability.

DENTIST

NAIDA HENRIQUEZ

Chief Dental Officer

OPEN DOOR FAMILY MEDICAL CENTER



A senior clinical leader and director of dental services at Open Door Family Medical Center, Dr. Naida Henriquez oversees dental services at its six health centers, Saugerties dental office and mobile dental van, which serves the school-based health center sites. She has been an integral leader of Open Door's General Practice Dental Residency Program operated in conjunction with Phelps/ Northwell Hospital and New York Medical College School of Medicine since its inception in 2012. Dr. Henriquez is both an assistant clinical professor of dental medicine and site director at the program's clinical training sites at Open Door in Port Chester, Brewster, Sleepy Hollow and the mobile dental van. She received her Bachelor of Arts degree from Herbert H. Lehman, CUNY. After graduating from Tufts University School of Dental Medicine in Boston, she took a position at a federally qualified health center in Illinois where she was introduced to public health. This remains her focus. Dr. Henriquez is not only deeply committed to both serving her patients and ensuring preventative and accessible quality treatment, but also to teaching the next generation of dental providers through quality clinical training experience in the field. She provides effective leadership, support and clinically guided learning experiences to the dental residents, preceptors and staff. Her efforts help ensure growth in the field and commitment to dental services in public health settings.

DENTIST

GINA LODOLINI

Pediatric Dentist

KIDS ARE GREAT DENTAL, A DIVISION OF CAREMOUNT DENTAL



A graduate of Columbia University School of Dental and Oral Surgery in 1990, Dr. Gina Lodolini completed her pediatric dental residency at Montefiore Medical Center. During her residency, she focused on dental care for special needs children, working at the Rose Kennedy Center in Jacobi Hospital. Since then, she has been one of the leaders of Kids Are Great, a division of CareMount Dental, since its opening 30 years ago. While Dr. Lodolini has done countless fillings, cleanings and extractions over the past three decades, what matters most to her is taking care of children as a whole -- teaching them to take care of their oral health and alleviating any fears of going to the dentist. She is a cyclist, a reader, a mother of three and serves on the Board of Bedford Hills Free Library and the Board of Directors of Friends of Karen. She enjoys fundraising for charity events for issues affecting children and families, such as autism, breast cancer and children's cancer.

DOCTOR WITHOUT BOUNDARIES

FAWAZ AL-MUFTI

Associate Professor of Neurology, Neurosurgery and Radiology; Associate Chair of Neurology; Research Assistant Dean for Graduate Medical Education (GME) Research, Neuroendovascular Surgeon

NEW YORK MEDICAL COLLEGE WESTCHESTER MEDICAL CENTER



A highly accomplished physician with a rare triple-board certification in neurology, neurointensivist and neuroendovascular surgery. Dr. Fawaz A. Al-Mufti holds a remarkable educational background, having completed his neurology residency at the State University of New York at Stony Brook, followed by fellowship training in neuroendovascular surgery at Rutgers University and neurocritical care at Columbia and Weil Cornell universities. Dr. Al-Mufti is an expert in cutting-edge neuroendovascular techniques, specializing in minimally invasive management of cerebrovascular conditions such as aneurysms, arteriovenous malformations and acute ischemic stroke. He is an associate professor at New York Medical College, serving as assistant dean for GME Research and associate chair of neurology for research. He boasts over 200 peer-reviewed publications and is deeply involved in research through the Brain and Spine Institute. His leadership extends to being the director of the CNS Neuroendovascular Surgery Fellowship, where he's mentored numerous students, residents and fellows. He has a strong presence in the medical community, representing the WMC Brain and Spine Institute at global cerebrovascular conferences, and has contributed significantly to major clinical trials, both nationally and internationally. Believing in collaborative multidisciplinary patient care, valuing patient education and joint decision-making. Dr. Al-Mufti's dedication to patient outcomes is rooted in his experiences working in war zones with Doctors Without Borders. He views each patient as a person first, emphasizing the importance of treating them as if they were family. His extraordinary journey from war-torn areas to becoming a respected medical professional underscores his commitment to patient-centered care and medical excellence.

