

DON'T CRY FOR HIM, ARGENTINA

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

For Paul Bessolo, an Argentine-born and -raised musician, a maritime chart in a Rye delicatessen turned out to be the map to his future.

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► Mary Tyler Moore's Greenwich estate listed at \$12.9 million

The Greenwich estate that was the home of award-winning actress Mary Tyler Moore has been listed for sale at \$21.9 million.

The 7.37-acre property at 50 Dingtowntown Road features a 13,825-square-foot mansion that was built in 1900. The residence includes five bedrooms and nine bathrooms, along with a spa, a double-height solarium and a billiards room.

Moore and her husband, Dr. Robert Levine, acquired the

property for roughly \$10 million in 2006. Moore, who won Emmy Awards for her performances on "The Dick Van Dyke Show" and "The Mary Tyler Moore Show" and received an Academy Award nomination for "Ordinary People," passed away in 2017 at the age of 80.

Levine told the Wall Street Journal it was "massively difficult" to sell the property, but adding, "It's Mary's house. I decided I have to step away from the house."

► Charter expands Jewish-themed networks on Spectrum line-up

Stamford-headquartered Charter Communications Inc. has expanded the carriage of Jewish Broadcasting Service (JBS) and Jewish Life Television (JLTV) by making both networks available to Spectrum TV customers on the Entertainment View tier throughout its 41-state operating footprint.

JBS is an independent nonprofit television channel featuring daily news from Israel, along with entertainment and information programming on the Jewish faith and cultures. JLTV provides multigenre programming for audiences of all

faiths who share an interest in the Jewish diaspora and Israel.

"Our goal is to provide programming that meets our customers' diverse interests and reflects the communities where we operate," said Tom Montemagno, executive vice president of programming acquisition for Charter. "This expansion helps broaden our Jewish-themed television options throughout the country by giving millions of our subscribers access to the networks' news, entertainment and lifestyle content in areas where it was not previously available."

► Vegan eatery chain Moonburger coming to Poughkeepsie

The Hudson Valley fast-food chain Moonburger, which offers plant-based burgers instead of beef patties, announced plans to open its third eatery in Poughkeepsie next year.

The company erected a billboard sign that read "Hello Poughkeepsie! Moonburger landing 2024" and posted on Instagram that it will be taking over the site of a former Dunkin

Donuts inside the Chestnut Mobil on Route 9. The chain added that an electric vehicle charger is being added to the Mobil station as part of its lease agreement.

Moonburger opened its first store in Kingston in 2021 and a second store in New Paltz in 2023.

"This is a huge dream for us, and we're so thankful to all of you who got us here," said the chain to its Instagram followers.



► Mastercard and Xbox team on branded credit card program

Xbox announced a partnership with Purchase-headquartered Mastercard and Barclays on its first co-branded U.S. credit card.

The Xbox Mastercard will have no annual fee and will provide consumers with a bonus of 5,000 card points after their first purchase. Points generated in the card's program can be redeemed on Xbox games and add-ons and select streaming, along with dining delivery services and other non tech options.

The card is being issued by Barclays US Consumer Bank and will be available on Sept. 21 to qualified Xbox Insiders across the country, with availability open to the general public in the U.S. in 2024.

Mastercard noted the release of the Xbox Mastercard marked its latest collaboration with Xbox parent company Microsoft – earlier partnerships included leveraging digital technologies, including artificial intelligence, cybersecurity solutions and fraud management, and the companies have worked with small-business partners through Microsoft Advertising.

"Mastercard has a long history in innovating across esports and mobile and online gaming, which has given us unique insight on what gamers want most," said Sherri Haymond, executive vice president for global digital partnerships at Mastercard. "From new ways to personalize your card, to rewarding Xbox players with experiences they love, we're thrilled to be collaborating with Xbox and Barclays to bring together an exciting, digital-first product."



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Newmark execs positive on office space

BY PETER KATZ / pkatz@westfairinc.com

Two executives at the Rye Brook office of real estate services firm Newmark have expressed optimism about the office market at least as far as Westchester and Fairfield are concerned.

Glenn Walsh, executive managing director for Newmark in Rye Brook and Lawrence Ruggieri, senior managing director at the Rye Brook office, told the Business Journal that they're seeing a strong office leasing market with more than 40 transactions completed since January. Walsh and Ruggieri worked with Newmark's Gregory Frisoli and Anthony Nusbaum on the transactions.

Included among the leases were 42,993 square feet of space in White Plains, 50,216 square feet in Tarrytown and 77,299 square feet in Rye Brook.

"People are coming back to work, whether it be three days a week or four days a week," Ruggieri said. "Traffic has definitely picked up. Cafeterias in these building have picked up and people are definitely coming back to work."

"We're definitely seeing an uptick in companies taking space, committing longer term, in Westchester specifically," Walsh said. "Connecticut definitely has been robust. Stamford and Greenwich markets have tightened up considerably in the last few years especially by the train stations."

Ruggieri said that the Hudson Valley outside of Westchester is not that big of a market for their team at Newmark but there were some Hudson Valley renewal deals that they have done.

"A lot of the inventory over the last several years has gone away in Westchester, being repurposed," Walsh said. "When you get down to it there are fewer buildings and



Downtown White Plains is a key location for office space.

"We're definitely seeing an uptick in companies taking space, committing longer term, in Westchester specifically."

- Glenn Walsh

fewer blocks of space to look at than ever before in Westchester. That to me is contributing to what would be somewhat enhanced willingness for tenants to commit to space. There's a slight uptick in people willing to do a flight to quality to get to better buildings. Landlords that have upgraded their buildings the most have seen the biggest uptick in occupancy."

The optimism of Ruggieri and Walsh stood in sharp contrast to some of what New York City Comptroller Brad Lander said in a recent report on the New York City office market. Lander noted that the health and vitality of New York City's commercial real estate market over the next several years both depend on several uncertainties.

"These include the durability of widespread hybrid work arrangements and their influence on future office demand; the extent to which new businesses are interested in entering the NYC market; the adaptability of the building stock to accommodate non-office uses; the efficacy of govern-

ment programs and policies to promote adaptive reuse; and, critically, building owners' ability to lease space at sustainable rents without jeopardizing the viability of their properties," Lander said.

Higher vacancy rates and lower rental income could, Lander predicted, lead a drop in the value of New York City commercial buildings. That would impact city property tax collections, possibly by as much as \$322.7 million in Fiscal Year 2025, growing to a shortfall of \$1.12 billion in Fiscal Year 2027.

"Now with people coming back to work you're seeing, especially with the major corporations, the bigger companies, a flight to quality and long-term leasing," Ruggieri said about the Westchester and Fairfield markets.

Walsh said that when tenants shop for office space there is a demand for more outdoor and communal areas, nicer lobbies, upgraded lighting and an overall atmosphere that will invite people back to the office. He said there's been a slight uptick in rental asking prices but at the same time landlords are offering incentives to get leases signed.

"Construction is way up so what we used to be able to build for is probably \$20 a square foot more than it was," Walsh said. "Landlords can't drop rental rates because of the increased costs of putting tenants into space and

I've seen less pushback on costs from tenants. They're understanding that the construction costs are astronomical these days and if you want a nice building and you want all of these amenities that costs money too."

"According to national averages we have one of the highest vacancy rates in the country," Walsh said. "We have to play a little catch up but we're bullish on Westchester because we think the vacancy rate is going to continue to go downward. Tenants are starting to grow again. They're coming into the area and committing and there's less inventory to pick from."

Ruggieri said that people who currently have short-term leases are going to have to make decisions now for the longer-term. He also pointed out that the comparatively easy commute between Westchester and Manhattan has encouraged reverse commuting, which enhances the demand for offices to house the reverse commuters.

"There's going to be activity throughout the market creating the velocity that Westchester County is used to," Ruggieri said. "There will be tenants coming into the market for the first time and taking new space. With all the residential coming in, for example to White Plains, what usually follows is the retail and that is going to give people the incentive to go to White Plains and the offices follow. It's pretty much the same cycle we saw in Stamford. That's what's been happening in New Rochelle."

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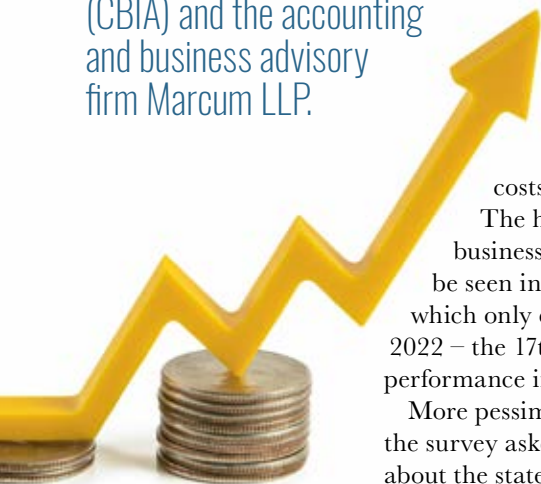


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Study: 91% of Connecticut executives say business costs are rising

BY PHIL HALL / phall@westfairinc.com

Connecticut continues to be burdened with excessive costs and a shrinking labor pool, according to a new study from the Connecticut Business and Industry Association (CBIA) and the accounting and business advisory firm Marcum LLP.



The newly published “2023 Survey of Connecticut Businesses” polled more than 3,100 Connecticut executives between June 12 and July 17. The main problem that the executives cited about doing business in Connecticut involved

expenses: 91% of business leaders say the cost of doing business is increasing while none of the respondents said costs were going down.

The high price of doing business in Connecticut could be seen in the state’s economy, which only expanded by 2.4% in 2022 – the 17th best state economic performance in the country.

More pessimism was found when the survey asked the executives about the state’s business climate – 41% declared it to be static and 33%

said it was in decline, with only 10% believed it was improving. Health costs are a major driver of these increased expenses, with 86% of the employees offering health care reporting their coverage costs increased in the latest renewal period.

But despite this doom and gloom, the survey also found that 76% of companies reported profits in 2022, up from 68% the previous year and the highest since 2019, while two-thirds of companies expect to close 2023 with a profit and just 7% are projecting losses. And Connecticut’s \$333.1 billion economy accounts for 24% of New England’s \$1.37 trillion gross domestic product, and is the second largest in the region behind Massachusetts (\$721.9 billion)

“Connecticut’s quality of life, technology and innovation, and education scores are among the best in the country,” said CBIA President and CEO Chris DiPentima in a statement accompanying the study’s

release. “However, the high cost of living and doing business undermine our competitive advantages and employers’ ability to offer career opportunities for workers.”

But that’s only if companies can locate workers – 81% of surveyed businesses reported difficulties in finding and/or retaining employees, virtually the same percentage from the 2022 edition of the survey. Average annual salaries jumped 4.4% in Connecticut in 2022, the second largest increase over the last decade, with workers earning an average \$81,237, fifth highest among the states. However, two of Connecticut’s neighbors have higher average wages for workers: Massachusetts, where workers earned the highest average wage in the nation (\$89,731) followed by New York (\$89,564).

“The U.S. labor force has fully recovered from the pandemic and is in growth mode – yet Connecticut is lagging behind,” said DiPenti-

ma. “Job openings are 30% above pre-pandemic levels, and through July 2023 the state’s labor force has lost 41,100 people (2.1%) – 31,900 in just the last 12 months alone.”

And the private sector is not looking to the state government for assistance, with only 11% of surveyed executives agreeing that Hartford is doing enough to drive workforce development initiatives in their industries; 46% did not think the state government was doing enough on this front while 43% were unsure on the issue. Over half of the respondents (55%) said that have not used any state workforce development programs, with 19% acknowledging use of the Department of Labor apprenticeship programs, 10% claiming they found employees through the CareerConneCT training program and 5% engaged with regional sector partnership programs.

DiPentima warned that Connecticut will not grow its economy if current and potential residents believe it is too pricey for them.

“The high cost of living and doing business undermine our competitive advantages and employers’ ability to offer career opportunities for workers,” he said.



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Tailwind Air seeks to make splash in commuting

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



A Tailwind Air flight arriving at Bridgeport's Sikorsky Memorial Airport. Photos by Justin McGown.

Before the Second World War seaplanes seemed like they might be the future of transportation.

By landing on and taking off from any available patch of open water, any lake or calm bay can become an airport with a significantly smaller investment, thus allowing larger aircraft to visit comparatively remote locations. However, as aviation technology matured and airlines entered the jet age, speed and distance became fair trade offs for fixed runways.

Yet Rye Brook-headquartered Tailwind Air has managed to provide seaplane service in the Northeast since 2014 precisely because they can eschew full-scale runways with their fleet of three Cessna 208B Grand Caravans. The aircraft can only accommodate eight passengers with luggage, but as seaplanes they can take off from the New York Skyport at 23rd Street in Manhattan and land on Boston Harbor at the Reelhouse boat house in East Boston, a stone's throw from Central Square and the South End.

The ride itself on the New York and Boston Route is roughly 90 minutes under ideal conditions, but Peter Manice, the vice president of scheduled

service, stressed the convenience offered.

"We're actually the only aircraft operator that's able to land in Boston," Manice noted. "It's downtown to

downtown. If you're flying a regular airline, you have to land at an airport. Our planes have the flexibility to land at an airport or in the water. That does lots of good things for passengers - you don't have to go through the unknown factor of bridge and tunnel congestion going to or from places like LaGuardia or JFK. It's not a factor for us. You can arrive as little as 10 minutes before your departure time and you are on the plane within 60 seconds essentially."

As for the onerous TSA process in the airports, you won't find that with this carrier. Manice added that security lines with Tailwind are always short.

Flights are also available between New York and Nantucket, Provincetown, Shelter Island, Plymouth, and Bridgeport's Sikorsky Memorial Airport where the Tailwind hangar is located next to the Windsock Inn, a colorful bar that celebrates the airport's role in aviation history.

"Historically it was more of a charter service, with some limited scheduled flights" Manice said of the routes



Captains John McGarry and Holt Lindemberger of Tailwind Air pose with their aircraft.

"We're actually the only aircraft operator that's able to land in Boston."

offered. "Bridgeport benefits from being our home base for our seaplanes. We offer service there four to six times a week, depending on the commute pattern. And we offer very competitive rates with some discounted fares starting at just \$75, going up to \$150."

Manice said the company does not see other airlines as competitors to Tailwind.

"I guess Metro-North would be our competition when it comes to New York to Boston. We fly that route three times a day, seven days a week, and we hope to bring that up to a more high frequency service," Manice said, adding that while there are some private services that can arrange helicopter flights that are even more direct, their pricing is significantly higher, particularly for Boston which lacks private helipads for passengers in the city's core.

There are some challenges that

come with the seaplane emphasis. The small flights can fill up quickly, and routes may change drastically in response to changes in demand or weather. The planes are also unpressurized and lack in-flight amenities or restrooms, although Manice said that the low altitudes and short flight times combined with ample legroom and a policy that allows pets in the cabin can offset those drawbacks.

And using seaplanes is only the start, according to Manice.

"We have a vision of building up a true regional urban mobility network that focusses on the Northeast Corridor," he said. "Under 200-to-300-mile regional aviation is almost non-existent these days, but we're excited to build a short-range network over the next five to ten years in a dense area of the United States so we can be early adopters of proven next generation electric or hybrid aircraft as well."



A Tailwind Air seaplane in flight.

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Photo credit: John Vecchiolla

Casa Rina of Thornwood seeks bankruptcy protection from taxes and loans

BY BILL HELTZEL / bheltzel@westfairinc.com

The president of Casa Rina Restaurant in Thornwood has filed for bankruptcy to buy breathing room to pay more than \$800,000 in state taxes and SBA loans and to forestall foreclosure on the property.

Tommy Stratigakis petitioned for Chapter 11 protection on Aug. 28 for Stratis Corp., the corporate owner of Casa Rina, and on Sept. 6 for AKJS Corp., the owner of the property at 866 Commerce St., in U.S. Bankruptcy Court in White Plains.

Greylock Capital Associates “Current financial difficulties stem from covid and a downturn in business due to covid,” Stratigakis stated in an affidavit.

Casa Rina was formed in 2001 and operates as a family style Italian restaurant.

In 2018, the restaurant filed for Chapter 11 protection with Stratigakis citing “financial reverses (that) began

about two years ago when New York state began to aggressively seek payment for sales tax due.”

About \$50,000 was owed then, according to Stratigakis. Then the state rejected a

reasonable payment plan, he said, and he needed bankruptcy relief to protect the business from a state seizure of its bank accounts.

The court dismissed the case nearly a year later, based on a U.S. Trustee’s report that cited failures by Stratis to file monthly operating reports, appear at a creditors meeting, maintain property insurance, close pre-bankruptcy bank accounts and pay bankruptcy fees.

In the new case, Stratis declared \$172,822 in assets and \$1,091,624 in liabilities.

The \$50,000 state tax liability from 2018 had widened to \$526,625 and the restaurant owed the U.S.

Small Business Administration about \$300,000.

The SBA, however, has submitted a claim for \$543,295 for loans taken out in 2020 and 2021.

The state Department of Taxation and Finance lists Stratis as 229th on its list of top 250 delinquent business taxpayers, as of August. It put the total amount owed as \$321,033 for corporate, sales and use, and withholding taxes.

In the AKJS petition, Stratigakis declared \$2,940,550 in assets and \$1,129,614 in liabilities.

The business is owned by Stratigakis and his father, and it leases the property to Casa Rina for \$9,000 a month and rents an apartment for \$2,500 a month.

AKJS owes \$250,000 in property taxes to the town of Mount Pleasant, according to Stratigakis, and about \$850,000, that he disputes, to Noah Bank.

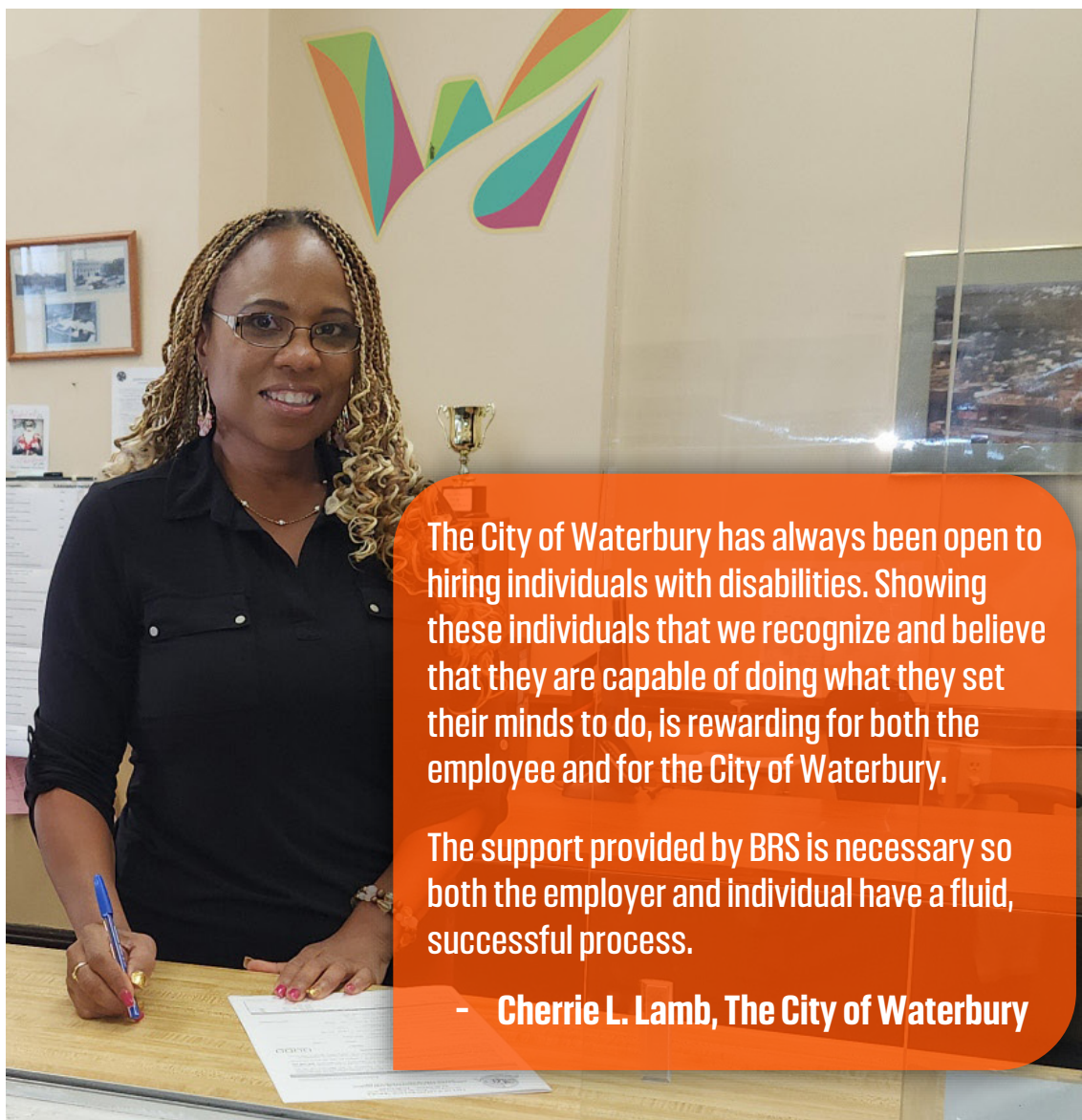
Stratigakis states in an affidavit that he has a commitment to refinance the



property based on a recent appraisal of more than \$2.9 million, but he was unable to complete the refinancing because the bank had set a foreclosure action for Sept. 7.

He said bankruptcy will give him breathing room to develop a plan to refinance the property.

Stratigakis is represented by Harrison attorney H. Bruce Bronson Jr.



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DON'T CRY FOR HIM, ARGENTINA

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Almost 20 years ago, Bessalo was casting about for a name for his new music school and store.

“My first choice was Paul’s Music,” he recalled. “I told my friends, and they said, ‘That’s horrible.’”

He was pondering alternatives at the deli when he saw a maritime map of Rye’s shore on a wall. There it was in the middle – Rock Island. Bessalo would name his business Rock Island Sound, playing on the island on the map, his background as a rock’n’roll studio and live musician, the Sound Shore and, of course, most important to him – the sound of music.

Six years later, Bessalo would open a second Rock Island Sound in Tarrytown, offering lessons in and selling virtually every kind of instrument.

“We are super busy,” he said. “We’re always in need of new instructors.”

There are 12 instructors to date who teach 120 area students ranging in age from “6 to 86,” Bessalo said.

“It’s never too late to learn,” he said. “You need desire and dedication. We all have busy lives. But the beauty of music is it can replace bad habits.”

Instead of reaching for that extra cookie, reach for your instrument.

“When you’re a kid, you don’t think about it,” he added of the lack of self-consciousness with which children approach music lessons. They know they have to practice if they want to

be part of the marching band or the school concert.

Adults are a bit different, having had more time to develop hang-ups, heavy workloads and distractions. But as Bessalo has said to students, if you’re only going to do something one day a week, you’re never going to be good at it. He’s a firm believer in practicing – understanding, of course, that genetics, talent and the age at which you begin lessons play a role in musical accomplishment. (Bessalo’s father was a classically trained musician.)

At first, Bessalo was doing it all – teaching piano, guitar and some voice, booking the lessons and selling the instruments. He now has a staffer at each location to handle booking and selling to go along with the instructors.

That frees him to concentrate on curriculum development so that there is continuity from teacher to teacher and lesson to lesson. He said he hopes to have the curriculum revised by the end of the year. Bessalo is also interested in growing the business, looking to franchise it.

“One of the things that has taken years is the transformation from an artist to a businessman,” Bessalo said. “It’s torturous.”

For years, he said, he worked “eight days a week,” to borrow from the Beatles song, “12 hours a day. You need a balance, a life.”

One recent Sunday, he took the time to write a song. “It was a wonderful thing to do and feel expressive.”

The expressivity that music affords came to him at an early age in the land of the tango, to which his Italian grandparents immigrated in the early 20th century. Bessalo grew up in Rosario, the largest city in Argentina’s center-east province of Santa Fe, a municipality noted for its agricultural and lumber exports and a well-kept array of architectural styles that span neoclassicism to Art Nouveau and Art Deco.

Bessalo has a photograph of himself at



Paul Bessalo, owner of Rock Island Sound music school and store in Tarrytown. There’s also a location in Rye, where Bessalo founded the business 19 years ago. Photographs by Diana Castillo



“One of the things that has taken years is the transformation from an artist to a businessman.”

- Paul Bessalo

age 3 with his father’s (unlit) pipe in his mouth, sitting at the piano. By age 8, he was studying the guitar and by 12, the piano, heading off to a conservatory for a complete classical education in sightreading, theory, composition and performance. “I’m glad I had that,” he said.

With a high school diploma and some university education, he immigrated to the United States to work as a professional musician. In 1998, he enrolled in Purchase College, State University of New York, which includes conservatories in various arts within its academic disciplines. There he earned his Bachelor of Fine Arts and Master of Fine Arts in classical composition.

But music wasn’t the only love born in his Argentine childhood. Bessalo is an ardent tennis fan and singles player, taking to country club clay courts there as well as the hard courts at the insurance company where his father worked. Indeed, the Port Chester resident, who lives on the water, plays once a day.

His favorite player of all time is the Argentine former world number two, lefthander Guillermo Vilas. (According to a number of tennis and math

experts, Vilas should’ve been the number-one ranked player in 1977, when he won 16 tournaments, including two legs of the Grand Slam – the French and US Opens, for a remarkable 145-15 won-loss record. The Association of Tennis Professionals (ATP), the male players’ organization, has declined to revisit this. But Netflix hasn’t, exploring the controversy in the 2020 documentary “Guillermo Vilas: Settling the Score.”)

Bessalo sees a natural connection between tennis and music: “Of course. The racket has strings like a guitar or vocal cords. The guitar is shaped like a tennis racket. Timing and rhythm are key to both.”

He’s not the only one who sees that connection. (Watch Novak Djokovic at Arthur Ashe Kids’ Day at the recent US Open, strumming a tennis racket as if it were a guitar.) In the 1970s, a golden age for sports and culture, tennis was particularly golden, with Vilas joining Jimmy Connors, Björn Borg, Arthur Ashe, Ilie Nastase, Vitas Gerulaitis and a very young John McEnroe on the men’s side and Billie Jean King, Margaret Court, Evonne Goolegang and longtime rivals Chris Evert and Martina Navratilova on the women’s. McEnroe would form his own band and marry rocker Patty Smyth. Vilas, known as “the Bull of the Pampas,” could’ve been called “the Poet of the Pampas” as he wrote poetry and music, played guitar and performed in a jazz-rock band, although he set all this aside for his ground-breaking 1977 run.

One of the highlights of Bessalo’s life was meeting Vilas at the latter’s Buenos Aires club where the tennis star complimented the musician on his backhand.

“He’s a Renaissance Man,” Bessalo said of Vilas. Clearly, it takes one to know one.

For more, visit rockisland-sound.com.





DR. SEAN RYAN
SOUNDWATERS

SoundWaters, the Stamford-based nonprofit focused on the conservation and preservation of the Long Island Sound and its shoreline, has hired Dr. Sean Ryan as its first-ever director of coastal resiliency projects.

Coastal resiliency projects at SoundWaters combine tangible efforts to improve the health of Long Island Sound with a focus on public engagement and student learning. Previous resiliency projects included coastal cleanups, kelp farming, oyster seeding, water quality testing, habitat restoration and climate science studies.

Ryan received his Ph.D. in marine biology and biological oceanography from the University of Connecticut, where he investigated the impact of climate change on seaweeds. He holds certifications as a rescue diver from Scuba Diving International and as a scientific scuba diver from the

American Academy of Underwater Sciences.

“Adding Sean to our leadership team will strengthen our capacity for local impact in every sense, allowing us to engage more deeply with our shoreline community as well as with the Sound,” said SoundWaters President Leigh Shemitz. “With his expertise in climate science and his practical experience in the marine environment, we’ll be able to engage more people in our kelp farming, expand our work in restorative ecology and offer students opportunities for research at an extremely sophisticated level. We are excited about Sean’s commitment to our mission, and we look forward to seeing him grow our coastal resiliency programs in depth and breadth.”



DR. ALEKSANDAR MILOVANOVIC
WESTCHESTER COUNTY GOVERNMENT

Westchester County Executive

George Latimer announced the appointment of Dr. Aleksandar Milovanovic as the county’s new medical examiner.

Milovanovic currently serves as the head of the Department of Laboratories and Research, a position he has held since April 2019. Prior to this role, he served as the deputy medical Examiner for Westchester County since 2007.

“In Dr. Milovanovic, we’ve found not just a medical examiner, but someone who has a passion to serve,” said Latimer. “His years of experience and dedication to our community make him the ideal choice for this vital role, especially in the wake of the challenges posed by the Covid-19 pandemic. Dr. Milovanovic’s expertise will continue to ensure the well-being of our residents and uphold the highest standards of justice.”



DR. NANCY DALLAVALLE
FAIRFIELD UNIVERSITY

Fairfield University has announced the appointment of Dr. Nancy Dallavalle, associate professor of religious studies, as director of the school’s Center for Catholic Studies.

Dallavalle, who holds a Ph.D. from the University of Notre Dame, has published in academic and mainstream media and serves on the board of directors for the Catholic Theological Society of America. She succeeds Dr. Paul Lakeland, the center’s founding director, who stepped down after 19 years of leadership.

In a press statement, Dallavalle said she plans a focus for the center that “unpacks how Catholicism in the U.S. is lived today. Religious practice is changing rapidly, as are many social patterns and norms.”

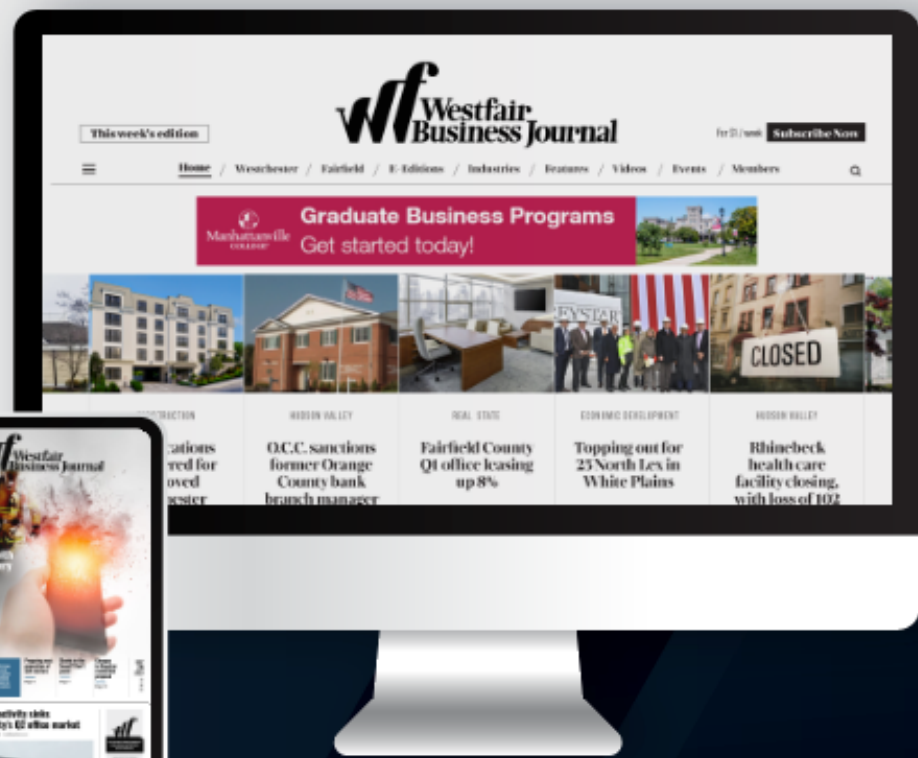
Dallavalle added, “The Catholic Church in the United States continues to be a place where the gospel speaks; a place of dialogue about the dignity of the human person, a place of sustained care for immigrants, the imprisoned and the poor; and a place where the sacraments are celebrated in parish communities across the U.S.”

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SARA MULICK
THE IMA GROUP

The IMA Group, a Tarrytown-based health care services company, has announced the appointment of Sara Mulick as senior vice president of sales.

In her new job, Mulick will coordinate the expansion of the company's Evaluation Services division, which provides workers' compensation, liability, and disability independent medical exams, case management services, fitness for duty/pre-employment evaluations, medical/psychological/ancillary exams, and a range of occupational health services.

Before joining The IMA Group, Mulick was the senior vice president of sales for One Call, one of the nation's largest care coordinators of ancillary services for the workers' compensation industry. She has also served as the president and a board member of the Association of Insurance Professionals for nearly.

"Building on our strategic vision and growth, IMA remains committed to offering best-in-class evaluation services on a national scale," said Dr. Mark Weinberger, president and CEO of IMA. "Sara has the right vision, experience, creativity, and energy to further our company's plans and goals. More importantly, she shares our commitment to helping people attain optimal physical and mental health and to getting back to their work and personal lives."



DR. TAI-AN LIN
SPRINGWORKS
THERAPEUTICS INC.

SpringWorks Therapeutics Inc., a Stamford-based clinical-stage biopharmaceutical company focused on developing life-changing medicines for patients with severe rare diseases and cancer, has appointed Dr. Tai-An Lin as its chief scientific officer.

Lin has more than a quarter-century of biotechnology and

global pharmaceutical experience in advancing drug discovery programs from target identification through early clinical trials across the therapeutic areas of oncology, immuno-oncology, and immunology. He joins SpringWorks from Black Diamond Therapeutics, where he was senior vice president of translational science and discovery biology. Earlier in his career, he led the translational biomarker research team and immuno-oncology precision medicine efforts at EMD Serono. He has a Ph.D. in biochemistry from University of Missouri-Columbia and completed postdoctoral research in Molecular Biology and Pharmacology at Washington University in St. Louis.

"Tai-An is a talented scientist with a strong track record of advancing innovative oncology programs from discovery into clinical development," said Saqib Islam, CEO of SpringWorks. "I am delighted to welcome

Tai-An to our leadership team and look forward to his contributions as we continue to grow our pipeline on behalf of oncology patients who are in need of transformative new therapies."



HIH SONG KIM
BLUETRITON BRANDS

An executive with Stamford's BlueTriton Brands has been named 2023-24 chairwoman of the board

of directors of the International Bottled Water Association (IBWA).

Hih Song Kim, executive vice president, general counsel and corporate secretary at BlueTriton Brands, previously served as IBWA's vice chairwoman. She has been a member of the trade group's board since 2021 and is also a member of its executive committee.

"What a tremendous honor and responsibility to serve as the next Chair of the International Bottled Water Association," said Kim. IBWA has a long history of supporting our industry as we provide consumers and communities with the best beverage anyone can drink – water. I look forward to building on that legacy and elevating the national conversation on important issues of the day, including sustainability, water quality and access, and the importance of water in advancing health and well-being."



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

Buy-sell agreements protect multi-owner businesses

NORMAN G. GRILL



Contributing Writer

Does your business have more than one owner? If so, consider creating a buy-sell contract to avoid potential ownership headaches

This type of binding agreement determines how (and at what price) shares of a privately held business will change hands should an owner depart. There are also potential tax consequences to consider.

Unlike public companies, private ones have no ready or established market on which to sell ownership shares. This can create difficult circumstances for businesses when something unexpected happens.

Say an owner suddenly dies. The owner's shares may pass to heirs, but how much are those shares worth and to whom can the heirs sell them? A buy-sell agreement will remove uncertainty by stipulating that remaining owners will buy the ownership interest at a price determined by the stated valuation method. Plus, the agreement will help to prevent an unfamiliar and perhaps unwanted owner from suddenly joining the business.

A buy-sell agreement sets parameters for the transfer of ownership interests following any number of

“triggering events,” such as an owner's death, long-term disability, loss of professional license, retirement, bankruptcy, or divorce.

The agreement will also specify a valuation method for appraising the departing owner's interest at the appropriate time. In choosing a method, you and your fellow owners should carefully define buyout terms and specify the financial data to be used in the agreement.

For example, a sound buy-sell agreement will spell out a required end-date for the financial statements that must be used to appraise business interests following a triggering event. Some also mandate a particular level of assurance (compilation, review or audit) regarding those financial statements.

In most cases, business owners don't have the cash readily available to buy out a departing owner. So, most buy-sell agreements include insurance policies to fund the agreement. This is where different types of agreements come into play.

Under a cross-purchase agreement, each owner buys life or disability insurance (or both) on each of the other owners. Should one owner die or become incapacitated, the other owners collect on their policies and

use the proceeds to buy the deceased or incapacitated owner's shares.

Another type is a redemption agreement. Here, the company (not each owner) buys the insurance policies and acquires the deceased or incapacitated owner's shares. This approach can help businesses with a lot of owners, because fewer policies are needed.

In some cases, a company will create a hybrid buy-sell agreement that combines aspects of the cross-purchase and redemption approaches. These agreements may stipulate that the business gets the first opportunity to redeem ownership shares. And, if the company is unable to buy the shares, the remaining owners are then responsible for buying the departing owner's interests. Alternatively, the owners may have the first opportunity to redeem the shares.

The life insurance used to fund buy-sell agreement can also have undesirable tax consequences without proper planning. Life insurance proceeds generally are excluded from the beneficiary's taxable income, whether the beneficiary is a corporation, another shareholder or a separate entity.

An exception is the transfer-for-value rule, under which proceeds will be taxable if an existing policy was acquired for value by someone other than the insured or a partner of the insured, a partnership in which the insured is a partner, or a corporation in which the insured is an officer or

shareholder.

This issue often arises when structuring or changing a buy-sell agreement using existing insurance policies. It is important to structure the agreement so that the transfer-for-value rule will not have an impact; otherwise, the amount of after-tax insurance proceeds will be reduced.

If your business is structured as a C corporation and has a redemption agreement funded by life insurance, you'll need to watch out for another possible adverse tax consequence: When the departing shareholder's shares are redeemed, the value of the remaining owners' shares will probably rise without increasing their basis. This, in turn, could drive up their tax liability in the event they sell their interests.

You may be able to manage this problem by revising your buy-sell as a cross-purchase agreement. Under this approach, owners will buy additional shares themselves, increasing their basis.

But there are downsides. If owners are required to buy a departing owner's shares but the company redeems the shares instead, the IRS may characterize the purchase as a taxable dividend. Your business may be able to mitigate this risk by crafting a hybrid agreement that names the corporation as a party to the transaction and allows the remaining owners to buy back the stock without requiring them to do so.

Buy-sell agreements can help closely held businesses ensure a smooth transition when an owner leaves the business. But they also require careful planning to be effective, including properly addressing potential tax issues.

This column is for general information and should not be considered advice. Tax issues are complex and generally require experienced professional advice to navigate successfully.

\$37M Newburgh affordable housing development completed

BY PETER KATZ / pkatz@westfairinc.com

East End II, a project that created 62 affordable housing units in 24 properties amid a seven-block area of Newburgh has been formally opened with a ribbon-cutting event. The ribbon-cutting for the \$37 million project was held in front of the former United Methodist Church at 245 Liberty St.

In the East End II project, a total of 24 buildings were either restored or built from scratch to create the total of 62 new residential units. Ten of the units will house formerly homeless persons who now receive rental subsidies and case management services through an Empire State Support-

ive Housing Initiative grant from the New York State Office of Addiction Services and Supports. There are 13 one-bedroom apartments, 17 two-bedroom apartments, and 32 three-bedroom units. The rents are established to be affordable to people earning up to 70% of the Area Median Income.

State financing for East End II includes \$12.9 million in Federal Low-Income Housing Tax Credits and \$15.5 million in subsidy from New York State Homes and Community Renewal (HCR). In addition, the project anticipated \$5.8 million in federal and state historic rehabilitation

The church building, along with 257 Liberty St., have been transformed into 17,000 square feet of community and commercial space named Highpoint as an adjunct to the affordable housing. Highpoint is being managed by the organization LYNC, which will provide daycare, co-working space, retail space and a health center.

The nonprofit RUPCO undertook East End II as a follow-up to its project East End I, which was completed in 2018 and created 45 mixed-income apartments in 15 buildings adjacent to Newburgh's Broadway business and government corridor.



Ribbon-cutting for RUPCO's East End II project was held in front of the former United Methodist Church building on Liberty Street in Newburgh.

tax credits. Orange County provided \$2.4 million in funding. Additional financing was through Raymond James Financial and Webster Bank.

"This second phase of the East End revitalization provides 62 critically needed affordable homes in Newburgh, while using a combination of new construction and adaptive reuse of blighted structures to unlock this historic community's potential," said RuthAnne Visnauskas, commissioner of HCR. "The result is an expansive,

transformative, and attractive development that will benefit residents and the entire city."

According to Orange County Executive Steven Neuhaus, "Families who live and work in the community will benefit tremendously from this latest public-private partnership. I congratulate RUPCO on the completion of this important revitalization project and appreciate its investment into the City of Newburgh and Orange County."

Newburgh breaks ground for new \$11M aquatic center

BY PETER KATZ / pkatz@westfairinc.com



Rendering of aquatic center being built in Newburgh.

Demolition has begun on the existing pool at the Delano-Hitch Recreation Park in Newburgh where a new \$11 million aquatic center is set to be built. The 27-acre park was donated to the City of Newburgh by Annie Delano-Hitch in 1916. She was an aunt of Franklin Delano Roosevelt.

The old aquatic center at the park was closed in 2020 for renovations and has remained closed since then. The city's recreation department has offered water slides a couple of days a week over the summer for children to use while the pool has been closed.

The city is drawing on federal American Rescue Plan Act funds to help pay for the new aquatic center, which is expected to be open for the summer of 2025.

Jason Morris, Newburgh's city engineer and commissioner of public works, said that the new center will include: 9,000 square feet of splash pad area; a 78 feet long by 50 feet wide pool with an ADA (Americans with Disabilities Act) compliant entry ramp; and a 5,500 square foot ADA compliant pool house with reception area, changing rooms, bathrooms, showers, concession stand, security office, a first-aid room and a mechan-

ical room. There also would be a 14,000-square-foot pool deck with lounge chairs, shade structures and tables.

Morris said that a newly constructed parking area would have 74 spaces.

"Let's get this thing going," Newburgh's Mayor Torrance Harvey said just before shovels were lifted for the ceremonial groundbreaking on Sept. 6. "It is going to be something we are all as City of Newburgh residents and stakeholders proud of. Our kids, our families are going to love and enjoy this for generations and generations to come. This is a historical moment. Please relish it, please cherish it and know and understand that our city government is revitalizing our city for the 21st century."

The splash pad area, which does not require lifeguards to be present, is designed so that it can be in use even when the pool is not being used. The splash pad will offer more than two-dozen water features and will use recirculating water with a holding tank of more than 3,000 gallons. There would be a filter system and an ultraviolet lamp to help ensure clean water.