FEMALE INNOVATOR

SANDRA BRENNAN

Director of Radiology

MEMORIAL SLOAN KETTERING CANCER CENTER WESTCHESTER



The director of radiology at Memorial Sloan Kettering Cancer Center in Westchester, Dr. Sandra Brennan earned her medical degree at University College Dublin in Ireland, completed her residency in internal medicine at Mater Misericordiae Hospital, Dublin, and the Cleveland Clinic Foundation. She then completed her radiology residency at Mater Misericordiae Hospital, Dublin, followed by fellowship training in breast and body imaging at Memorial Sloan Kettering (MSK) Cancer Center. She is committed to providing excellent care to patients, contributing to research advancements and teaching since joining MSK in 2006. She is proud of her multidisciplinary work and enjoys collaborating with many distinguished colleagues in the breast service in the Department of Surgery and Pathology among others. Dr. Brennan has gained local, national and international recognition as a researcher and educator in breast imaging. She has presented research on the radiologic-pathologic correlation and high-risk screening at national and international meetings.

JESSICA MARRAFFA

Nursing Clinical Instructor

STAMFORD HOSPITAL/FAIRFIELD UNIVERSITY



A graduate of the University of Connecticut with a Bachelor of Science degree in allied health, Bridgeport Hospital's School of Nursing Accelerated Program, Jessica Marraffa holds a Master of Science degree in nursing education from Sacred Heart University. She has been an Emergency Department nurse at Stamford Hospital for the past 12 years as well as a clinical faculty member at Fairfield University for 5 years. In addition, she was a simulation instructor at Sacred Heart University for 4 years. Marraffa has also served as the clinical coordinator for the Stamford Health Covid Vaccine Clinic and is a certified Sexual Assault Forensics Examiner. With a passion for teaching, she brings her skills and techniques to the clinical setting and simulation classroom. This is where she can encourage and improve students' patient care skills and clinical decision-making abilities. Marraffa is grateful to be able to combine her passion for education with health care, which allows her the opportunity to practice in a stimulating environment while continuously expanding her own learning.

FEMALE INNOVATORS

DEBBIE PALMER

Physician, Medical Director, Co-founder

DERMATOLOGY ASSOCIATES OF NEW YORK



A board-certified dermatologist with more than 20 years of experience, Dr. Debbie Palmer is the medical director and co-founder of Dermatology Associates of New York in Harrison specializing in medical dermatology, cosmetic dermatology, laser surgery and recognized as a Castle Connolly Top Doctor. Widely respected for her expertise, Dr. Palmer has had her work published in leading medical journals and has lectured nationally and internationally about the benefits of healthy eating, anti-aging and antioxidants and how they can improve the health and appearance of your skin. She is the author of three books, including her latest release “Mindful Beauty,” and is the founder of Replere, a clinically proven, antioxidant skincare collection that helps to slow down aging and restore the skin’s natural radiance. Replere products are made from carefully selected natural ingredients and are paraben, fragrance and dye free.

LISA SAMMARITANO

Rheumatologist

HOSPITAL FOR SPECIAL SURGERY



It was at Hospital for Special Surgery (HSS) in 1988, that Dr. Lisa Sammaritano began her fellowship in rheumatic diseases. She maintains a clinical practice and conducts clinical research focused on systemic lupus erythematosus (SLE), antiphospholipid antibody syndrome (APS) and reproductive health issues in rheumatology patients. She is the lead author for the 2020 American College of Rheumatology Guideline for the Management of Reproductive Health in Patients with Rheumatic and Musculoskeletal Diseases and is the director of the Rheumatology Reproductive Health Program of the Barbara Volcker Center for Women and Rheumatic Diseases.

LIFETIME ACHIEVEMENT

BARRY KRAUSHAAR

Orthopedic Surgeon

MONTEFIORE NORTHEAST ORTHOPEDICS AND SPORTS MEDICINE



Barry Kraushaar MD is an orthopedic surgeon with 28 years of practice experience. He specializes in Sports Medicine and Adult Reconstruction. He is on the American Academy of Orthopedic Surgeons National Board of Councilors and has been a NYS Society of Orthopedic Surgeons Board Member/Contributor for over twenty years. Dr. Kraushaar has been President of the Medical Society of Rockland County, and is on the Medical Executive Council at Good Samaritan Hospital. He co-founded the Nyack Hospital Total Joint Replacement Center, and he created Advanced Orthopedics and Sports Medicine, eventually merging in to Northeast Orthopedics. In his spare time, Dr. Kraushaar plays drums with several groups including his band, Miss Diagnosis. He is an avid skier, and a certified SCUBA diver, with other passions such as road-cycling and travel. He enjoys teaching college and nursing, PA and medical students in his office. He has published articles about tendon injuries in national journals, and contributes monthly articles in his local town magazine. His following in the region is the result of a consistently kind, helpful nature coupled with his passion to always advance his knowledge and skills in an ever-evolving profession

LIFETIME ACHIEVEMENT

ATHANASSIOS PETROTOS

Medical Director of Trauma, Greenwich Hospital and Assistant Clinical Professor, Surgery at Yale School of Medicine

GREENWICH HOSPITAL



"Growing up in Greece, Dr. Athanassios Petrotos remembers learning about the first heart transplant in the United States and being amazed. He told his sister, a gynecologist, that he wanted to be a surgeon and also maybe specialize in trauma. "My sister said to me, 'This is all good, but I don't know if you will be able to do any of this work in our tiny town,'" Petrotos recalls. "And then the next catalytic moment was after I got my medical degree, and I was in the Greek Army. I was assigned to a NATO hospital in Italy after the first Gulf War. I walked into the emergency room and saw the immensity of the resources and diversity of personnel. This experience solidified my decision to come to the USA for training." Petrotos now specializes in elective general surgery, emergency general surgery and trauma. He is the medical director of trauma at Greenwich Hospital taking care of everything from trauma patients to people who need emergency abdominal surgery or elective procedures like hernia repairs and gallbladder removals. Petrotos is also operating using robotic, minimally invasive techniques. He has a simple answer to what he likes best about his chosen craft. "I go to work and I don't know what I'm going to find and I love that," he says, adding that his "favorite" major surgery is the next one. Petrotos considers building a good rapport with a patient an art. "It's something that takes years to master. It doesn't come overnight," he says. "The most important aspect is to always be kind, follow the acuity of the situation and help the patients understand their condition and the management thereafter."

LIFETIME ACHIEVEMENT

FRANCIS POLCARI

Medical Director

WARTBURG ADULT CARE COMMUNITY



A board-certified Internist with extensive experience in long-term and post-acute care, Dr. Francis Polcari has been an attending physician at Wartburg for 25 years serving as the medical director for 15 years, and he is an attending physician in the Montefiore Health System.

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OUTSTANDING NURSE



STEPHANIE PETROPOULOS

Registered Nurse

SILVER HILL HOSPITAL

JACQUELYN TRENCK

Registered Nurse

NORTHEAST MEDICAL GROUP/YALE NEW HAVEN HEALTH



A graduate in 2006, of the Norwalk Community College Nursing Program with an Associate's Degree in Nursing, Jacquelyn Trenck began her career at Greenwich Hospital in the labor and delivery unit. She continued her career there while raising her two boys. Once her children were in school, she completed her bachelor's degree from Walden University. She transitioned to the outpatient OBGYN setting of Northeast Medical Group in 2017 to continue her passion for OB but in a different setting. She has used her clinical experience to be able to educate and care for prenatal patients throughout their pregnancies. She has been extremely fortunate to have spent her entire 17 years as a registered nurse working in the Yale New Haven Health System.