Dr. Lester Edgardo Sandres Rápalo takes the leadership at Rockland Community College

BY PHIL HALL / phall@westfairinc.com

Dr. Lester Edgardo Sandres Rápalo recently began his new job as the eighth president of Rockland Community College

Prior to joining the Suffern-based school, Rápalo was the provost and vice president for academic affairs at Bronx Community College, City University of New York. He is a National Community College Hispanic Council fellow and board member and the author of several textbooks. Rápalo was born in Honduras and speaks Spanish, Italian and Portuguese.

The Business Journal spoke with Rápalo on his goals for the school.

Congratulations on becoming president of Rockland Community College. What attracted you to this opportunity?

That's an excellent question. I know the legacy that Dr. [Cliff R.] Woods and Dr. [Michael A.] Baston had at the institution [when they served as president], and that was a huge selling point for me. And also, the diversity of the students that we have. RCC is the jewel of Suffern in Rockland, so I was very attracted to that.

What do you see as the role of a community college in today's education environment?

The role of community college is to provide access to students from all walks of life. We are open access institution, so we take all students who come from all different backgrounds and all different GPAs. And we provide top notch an excellent education at a fraction of what four-year institutions will charge.

Just to give you an idea: Our in-state tuition is \$5,212. If you look at the in-state tuition for a lot of colleges, even within New York, it is about \$20,000 and up. If you are an out-of-state, we are currently charging students \$10,424. So, obviously, this is a bargain that students and their families get, especially in this type of economy where everything is so expensive. It is a fabulous opportunity for students.

We have an amazing American Honors Program and we have placed students in very top tier institutions - Yale University, Harvard, MIT, Cornell, NYU. We have very good articulation agreements with all



Dr. Lester Edgardo Sandres Rápalo meeting with Rockland Community College students: *contributed photo.*

these great institutions that know our students are the top choice. I'm very proud to showcase our American Honors Program students.

This is your first semester at RCC. What are your priorities for the semester?

I am doing what I call it the "listen-learning tour." I'm meeting with elected officials, politicians, meeting with faculty, adjuncts, staff, students' leaders, and I'm learning as much as possible from each and every one from their perspective on what is working, what is not working, what can I improve and what can I modify. Right now, I'm trying to get the lay of the land, trying to understand as many things that makes RCC not only a strong institution, but a unique institution,

We're working right now with the executive team to roll out what I call it the strategic plan. And that strategic plan has some components of my vision, which is to increase our international students and bring new programs to RCC. With one of those programs, I want to bring in Bloomberg terminals to teach students how to invest.

I also want to expand our nursing program - this semester, we had 427 applications for our nursing program, and because our limited space we were only able to accommodate 100 students. But our nation is dying to get

more nurses because there's a nursing shortage - that's an area that I want to also expand and grow. I also want to see more students pursuing careers in STEM, and that is something I'm exploring with the faculty and staff.

And obviously, I cannot neglect to mention the great work that we have with workforce and microcredentials. Last year, our institution received close to \$21 million dollars in grants, and this is a great opportunity for our students to get those microcredentials and make the transition between workforce to the credit side of the house.

Also, for the third time in our history we were awarded the Title V grant, which is a testament of what we're doing great in this institution. I'm happy and honored to be in this position.

What are your plans for the RCC faculty? Are you planning to expand the faculty or to bring new professors into the school?

We have 386 faculty members. I just got the enrollment report and we have about 4,500 students - our target is 6,000. We have a plan to increase our faculty body. We love our adjuncts and we're very thankful about all the all the hard work that they do. But as we move forward and implement new programs, that's something that is in my it's on my to-do list. You cannot run programs without full-time professors. So, that's something that I'm exploring as well.



Dr. Lester Edgardo Sandres Rápalo: *contributed photo.*

If we would pick up this conversation a year from now, where would you see the school at that time?

Great question. We'd love to see the school to get more grants - hopefully, we can get that more than \$20 million. I would like to have expand our nursing program and I would like to have more faculty in our workforce.

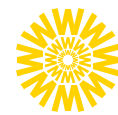
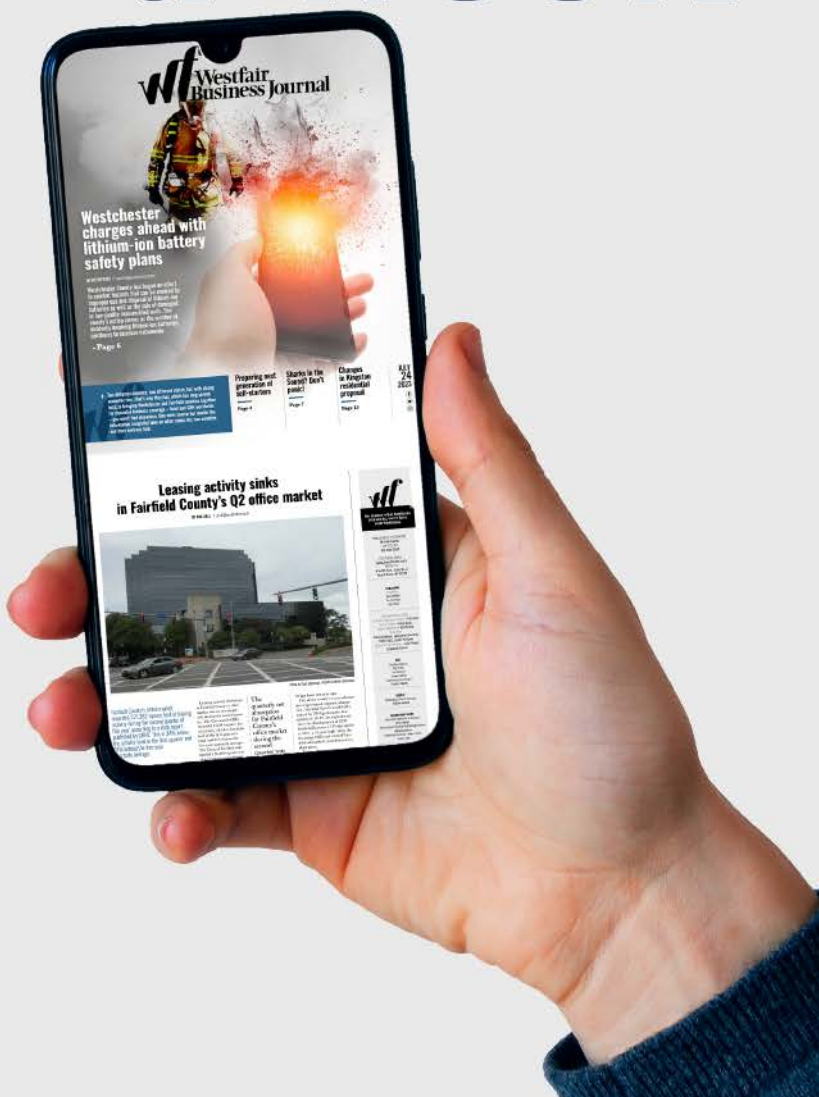
Obviously, all this is correlated to the enrollment and to the fiscal reality of any institution. I'm very optimistic that we will be able to do that provide more scholarships to the students, increase our bandwidth with international students and sign more international MOUs. In my first month, I visited Mexico to discuss MOUs with Mexican universities and see if they're interested in sending students from Mexico to RCC and helping us to send students from RCC to Mexico. That's also something that I'm also doing with India - there's a huge market with India. Those are the ideas that I have right now.

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Gov. Hochul to Be Keynote Speaker at Annual Fall Dinner

In keeping with its long-standing tradition of featuring today's most prominent and timely speakers, The Business Council of Westchester is pleased to announce that New York Governor Kathy Hochul will be the Keynote Speaker at the BCW's Annual Fall Dinner on October 11.

Each year, the BCW's Annual Fall Dinner features renowned speakers from across a broad spectrum of business, finance, government, and media. Last year's speaker was Great Point Studios President and CEO Robert Halmi, developer of Lionsgate Studios in Yonkers. Other prominent speakers have included Hillary Rodham Clinton, Cardinal Timothy Dolan, former PepsiCo Chairman and CEO Indra K. Nooyi and Regeneron founders Drs. Leonard S. Schleifer and George D. Yancopoulos.

"Since being sworn into office in 2021, Governor Hochul has proved herself to be a committed leader establishing a bold vision for New York's future. Governor Hochul has spearheaded comprehensive policies and initiatives to help New Yorkers and their families, while building a stronger, more inclusive economy," said Marsha Gordon, the BCW's president and CEO.

The BCW has been an ardent supporter of Governor Hochul's plan to promote housing growth across New York. Earlier this year, the BCW hosted a Westchester housing roundtable and rally at the BCW's offices in Rye Brook.

Kathy Hochul is the 57th and first female Governor of New York State.



She began her career in public service on her local Town Board, before serving as Erie County Clerk and as a Member of Congress for New York's 26th Congressional District. As Lieutenant Governor, she chaired the statewide Regional Economic Development Councils, and served as co-chair of the State's Heroin and Opioid Task Force, Women's Suffrage Commission, and Child Care Availability Task Force.

This year's dinner will be held at the VIP Country Club in New Rochelle. For information on sponsorships, contact Amanda DePalma, Vice President of Special Events, at ADepalma@thebcw.org. To register or for more information about the dinner, please visit thebcw.org.

Presenting sponsors are Cappelli Organization, Burke Rehabilitation, Montefiore Einstein and White Plains Hospital. Chairman Sponsors are Empire City Casino, Fareri Associates, Ginsburg Development Companies, Million Air, PCSB Bank, RPW Groups, Simone Development Companies and Yonkers Contracting



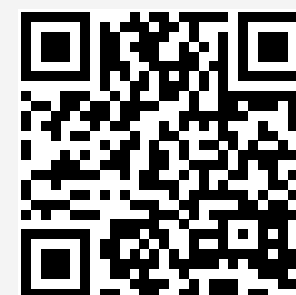
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SEC considers weeding out Dutchess cannabinoids company

BY BILL HELTZEL / bheltzel@westfairinc.com

What the heck happened to Tauriga Sciences Inc. in Wappingers Falls? The U.S. Securities and Exchange Commission wants to know.

On Sept. 21 the agency ordered a public hearing to answer that question "for the protection of investors" of the publicly-traded company.

Tauriga's website depicts itself as a life sciences company that makes Tauri-Gum, a kosher chewing gum infused with cannabinoids, the non-psychoactive compounds of marijuana plants. It has also offered body oils, anti-wrinkle creams, dietary supplements and cannabinoid-scented bath bombs. And it was developing a pharmaceutical-grade version of its chewing gum to treat nausea in chemotherapy patients.

The business was founded in 2001 as New England Acquisitions Inc., according to Florida corporation records, changed its name to Atlantic Wine Agencies Inc. in 2004, became Novo Energies Corp. in 2012, renamed itself as Immunovative Inc. in 2013 and then quickly changed to Tauriga Sciences.

Tauriga is still listed as an active, out-of-state Florida corporation.

As Tauriga, it has operated in Danbury Connecticut, Manhattan, and since around 2020 or 2021 in an office complex on Nancy Court in Wappingers Falls.

Seth M. Shaw is the chief executive officer.

Tauriga has not filed required SEC reports since 2021. Its last quarterly report showed a net loss of \$4,114,999 for the last nine months of 2021.

Tauriga shares were still being quoted on the OTC Link over-the-counter market as of Aug. 7, according to the SEC. The share price, according to a chart on Tauriga's website, peaked at around \$6.83 in March 2014, dropped precipitously to \$0.15 by February 2016, and bottomed out last October.

The SEC said it will consider whether it is necessary to suspend or revoke Tauriga's securities registration, at a yet-to-be-scheduled hearing. If the company fails to respond, it may be deemed in default and a final order will be issued.

Efforts to contact Shaw for his side of the story were unsuccessful. A message sent to his Tauriga email address was returned as undeliverable; a message submitted through Tauriga's website got no reply; and Shaw's telephone mailbox was full and unable to accept a new message.



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Developing the local economy through developing small businesses

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



Deborah Moss, founder of Windowful Creations: contributed photo.

The challenges of starting a business are immense. Even if an entrepreneur has completely mastered the core aspects of their business, there are dozens of things required to run a business that may have very little to do with the passion that caused them to launch their venture in the first place. Legal red tape, accounting, human resources, building relationships with suppliers, even putting together a plan for engaging customers can be brand new considerations even for the well prepared.

When navigating the many challenges of a new business, advice from somebody who has been through it all before becomes invaluable. And that's where SCORE comes in.

SCORE provides pro bono business mentoring and workshops from experienced advisors, entrepreneurs,

and corporate executives with diverse industry experience and specialties. The SCORE mentors help small business owners in the launch, development and growth of their operations.

The Fairfield County chapter of SCORE recently paired Rakesh Chandra, a recently retired vice president of sales management support at IBM, with Deborah Moss, the founder of the Westport-based Windowful Creations, which

provides custom drapes, shades, curtains, valances, top treatments and shutters.

"Rakesh has been a beacon for me since I founded Windowful Interiors," Moss said. "Initially, he called my attention to SCORE resources and workshops to help me estab-

lish my company. When the Covid pandemic hit, he offered support and survival resources that enabled Windowful Interiors to endure during that very difficult period."

Chandra described his approach as following the steps he learned while doing internal consulting when he first started at IBM.

"Even though Deborah Moss was already established when she became my 'client,' I still insisted that she go and do a business plan," he said. "Because you use the business plan as a way of executing your business, and making an estimate of revenue and how much every contact means."

Chandra described how the exercise revealed that a new approach to building a new client base was necessary so that new commissions would come in a steady stream that can be handled reliably.

"You've got to make sure that you are known in the local area and that people will come to you," he continued. "How do you do that? Either you become a member of a local organization, or you do advertising, and it's not always obvious that that may be the help they need."

Chandra, who previously served on the board of the Fairfield County SCORE chapter, also touted the many resources that the program makes available to mentors to help them provide the best services possible to mentees.

"There are dozens of volunteers in my chapter. Each one is coming with some expertise in a certain area. So if I'm not an expert I can draw on the experiences of my colleagues, the other mentors, and volunteers," said Chandra.

Chandra said he has tapped into that network to provide his mentees with access to other SCORE members for legal expertise, or to understand a permitting challenge particular to their field. He noted that as of 2022, the Fairfield County chapter had 84 volunteers and helped launch 164 new businesses which in turn created 253 jobs.

Moss counts her business among the number that have benefitted from the organization's involvement.

"During Window-

ful's initial start-up I attended many SCORE workshops to help develop my marketing strategy and set up my online accounts. I attended a presentation by an IP attorney and hired them to trademark my company name," Moss said. "Rakesh guided me through the early challenges of establishing Windowful, counseled me through the Covid 'Valley of Death,' and now as my company thrives and expands, he motivates me to continue pushing the boundaries to find new opportunities."

Ashwini Bhaskar, the current co-chairman of the SCORE Fairfield County chapter, said that those numbers illustrate the organization's entire ethos.

"Getting small businesses to thrive is really what the aim of SCORE is," Bhaskar said. "And we're part of a [Small Business Administration] program, so the mentoring, education, and networking all comes at no cost to the person who is availing themselves of the services. Remember, it's all volunteer - if you think about our organization, if we were a 30-person management consulting firm our budget would be a hundred million dollars."

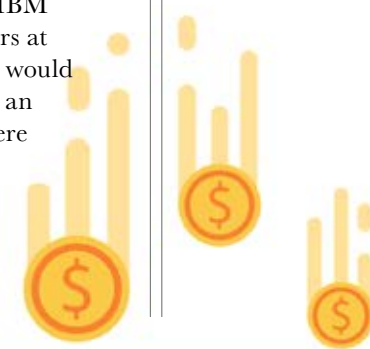
Bhaskar described a current mentee in the program who is a performer looking to grow her social media following, and said she represents the kind of business they would love to support.

"People who are doing it on a shoestring budget, she has no resources to hire anybody but she can hire a senior vice president of IBM who was in business for 52 years at no cost," Bhaskar noted. "You would be charged a thousand dollars an hour for Rakesh's time if he were still at IBM."

For more information about either mentoring or being mentored, visit <https://www.score.org/fairfieldcounty>.

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Business Manager
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New Rochelle's WVOX has gone off the air

BY PHIL HALL / phall@westfairinc.com



Ahead of its planned sale, New Rochelle-based radio station WVOX 1460 AM ceased broadcasting on Sept. 7.

The station is owned by Hudson-Westchester Radio, whose founder and president William O'Shaughnessy died in May 2022 at the age of 84. Another station owned by the company, WVIP 93.5 FM, was sold in July to Texas-based Hope Media Group for \$8.15 million.

WVOX began broadcasting in 1950 as WGNR and mostly focused on locally produced talk and information shows, including a popular program hosted by O'Shaughnessy that ran for more than 50 years. Following O'Shaughnessy's death, WVOX and its FM translator were donated to the nonprofit MMTC Broadcasting, which is selling the license to Chang Media Group for \$20,000. Chang, which owns stations in Arizona and California, is acquiring the station's license and equipment, but will be required to find a new transmitter and a studio lease for the station.

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Dreading your passport renewal? Now 'ItsEasy'

BY DEBBI K. KICKHAM

Since the start of the pandemic, getting a passport renewed has become a lengthy process and wait. As a professional travel journalist, however, I'm here to tell you that there is a better way to take care of your travel documents, and it's easy. Or rather ItsEasy Passport & Visa, an all-inclusive service that can make renewing your passport and taking perfect passport photographs better and safer for an honest price.

According to U.S. Custom and Border Protection, passports generally must be valid for six months beyond the date the traveler will exit the United States. David Alwadish, who founded ItsEasy in 1976, said the sixth-month rule is a "huge pain point," as he's seen travelers who have had to postpone or cancel their trips (even after getting to the airport with a valid passport), because their passports would expire within six months.

"It's heartbreaking," said Alwadish, whose company has a hub in Manhattan's MetLife Building, with centers in Boston, Washington, D.C., Houston, Denver and Los Angeles, "and it's a travel fact that's been in a vacuum."

He recommends that you check your destination's passport requirements when planning your trip or renew your passport at least nine months before it expires. He has also witnessed the pain of travelers packing for their trip, then realizing that their passports have expired. ItsEasy's 24/7/365 Live Call Center helps people navigate the system. "We make the process go from a nightmare at least to a realistic, developed plan, even in the middle of the night."

A great advantage to the ItsEasy.com app is that it completely eliminates your need to go to the drugstore to have your passport photo taken, and it obviates the long lines at passport offices. (The U.S. Department of State has noted that the number one reason for delayed approval of a passport application is a photo that doesn't meet the criteria.) With ItsEasy, you can take your passport photo in the comfort of your home or office.

"What's phenomenal about the five-star app is its incredible, all-in-



David Alwadish founded ItsEasy Passport and Visa to save time and money. Courtesy ItsEasy Passport & Visa.

"We make the process go from a nightmare at least to a realistic, developed plan, even in the middle of the night."

clusive, value proposition," Alwadish added. "Wherever there is public anxiety about getting a passport, merchant greed rolls in as online competitors' pricing gets ugly and expensive and innocent people are unknowingly being gouged, getting charged hundreds of dollars for next to nothing." ItsEasy does not do that.

Its standard processing (approximately 10 to 12 weeks) is \$38.95, plus the \$130 government fee. This includes passport photos, documents pre-checked, applications pre-typed and bar-coded, order status updates, secure delivery to the U.S. State Department passport facility and United States Postal Service (USPS) tracking. (When I checked the competition, I found charges up to \$318.85 in service fees – without any photos.)

ItsEasy's expedited processing (approximately five to seven weeks right now) costs \$39.95, plus the \$190.00 government fee, which includes the additional \$60 for the actual U.S. State Department expedite fee. This has all of the same services as the standard, in addition to rush processing.

ItsEasy offers urgent processing (less than two weeks), with prices starting at \$349.00 (up to sometimes \$995 for same-day processing), plus the appropriate government fee, which will include the \$60 expedite fee.

Additionally, there is the option to ship FedEx Overnight (\$19).

During the height of Covid, ItsEasy assisted a man whose father had passed away in Trinidad and who needed to go there at once to retrieve the body. The State Department was closed. ItsEasy was able to volunteer its trademark white-glove concierge service. "We stayed open even during that painful time," Alwadish said. "I make sure my staff continues to answer the phone 24/7. My company at least can try to do something in case of emergencies."

"When I give the government my clients' passport applications, I'm sure they are happy that the payment is perfect, the applicant's signature is perfect, the photo is usually perfect and nine out of 10 applications that we submit are pre-typed and bar-coded by us so that the agency personnel can process the applica-

tions more quickly, versus the agents getting bogged down having to type the handwritten applications most of the public submits, especially during these high-volume times."

Additional features include travel visa service and a complimentary passport renewal reminder. ItsEasy can also help you secure a driver's license-sized passport card that you can use for domestic air travel, in lieu of standing in line at the Department of Motor Vehicles for a REAL ID-compliant driver's license. (The U.S. Department of Homeland Security notes that beginning May 7, 2025, you must have your REAL ID or another acceptable form of identification, to travel on a domestic flight. Acceptable forms include your passport or passport card.)

With ItsEasy in your corner, Alwadish said, you don't have to worry: "My trademarked motto is 'No passenger left behind.'"

For more, click here <https://www.itseasy.com/> or call 1-866-ITS-EASY. And follow me on Instagram @DebbiKickham.

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David Richman, the driving force behind RakowGroup, believes that the key to any successful commercial real estate endeavor lies in partnering with a competent and trustworthy commercial real estate firm. Under his leadership, RakowGroup has not only embodied this philosophy but has raised the bar by becoming true advocates for each client they serve.

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These accomplishments underscore RakowGroup's unwavering commitment to delivering outstanding results. Recently, Mario Bruni of Bruni & Campisi praised the group stating, "I can't say it enough; these are the people you should go to for your next relocation or lease renewal." Mitch Benerofe of Benerofe Properties has also complimented RakowGroup saying "They are not just brokers. they are partners and we have the highest trust in them."

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One of the cornerstones of RakowGroup's success is the exceptional team that David Richman has assembled. Comprising both seasoned industry veterans and rising stars, this team shares a common vision of being unwavering advocates for their clients. Collaboration and mutual support are the hallmarks of this dynamic group, ensuring that they consistently meet the unique needs of each client.

Beyond their professional endeavors, David Richman and the RakowGroup team are proud supporters of Feeding Westchester and Big Brothers Big Sisters of Westchester & Putnam, demonstrating their commitment to making a positive impact in their community.

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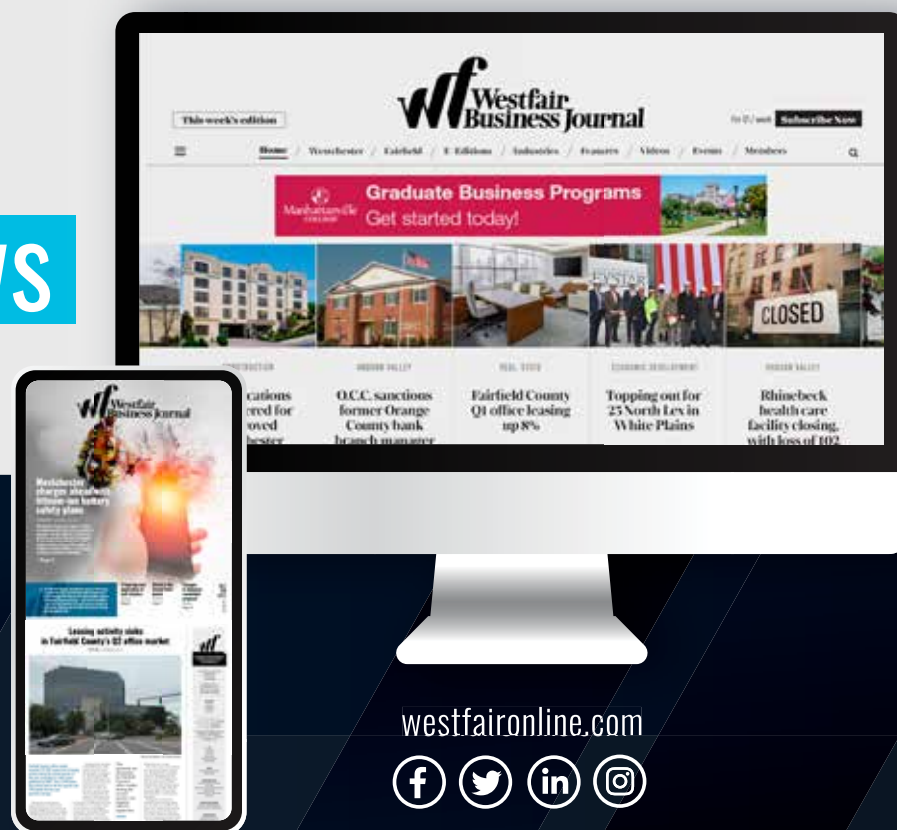
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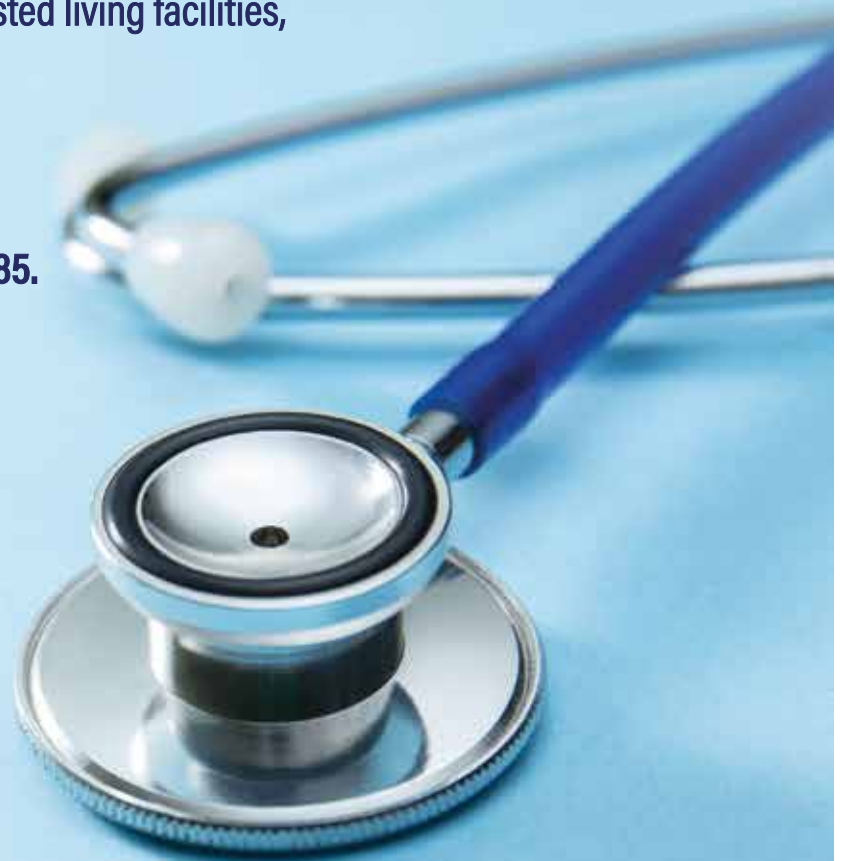
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From Healing Communities to Educating Minds: NYMC Faculty Member and Graduate, Nkem Chukwueme, M.D., M.P.H., Dr.P.H. '23, Carves Inspiring Journey in Public Health

For more than 14 years, Nkem Chukwueme, M.D., M.P.H., Dr.P.H. '23, has been dedicated to improving the quality of life for millions of citizens around the world. Her career began in her home country of Nigeria and has allowed her to travel the globe, making a significant impact at every stop along the way. One of her most recent accomplishments includes a Doctor of Public Health (Dr.P.H.) degree from New York Medical College (NYMC) in the School of Health Sciences and Practice. A self-proclaimed lifelong teacher, Dr. Chukwueme has since joined the NYMC Department of Public Health faculty for the fall semester, bringing along an abundance of experience and knowledge, as well as a track record of getting results.

After receiving her M.D. from University of Ibadan in 2005, Dr. Chukwueme landed a position in emergency medicine in Nigeria. Her role began to transform over the next four years. She found herself very involved in community medicine and provided a lot of community service. Dr. Chukwueme noticed increasing trends of automobile accidents with children and hypertension in women throughout her community. She eventually opened wellness clinics in a village where she was the only doctor, serving as the primary caretaker for 300 women and spending her own money to buy medication for her patients. Her work in Nigeria earned her the President's NYSC National Honours Award - presented by the Commander-in-Chief of the Nigerian Armed Forces and the highest award conferred on young Nigerians in the country.

Dr. Chukwueme says her students can expect an energetic classroom that is challenging but offers many opportunities for one-on-one interactions with the professor. She is excited to share her knowledge of professional networking within the field of public health and knows she will be able to learn from her students just as much as they learn from her.

The NYMC Department of Public Health is dedicated to preparing



Nkem Chukwueme

students and professionals like Dr. Chukwueme with the knowledge and skills needed to develop, implement and monitor public health initiatives such as immunization programs, infectious disease monitoring, cancer and asthma prevention, drinking water quality and injury prevention. To learn more about the public health programs offered at NYMC, contact the SHSP Office of Admissions or visit: www.nymc.edu/shsp



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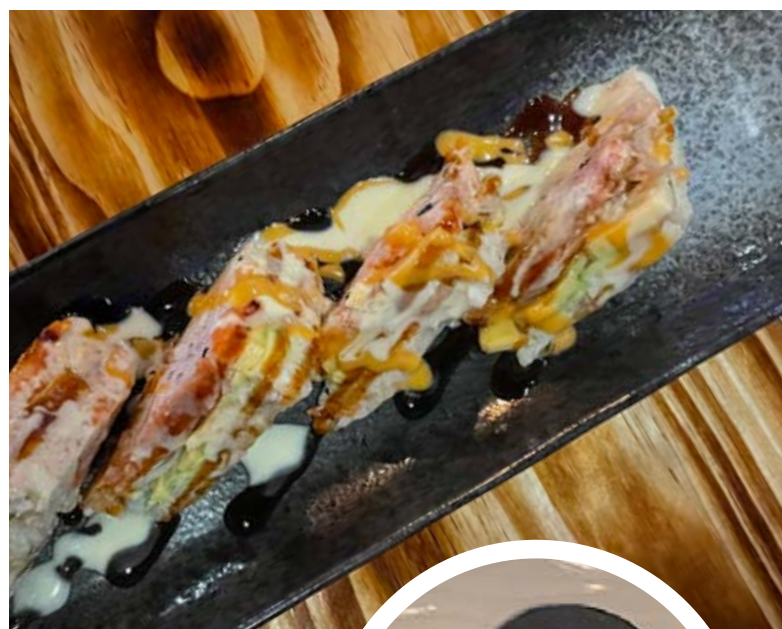
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Taking the ‘Con-fusion’ out of Asian-fuxsion

BY JEREMY WAYNE / jwayne@westfairinc.com

You can't judge a book by its cover. I did, and now I'm eating my Chinese rice hat as a result. Well, I had my reasons, or at least I thought I did. With its plain, pebble-dash exterior and "Grand Opening" banner still fluttering hopefully in the breeze a full month after the restaurant had officially opened, I didn't have high hopes for Aki, the new Asian-fusion restaurant on West White Plains Post Road in White Plains.



"Pizza sandwich" at Aki.

I honestly can't say enough good things about this place. It's an absolute gem.

- Jeremy Wayne

And what about that "Asian-fusion," which now feels terribly 1990s. It isn't a term I much care for either. I think "Con-fusion" usually describes this style of restaurant cuisine, with national and regional dishes watered down or otherwise traduced.

But oh, how wrong I was. Aki, an offshoot of the well-established restaurant of the same name in Port Washington, New York, was about to knock my spotted socks off.

Sitting regally alone in a family booth large enough for six or seven, guided by Peter Xiang – Aki's genial owner and host – I commenced my fusion feast with the enigmatically named Christine bite, two slices of peppered tuna topped with seaweed and avocado, a slick of sesame in the house dressing on top. Next came the house eggplant special, two trimmed and hollowed-out eggplant "boats," filled with chopped shrimp and scallops, tangy with Chinese spices, a gorgeous umami hit. Two dishes in, the precision and so-



Peter Xiang, Aki's genial owner and host.

phistication of the meals were already patently clear.

Quite how we were eating Kumamoto Japanese oysters, as I understood them to be, in September, when the season typically runs from November to April, is perhaps a question best left unanswered. In any event, they were perfect, small and firm, with a sweet, almost melon-y flavor in counterpoint to their natural brininess. They came with two separate dressings, one a wasabi yuzu drizzle and the other a house special, more mayonnaise in texture than mignonette. Usually, I like to leave my oysters naked, alone and unadorned. At Aki, I would make an exception every time.

The chef's talent – virtuosity would not be too strong a word – was on dazzling display again in the humorously named pizza sandwich, which is neither a pizza nor a sandwich but an eggy assembly sliced in triangles, which imitates both a pizza slice and a more delicate, English teatime sandwich to some degree. Comprising spicy tuna, avocado, tomago (a Japanese omelet), crab and lobster and bound with a beautifully judged sweet wasabi sauce, this was a masterful dish, bursting with creativity along with its tease in the name. It further affirmed my view that Aki's kitchen is up there with the best. I'm thinking of the innovative greats, like Nobu and Hakkasan.

Technically superb, the kitchen



Exterior of Aki, a new Asian-fusion restaurant in White Plains. Photographs by Jeremy Wayne.

pulled off another great dish in a featherlight shrimp tempura, tossed in a kind of Russian dressing and yet another in an exceptional tartare, half lobster, half crab, arranged in a circle, the top covered like a mosaic in four different colors of tobiko (roe) – black, orange, copper and gray. A real stunner.

And then there's the quality of the fish and shellfish. A lunchtime sashimi platter, comprising three slices each of red tuna, white tuna, salmon, striped bass and yellowtail fairly squeaked with freshness. This was a real palate cleanser and an elegant, typically Japanese way to bring a bountiful meal to a close.

For close, or call a halt, you must, because the human frame can only bear so much. I will be back another time, though, to try Aki's cold sesame noodles, Szechuan dumplings, assorted gyozas (Japanese potstickers) and Thai soups and curries.

There's fine drinking here too, with great cocktails dispatched from the small bar, where they will mix you a mai tai or a dirty martini or, if you're

brave enough, a Tokyo tea – melon liqueur, vodka, rum, gin, tequila and triple sec. I was not. I stuck to beer. (There are Kirin and Sapporo.) There's also a good list of hot but mainly cold sakes, including the well-known Shirakawago Sasanigori, a sake I love – cloudy in color but astonishingly clean on the tongue, with notes of steamed rice and elderflower.

I honestly can't say enough good things about this place. It's an absolute gem, with its spacious Zebrano booths and dramatic, rather beautiful murals of Asian scenes in rich, iridescent colors lining the walls. Xiang is always on hand to assist, the food, as you know by now, is superb, and – what I have so far failed to mention – the portion sizes are presidentially large. Talk about a sense of plenitude.

Worth not just a detour in the terminology of Michelin, but an entire journey, I would happily drive 100 miles round trip for food of this caliber.

For more, visit akiasianfusion.aiyaorder.us.

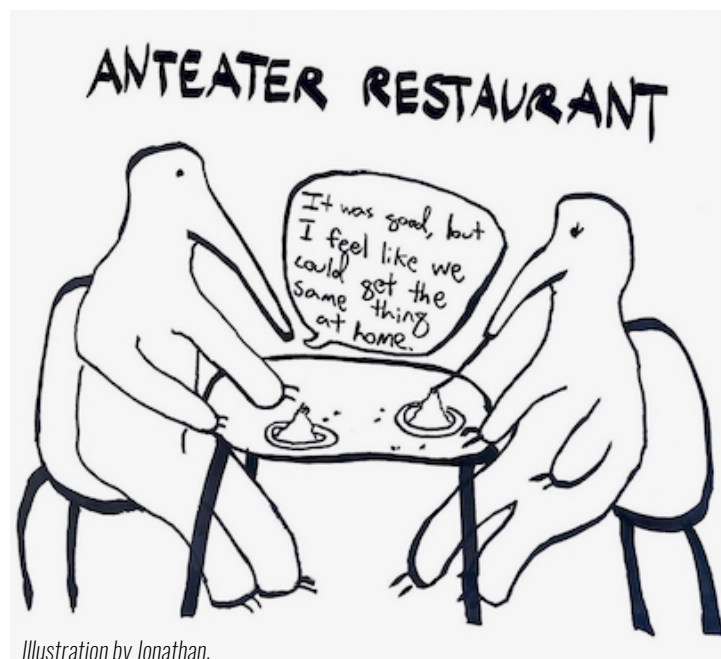


Illustration by Jonathan.



Good Things Happening

Kayla Conway, who graduated in May 2023 and represented Pace on stage with Vice President Kamala Harris and college athletes across the country during a visit to The White House earlier this year, holds the National Championship trophy during a recent ceremony at Northwell Stadium in Pleasantville.

COLLEGE WOMEN'S LACROSSE TEAM WINS NATIONAL CHAMPIONSHIP

Pace University recently honored its women's lacrosse team for a momentous and historic season that ended with the team winning the 2023 Division II National Championship. As part of the ceremonies, members of the team were recognized in front of an exuberant crowd at halftime of the Pace football game at Northwell Stadium in Pleasantville where the winning championship banner was unveiled.

"It's incredibly gratifying to be recognized before so many people who have been supportive to us in our exciting national title run," said Head Coach Tricia Molfetta, who is beginning her seventh season with the team. "This year has been marked by numerous unprecedented milestones for our program, and this conclusion feels like the perfect culmination of our extraordinary season. I am so grateful we were able to end our year in such a monumental way and I know the experience today will be one this team will share with their friends and families for the rest of their lives."

Westchester County memorialized the historic accomplishment by proclaiming Sept. 12, 2023 as "Pace University's Lacrosse Team National Champions Day."

"The women's lacrosse team consists of outstanding student athletes — a

committed and talented group of young women who are as impressive in the classroom as they were on the playing field," said Pace President Marvin Krislov. "The skills they learned in training rooms and on practice fields and discipline they displayed on the field, will serve them well throughout their lives and their careers. They worked remarkably hard to become national champions and we couldn't be prouder to honor them today."

In defeating previously unbeaten West Chester, 19-9, in May, the Setters made history by winning the school's first-ever national title and becoming the first school in Westchester County to earn such honors. The 19 goals scored by the Setters were the most-ever scored in a DII Women's Lacrosse championship game, and they are the first NCAA collegiate team in Westchester County to win a National Championship.

Since 1906, Pace University has been transforming the lives of its diverse students — academically, professionally and socioeconomically. With campuses in New York City and Westchester County, Pace offers bachelor, master and doctoral degree programs to 13,600 students.

FIVE YEAR OLD IS HEART WALK HEART HERO



Bryce Kelley

Bryce Kelley, a five-year-old who had life-saving heart surgery at four-months-old served as the Heart Hero at the Westchester Heart Walk on Saturday, Sept. 23 at Kensico Dam.

"The pediatric doctor noticed a heart murmur that wasn't going away three days after Bryce was born, which doctors said usually went away in most babies," said Erin Kelley, Bryce's mother. "We learned that Bryce was diagnosed with ventricular septal defect and needed surgery because her heart was working way too hard and she wasn't gaining weight."

Ventricular septal defect is a birth defect of the heart in which there is a hole in the wall (septum) that separates the two lower chambers (ventricles) of the heart.

"Bryce struggled to eat at times because she didn't seem to have the strength to digest the food, she was either congested or too tired. She

only ate at most three ounces at a time. She spit up a lot when we seemed to over feed her," said Kelley. "During the day she ate around every two hours and at night around every three hours. She slept a lot after the feeding because it was a lot of work for her heart to work. It was burning a lot of calories because it was pumping very fast."

On March 20, 2018, Bryce underwent five hours of heart surgery, but it wasn't the traditional open heart surgery. Doctors performed a transverse axillary incision that accessed her heart under her right arm rather than splitting the breastbone. They collapsed her lung and entered her heart where they put a patch to close the hole.

This approach reduced Bryce's recovery time as she only stayed two nights in the hospital (the night after the surgery and then a second night).

Today Bryce is a very happy healthy five-year-old. She loves music, arts and crafts, reading and pretending. She is a very typical lovely child who wants to help everyone and be heard. She loves playing with her two-year-old brother and has many friends.

STUDENTS IN FAIRFIELD AND HARTFORD COUNTIES BENEFIT FROM NONPROFIT'S COMMUNITY-DRIVEN FOCUS

Goodwill of Western and Northern Connecticut (GWNC) has distributed 2,000 backpacks, with 30-piece school supply kits, to organizations working with children throughout Fairfield and Hartford counties. Benefactors of the nonprofit's 2023 'Backpack Giveback' include Boys and Girls Clubs of Hartford, The Village, Wakeman Boys & Girls Club, and YWCA Hartford Region. Additionally, backpacks were distributed to children of the nonprofit's own team members and a limited number of free backpacks are available, on a first-come first-served basis at Goodwill Career Centers in Bridgeport, Enfield, Hartford, Norwalk, Shelton and Waterbury.

"A core focus of Goodwill's work is creating pathways to employment," Rocco Tricarico, president and CEO, Goodwill of Western and Northern Connecticut, said. "By helping to set students up for success in the classroom, we aim to encourage a cycle of lifelong learning that will benefit them during their schooling and beyond. This is an extension of the work that we do to help set adults up to be successful in the workforce, and we are proud to expand our efforts to serve some of the youngest members of our communities."

Goodwill is a nonprofit organization that helps individuals, businesses and communities come together to support people with disabilities, economic disadvantages and other barriers to employment.



RED HOOK GATEWAY CONSERVED

Courtesy of ScenicHudson.org

Supporting the town's agricultural economy, providing a site for much-needed affordable housing and creating new opportunities for outdoor enjoyment, the town of Red Hook, Scenic Hudson, and the Dutchess Land Conservancy partnered on two transactions to protect 169 acres of the Cookingham farmland, which straddles Route 9 and serves as the northern gateway to the village of Red Hook.

A long-standing community asset and a point of local pride, the two Cookingham Farm properties were "highest priorities" for conservation both in the town's Community Preservation Plan and Scenic Hudson's Foodshed Conservation Plan. They also were desirable locations for development due to their proximity to existing village water and sewer lines.

On Route 9's eastern side, the partners collaborated to protect 97 acres,

including 63 acres of prime farmland. Twelve acres situated in the village and suitable for affordable housing was set aside for that use. The town purchased the property outright and a conservation easement on the agricultural portion of the land was purchased by Scenic Hudson. The easement provides safeguards to ensure that the land remains permanently available for farming and can only be sold at its agricultural value, making it affordable for future farmers. Dutchess Land Conservancy holds and will steward the conservation easement on the lands, which the town plans to sell to a farmer.

The town and RUPCO, a nonprofit with a 40-year track record in creating affordable housing in mid-Hudson Valley communities, continue to negotiate the terms of RUPCO's proposed purchase of the remaining 12 acres, which is excluded from the conservation easement. The current vision is for a

combination of a limited number of both rental apartments and owner-occupied, single-family homes and a barn retrofit.