PHYSICIAN ASSISTANT

ANA EVELYN RICCIO

Physician Assistant

MARIA FARERI CHILDREN'S HOSPITAL AND WESTCHESTER MEDICAL CENTER



Dedicating her life to helping others, Ana Evelyn Riccio, RPAC, has taken a keen interest in helping children with congenital heart defects. Currently, she is a physician assistant for Pediatric and Adult Congenital Cardiac Surgery at WMCHHealth's Maria Fareri Children's Hospital and Westchester Medical Center. Dr. Riccio is involved in every aspect of patient care from preoperative to postoperative and is often the conduit between patient, family and physician. She graduated from New York University and completed her physician assistant training at St. John's University/Bayley Seton Hospital. She worked in general surgery at Beth Israel Medical Center, followed by adult cardiothoracic surgery at New York Presbyterian/Cornell Medical Center and made the transition to pediatric cardiac surgery at Mount Sinai Hospital and has been at WMCHHealth's Maria Fareri Children's Hospital since 2006. An avid gardener, Ana resides in Croton-on-Hudson with her family.

POWER COUPLE

ANDREW KOBETS

Assistant Professor of Neurosurgery and Pediatrics

**MONTEFIORE MEDICAL CENTER,
ALBERT EINSTEIN COLLEGE OF MEDICINE**



An Assistant Professor of Neurological Surgery and Pediatrics at the Albert Einstein College of Medicine and an Attending Pediatric and Adult Neurosurgeon in the Montefiore Health System, Dr. Andrew J. Kobets was an honor student at the Bronx High School of Science before completing his undergraduate degree in systems neuroscience at the Johns Hopkins University. He received his Medical Doctorate and Master of Health Science degree from the Yale School of Medicine and completed a Fellowship in pediatric neurosurgery at the Johns Hopkins Hospital. Dr. Kobets returned to Montefiore after his residency there and after his fellowship as an attending pediatric neurosurgeon. He mentors countless students, published over 50 peer-reviewed manuscripts, given dozens of lectures internationally and holds a patent demonstrating a new method of treating vascular malformations of the brain. Dr. Kobets serves on several editorial boards for medical journals and is chair of several national neurosurgical committees. Dr. Kobets was the first in his family born in the United States after emigrating from Ukraine, and currently lives with his wife in Westchester.

KSENIYA KOBETS

Assistant Professor of Dermatology at Albert Einstein College of Medicine, Director of Cosmetic Dermatology

MONTEFIORE MEDICAL CENTER



An assistant professor of dermatology at Albert Einstein College of Medicine and the director of cosmetic dermatology at Montefiore Einstein Advanced Care in Elmsford, Dr. Kseniya Kobets received her Bachelor of Arts degree from the Macaulay Honors College of Queens College, City University of New York, where she was elected to Phi Beta Kappa and graduated at the top of her class summa cum laude. She completed her medical training at Yale University School of Medicine, her medical internship at Yale New Haven Hospital, and her dermatology residency training at University of Pittsburgh Medical Center (UPMC), followed by ASDS cosmetic surgery fellowship with world-known Dr. Suzan Obagi. Dr. Kobets mentors residents and medical students as part of her Alopecia Fellowship and publishes in prominent peer-reviewed journals, while providing up-to-date expert opinions on a wide range of dermatology issues via her social media channels and reporter interviews. Her clinical focus is on the cosmetic treatment of patients using cutting-edge modalities for rejuvenation, acne, rosacea, acne scarring, natural-looking injectables and hair restoration. With pride, Dr. Kobets is passionate about educating her patients and being partners in their care. At her clinic in Westchester, which opened just over a year ago, she seeks to define a new standard for state-of-the-art skin care services, so each patient walks out radiating confidence.

PROMISE FOR THE FUTURE

KRISTOFFER KRANZ BAUER

Veterinarian

COMMUNITY VETERINARY CLINIC



Born and raised in Baltimore, Maryland, and after spending many years eating crab cakes, playing football and going to Orioles' games, Dr. Kristoffer "Kranz" Bauer attended college at Saint Joseph's University in Philadelphia. Aside from his studies, he learned where to find the best cheesesteaks, recuperate his voice after losing it at college basketball games, and how to make friends with the Philly faithful. After graduation, he took a short drive down the Schuylkill to attend veterinary school at the University of Pennsylvania. More cheesesteaks, more college basketball games, but also adopted a golden retriever from UPenn's research colony where he worked on different therapeutics for a variety of genetic diseases. Dr. Bauer met his wife in veterinary school and moved to Redding, Connecticut, after completing a one-year internship in Tinton Falls, New Jersey. He is owner and practicing veterinarian at Community Veterinary Clinic in Fairfield, Connecticut.