Scenic Hudson, Dutchess Land Conservancy, and RUPCO are all part of the Hudson Valley Affordable Housing and Conservation Strategy, an innovative collaboration of land trusts and affordable housing organizations conserving critical landscapes and responding to the region's housing crisis.

To the west of Route 9, the town, Scenic Hudson and Dutchess Land Conservancy again partnered to protect 72 acres, including some 19 acres of prime agricultural land as well as forested land adjoining the town's Recreation Park, the village of Red Hook's Richard M. Abrahams Memorial Park, and Sawkill Creek.

As with the previous transaction, the town has placed the farmland portion of this property under a conservation easement, again with a safeguard for future affordability as a farm, which the Dutchess Land Conservancy holds. The town also plans to sell this land but will retain approximately 38 acres to buffer the two public parks and wells utilized for the municipal water supply. The town also plans to establish passive public recreational trails that will connect to the adjacent parks.

To acquire both properties, the town used funds from its Community Protection Fund and a separate Incentive Zoning Fund. Scenic Hudson funding for the transactions came from its Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment.

Town of Red Hook Supervisor Robert McKeon said, "This project represents a wonderful opportunity to accomplish so many public purposes for our residents. Protection of scenic resources; with a trail network to enjoy

the working landscapes and Catskill Mountain views. Important farmlands capable of the highest productivity and a small, reserved area for attractive housing to complement investments already being made in the village. The initiative includes provisions to ensure clean drinking water for generations to come. None of this would be possible without the foresight of Red Hook residents, who in 2007 voted to enact a Community Preservation Fund and without the Cookingham family, who in the face of family loss made decisions that will benefit others."

Executive Director of The Scenic Hudson Land Trust Inc. and Land Programs Seth McKee said, "Protecting these lands demonstrates the power of partnerships in completing real estate transactions with tight deadlines. Scenic Hudson commends the town of Red Hook for being one of the Hudson Valley's most proactive municipalities in conserving farmland and open space, and now innovating in providing space for affordable housing. We're excited about RUPCO's involvement in achieving our shared goals of safeguarding important farmland and providing solutions to our region's affordable housing crisis."

NONPROFIT EXEC APPOINTED TO GOVERNOR'S COMMITTEE

Jan Fisher, executive director of Nonprofit Westchester, has been appointed to Governor's Hochul's Not-for-Profit Contracting Advisory Committee as recommended by Senate Majority Leader Andrea Stewart-Cousins.

The goal of the committee is to report to the Governor and the Legislature with recommendations on improving the contracting procedures with not-for-profit organizations, which receive state funds.

The committee is composed of 16 board members: Eight members are appointed by the Governor of whom four represent nonprofit organizations providing services in the state; two upon recommendation of the president of the Senate; two upon recommendation of the Speaker of the Assembly, and eight members represent state agencies designated by the Governor.

New York State Nonprofit Unit was established in 2012. New York is the only state with a dedicated nonprofit staff within the Governor's office.

NEW YORK STATE LAWMAKERS TAKE THE REINS

Members of the New York State Senate and Assembly raced for 'power positions' and bragging rights at Yonkers Raceway during the 2023 Legislative Pace hosted by Empire City Casino by MGM Resorts' on Tuesday, Sept. 12. Dubbed the "Hottest Political Race of the Year," the event consisted of four, before-the-card nonwagering harness races featuring New York state legislators competing in double-seated jog carts alongside professional harness racing drivers. Each race consisted of two laps around the famed one-half-mile Yonkers Raceway oval.

The annual event brought together bi-partisan legislators from across



From left: Assembly Members Latrice Walker, Nade Sayegh, Stefani Zinerman, Dana Levenberg, Joe DeStefano, Ken Zebrowski, Eddie Gibbs, J.Gary Pretlow, Scott Bendett, Senator Dean Murray, Assembly Member Brian Cunningham, and Empire City Casino by MGM Resorts Senior Vice President and General Manager Ed Domingo.

the state to the historic Yonkers Raceway, which was founded in 1899 and is now part of Empire City Casino by MGM Resorts. Empire City boasts the sixth-largest gaming floor in the country and

welcomes over nine million guests annually.

"Every year we look forward to this friendly, albeit competitive, event and we are thrilled to host the Legislative Pace at the historic Yonkers Race-

way once again," said Empire City Casino by MGM Resorts Senior Vice President and General Manager Ed Domingo.

Live racing continues at Yonkers Raceway nightly Monday, Tuesday and Thursday through Saturday with a first-race post time of 7 p.m. Races are simulcast and available for viewing and wagering online at EmpireCityBets.com where racing fans can create a free account and view live racing at Yonkers Raceway and tracks across the country.

Empire City Casino by MGM Resorts is one of the largest entertainment and gaming destinations in the northeast. Featuring nearly 4,700 of the hottest slots, electronic three-card poker, blackjack, craps, roulette, baccarat and sic bo table games, Empire City Casino also offers guests year-round harness racing and international simulcasting and live entertainment.



PROTECTING WAGON WHEEL FARM

Photo courtesy of Wagon Wheel Farm.

Scenic Hudson and the Orange County Land Trust have partnered to protect 58-acre Wagon Wheel Farm, located in the town of Goshen. The conservation easement, which was finalized on Tuesday, Aug. 29, keeps the farm in active agriculture and its high-quality soils permanently protected from nonagricultural development.

A family farm specializing in produce and hay located off Sarah Wells Trail in Goshen, the farm's co-owner Jason Touw, who had been leasing portions of farmland since 2001 from Joan Kozareski, continued expanding operations along with his wife, and farm co-owner, Kristin Touw.

Upon Kozareski's passing, the farmland was marketed for its subdivisional value, and local residents united in a show of strong support for the Touw family and sustaining local agriculture in their community.

In 2020, the beneficiaries of

Kozareski's estate ultimately decided to sell the property to the Touws, enabling them to continue operating their farming business and living on the land.

The farm was a priority of Scenic Hudson's Hudson Valley-New York City Foodshed Conservation Plan, a blueprint for ramping up the protection of agricultural land to meet rising demand for fresh, local food in the region and city.

To fund the purchase of the conservation easement, Scenic Hudson secured a grant from the U.S. Department of Agriculture's NRCS Agricultural Land Easement Program. Scenic Hudson provided 50% of the matching funds required by the grant, which came from the organization's Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment. The Orange County Land Trust will hold the conservation easement in perpetuity.

The Touw family said, "We consider ourselves stewards of the land and are grateful for the organizations and community members that came together to make this project a success."

Executive Director of The Scenic Hudson Land Trust and Land Programs Seth McKee said, "Conserving farms like Wagon Wheel has become even more critical as the valley faces mounting development pressures. ..."

Orange County Land Trust Executive Director Jim Delaune

said, "What makes the protection of Wagon Wheel Farm especially meaningful is the fact that saving the farm had become a rallying point for the community. Their collective voice and the perseverance of the Touw family ultimately took development off the table. ..."

Wagon Wheel Farm is a family-operated hay, egg and produce business that strives to balance agricultural quality with environmental sustainability, preserve a way of life and maintain the rural bucolic character at the heart of Orange County. Its farmstand, located at 363 Sarah Wells Trail in Goshen, is open daily from 7 a.m. – 9 p.m. For farmer's market locations, events, and more information, visit <https://wagonwheel-farmny.com/>.

Scenic Hudson's mission is to sustain and enhance the Hudson Valley's inspirational beauty and health for generations to come. Motivated by the beautiful land and the extraordinary people of the region, it has six decades of expertise in conservation, land use, community-based advocacy and strategic planning to make the valley a better place to live, work and play for everyone.

The Orange County Land Trust is dedicated to protecting Orange County's wild habitats, biologically diverse lands, and working farmland through conservation agreements with willing landowners.

RESORT MAKES A SPLASH FOR CHILDREN'S HOME



Kartrite Resort and The Children's Home staff from left: Luz Inga and Yvette Ramirez of the Children's Home of Poughkeepsie, Sarah Kimball of the Kartrite Resort & Indoor Waterpark, and Viridiana Marin of the Children's Home of Poughkeepsie. *Photo courtesy The Kartrite Resort & Indoor Waterpark.*

In a commitment to give back to its local community, The Kartrite Resort & Indoor Waterpark recently hosted 20 children and staff members from The Children's Home in Poughkeepsie for two days of aquatic adventure. The Home is a 176-year-old non-profit organization that provides a range of community-based and

residential services giving hope and healing to children at-risk throughout New York state. In response to the fun-filled day at New York's largest indoor waterpark, The Kartrite Resort staff received a heartwarming display of appreciation in the form of handmade thank you cards from those in attendance.

SHOWCASING WESTCHESTER MEDICAL CENTER CAMPUS

White Plains Mayor Thomas Roach got a behind-the-scenes glimpse recently of operations during a personal tour of WMCHHealth's Westchester Medical Center campus.

Two of his visits were at the only facilities of their kind in Westchester County:

The 5,500-square-foot eHealth Center with 20 multimedia stations equipped with the latest telehealth patient monitoring technologies and software. There, he saw how clinicians skilled in critical care use advanced health-care technologies to monitor intensive care unit patients and provide complementary support to bedside intensive care unit care teams at Westchester Medical Center and WMCHHealth's MidHudson Regional Hospital in Poughkeepsie, as well as at other hospitals in the Hudson Valley.

The mayor also visited Maria Fareri Children's Hospital, the only hospital in Westchester County dedicated to advanced care pediatrics,

and where other hospitals in Westchester County and the Hudson Valley transfer their most seriously ill and injured children for care. It is home to Westchester County's only pediatric intensive care unit as well as the county's highest-level neonatal intensive care unit. Maria Fareri Children's Hospital also has Westchester County's single Level I pediatric trauma and burn care programs.

Westchester Medical Center's Caregiver Center also was a stop on Mayor Roach's tour. The space is a respite area for families with loved ones under the care of health-care specialists at Westchester Medical Center, Maria Fareri Children's Hospital and the Behavioral Health Center, the third hospital on WMCHHealth's Westchester County campus.

Josh Ratner, executive vice president and chief strategy officer for the Westchester Medical Center Health Network (WMCHHealth) hosted Mayor Roach and led the tour.





UNITED NATIONS MILLENNIUM FELLOWS NAMED

From right, front to back row: Cece Porter, Lilah McCormack, Louisa Moquete, Sasha Palmer, Meryl Mizell and Sasha Breygina.

A record number of 30 Pace University students have been accepted into the 2023 class of the United Nations Academic Impact and Millennium Campus Network Fellowship Program. In this semester-long leadership program focused on making a social impact, students convene with the cohort of fellows from their institution to lead projects that advance the UN's Sustainable Development Goals — a list of 17 objectives focusing on areas such as social justice, sustainability, poverty, equity, education and economic growth.

While leading projects on their own

campuses and in their own communities, students in the program also collaborate with fellows at peer institutions around the world, creating a global network of students working toward a better world by addressing problems facing societies around the globe.

One of Pace University's teams is the Blue CoLab's Right-to-Know H2O team, which is comprised of 6 students from Dyson College of Arts and Sciences, Seidenberg School of Computer Science and Information Services, Lubin School of Business, and the School of Education. Blue CoLab's focus is better water quality and the ability of people

to know the quality of their drinking water.

Under the guidance of Professor John Cronin, their project includes a three-step action plan: petition the U.N. to add right-to-know water quality to its Sustainability Development Goals; propose an amendment to the federal Safe Drinking Water Act spurring the technological innovations that will guarantee the public's right-to-know water quality; and develop a campus information system that will deliver timely information to the Pace community about their drinking water quality.

"People should be informed of the quality of their water before they drink it," said Meryl Mizell, Right-to-Know H2O team coordinator and computer science major at the Seidenberg School of CSIS. "Because they are not, tens of millions are made ill, and some even die. Our team's job is to advocate for the innovations that will make the public's right to know the quality of their drinking water a reality."

Sue Maxam, Ed.D., assistant provost for special programs and retention and Pace Millennium Fellow liaison, notes that the university's largest-ever cohort represents Pace's different colleges, "demonstrating the breadth and depth of our talent pool."

The Millennium Fellowship program set its own record this year, as over 44,000 students applied for the program, and those accepted hail from more than 260 campuses across 38 nations. A graduation ceremony will be held on Friday, Nov. 17.

NONPROFIT WESTCHESTER ANNOUNCES FIRST-EVER DISTINGUISHED SERVICE AWARD

Nonprofit Westchester (NPW) is thrilled to announce that Kathy Halas, executive director of the Child Care Council of Westchester (CCCW), will receive the first-ever Keep Westchester Thriving Distinguished Service Award. This award honors a nonprofit leader who has outstanding accomplishments in a nonprofit agency and has contributed to the vibrancy and health of the nonprofit sector in Westchester.

"I've always thought myself so lucky to live, raise my children, and work in Westchester County which offers energy, resources, and a level of collaboration among nonprofits, government, and business that I think is rare," said Halas. "I've been with NPW from the beginning and it's remarkable to witness its growth, not just in numbers but also in the complexity of the issues it's tackling. I thank everyone at NPW for the support and inspiration along the way."

With Kathy at the forefront, the Child Care Council of Westchester has helped the community at large understand the importance of having safe, affordable, and sustainable childcare facilities for children, parents, members of the workforce, and businesses of all types. She is a steadfast and respected advocate who has successfully brought together the nonprofit, business, and government sectors as stakeholders in advancing quality early care and education. Along with her team, Kathy has been a one-of-a-kind training and informational resource for childcare professionals across the county and State. Always willing to collaborate and learn, she also lends expertise to like-minded organizations, including the Westchester Women's Agenda, the Westchester County Families Task Force which she co-chairs, and the Welcome Home Westchester Campaign.

This year's winners will be recognized at an awards ceremony hosted by NPW and opening sponsors Hudson Valley Credit Union; Maier Markey & Justic LLP; Mutual of America; Westchester Library System; and Westhab on November 29, 2023, at the Sonesta Hotel in White Plains from 5:30 pm to 8 pm. Tickets are \$90 per person for NPW members and \$150 per person for nonmembers. There are also numerous opportunities to sponsor this inspiring event or to purchase a journal ad.

NEW FAMILY MEMBER



Archtop Fiber Chairman and CEO Jeff DeMond, Chief Customer Officer Diane Quennoz, Chief Development Officer Shawn Beqaj, former GTel President Bruce Bohnsack and Archtop President and Chief Operating Officer Lenny Higgins gather at Universal Cafe at the Central House in Germantown to welcome the GTel crew into the Archtop Fiber family.

Following the closing of the GTel acquisition, friends and family gathered at Universal Cafe at the Central House in Germantown to celebrate the exciting future in store for GTel, Archtop, and the residents and businesses of the Hudson Valley.

Archtop Fiber's Chief Development Officer Shawn Beqaj,

delivered inspiring remarks about the company's future and the growth it will achieve. He also highlighted the Bohnsack family's accomplishments and the culture they established at GTel, as well as the breadth and depth of experience that GTel has brought to Archtop Fiber. GTel's former President Bruce Bohnsack,

thanked his GTel family for all of their hard work, dedication and accomplishments, and is looking forward to seeing the company's growth in the future.

"The great fellowship between our newly integrated Archtop and GTel team was complemented by the amazing food and congenial atmosphere created by the Universal Cafe at Central House.

This is a quintessential Germantown establishment with a menu built on farm-fresh foods featuring local ingredients and seasonal delights. A big thank you to our gracious hosts," said Bohnsack.

During the event, Archtop distributed swag featuring GTel's new logo, which incorporates many of the elements that make up Archtop Fiber's style, while still staying true to GTel's roots as a family-owned, community-oriented business that customers

have come to rely on for over 100 years.

"This celebration has been a long time coming. Our interest in acquiring GTel was based upon the respect we have for the Bohnsacks, the company they have built and the amazing, dedicated staff members who we are now honored to call members of the Archtop Fiber family," said Jeff DeMond, chairman and CEO of Archtop Fiber. "Among all the assets Archtop Fiber gained through this acquisition, we are most excited about the people who will help us achieve our goal of bridging the digital divide by bringing multigig, 100%-fiber internet and phone service to residential and business customers in underserved and overlooked communities."

The expanded Archtop Fiber family shared a wonderful evening and we can't wait to see what tomorrow brings. Cheers to a bright future with GTel official part of the AF crew," he said.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Sept. 13 - 19

Jonathan M. Craparo, Bronxville re. Jonny MP Inc., Wappingers Falls, 23-35783-CGM: Chapter 7, assets \$6,532, liabilities \$136,534. Attorney: Michelle L. Trier.

U.S. District Court, White Plains Local business cases, Sept. 13 - 19

Russian School of Mathematics Inc., Newton, Massachusetts vs. Logicus LLC, Larchmont, et al, 23-cv-8103-PMH: Breach of noncompete contract. Attorneys: Lawrence Peikes, Daniel J. Rose.

Alexander and Irina Gurevitch, Rock Hill vs. Emerald Green Property Owners Association Inc., Rock Hill, 23-cv-8156-CS: Fair Housing Act. Attorney: Joseph A. Churgin.

Zaben LLC, Monsey, et al, vs. John Hancock Life Insurance Co., Boston, 23-cv-8178-CS: Insurance. Attorneys: Ari S. Ruben, Ryan C. Kirkpatrick.

Mamiya America Corp., North White Plains vs. Nisi Filters USA Inc., Los Angeles, et al, 23-cv-8209-KMK: Trademark infringement. Attorneys: Tatsuya Adachi, Yuval H. Marcus, Cameron S. Reuber.

Innovative Sports

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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Management Inc., Tenafly, New Jersey vs. Pisco Sour Bar & Restaurant Inc., White Plains, et al, 23-cv-8217-NSR: Copyright infringement. Attorney: Julie C. Lonstein.

Gus Tsekenis, Manhattan vs. New Country Motor Car Group Inc., Spring Valley, et al, 23-cv-8221-CS: Americans with Disabilities Act. Attorney: Liane Fisher.

The Grower & Organic Outpost, Poughquag, et al, vs. East Fishkill, New York, et al, 23-cv-8222-NSR: Civil rights. Attorney: Jimmy M. Santos.

Basham, Ringe y Correas S.C., Mexico vs. One Arizona Plaza, Woodbury, 23-cv-8223-NSR: Contract. Attorney: Tara J. Plochocki.

U.S. Securities and Exchange Commission vs. Concord Management LLC, Tarrytown, et al, 23-cv-8253-PMH: Securities violat. Attorney: Amy H. Burkart.

DEEDS

Above \$1 million

13 Dellwood Lane LLC, Garden City. Seller: Mark Gerspach, Ardsley. Property: 13 Dellwood Lane, Greenburgh. Amount: \$1.8 million. Filed Sept. 7.

236 Central Avenue LLC, Harrison. Seller: Kathryn Kantarian, Harrison. Property: 34 Sterling Road, Harrison. Amount: \$2.9 million. Filed Sept. 6.

3 Ligi Lane LLC, New Rochelle. Seller: Yvette G. Herrera, New York. Property: 5 Ligi Lane, Greenburgh. Amount: \$1.5 million. Filed Sept. 6.

76 Rockledge LLC, Bronxville. Seller: Yeshi C. Doma, New York. Property: 76 Rockledge Road, Yonkers. Amount: \$2.2 million. Filed Sept. 1.

871 Nepperhan Realty

LLC, Yonkers. Seller: Pun Mutit Realty LLC, Yonkers. Property: 871 Nepperhan Ave., Yonkers. Amount: \$1.1 million. Filed Sept. 5.

Carriere, William J., Port Chester. Seller: CEDK Realty LLC, Locust Valley. Property: 52 Cottage St., Rye. Amount: \$1.5 million. Filed Sept. 5.

Chateaux Holdings LLC, Scarsdale. Seller: Karine A. Suryan, New York. Property: 1201 Post Road, Scarsdale. Amount: \$1.2 million. Filed Sept. 6.

Devine, Scott W., Bedford Hills. Seller: 20 Boutonville LLC, Miami, Florida. Property: 340 Haines Road, Bedford. Amount: \$2.8 million. Filed Sept. 1.

DiFabio, Massimo, Purchase. Seller: US Bank NA, Salt Lake City, Utah. Property: 9 Kingdom Ridge Road, North Castle. Amount: \$1.3 million. Filed Sept. 5.

Forzano Real Estate Corp., Mount Vernon. Seller: 512 Realty LLC, Yonkers. Property: 512 Fifth Ave., Mount Vernon. Amount: \$3.3 million. Filed Sept. 5.

Holzer, Edith, Rye. Seller: 31 Fulton Avenue LLC, Rye. Property: 31 Fulton Ave., Rye. Amount: \$1.2 million. Filed Sept. 5.

Kinder 3 LLC, New York. Seller: Leslie and Joshua Adler, Scarsdale. Property: 12 the Crossing at Blind Brook, Harrison. Amount: \$1.9 million. Filed Sept. 7.

McGarry, Gilda R., Bedford Hills. Seller: Thomson & French LLC, Bedford Hills. Property: 577 Harris Road, Bedford. Amount: \$6.5 million. Filed Sept. 7.

Roman Catholic Church of Our Lady of Mercy & Sacred Heart of Jesus, Port Chester. Seller: 80 Main Street Members LLC, Mount Vernon. Property: 229-241 Willett Ave., Rye Town. Amount: \$2.3 million. Filed Sept. 1.

Samaj Investors Corp., Fountain Inn, South Carolina. Seller: 247 Route 100 LLC,

Carlstadt, New Jersey. Property: 247 Route 100, Somers. Amount: \$3.9 million. Filed Sept. 5.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Ali Sana and Nader Jameel, Chappaqua. Property: 3 Wallace Way, New Castle. Amount: \$1.5 million. Filed Sept. 5.

Below \$1 million

10 Eastern Road LLC, Yonkers. Seller: Karla L. Reyes, Bronx. Property: 10 Eastern Road, Greenburgh. Amount: \$729,000. Filed Sept. 5.

32 Underhill Street Realty LLC, Yonkers. Seller: Lini Eduart, Tuckahoe. Property: 32 Underhill St., Eastchester. Amount: \$750,000. Filed Sept. 6.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Nazir Shah, Yonkers. Property: 510 Mile Square Road, Yonkers. Amount: \$749,000. Filed Sept. 7.

Arzu, Leticia, White Plains. Seller: Tamarind Tree New York LLC, Richmond Hill. Property: 162 Longfellow St., Greenburgh. Amount: \$490,000. Filed Sept. 1.

Azny23 LLC, Phoenix, Arizona. Seller: Joseph Lennon, Scarsdale. Property: 81 Daisy Farms Drive, New Rochelle. Amount: \$883,000. Filed Sept. 5.

Board Managers of Coachlight Square On The Hudson Association Inc., Montrose. Seller: Roberts Althea, Mount Vernon. Property: 43 Coachlight Square, Cortlandt. Amount: \$202,000. Filed Sept. 1.

Buonamici, A. Albert, White Plains. Seller: MJD Contracting Corp., Mahopac. Property: 3407 Lexington Ave., Cortlandt. Amount: \$226,000. Filed Sept. 7.

CAPC USA Fund I LLC, New Brunswick, New Jersey. Seller: Cindy A. Zaldana and Pedro Santos, Bronx. Property: 22 Frazier Place, Yonkers. Amount: \$470,000. Filed Sept. 7.

City of Yonkers. Seller: 2 Baldwin Yonkers AMS LLC, Fort Lee, New Jersey. Property: 2 Baldwin Place, Yonkers. Amount:

\$180,000. Filed Sept. 1.

City of Yonkers. Seller: 14 Overlook Yonkers AMS LLC, Fort Lee, New Jersey. Property: 14 Overlook Terrace, Yonkers. Amount: \$310,000. Filed Sept. 1.

Coxen, Dennis, Croton-on-Hudson. Seller: 208 North Highland Ave LLC, Ossining. Property: 208 N. Highland Ave., Ossining. Amount: \$825,000. Filed Sept. 7.

Curry Associates Inc., Greentown, Pennsylvania. Seller: Luis Chapa-Morocho, Peekskill. Property: 325 N. James St., Peekskill. Amount: \$485,000. Filed Sept. 6.

Deutsche Bank National Trust Co., Coppell, Texas. Seller: Juan Valencia, New Rochelle. Property: 119 Church St., New Rochelle. Amount: \$500,000. Filed Sept. 1.

Diarome Realty Corp., Mount Vernon. Seller: Gao Zhong LLC, Bayside. Property: 60 Claremont Place, Mount Vernon. Amount: \$350,000. Filed Sept. 7.

Eszak Professional Property LLC, Yonkers. Seller: Kanathoor Properties LLC, Scarsdale. Property: 970 N. Broadway, Yonkers. Amount: \$400,000. Filed Sept. 1.

Gitsit Solutions LLC, Orange, California. Seller: Matthew and Alexa Lau, Tarrytown. Property: 4 Cobblestone Lane, Cortlandt. Amount: \$620,000. Filed Sept. 6.

Helping Les Amis LLC, New York. Seller: Asaf Babaev, Brooklyn. Property: 75 Worthington Road, Greenburgh. Amount: \$980,000. Filed Sept. 1.

JPMorgan Chase Bank NA, Columbus, Ohio. Seller: Wilson and Vanesssa Justino, Mamaroneck. Property: 80 Claremont Ave., Mount Vernon. Amount: \$620,000. Filed Sept. 1.

Malara, Frank J., White Plains. Seller: US Bank Trust NA, Chicago, Illinois. Property: 54 Hartsdale Road, Greenburgh. Amount: \$427,000. Filed Sept. 1.

Mamaroneck Properties II LLC, Midlothian, Virginia.

Seller: Preadakaj Leunard, Bronx. Property: 1607 James St., Mamaroneck. Amount: \$600,000. Filed Sept. 6.

Maple 254 Center LLC, New York. Seller: Balaj Fitim, Mamaroneck. Property: 254 Center Ave., Mamaroneck. Amount: \$900,000. Filed Sept. 1.

Marcatoma, Luis, White Plains. Seller: 17 Croton Street Corp., Mahopac. Property: 17 Croton St., Ossining. Amount: \$720,000. Filed Sept. 6.

Matarainen, Emma, Amawalk. Seller: The Bank of New York Mellon Trust Company NA, West Palm Beach, Florida. Property: 16 Wood Crest Terrace, Somers. Amount: \$230,000. Filed Sept. 6.

Mem Flipp Corp., Bronxville. Seller: 965 Main Street LLC, Ardsley. Property: 965 Main St., New Rochelle. Amount: \$470,000. Filed Sept. 6.

Murphy, Denise, Cortlandt Manor. Seller: Dynamite Properties Corp., Mahopac. Property: 7 Scott Lane, Cortlandt. Amount: \$310,000. Filed Sept. 7.

Perini, Frank, Tuckahoe. Seller: Arka25 LLC, Tuckahoe. Property: 25 Armourville Ave., Eastchester. Amount: \$825,000. Filed Sept. 1.

Perone, John, Larchmont. Seller: 1134 Howard Street Inc., Peekskill. Property: 1134 Howard St., Peekskill. Amount: \$519,000. Filed Sept. 1.

PNC Bank NA, Miamisburgh, Ohio. Seller: 21 Lafayette Residence Inc, White Plains. Property: 21 Lafayette Ave., Ossining. Amount: \$348,000. Filed Sept. 6.

Puffenberger, Craig, Roxbury, Connecticut. Seller: 20 Boutonville LLC, Miami, Florida. Property: Sarles Street, Bedford. Amount: \$650,000. Filed Sept. 1.

R&M Yonkers 1 LLC, Bayside. Seller: 142 Hawthorne Ave LLC, Yonkers. Property:

142 Hawthorne Ave., Yonkers. Amount: \$783,000. Filed Sept. 6.

R&M Yonkers 2 LLC, Bayside. Seller: 23 Riverview Place LLC, Belleville, New Jersey. Property: 23 Riverview Place, Yonkers. Amount: \$783,000. Filed Sept. 6.

Samaj Investors Corp., Fountain Inn, South Carolina. Seller: 21 Annarock Drive LLC, Carlstadt, New Jersey. Property: 21 Annarock Drive, Somers. Amount: \$275,000. Filed Sept. 5.

Shnajo LLC, Bronx. Seller: Mica M. B. Ramos, Yonkers. Property: 16 The Crossway, Yonkers. Amount: \$800,000. Filed Sept. 1.

Tendler Development Group LLC, Mount Kisco. Seller: Gjon Karaqi, Yorktown Heights. Property: 3709 Gomer St., Yorktown. Amount: \$270,000. Filed Sept. 5.

Vlasaty, Helena M., Yorktown Heights. Seller: Hudson Home Buyers LLC, Salisbury Mills. Property: 7 Lakeview Drive, Somers. Amount: \$405,000. Filed Sept. 6.

Zingaro, Ada, Poughkeepsie. Seller: MGM Home Management LLC, Valhalla. Property: 3 Hampton Court East, Yorktown. Amount: \$165,000. Filed Sept. 5.

Federal Tax Liens, \$10,000 or greater, Westchester County, Sept. 13 - 19

Kaplow, Evan R. and Mary E. Kaplow: Chappaqua, 2016 - 2018 personal income, \$280,203.

Kim, Mi Rang, re. Sky Fish Market: Yonkers, 2021 employer quarterly taxes, \$14,929.

Polit, Luis A. and Mirtha Z. Polit: Hartsdale, 2017 - 2021 personal income, \$62,823.

Vasquez, Rafael: Yonkers, 2016 personal income, \$11,320.

JUDGMENTS

Abraham, Alfred, Belmont, California. \$185,690 in favor of Chauca Veronika, Linden, New Jersey. Filed Aug. 30.

Aklog, Lishan, Harrison. \$1,534 in favor of the town of Harrison, Harrison. Filed Aug. 31.

Alrubayi, Yousef Y., New Rochelle. \$8,105 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 29.

Amador, Analiz, Yonkers. \$2,454 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

Bailey, Julia, Rye. \$13,486 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 28.

Brunson, Clarence, Yonkers. \$8,444 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 31.

Castillo, Honesto U., Tarrytown. \$9,817 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

Derosa, Nikki R., Thornwood. \$1,597 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 25.

Donaldson, Simone, Mount Vernon. \$2,206 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Aug. 28.

Epps, Annie L., Yonkers. \$3,346 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 29.

Fantauzzi, Alyssa R., Yonkers. \$2,580 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 31.

Gorman, Vincent, Hastings-on-Hudson. \$5,324 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 25.

Hernandez, Brandon M., Port Chester. \$4,015 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

Hines, Annette, Mount Vernon. \$3,169 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

Holmes, Anihya, Yonkers. \$66,904 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 25.

Keiler, Leonard, West Harrison. \$22,129 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

Levy, Geoffrey, Croton-on-Hudson. \$3,970 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 25.

Lewis, Kendra, Peekskill. \$2,912 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

Maldari, Phil, Hawthorne. \$46,213 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 31.

Maman, Abdel R., Yonkers. \$5,579 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 29.

Martin, Jessica, Scarsdale. \$12,211 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 29.

Mateo, Gardenia L., Mount Vernon. \$5,394 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

Nilaj, Engjell, Harrison. \$7,139 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

Njoku, Uchechukwu, New Rochelle. \$16,208 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 29.

O'Connor, Ralston, Somers. \$1,788 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 25.

Padilla, Zhaida, Port Chester. \$5,046 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 25.

Park, Jungjin, Harrison. \$8,478 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed Aug. 31.

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

Perez, Jeffrey, Ossining.

\$2,346 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Aug. 28.

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.

Rafferty, Alan, Orangeburg. \$25,765 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 28.

Ramos, Figueroa Daniel, Yonkers. \$2,872 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 31.

Reinoso, Dinorah A., Yonkers. \$3,554 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

Reinoso, Dinorah A., Yonkers. \$4,406 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 31.

Rentas, Wanda, Sleepy Hollow. \$4,233 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 25.

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

Robles, Charlie, Yorktown Heights. \$50,408 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 29.

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.

Sexton, Arlene, Goldens Bridge. \$2,553 in favor of Capital

One Bank USA NA, Richmond, Virginia. Filed Aug. 25.

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

Staruch, Mary A., Yonkers. \$3,972 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Aug. 31.

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.

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.

Bartlett, Clifford, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount

of \$640,000 affecting property located at 10 Apple Tree Lane, Pound Ridge. Filed Aug. 31.

Bayview Loan Servicing LLC, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 152 Holbrook Road, Briarcliff Manor. Filed Aug. 29.

Berge, Christopher M., as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$310,000 affecting property located at 10 Lake Drive, Buchanan. Filed Sept. 5.

Champion Mortgage-Key Bank USA NA, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$760,000 affecting property located at 2 Edgewood Drive, Rye. Filed Aug. 30.

Coke, Lottie, as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of \$412,000 affecting property located at 16 Acker Ave., Ossining. Filed Sept. 7.

Dimpel, Barbara A. - Estate of, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$850,000 affecting property located at 32 Highland Circle, Yonkers. Filed Aug. 30.

Gamory, Adrian, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$625,000 affecting property located at 10 Columbia Ave., Greenburgh. Filed Aug. 29.

Gill, John R., as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 122 Parkview Drive, Mount Pleasant. Filed Sept. 1.

Gizzo, Carmela, as owner. Filed by Bayview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$325,000 affecting property located at 8 Oak St., Harrison. Filed Aug. 30.

Madonna, Frank C., as owner. Filed by Byram Condo Note Holder LLC. Action: Foreclosure of a mortgage in the principal amount of \$2,000,000 affecting property located at 585 Main St., North Castle. Filed Aug. 29.

Mcloud, Christopher J. - distributee, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$194,000 affecting property located at 12 Pines Lane, New Castle. Filed Aug. 31.

Montez, Lorraine, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$146,000 affecting property located at 78 Heathcoate Road, Yonkers. Filed Sept. 5.

Moscatelli, Francesca R., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$293,000 affecting property located at 6 Hemlock Road South Salem. Filed Aug. 28.

NRG Residential Solar Solutions LLC, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$217,000 affecting property located at 226 Hadden St., Peekskill. Filed Aug. 28.

Perez, Elizabeth, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$160,000 affecting property located at 612 Pondsider Drive, White Plains. Filed Aug. 29.

Robison, Oil, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 53 North Road, Greenburgh. Filed Aug. 30.

Sealy, Vernon, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 80 Fletcher Ave., Mount Vernon. Filed Aug. 30.

Spears Yolanda – estate of, as owner. Filed by US Bank National. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 97 Vernon Ave., Mount Vernon. Filed Aug. 28.

Thomas, Tara V., as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 57 Briarbrook Drive, Briarcliff Manor. Filed Aug. 28.

MECHANIC'S LIENS

1060 Nepperhan Avenue LLC, Yonkers. \$100,000 in favor of Dan Ionescu Architects, New York. Filed Sept. 7.

171 West LLC, Scarsdale. \$53,560 in favor of Cardillo Pools & Spas Inc., New Rochelle. Filed Sept. 6.

Agag, Kaream, Rye. \$41,026 in favor of J. Melagrano & Company Inc., Mamaroneck. Filed Sept. 6.

CRP/Post Bedford Hills Owner LLC, Bedford. \$59,657 in favor of DOKA USA Ltd., Little Ferry. Filed Sept. 6.

G&S Port Chester Retail I Development LLC, Rye. \$80,022 in favor of SBLM Architects P C, New York. Filed Sept. 6.

Hindu Temple of Tri-State Inc., White Plains. \$36,692

in favor of All-Phase Electric of New York Inc., Jefferson Valley. Filed Sept. 6.

LoBuono, Giovanna, Rye. \$41,026 in favor of J. Melagrano & Company Inc., Mamaroneck. Filed Sept. 6.

Presidential Associates 3805 LLC, Yorktown. \$25,144 in favor of Commercial Distribution Speciali, Patchogue. Filed Sept. 1.

Quito, Kevin, Yonkers. \$26,820 in favor of Elvin Carpentry & Painting LLC, New Fairfield. Filed Sept. 1.

RPAI Pelham Manor LLC, Pelham. \$3,727 in favor of Maccarone Plumbing Inc., Glen Cove. Filed Sept. 6.

Vark Street Houses, Yonkers. \$39,174 in favor of Sean Coakley Plumbing & Heating, Bronx. Filed Sept. 6.

NEW BUSINESSES

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

Sole Proprietorships

Anaka Design Verse, 276 Eastchester Road, New Rochelle 10801. c/o Ana Karina Reyes. Filed Sept. 1.

Brush Me Beautiful, 48 Palmer Road, Yonkers 10701. c/o Sandra Z. Solorio. Filed Sept. 5.

Dean Chance Design, 172 Forest Ave., New Rochelle 10804. c/o Stephanie Oplustill. Filed Sept. 6.

Dr. Gregory Inzinna, 183 Drake Ave., Apt. 1A, New Rochelle 10805. c/o Gregory Inzinna. Filed Sept. 6.

First Responders Coffee, 18 Webster Ave., Harrison 10528. c/o Eugene Mazzulli. Filed Sept. 6.

Forza Coppia Productions, 40 Kenilworth Road, Rye 10580. c/o Travis Misarti and Alexandra DiGiacomo. Filed Sept. 1.

Fuerza Y Poder, 167 Elm St., Yonkers 10701. c/o. Filed Sept. 7.

LJ Veros & Co., 216 Third Ave., Pelham 10803. c/o Kerry Veros. Filed Sept. 5.

Lucky Rabbit Studios Photography, 6 Osage Drive East, Ossining 10562. c/o. Filed Sept. 7.

Luxe Fashion Goods, 142 Garth Road, Unit 3j, Scarsdale 10583. c/o Richard Giuffra. Filed Sept. 1.

New Fancy Nail Yonkers, 1178b Yonkers Ave., Yonkers 10704. c/o. Filed Sept. 7.

Newroc Taxi & Limo, 514 Main St., Suite 205, New Rochelle 10801. c/o. Filed Sept. 7.

Secured Armed Management, 20 Roosevelt Square, Mount Vernon 10550. c/o Ben L. Stevenson. Filed Sept. 1.

Sterling Podiatry PC, 127 Parkview Road, Elmsford 10523. c/o Marua Butters. Filed Sept. 5.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Stage Street Properties LLC, as owner. Lender: First Bank of Greenwich. Property: 130 Route 59, Ramapo. Amount: \$4.9 million. Filed Sept. 11.

Below \$1 million

George D. Miller & Sons Inc., as owner. Lender: James

L. Rhein. Property: in Deerpark. Amount: \$180,000. Filed Sept. 7.

Ulster Savings Bank, as owner. Lender: Michael Squillini. Property: 12 Cardinal Court, Tuxedo. Amount: \$550,000. Filed Sept. 8.

DEEDS

Above \$1 million

1 Medical Park LLC, Pomona. Seller: AMPS Realty LLC, Pomona. Property: 1 Medical Park Drive, Pomona. Amount: \$1.2 million. Filed Aug. 10.

Kritzler, Shraga, Brooklyn. Seller: 19 Locust Hollow LLC, Monsey. Property: 19 Locust Hollow Drive, Monsey. Amount: \$1.4 million. Filed Aug. 8.

Prime Storage Nanuet LLC, Saratoga Springs. Seller: 21 Pralle Owner LLC, Port Chester. Property: 21 Pralle Lane, Nanuet. Amount: \$35 million. Filed Aug. 8.

Roth, Joel Z., Monsey. Seller: White Tulips LLC, Monroe. Property: 25 S. Cole Ave., Spring Valley. Amount: \$1.3 million. Filed Aug. 9.

Saddle River Estates LLC, Chester. Seller: Paisley Delroy, et al, Monsey. Property: 161 Saddle River Road, Monsey. Amount: \$1.8 million. Filed Aug. 8.

Silberman, Luzer Y., Spring Valley. Seller: 189 McNamara LLC, Pomona. Property: 191 McMamara Road, Spring Valley. Amount: \$1.8 million. Filed Aug. 14.

Spitzer, Zalmen, Monroe. Seller: Hammond Luxury Living LLC, Chester. Property: 8 Hammond St., Monsey. Amount: \$1.2 million. Filed Aug. 11.

Below \$1 million

154 Depew Avenue Nyack LLC, Monsey. Seller: Tadeusz and Barbara Choinski, Tallman. Property: 277 Cherry Lane, Airmont. Amount: \$875,000. Filed Aug. 4.

53 MS Holdings LLC, Spring Valley. Seller: MRB Developers LLC, Monroe. Property: 53 Main St., Monsey. Amount: \$500,000. Filed Aug. 10.

AJ Pro 1 LLC, Spring Valley. Seller: Gilles J. Prophete, et al, Spring Valley. Property: 21 Hadden Drive, Spring Valley. Amount: \$360,000. Filed Aug. 7.

Ali, Abd A., West Haverstraw. Seller: 41 Blauvelt EV LLC, Nanuet. Property: 41 Blauvelt Ave., West Haverstraw. Amount: \$360,000. Filed Aug. 8.

American International Relocation Solutions LLC, Pittsburgh, Pennsylvania. Seller: John and Danielle Buniak, Stony Point. Property: 1 Baisley's Farm Court, Stony Point. Amount: \$823,000. Filed Aug. 8.

Avon Gardens LLC, Brooklyn. Seller: Town of Ramapo. Property: Van Ness Road, Spring Valley. Amount: \$20,000. Filed Aug. 11.

Brodt, Moshe, Lakewood, New Jersey. Seller: Blueberry Equities LLC, Monroe. Property: 23 Meron Road, Monsey. Amount: \$899,000. Filed Aug. 3.

Brodt, Moshe, Lakewood, New Jersey. Seller: Blueberry Equities LLC, Monroe. Property: 11 Meron Road, Monsey. Amount: \$899,000. Filed Aug. 4.

Bulaevsky, Karina, Airmont. Seller: US Bank National Trust, et al, Boston, Massachusetts. Property: 98 Bon Aire Circle, Suffern. Amount: \$201,000. Filed Aug. 4.

CBVS Realty LLC, Brooklyn. Seller: C&C Cooke Life Estate Trust, et al, Suffern. Property: 65 Viola Road, Montebello. Amount: \$495,000. Filed Aug. 3.

Dresdner, Mordcha, et al, Spring Valley. Seller: Elyon Apartments LLC, Suffern. Property: 18 Elyon Road, Kaser. Amount: \$659,000. Filed Aug. 10.

Eisen Equities LLC, Spring Valley. Seller: 96 Williams Avenue LLC, Spring Valley. Property: 96 Williams Ave., Spring Valley. Amount: \$812,000. Filed Aug. 4.

Eisen Equities LLC, Spring Valley. Seller: 94 Williams LLC, Monsey. Property: 94 Williams

Ave., Spring Valley. Amount: \$990,000. Filed Aug. 4.

Fastov Avenue LLC, Spring Valley. Seller: Zissy Fromowitz, Spring Valley. Property: 26 Fastov Ave., New Square. Amount: \$500,000. Filed Aug. 11.