THOMAS GAGLIARDI

Medical Student

NEW YORK MEDICAL COLLEGE



A fourth-year medical student at New York Medical College Thomas Gagliardi is applying himself to orthopedic surgery residencies this year. He grew up in Armonk, New York, where he began serving as a volunteer firefighter at the age of 16 and continues to do so throughout medical school. Gagliardi completed his undergraduate education at Union College in Schenectady, New York, where he was valedictorian of the class of 2019 and a four-year varsity rower. After working at IBM Watson Health conducting biomedical research for one year, he matriculated at New York Medical College (NYMC) where he became the Lester Schultz Memorial Scholar for his commitment to community service of Westchester County and his academic excellence. Gagliardi was inducted into the Alpha Omega Alpha Honor Medical Society in his third year for being in the top 5% of his class academically and was chosen by the deans to lead the prestigious society as vice president of the Iota Chapter. He was also inducted into the Gold Humanism Honor Society after being nominated by his peers for his dedication to patient care and empathy. Gagliardi tutors all courses in medical school and acts as a study coach for students in need. He helped design and implement the Pre-Matriculation Program, which is a two-week curriculum to provide matriculating medical students with essential tools for longitudinal success.

TEAM

AMANDA COLLINS-BAINE*Physician Founder***DARIEN SIGNATURE HEALTH**

For the past 22 years, Dr. Collins-Baine has been practicing internal medicine in Darien, Connecticut. She founded Darien Signature Health in 2017 to offer patients a comprehensive medical home – the whole patient is treated and a focus is placed on wellness and prevention. She is pleased to care for multiple generations of families in Darien and beyond.

JENIFER DRUMMOND*Physician***DARIEN SIGNATURE HEALTH**

Dr. Jenifer Drummond earned her medical degree from St. George's University in Grenada, West Indies in 2007. She completed her residency training at Stamford Hospital, an affiliate of The Columbia University College of Physicians and Surgeons in 2010, where she served as chief resident from 2009 – 2010. She enjoyed practicing medicine as a hospitalist at Stamford Hospital from 2010 until 2022. Over the years, the landscape of healthcare has evolved. She is grateful for the opportunity to transition to outpatient primary care and joined Darien Signature Health in the summer of 2022. In early 2023 she became a Fellow of the American College of Physicians. In her free time, Dr. Drummond enjoys spending time with her husband and two young girls, hosting weekend dinners for the extended family, reading, and solving the daily NYT Spelling Bee.

TEAM

PETER D. ANGEVINE



PETER D. ANGEVINE

Neurological Spine Surgery

GEORGE C. CHRISTOLIAS

Physical Medicine and Rehabilitation

MARC D. DYRSZKA

Orthopedic Spine Surgery

SAMANTHA EROSA

Physical Medicine and Rehabilitation

JUSTIN A. NEIRA

Neurological Spine Surgery

GEORGE C. CHRISTOLIAS



MARC D. DYRSZKA



SAMANTHA EROSA



JUSTIN A. NEIRA



NEWYORK-PRESBYTERIAN WESTCHESTER OCH SPINE

The OCH Spine team at NewYork-Presbyterian Westchester, led by Dr. Peter Angevine, neurological spine surgeon, is backed by physicians from Columbia University Irving Medical Center. They stand side by side with some of the leading specialists in spine care and treat spinal pathology ranging from the simple to the complex. This multidisciplinary, sub-specialized spine care team provides care across neurosurgery spine, orthopedic spine surgery, medical and radiation oncology, physical medicine and rehab, pain management and physical therapy. The caregivers are integrated in their approach to patient care, partnering across specialties to construct comprehensive care plans for patients to get them back to what they love. The expansion of OCH Spine to NewYork-Presbyterian Westchester in 2022 immediately brought access to world-class spine care right to the doorsteps of patients living in Westchester and southwestern Connecticut. The team has transformed the way spine care is delivered, setting a new standard for exceptional, innovative care, while also offering a personalized, second-to-none patient experience. In addition to the hospital setting, NewYork-Presbyterian OCH Spine at ColumbiaDoctors in Tarrytown, offers providers from multiple disciplines, practicing side by side and supported by wrap-around services, including radiology, physical and Schroth therapy and procedural suites, as well as additional ambulatory sites throughout Westchester. With the OCH Spine team, patients receive comprehensive care from experts in the field right where they live.