Goldmunzer, Moshe I. B. and Faigy Goldmunzer, New Square. Seller: Polnoya Homes LLC, Spring Valley. Property: 110 Tetiev Way, New Square. Amount: \$701,000. Filed Aug. 7.

Greenberg, Naftali, Spring Valley. Seller: 35 North Cole Avenue LLC, Congers. Property: 10 Ewing St., Spring Valley. Amount: \$375,000. Filed Aug. 10.

Greenberg, Zisha and Zissy Greenberg, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 112 Tetiev Way, New Square. Amount: \$700,400. Filed Aug. 9.

Gregory Decola Associates LLC, New City. Seller: John H. DeLorenzis, Piermont. Property: 397 Piermont Ave., Piermont. Amount: \$725,000. Filed Aug. 8.

H&B Partners Inc., Nanuet. Seller: Michelle Anderson, referee, Newburgh. Property: 85 Parkside Drive, Suffern. Amount: \$257,682. Filed Aug. 11.

Hayman Realty LLC, Tomkins Cove. Seller: Hawkeye Real Estate LLC, Stony Point. Property: 13 N. Liberty Drive, Stony Point. Amount: \$485,000. Filed Aug. 10.

Hillside Garage LLC, Piermont. Seller: Skender Radonic, Nyack. Property: 107 Cooper Drive, South Nyack. Amount: \$804,000. Filed Aug. 8.

HMS Bard LLC, Spring Valley. Seller: F. Gordon Coyle Revocable Trust, et al, New City. Property: 46-50 S. Main St., New City. Amount: \$750,000. Filed Aug. 7.

Lewin, Moshe, Monsey. Seller: Blauvelt Empire LLC, Monroe. Property: 102 Blauvelt Road, Monsey. Amount: \$999,000. Filed Aug. 3.

Lichtman, Jacob M., et al, Monsey. Seller: 7 Neshner

Notice is hereby given that the Annual Meeting of Members of Consumer Reports will be held the evening of October 18, 2023 via video conference; members can register online at CR.org. A ballot for the annual election of Directors of Consumer Reports has been distributed to members via the email address associated with their membership; members are invited to submit their ballots electronically in accordance with the instructions provided. Completed ballots must be received by Consumer Reports no later than October 10, 2023, at 11:59 p.m.

LLC, Spring Valley. Property: 7 Nesher Court, Monsey. Amount: \$900,000. Filed Aug. 8.

Lowenstein, Chana, Monsey. Seller: Simschal Group LLC, Brooklyn. Property: 106 E. Eckerson Road, Spring Valley. Amount: \$490,000. Filed Aug. 11.

Mosad 25 LLC, Monsey. Seller: Rosemarie Estravius, et al, HillCrest. Property: 25 Trinity Ave., Spring Valley. Amount: \$629,000. Filed Aug. 8.

Nissen, Yoel M. and Toby Fulop, Brooklyn. Seller: 73 75 Twin Development LLC, New York. Property: 75 Twin Ave., Spring Valley. Amount: \$850,000. Filed Aug. 3.

Nrz Reo X LLC, Greenville, South Carolina. Seller: Phil Phillips, Pomona. Property: 102 Crystal Hill Drive, Pomona. Amount: \$339,000. Filed Aug. 8.

Sabel, Samuel, Monsey. Seller: 2 Schevenko LLC, Spring Valley. Property: 2 Schevchecko Place, Spring Valley. Amount: \$990,000. Filed Aug. 10.

Sanchez, Johanna K.N., Sparkill. Seller: Tappan Zee Constructors LLC, Tarrytown. Property: 317 S. Broadway, Nyack. Amount: \$508,000. Filed Aug. 11.

Simons, Nesanel and Bernstein Reichman, Penina, Monsey. Seller: YMF Holdings LLC, Theills. Property: 32 Riverglen Drive, Thiells. Amount: \$710,000. Filed Aug. 14.

Wagner, Yitzchok and Shlomo Berkowitz, Chestnut Ridge. Seller: Ann House LLC, Monsey. Property: 3 Ann Blvd., Chestnut Ridge. Amount: \$885,000. Filed Aug. 3.

JUDGMENTS

Advantage Ambulette Service Inc., Monroe. \$6,149 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Sept. 1.

Archer, Shawneequa,

Newburgh. \$1,632 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 7.

Argudin, Cory Darnell and Adima Bannister, Florida. \$10,878 in favor of Five Star Bank, Rochester. Filed Sept. 7.

Bailey, Dudley, Newburgh. \$5,706 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 6.

Barry, Vanda, Montgomery. \$2,008 in favor of UHG I LLC, Williamsville. Filed Sept. 7.

Bennett, Christopher, Port Jervis. \$10,126 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 31.

Brathwaite, Briahna L., Middletown. \$2,905 in favor of Warwick. Wilmington, Delaware. Filed Sept. 7.

Cajuste, Jefhtey, Campbell Hall. \$3,836 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Sept. 8.

Carrillo, Angelica, Newburgh. \$1,872 in favor of Capital One, McLean, Virginia. Filed Aug. 30.

Czaczkowski, Janusz, Godeffroy. \$5,396 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 31.

Decker, Ashley A., Chester. \$12,426 in favor of Capital One, McLean, Virginia. Filed Sept. 6.

Dellaperuta, Angela M., Monroe. \$15,904 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Sept. 8.

Dellova, Keith, Monroe. \$27,010 in favor of Jennifer Dellova, Campbell Hall. Filed Aug. 31.

Dellova, Keith, Monroe. \$17,665 in favor of Michele P. Ellerin and J&G Law LLP, Walden. Filed Aug. 31.

Ercolino, Anthony, New Windsor. \$9,501 in favor of North American Partners in Anesthesia LLP, Melville. Filed Sept. 1.

Faber, Paul, Pine Bush. \$1,507 in favor of LVNV Funding

LLC, Greenville, South Carolina. Filed Sept. 7.

Fernandez, Hector, New York. \$2,004 in favor of Orange Regional Medical Center Deft, Middletown. Filed Sept. 1.

Flores, Ismael Benites and Marlene R. Liendo, Newburgh. \$30,295 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 31.

Hagan, Bernard, Middletown. \$5,142 in favor of North American Partners in Anesthesia LLP, Melville. Filed Sept. 1.

Hernandez, Norberto, Beacon. \$2,366 in favor of Palisades Collections LLC, Englewood Cliffs, New Jersey. Filed Aug. 30.

Jenkins, Thomas J., Tuxedo Park. \$7,125 in favor of Capital One, McLean, Virginia. Filed Sept. 6.

Joseph, Judelin, Monroe. \$2,379 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 7.

Kuhl, Deidre, Montgomery. \$13,263 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 7.

Labelle, Jody L., Walden. \$2,732 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Sept. 7.

Laryea, Taheala, Pine Bush. \$2,382 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Sept. 1.

Martinez, Carlos Jr. and Raven C. Melo, Harriman. \$5,700 in favor of Kolakowski Claudia, Goshen. Filed Sept. 1.

Mateo, Raquel, Newburgh. \$7,500 in favor of Christopher Beauvais, Poughkeepsie. Filed Sept. 8.

MSM Homes LLC and Mordsche Scher, Monroe. \$33,776 in favor of Cathay Bank, Flushing. Filed Aug. 30.

Pearson, Jennie, Middletown. \$1,984 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 30.

Piluso, Brian, Montgomery. \$10,833 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 31.

Quioto, Jazmin, Warwick. \$1,632 in favor of Capital One Bank, McLean, Virginia. Filed Sept. 7.

Rahman, Malik N., Goshen. \$5,333 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Aug. 31.

Sanker, Christine, Warwick. \$2,057 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 1.

Schwacke, Irene, Otisville. \$2,645 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 7.

Shotsel, Yoel, Monroe. \$119,083 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Sept. 7.

Stamp, Terrencier, Middletown. \$3,288 in favor of TD Bank USA S, Brooklyn Park, Minnesota. Filed Aug. 30.

Stoddard Matthew, Warwick. \$2,472 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 1.

Wagner Landscaping Inc., Middletown. \$148,991 in favor of A Rent All Center, Pine Brook, New Jersey. Filed Sept. 7.

Weiss, Moshe, Monroe. \$3,082 in favor of Capital One, McLean, Virginia. Filed Aug. 31.

Wice Gold Inc., Monroe. \$3,079 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Aug. 31.

Yocum, Caroline, Middletown. \$7,720 in favor of Midland Credit Management Inc., San Diego, California. Filed Aug. 30.

MECHANIC'S LIENS

Camp Venture Inc., as owner. \$76,350 in favor of Valmato Construction Inc. Property: 58 Oak Colony Road, Stony Point. Filed Sept. 1.

Hudson Valley Gold Foundation, as owner. \$596,528 in favor of Delea Landscape Supplies Inc. Property: 16 Ridge Road, Cornwall-on-Hudson. Filed Sept. 8.

IIP NY 1 LLC, as owner. \$92,382 in favor of Metal Sales Manufacturing Corp. Property: 14 Hudson Crossing, Hamptonburgh. Filed Sept. 1.

Kier, Jordana and Jesse Derris, as owner. \$28,828 in favor of Stone Work LLC Property: 692 Bangall Road, Washington. Filed Sept. 7.

Liberty Progress LP, as owner. \$881,170 in favor of Libolt & Sons Inc. and Affordable Housing Concepts. Property: in Newburgh. Filed Sept. 8.

Miranda, Annette and Karl Seemer, as owner. \$124,629 in favor of 928 Ventures Inc. Property: 6 Dylan Court, East Fishkill. Filed Sept. 1.

Mullins, Scott, as owner. \$13,022 in favor of Willow Tree Builders Inc. Property: in Tuxedo-Park. Filed Sept. 6.

Pfleger, Lisa, as owner. \$1,300 in favor of Matlat Inc. Property: in Newburgh. Filed Sept. 5.

Sanguino, John Carlos and Lidia M. Burgos, as owner. \$3,204 in favor of Richards Building Supply Co. Property: 276 Osborne Hill Road, Fishkill. Filed Sept. 5.

Washington Mews LLC, as owner. \$183,635 in favor of HDR Plumbing Inc. Property: 15 Washington Ave., Ramapo. Filed Sept. 5.

Washington Mews LLC, as owner. \$191,963 in favor of Unique Flooring LLC. Property: 15 Washington Ave., Ramapo. Filed Sept. 6.

NEW BUSINESSES

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

Partnerships

Macs, 45 Rockwood Terrace, New City 10956. c/o Seth and Rosalie MacGregor. Filed Aug. 15.

Sole Proprietorships

B Paige Apparel, 1 Chatfield Lane, Carmel 10512. c/o Beth Golden Paige. Filed Sept. 11.

Chelles Effect, 238 Maple Road, Mahopac 10541. c/o Feliciano Michelle Scherb. Filed Sept. 11.

Dis247, 303 County Route 61, Otisville 10963. c/o Andrzej Bubilo. Filed Sept. 8.

Dreammakers Handyman Services, 101 Magnolia Park Road, Middletown 10940. c/o Gerald D. Thompson. Filed Sept. 8.

Javon McCoy FFL, 25 Stony Run Road, Newburgh 12550. c/o Javon McCoy. Filed Sept. 8.

Niques Food Services & Catering, 64 Capital Drive, Blooming Grove 10992. c/o Shaniqua E. Richardson. Filed Sept. 11.

Strouds Specifics, 82 Kings Highway, Warwick 10990. c/o Andrew Travis Williams. Filed Sept. 8.

Whites Home Improvement, 188 N. Miller St., Newburgh 12550. c/o Donavan A. White. Filed Sept. 11.

BUILDING PERMITS

Commercial

819 East Main Street LLC, Stamford, contractor for 819 East Main Street LLC. Install sidewalk shed for obstruction permit at 821 E. Main St., Stamford. Estimated cost: \$10,000. Filed Aug. 23.

A. Pappajohn Company, Norwalk, contractor for 200 Elm Street Ground Owner LLC. Perform replacement alterations at 695 E. Main St., Stamford. Estimated cost: \$950,000. Filed Aug. 24.

Alpha Zeta Development, Stamford, contractor for Lh-Np-Strat Delaware LLC. Repair and renovate house at 146 Mayapple Road, Stamford. Estimated cost: \$183,000. Filed Aug. 8.

Assisi Remodeling LLC, Stamford, contractor for 965 Hope LLC. Construct new single-family dwelling at 185 Courtland Ave., Stamford. Estimated cost: \$680,000. Filed Aug. 8.

Assisi Remodeling LLC, Stamford, contractor for 965 Hope LLC. Construct new single-family dwelling at 199 Courtland Ave., Stamford. Estimated cost: \$680,000. Filed Aug. 8.

Baker Properties Limited Partnership, Stamford, contractor for Baker Properties Limited Partnership. Install illuminated channel letters for concrete sign only at 49 John St., Stamford. Estimated cost: \$60,000. Filed Aug. 30.

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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Mount Kisco, NY 10549
Phone: 914-694-3600

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Fill staircase on eighth-floor east area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 25.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce sixth floor to core at 400 Atlantic St., Stamford. Estimated cost: \$50,000. Filed Aug. 15.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce to core, demise common corridor and restore restroom at 400 Atlantic St., Stamford. Estimated cost: \$45,000. Filed Aug. 9.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Demise common corridor and restore restroom at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 3.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Fill floor slab on fifth-floor east area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 11.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Fill floor slab opening on sixth-floor west area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 11.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Fill floor opening on seventh-floor east area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 25.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC.

Fill floor opening on 10th-floor west area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 11

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Fill floor slab on 11th-floor east area at 400 Atlantic St., Stamford. Estimated cost: \$30,000. Filed Aug. 11.

Residential

Aguirre, Javier, Norwalk, contractor for Karl E. Engert. Construct addition for one story at 5 Forbell Drive, Norwalk. Estimated cost: \$40,000. Filed July 31.

B and G Enterprise LLC, New Haven, contractor for Nanos Athanasios & Penelope Nanos Family LLP. Install rectangular sign and awning at 79 Atlantic St., Stamford. Estimated cost: \$5,999. Filed Aug. 30.

Bandler, Rachel and Moshe Cohen, Stamford, contractor for Rachel Bandler and Moshe Cohen. Renovate porch to habitable space, including new windows and exterior door at 49 Kensington Road, Stamford. Estimated cost: \$20,000. Filed Aug. 9.

Barlow, Edward and Lisa Ann Barlow, Stamford, contractor for Edward Barlow. Legalize existing change to property at 22 Mill Stone Circle, Stamford. Estimated cost: \$125,000. Filed Aug. 15.

Beto Carpentry LLC, Bridgeport, contractor for Steven Gordon and Elaine Alpert. Install a wheelchair lift on one floor at 42 Saddle Hill Road, Stamford. Estimated cost: \$19,999. Filed Aug. 23.

BMR Enterprises LLC, West Hartford, contractor for Lindsay R. and Julian Velez. Remove wood trim and stucco on front of house, install new insulation and vinyl siding on front only at 40 Cady St., Stamford. Estimated cost: \$10,550. Filed Aug. 4.

Boris Roofing, Norwalk, contractor for Jacques Sheddler. Remove roof at 69 Chestnut Hill Road, Stamford. Estimated cost: \$20,996. Filed Aug. 1.

Brash Restoration LLC, Wolcott, contractor for Cecil and Nadene Reid. Reroof 14 Frisbie St., Stamford. Estimated cost: \$7,000. Filed Aug. 22.

Brian, J. Martin, Stamford, contractor for Adrian Garate and Cinthia Griot. Install a new generator at 53 Fox Hill Road, Stamford. Estimated cost: \$5,000. Filed Aug. 24.

Brown Roofing Company Inc., Seymour, contractor for John Bickley. Strip and reroof 7 Rockridge Lane, Stamford. Estimated cost: \$13,766. Filed Aug. 24.

Brown Roofing Company Inc., Seymour, contractor for Richard and Linda C. Conti. Strip and reroof 188 Roxbury Road, Stamford. Estimated cost: \$21,984. Filed Aug. 7.

Burr Roofing Siding & Windows Inc., Stratford, contractor for Dionne Andrea Fraser and Maurice Redhead. Strip and reroof 139 High Line Trail, Stamford. Estimated cost: \$25,288. Filed Aug. 7.

Cappiello, John, Norwalk, contractor for Henry P. Bubel. Renovate single-family residence at 1 Broad St., Unit PH24C, Stamford. Estimated cost: \$60,000. Filed Aug. 7.

Cardillo, Andrew and Gina Aufiero, Stamford, contractor for Andrew Cardillo and Gina Aufiero. Legalize roof replacement at 147 Cedar Wood Road, Stamford. Estimated cost: \$19,200. Filed Aug. 2.

Carpentry Unlimited Inc., Stamford, contractor for Robert E. and Elizabeth C. Kraus. Remodel existing dwellings and raise houses out of the flood zone at 95 Kenilworth Drive West, Stamford. Estimated cost: \$400,000. Filed Aug. 7.

Complete Solar Inc., San Ramon, California, contractor for Hoti Hajriz. Install roof-mounted solar panels at 89 Euclid Ave., Stamford. Estimated cost: \$74,725. Filed Aug. 21.

Cove Tent Company Inc., Stamford, contractor for Steven R. and Christine M. Green. Install tent on existing tennis court for a one-day event at 31 Boulder Road, Stamford. Estimated cost: \$11,499. Filed Aug. 23.

Daniele, Joseph M., and Maria Daniele, Stamford, contractor for Joseph M. and Maria Daniele. Replace exterior shingles and trim around doors and windows at 316 Haig Ave., Stamford. Estimated cost: \$13,000. Filed Aug. 21.

Diroma, Robert and Susan, Stamford, contractor for Robert and Susan Diroma. Renovate single-family residence at 15 Dorset Lane, Stamford. Estimated cost: \$20,000. Filed Aug. 9.

Elite Electrical Contracting, East Windsor, contractor for Suyen Deras and Jaime Rivas. Install 28 solar panels on six roof arrays at 141 Bridge St., Stamford. Estimated cost: \$51,048. Filed Aug. 25.

Enlight.energy LLC, Austin, Texas, contractor for Terry and Darlene C. Angotto. Install roof-mounted solar panels at 67 Diamondcrest Lane, Stamford. Estimated cost: \$30,450. Filed Aug. 18.

Etemadfar, Akbar, Stamford, contractor for Akbar Etemadfar. Legalize stairs at 171 Dannel Drive, Stamford. Estimated cost: \$3,000. Filed Aug. 9.

Fay Construction LLC, Stamford, contractor for Gauthier and Valerie A. Vincent. Construct addition to single-family dwelling at 76 Auldwood Road, Stamford. Estimated cost: \$250,000. Filed Aug. 23.

Fuehring, Herman H., Franklin, New Jersey, contractor for Peter and Irene Kusulas. Replace siding at 75 Eagle Drive, Stamford. Estimated cost: \$52,000. Filed Aug. 1.

G.A. Castro Construction LLC, Stamford, contractor for Myriam Maldonado and Myriam Cattani. Reroof 83 Judy Lane, Stamford. Estimated cost: \$19,976. Filed Aug. 28.

Garcia, Diego and Cindy, Stamford, contractor for Warren F. Abad. Reroof 23 Chatfield St., Stamford. Estimated cost: \$8,000. Filed Aug. 18.

Gemelos Renovation & Maintenance LLC, New Rochelle, New York, contractor for Bhati Rajiv and Soni Mona. Update single-family residence at 310 Oaklawn Ave., Stamford. Estimated cost: \$22,000. Filed Aug. 2.

Goodbody, Michael and Darcy A. Duval, Stamford, contractor for Michael Goodbody.

Renovate single-family residence at 290 Soundview Ave., Stamford. Estimated cost: \$170,000. Filed Aug. 30.

Gunner LLC, Stamford, contractor for Stephen J. and Jamye L. Smegal. Reroof 6 Autumn Lane, Stamford. Estimated cost: \$13,280. Filed Aug. 2.

Gunner LLC, Stamford, contractor for Christopher A. Towne and Eileen V. Reroof 74 Snow Crystal Lane, Stamford. Estimated cost: \$14,200. Filed Aug. 18.

Orban III, Joseph P. and Kelly Orban, Norwalk, contractor for Joseph P. and Kelly Orban. Remove bearing wall on first floor at 100 Maywood Road, Norwalk. Estimated cost: \$20,000. Filed July 31.

Raymond Jr., Edward J., Norwalk, contractor for Joseph Raymond. Renovate existing kitchen at 80 Toilsome Ave., Norwalk. Estimated cost: \$35,000. Filed July 31.

Santa, John Matthew, Norwalk, contractor for John Matthew Santa. Finish Basement at 134 E. Rocks Road, Norwalk. Estimated cost: \$37,000. Filed July 31.

COURT CASES

Bridgeport Superior Court

Curdgel, Robert Michael, Orangeburg. Filed by Anthony Hinds, Bridgeport. Plaintiff's attorney: Robinson Mahoney PLLC, Fairfield. 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-23-6125867-S. Filed July 26.

Mitchell, Mykell, Norwalk. Filed by Josiane Petit-frere, Waltham, Massachusetts. Plaintiff's attorney: Dressler Strickland, Hartford. 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-23-6126159-S. Filed May 10.

Shufflebarger, Rachel, et al, Westborough, Massachusetts. Filed by HysHEMA Barnes, Shelton. Plaintiff's attorney: Formica PC, New Haven. 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-23-6126024-S. Filed Aug. 2.