VETERINARIAN

ALISON ALLAN

Veterinarian

WHITE PLAINS VETERINARY HOSPITAL



Originally from Glasgow, Scotland, Dr Alison Allan is a companion animal veterinarian based out of White Plains Veterinary Hospital since 2018. She qualified as a veterinarian from the Royal (Dick) School of Veterinary Studies in Edinburgh in 2008 and spent many years working in general practice in the U.K. before relocating to the U.S. East Coast. Dr. Allan is a member of the American Veterinary Medical Association and the Royal College of Veterinary Surgeons. Her work has always been in companion animal practice and she is experienced in treating both dogs and cats, and is particularly interested in soft tissue surgery. With a strong focus on patient care and welfare, always putting the pets first, she believes in open communication and takes her time to educate pet parents about their animals' needs and treatment options. Having a strong team around her is vitally important and Dr. Allan appreciates all of her colleagues at White Plains Veterinary Hospital for their daily support.

JUDGES



JANINE MILLER joined the Westchester County Medical Society (WCMS) and the Westchester Academy of Medicine as the Executive Director in March 2015. Prior to her role with WCMS and WAM, Miller held positions at Columbia University and the Bronx County Medical Society. In her role with WCMS Miller is in charge of overseeing the day-to-day operations and functions of its administrative office and of more than 1,000 members. Her roles encompass the whole of the society's functions, including administrative, legislative, meeting organization and overseeing CME accrediting body through the Academy of Medicine. Miller works very closely with the WCMS physician Board of Directors and Executive Committee to achieve the goals of the Society and Academy as put forth by the mission of each organization. In doing this, she has built relationships with community leaders and organizations to further the interests and priorities of the WCMS, its members and New York state physicians as a whole. One of the top priorities of the WCMS is advancing State Medical Society legislative priorities by building relationships with state and county legislators and members of Congress who represent portions of Westchester County. Miller also works closely with the Medical Society of the State of New York (MSSNY), New York - based county medical societies, New York specialty societies and business partners in all advocacy efforts to strengthen organized medicine and enhance the value of membership.



GARY SASTOW is a partner at the law firm of Danziger & Markhoff LLP and has over 30 years of experience in the practice of law. While maintaining a broad scope of practice, Sastow focuses on representing health care professionals in all aspects of their business, professional and personal lives. Having been raised in a family of physicians, he possesses a unique understanding and insight into the business of practicing a health care profession. Combined with his years of practice in what has become a more complex and highly regulated industry, Sastow's clients see him as a trusted advisor, confidant and advocate. On an ongoing basis, he works with clients on transactional matters, regulatory compliance issues and problem solving, including providing representation to clients under professional investigation before OPMC, OPD or the Justice Center. He is a prolific speaker and author of professional articles in various publications. He has also served as an adjunct professor at Pace University teaching Health Law and Policy and Not-for-Profit Organizations, and he is a recommended legal services provider for the New York State Dental Association.



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One of the largest and most comprehensive health-care systems in Connecticut, Yale New Haven Health, is committed to innovation and excellence in patient care, teaching, research and service to our communities. Our nonprofit health system includes five acute-care hospitals, multispecialty centers and outpatient locations stretching from Westchester County, New York, to southern Rhode Island. Through our affiliation with the renowned Yale School of Medicine, our patients benefit from access to the latest medical treatments, research and innovation.

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- **Bridgeport Hospital** includes campuses in Bridgeport and Milford, Connecticut, plus outpatient sites across upper Fairfield County. Bridgeport Campus is home to the only burn center in Connecticut and the second inpatient campus of Yale New Haven Children's Hospital. Bridgeport Hospital has 501 beds, represents all medical specialties and offers advanced surgical specialties, including cardiac surgery. The Joint Commission's Advanced Certification for Total Hip and Knee Replacement demonstrates our commitment to the highest level of care and safety for our patients. BridgeportHospital.org
- **Greenwich Hospital** serves patients from lower Fairfield County, Connecticut, and Westchester County, New York. This 206-bed progressive medical center offers a wide range of medical, surgical, diagnostic and wellness programs. Greenwich Hospital is recognized as a leader in service and patient satisfaction excellence, including the prestigious Magnet designation from the American Nurses Credentialing Center, the nation's highest honor of nursing excellence. GreenwichHospital.org
- Smilow Cancer Hospital: Fairfield, Greenwich, Stamford, Trumbull
- Yale New Haven Children's Hospital Pediatric Specialty Centers: Bridgeport, Greenwich, Norwalk, Trumbull
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*Connecticut magazine, May 2023



SILVER SPONSORS



White Plains Hospital is a proud member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. The Hospital is a 292-bed not-for-profit health care organization with the primary mission of providing exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Larchmont, New Rochelle, Rye Brook, Somers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale. The Hospital is fully accredited by the Joint Commission and in 2023, White Plains Hospital received another 5-star rating from the Centers for Medicare and Medicaid Services (CMS) — the highest distinction offered by that federal agency for the second consecutive year. In addition, the Hospital received its third Magnet® designation from the American Nurses Credentialing Center (ANCC), a distinction held by only two percent of hospitals in the country. White Plains Hospital has consistently received the Outstanding Patient Experience Award from Healthgrades®, and in 2022 became the only Hospital in Westchester to be awarded with an A Safety Grade from the Leapfrog Group for the 9th time.



The Wartburg Home of the Evangelical Lutheran Church (“Wartburg”), a 501(c)(3) not-for-profit organization located in Mount Vernon, NY, is an award-winning provider of comprehensive senior residential and healthcare services. The mission of Wartburg is to enable seniors to live life to their fullest through excellence in healthcare and housing, which nurture body, mind and spirit. Founded as a haven for orphans and at-risk children in 1866, it has operated services for low-income seniors since 1898. Wartburg offers integrated, comprehensive senior residential and health-care services for more than 700 residents and non-residents via a staff of more than 525. Unlike conventional retirement communities, Wartburg provides a wide range of services to both residents living on our beautiful 34-acre campus and people in their own homes. From independent, assisted living and award-winning nursing home care to inpatient/outpatient rehabilitation, home care and adult day care services, our continuing care approach has earned us a trusted reputation. Opening in Fall of 2023 will be the Berkemeier Living Center, a building dedicated to caring for residents affected by Alzheimer’s and dementia. Wartburg also provides caregiver support at every stage with an array of options to find the level of care that considers the whole family. Wartburg was named one of the “Best Nursing Homes in New York State” by U.S. News & World Report for the past eleven years.



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When a tree has been cut, we try to give it life again, creating with it a unique and personalized piece to satisfy the tastes and suggestions of our clients. Thus turning this cut tree into a piece of art. We're a family-owned and -operated business with 10+ years of experience in the lumber industry. Our wood and timbers come from a variety of different sources ranging from historical to agricultural buildings. As soon as we hear of old structures on the line to be demolished, we jump at the opportunity to save them. We travel long distances to source within nature the best quality raw material in order to guarantee the quality of our product. We take the time to delicately dismantle these aging structures. We can restore all the wood that was meant to be discarded. From our supply of wood and timbers that we've reclaimed, we can create anything you can think of.

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Mercedes-Benz of New Rochelle, a proud member of the Pepe Auto Group, is a distinguished dealership recognized with the “Best of the Best” Award for our exceptional sales, service, parts, and overall customer experience. With over 50 years of serving the Tri-State area, we pride ourselves on being experts in customer service and creating a unique and enjoyable auto-buying atmosphere. Located in New Rochelle, we offer a large Mercedes-Benz service facility and boast an extensive inventory, catering to customers from New Rochelle, Larchmont, Mamaroneck, Harrison, Yonkers, Mount Vernon, Bronx, and beyond. Our knowledgeable staff is dedicated to assisting customers in exploring lease or ownership options and providing details on our exclusive new car specials, pre-owned offers, Mercedes-Benz Fleet Program Benefits, as well as discounted parts, service, and accessories. Mercedes-Benz of New Rochelle is staffed with a variety of fluently bilingual Sales consultants. Including but not limited to English, Spanish, Mandarin, Polish, and Albanian. Not only are we committed to delivering world-class vehicles and lifelong service, but we also actively engage with and support our local community. We proudly sponsor local events and organizations, such as the New Rochelle Boys and Girls Club, Wounded Warriors, and the New Rochelle Police Foundation. As an active participant in these events, we are dedicated to giving back to our valued Mercedes-Benz family in the Tri-State area.



OPEN DOOR FAMILY MEDICAL CENTER

Open Door Family Medical Center's mission has remained consistent since it opened in 1972: to provide high-quality health care that is affordable, accessible and efficient. From prevention and wellness programs, to the treatment of diseases, Open Door keeps the families of Westchester, Putnam and Ulster Counties healthy and strong, regardless of their ability to pay. A pioneer Federally Qualified Health Center, Open Door provides more than 340,000 patient visits annually, serving over 60,000 individual patients who might not otherwise have access to services. Open Door offers integrated services and takes a holistic approach to building healthier communities. Primary care, dental care, behavioral health care, clinical nutrition, wellness programs and chronic disease management are the foundation of Open Door's clinical programs. For 50 years, Open Door has developed a proven model of cost-effective, preventive care for patients that benefits the entire community. Open Door operates centers in Brewster, Mamaroneck, Mount Kisco, Ossining, Port Chester, and Sleepy Hollow, in addition to nine School-Based Health Centers in the Port Chester, Ossining, and Webutuk School Districts. Open Door is accredited by the Joint Commission and recognized by the National Committee on Quality Assurance as a Patient-Centered Medical Home. Open Door achieves clinical results that consistently surpass national benchmarks for patient outcomes.

PRESENTING SPONSORS



A privately held company based in Mount Kisco, New York, Westfair Communications Inc. is the home of the Westfair Business Journal, which you can find online and which now integrates content from its former publication WAG magazine, providing readers with a greater variety of business news and features. Westfair also publishes the popular News @ Noon and the new Wake Up With Westfair e-newsletters, for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, Westfair has been the only weekly countywide business newspaper founded by former Westchester resident David Moore, a grandson of New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with the founders' principles, the Journal focuses on the business community in Fairfield, Westchester and the rest of the Hudson Valley with breaking news, trends, tips and behind-the-scenes profiles. The content also takes you beyond the business world to explore, food, travel, health and wellness and the home, while the entertainment-flavored calendar suggests where you should be and when. The Journal and its newsletters have gained credibility and respect in the region for honesty and timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions and debates. For more, visit westfaironline.com or call 914-694-3600.

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VIP Country Club is a premier wedding and event venue located in Westchester County, New York.

With over 70 years of experience in the industry, we have established ourselves as a trusted and sought-after destination for memorable celebrations. Our picturesque setting, nestled on 8 acres of lush greenery, provides a stunning backdrop for weddings, corporate events, and social gatherings. From our beautifully manicured gardens to our elegant ballrooms, every aspect of VIP Country Club exudes sophistication and charm. At VIP Country Club, we believe in creating exceptional experiences that exceed expectations. Our dedicated team of event professionals is committed to providing personalized service and attention to detail, ensuring that every event is meticulously planned and flawlessly executed. We offer a range of exquisite amenities and services to enhance your event, including customized menu options prepared by our talented culinary team, state-of-the-art audiovisual equipment, and professional event coordination. Whether you're planning an intimate ceremony or a grand gala, we have the expertise and resources to bring your vision to life. Experience the luxury and elegance of VIP Country Club. Contact us today to discuss your event and let us help you create unforgettable memories that will be cherished for a lifetime.



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