Danbury Superior Court

JBAB Automotive Group LLC, et al, Danbury. Filed by Alexis Canabush, Albany, New York. Plaintiff's attorney: Consumer Law Group LLC, Rocky Hill. Action: The plaintiff purchased a vehicle from the defendant. The vehicle had repairs and the defendant engaged in violations of the Connecticut Unfair Trade Practices Act in connection with the transaction. The defendant attempted to make a claim under the service contract instead of performing the repairs under the applicable warranty. Plaintiff has suffered an ascertainable loss due to the defendant's violations of CUTPA, including, but not limited to loss of use of the vehicle while it was in the defendant's possession, plaintiff was charged for repairs paying for extra services she did not request or desire and paying more to register the vehicle than it cost. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046221-S. Filed May 12.

Macancela, Yasmin, Danbury. Filed by Stephanie McCullers, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046829-S. Filed July 13.

Old Dominion Insurance Co., Jacksonville, Florida. Filed

by Noemia Ferreira-marques, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046850-S. Filed July 17.

Robbins, Anne Catherine, et al, New Milford. Filed by Ring's End, Inc., Darien. Plaintiff's attorney: John Power Regan, Stamford. Action: The plaintiff and defendant entered a stipulated judgment for property. To date the entire amount of the judgment debt remains outstanding. The plaintiff placed a judgment line securing the unpaid amount of the judgment debt. The defendant has failed to pay the plaintiff the sums due under the judgment debt. The plaintiff claims foreclosure, interest and 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-23-6046496-S. Filed June 8.

T.P. Cycle and Engineering Inc., et al, Danbury. Filed by Waterview Holdings LLC, Wichita, Kansas. Plaintiff's attorney: Day Pitney LLP, New Haven. Action: The plaintiff seeks to remedy long-running breaches of fiduciary duty and negligence by the defendant, the majority shareholder and officer and director of T.P. Cycle and Engineering. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046727-S. Filed June 30.

Stamford Superior Court

Gemshelf Inc., Stamford. Filed by Salescode GMBH, Nuremberg, Germany. Plaintiff's attorney: Damon Barclay LLP, New Haven. Action: The plaintiff and defendant entered a contract. The defendant made, executed and delivered to plaintiff a recruitment service, EOR and fee agreement, pursuant to which defendant agreed to pay plaintiff. However, defendant defaulted under the Termination Agreement by failing to pay the indebtedness to plaintiff. As a result, the plaintiff suffered damages. 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-23-6062042-S. Filed June 29.

Instituto Marangoni Miami LLC, et al. Filed by Alpine Advance 5 LLC, Middletown. Plaintiff's attorney: Gene Wurzel Rosen, Garden City, New Jersey. Action: The plaintiff and defendant entered a written contract providing that any litigation between them must be commenced and maintained in any court located in the County of Fairfield. The defendant agreed that in the event of its default under the contract, the full uncollected purchased amount plus all fees due under the contract would become immediately due and payable in full to plaintiff. The defendant breached the contract by defaulting on its representations and warranties to plaintiff under the contract and by preventing plaintiff from collecting the purchased amount. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062142-S. Filed July 7.

One Stamford Plaza Owner LLC, New York, New York. Filed by Roni Berson Weiner, East Haddam. Plaintiff's attorney: Charles Martin Arnold, New York. Action: The plaintiff was in the process of crossing the roadway at One Stamford Plaza. The defendant controls the premise when because of the negligence and carelessness of the deteriorated asphalt, she was caused to fall to the ground causing plaintiff to suffer 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-23-6062372-S. Filed July 21.

Patriot Bank N.A. Stamford. Filed by Wall Street Theater Company, Inc., Norwalk. Plaintiff's attorney: Lerner

Guarino & Foodman LLC, Westport. Action: The plaintiff engaged with the defendant to get loans, which the defendant allegedly knew the plaintiff did not have the capability to repay. As a result of the defendant's conduct, the plaintiff suffered damages thwarting its financial efforts. 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-23-6062173-S. Filed July 10.

Rogan, Neal, et al, Westport. Filed by Karen Alsup, New York, New York. Plaintiff's attorney: Anderson Kill PC, Stamford. Action: The plaintiff seeks compensatory and punitive damages because of the defendant's alleged legal malpractice, statutory thefts, violations of the Connecticut Unfair Trade Practices Act (CUTPA) and conversion of escrowed funds, which he transferred to himself through ONR accounts. Plaintiff executed a legal retainer agreement, which required plaintiff to pay an initial retainer fee. According to information and belief, the defendant used the initial retainer for his personal benefit prior to earning any portion of it. 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-23-6062401-S. Filed July 24.

DEEDS

Commercial

102 Valley Road LLC, Cos Cob. Seller: Robert Rozmus and Robert Wyatt Rozmus, Greenwich. Property: Unit 23, Portalrock II Condominium, Cos Cob. Amount: \$1. Filed Aug. 21.

238 Glenbrook LLC, Stamford. Seller: Sivasubramanian Mahadevan, Stamford. Property: 238 Glenbrook Road, Unit 32A, Stamford. Amount: \$300,000. Filed Aug. 15.

331 Reef Associates LLC, Fairfield. Seller: Phoenix at Reef Road Corp., Ridgefield. Property: 335 Reef Road, Unit 7, Fairfield. Amount: \$1,295,000. Filed Aug. 29.

71 Strawberry LLC, Stamford. Seller: Melissa

Mosca, Stamford. Property: 71 Strawberry Hill Ave., Unit 920, Stamford. Amount: \$1. Filed Aug. 11.

78 Valley LLC, Old Greenwich. Seller: 78 Valley Road LLC, Cos Cob. Property: 78 Valley Road, Cos Cob. Amount: \$10. Filed Aug. 25.

Cavalcanti, Daniel Dutra and **Lais da Rosa Groff**, Bridgeport. Seller: 177 High Meadow Road LLC, Stamford. Property: 177 High Meadow Road, Fairfield. Amount: \$1,761,275. Filed Aug. 31.

Chatham Rock Island Incorporate, Norwalk. Seller: Amerigo Yachts LLC, Fort Lauderdale, Florida. Property: Stamford Harbor Lighthouse, Stamford. Amount: \$10. Filed Aug. 11.

FWPW Real Estate Fund Ltd., Greenwich. Seller: Peter Ripp and Barbara Ripp, Greenwich. Property: 11 Cobb Island Drive, Greenwich. Amount: \$5,400,000. Filed Aug. 22.

Golfview LLC, Greenwich. Seller: Carol R. Gilbride, Greenwich. Property: 160 Stanwich Road, Greenwich. Amount: \$1. Filed Aug. 22.

Integrity WPA 631 LLC, Melville, New York. Seller: 468 West Putnam Corp., Greenwich. Property: 468 W. Putnam Ave., Greenwich. Amount: \$10. Filed Aug. 22.

J.E.D. Property Management LLC, Stamford. Seller: Melissa Mosca, Stamford. Property: 91 Strawberry Hill Ave., Unit 1032, Stamford. Amount: \$1. Filed Aug. 11.

K&J Partnership, Fairfield. Seller: Ralph D. Forst and Benjamin John Forst, Bridgeport. Property: Unit 4-F-2, Southport Woods Condominium, Fairfield. Amount: \$550,000. Filed Aug. 28.

Kurtaj, Violca and **Fadil Kurtaj**, Stamford. Seller: 32 Burwood Avenue LLC, Old Greenwich. Property: 32 Burwood Ave., Stamford. Amount: \$900,000. Filed Aug. 17.

Leto Acquisition Group LLC, Stamford. Seller: Arnold Bernstein and Maria Rebecca Bernstein, Stamford. Property: 288 Shelter Rock Road, Stamford. Amount: \$1,075,000. Filed August 11.

Pilvankar, Minu Ravindra and **Rahul Slathia**, Stamford. Seller: Fenway Residence LLC, Stamford. Property: 33 Fenway St., Unit 3, Stamford. Amount: \$819,000. Filed Aug. 11.

Povinelli, Anna Saras and **Thomas Povinelli**, Greenwich. Seller: 18 Edgewater LLC, Old Greenwich. Property: 18 Edgewater Drive, Old Greenwich. Amount: \$3,800,000. Filed Aug. 22.

Purisic, Muharem and **Djulka Purisic**, Stamford. Seller: Stamford Property Partners LLC, Stamford. Property: 20 North St., Unit 12-2, Stamford. Amount: \$235,000. Filed Aug. 15.

Starr, Kim C. and **Thomas E. Shors**, Stamford. Seller: Fenway Residence LLC, Stamford. Property: 33 Fenway St., Unit 2, Stamford. Amount: \$819,000. Filed Aug. 16.

Residential

Alhadi, Ayad K., Greenwich. Seller: John Binnie, Isle of Palms, South Carolina. Property: 702 Steamboat Road, No.1, Greenwich. Amount: \$4,900,000. Filed Aug. 21.

Allen, Dean S. and **Susan R. Allen**, Old Greenwich. Seller: Willem Friso Van Reesema and Meaghan Nolan Van Reesema, West Palm Beach, Florida. Property: 2 Faitegreen Lane, Old Greenwich. Amount: \$3,617,000. Filed Aug. 24.

Ball, Ian and **Courtney Bell**, Darien. Seller: John Power and Molly Power, Stamford. Property: 85 Camp Ave., Unit 12L, Stamford. Amount: \$N/A. Filed Aug. 17.

Baum, David and **Sande Baum**, Stamford. Seller: Michael Bordes and Robyn Bordes, Stamford. Property: 4 Calder Bridge Drive, Unit 6, Stamford. Amount: \$1,750,000. Filed Aug. 18.

Capuano, Michelle and **Joann Capuano**, Stamford. Seller: 15 Berges Avenue LLC, Stamford. Property: 15 Berges Ave., Stamford. Amount: \$735,000. Filed Aug. 18.

Castro San Martin and **Jhanina H Urgiles**, East Hampton, New York. Seller: Clinton Stonacek and Kristen Stonacek, New Ipswich, New Hampshire. Property: 39 Glenbrook Road, Unit 4F, Stamford. Amount: \$260,000. Filed Aug. 16.

Coleman, Kimberly Anne and **Derrik F. Woodbury**, Stamford. Seller: Bennett Nemser and Chloe Waldman, Wilton. Property: 46 Fernwood Drive, Stamford. Amount: \$1,062,500. Filed Aug. 14.

Cope, Jeff and **Vanessa Cope**, Stamford. Seller: James P. Mittenthal and Elyse M. Mittenthal, Stamford. Property: 183 Blackberry Drive, Stamford. Amount: \$10. Filed Aug. 18.

Cottini, Marc, West Harrison, New York. Seller: Robert W. McKeand and Judith Woeckener, Greenwich. Property: 29 Guildford Lane, Greenwich. Amount: \$1,000,000. Filed Aug. 21.

Crotty, Tara and **Paul Crotty**, Fairfield. Seller: Tara Crotty, Fairfield. Property: 140 Alden St., Fairfield. Amount: \$1. Filed Aug. 28.

D'Alessandro, Nina Joy and **Nicholas Fitzgerald**, Briarcliff Manor, New York. Seller: Leonid Kremer and Eva Kremer, Stamford. Property: 1 Valley Road, Unit 204, Stamford. Amount: \$481,000. Filed Aug. 15.

Davis, Briana and **Luke Purser**, Fairfield. Seller: Gerald G. Menees and Linda G. Menees, Fairfield. Property: 736 Cascade Drive, Fairfield. Amount: \$830,000. Filed August 31.

Feinstein, Michael and **Michelle Ozan**, Stamford. Seller: Justin Furtado and Michelle Ferrara, Fairfield. Property: 108 Weeping Willow Lane, Fairfield. Amount: \$N/A. Filed Sept. 1.

Flanders, Anne K., Southport. Seller: Caroline S Sumner, Southport. Property: 450 Center St., Unit 8, Southport. Amount: \$10. Filed Sept. 1.

Francois, Rita, Stamford. Seller: Cristobal F. Galarza and Laura J. Galarza, Stamford. Property: 16 Claremont St., Stamford. Amount: \$547,000. Filed Aug. 16.

Fuzesi Jr., Stephen and **Nancy S. Fuzesi**, Greenwich. Seller: Stephen Fuzesi Jr. and Nancy S. Fuzesi, Greenwich. Property: 3 Castle Court,

Greenwich. Amount: \$1. Filed Aug. 24.

Gherardi, Plinio and **Annick Henner-Gherardi**, Fairfield. Seller: Frank W. Nemchek Jr. and Catherine W. Nemchek, Fairfield. Property: 42 Woodcrest Road, Fairfield. Amount: \$615,000. Filed Sept. 1.

Grover, Shaun, Fairfield. Seller: Jill Riccio Wymer, Nashville, Tennessee. Property: 160 Fairfield Woods Road, Unit 58, Fairfield. Amount: \$305,000. Filed Aug. 31.

Hawes, Matthew and **Morgan Hawes**, Stamford. Seller: Sarah B. Bollman and Steven Abollman, Fairfield. Property: 236 Nepas Road, Fairfield. Amount: \$850,000. Filed Aug. 29.

Heredia, Andrew, Fairfield. Seller: Iman L. Alam, Milford. Property: Lot 230, Map 145, Fairfield. Amount: \$409,000. Filed Aug. 28.

Hodes, Glenn Stuart and **Jason Andrew Hallman**, Wilton. Seller: Matthew J. K. Hickman and Andrea F. Hickman, Cos Cob. Property: 7 River Road, Unit 304, Cos Cob. Amount: \$695,000. Filed Aug. 25.

Jones, Christopher, Danbury. Seller: Kseniya Melnikova, Stamford. Property: 30 Elmcroft Road, Unit B2, Stamford. Amount: \$295,000. Filed Aug. 16.

Kaplan, Jason and **Joanna Trott**, Fairfield. Seller: Kathleen C. Maloney and James S. Maloney, Barrington, Rhode Island. Property: Lots 19-20, Map 800, Fairfield. Amount: \$672,000. Filed Aug. 31.

Karno, Raymond Frederick and **Hillary Milenko Karno**, Coronado, California. Seller: Daniel P. Pelletier and Mudita Bhargava, Greenwich. Property: 7 Castle Court, Greenwich. Amount: \$2,100,000. Filed Aug.

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Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

23.

Kozikowski, Kevin and **Colleen Kozikowski**, New York, New York. Seller: Nisha Chisena and Aaron Chisena, Stamford. Property: 60 Heritage Lane, Stamford. Amount: \$1,120,000. Filed Aug. 11.

Lavelanet, Nathalie, Salem, New York. Seller: Jill Alexandra Cosell, Stamford. Property: 154 Cold Spring Road, Unit 20, Stamford. Amount: \$280,000. Filed Aug. 15.

Leppla, Erika A., Fairfield. Seller: Patricia Genova, Fairfield. Property: 245 Unquowa Road, Unit 90, Fairfield. Amount: \$405,000. Filed Sept. 1.

Levine, Lawrence Scott and **Sheryl Levine**, Stamford. Seller: Bryan S. Pantages and Brittany Pantages, Stamford. Property: 49 Top Gallant Road, Unit 19, Stamford. Amount: \$729,000. Filed Aug. 14.

Li, Qingye and **Haralabos Stafylakis**, New York, New York. Seller: Mark R. Paciotti, West Chester, Pennsylvania. Property: Unit 5F, Edgewater Condominium, Stamford. Amount: \$295,500. Filed Aug. 14.

Lipton, Matthew and **Emily Elsdén**, Stamford. Seller: Brian Steinhauer and Elizabeth Steinhauer, Fairfield. Property: 275 Stillson Road, Fairfield. Amount: \$940,000. Filed Aug. 28.

Llleshi, Brunilda, Stamford. Seller: Louis A. Cutrone, Milford. Property: 39 Glenbrook Road, Unit 2F, Stamford. Amount: \$260,000. Filed Aug. 10.

Malone, Mary Anne, Greenwich. Seller: Thomas Malone, Greenwich. Property: 351 Perberwick Road, Unit 818, Greenwich. Amount: \$N/A. Filed Aug. 24.

Marullo, Ross Genaro and **Marilyn Marullo**, Cos Cob. Seller: Ross Genaro Marullo, Cos Cob. Property: 30 Cos Cob Ave., Cos Cob. Amount: \$1. Filed Aug. 21.

Melvin, John and **Mary Melvin**, Greenwich. Seller: Julian Markby and Kathy H.

Markby, Greenwich. Property: 633 Steamboat Road, Unit 2, Greenwich. Amount: \$2,920,000. Filed Aug. 23.

Mosca, Melissa, Stamford. Seller: Melissa D. Mosca, Stamford. Property: 85 Camp Ave., Unit 8A, Stamford. Amount: \$1. Filed Aug. 11.

Nizlek, Robert A., Greenwich. Seller: 1549 East Putnam Avenue LLC, Greenwich. Property: 1549 E. Putnam Ave., Greenwich. Amount: \$677,250. Filed Aug. 25.

Ochs, Jason, Stamford. Seller: Diana Fallone, Stamford. Property: 118 Grove St., Unit 19, Stamford. Amount: \$435,000. Filed Aug. 15.

Orozco, Juan L., Port Chester, New York. Seller: Nathaniel J. Beckles and Linda M. Beckles, Stamford. Property: 13 Ferris Ave., Stamford. Amount: \$650,000. Filed Aug. 18.

Pesantez, Kaithleen and **Nitin Saini**, Stamford. Seller: Danuta Kryszicki, Stamford. Property: 54 Hope St., Unit P, Stamford. Amount: \$448,000. Filed Aug. 15.

Polanco, Alexis and **Jennifer Polanco**, Bronx, New York. Seller: Ofelia Garzon, Stamford. Property: 13 Radio Place, Unit 13, Stamford. Amount: \$450,000. Filed Aug. 10.

Prihoda, Monica, Greenwich. Seller: Jeffrey S. Howard, Greenwich. Property: 2 Whiffle Tree Way, Riverside. Amount: \$720,800. Filed Aug. 23.

Rodrigues, Lucas and **Tiffany Santos Ferreira**, Stamford. Seller: Graciela Lopez, Darien. Property: 73 Lincoln Ave., Stamford. Amount: \$390,000. Filed Aug. 15.

Rooney, Eileen M. and **Louis Ceci**, Greenwich. Seller: Eileen M. Rooney, Greenwich. Property: 1415 King St., Greenwich. Amount: \$1. Filed Aug. 23.

Royal, Guy, Fairfield. Seller: Mian Xu, Fairfield. Property: 4023 Park Ave., Unit 4, Fairfield. Amount: \$405,000. Filed Aug. 29.

Shakya, Riki and **Tenzin**

Choedon, Stamford. Seller: Patricia P. Eng, Stamford. Property: 117 Coolidge Ave., Stamford. Amount: \$655,000. Filed Aug. 14.

Skodnick, Joel and **Mary Aarthun**, Rye, New York. Seller: Sarita Lawrence, Stamford. Property: 217 Bridge St., Unit F4, Stamford. Amount: \$465,000. Filed Aug. 15.

Sonnenberg, David and **Noah Cooper Sonnenberg**, Greenwich. Seller: David Sonnenberg, Greenwich. Property: 34 Field Point Circle, Greenwich. Amount: \$N/A. Filed Aug. 23.

Stroeh, Detlef, Stamford. Seller: Hajrudin Ira Dragovic and Hava Dragovic, Stamford. Property: 912 Rock Rimmon Road, Stamford. Amount: \$1,497,500. Filed Aug. 10.

Theunissen, Josephus H. and **Theodora M. Van Boven**, Rye, New York. Seller: John Chin So Kim and Un Ran Kim, Stamford. Property: 28 Briar Woods Trail, Stamford. Amount: \$1,000,000. Filed Aug. 16.

Tomblin, Adele and **Russell Tomblin**, Stamford. Seller: Jeffrey H. Holman and Elizabeth W. Holm, Greenville, South Carolina. Property: 1333 Rock Rimmon Road, Stamford. Amount: \$875,000. Filed Aug. 17.

Voleti, Pramod B. and **Smitha R. Voleti**, Rye, New York. Seller: Anthony McGinn and Lisa McGinn, Greenwich. Property: 4 Blanchard Road, Greenwich. Amount: 2,612,500. Filed Aug. 25.

Webber, Mary A. F., Fairfield. Seller: Louise N Kranyik, Fairfield. Property: 687 Burroughs Road, Fairfield. Amount: \$545,000. Filed Aug. 30.

Wu, James Chachu and **Jennifer Hanna Kim**, New York, New York. Seller: Ronald Eric Kehle and Ann Kehle, Old Greenwich. Property: 12 Manor Road, Old Greenwich. Amount: \$2,020,000. Filed Aug. 23.

Yeung, Mei, Fairfield. Seller: Laurence Shire, Fairfield. Property: 136 Crane St., Fairfield. Amount: \$360,000. Filed Sept. 1.

Yuan, Meng and **Xiao Fan**, Stamford. Seller: Pavan Tummala and Bhargavi Tummala, Robbinsville, New Jersey.

Property: 970 Hope St., Unit 4C, Stamford. Amount: \$360,000. Filed Aug. 16.

MORTGAGES

Ackles, Jensen Ross and **Elta Danneel Ackles**, Austin, Texas, by Kirsten F. Bavosa. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 1143 Sasco Hill Road, Fairfield. Amount: \$6,562,500. Filed July 26.

Brugo, Dwight Robert, Cos Cob, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 629 River Road, Cos Cob. Amount: \$350,000. Filed July 26.

Butala, Steve P. and **Danice A. Kuruvilla**, Fairfield, by Maureen McCormack. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 291 Colony St., Fairfield. Amount: \$703,000. Filed July 24.

Carr, Adam and **Heather Carr**, Greenwich, by Vicki K. Johnson. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 76 Cherry Valley Road, Greenwich. Amount: \$1,720,000. Filed July 27.

Chamberlain, Danielle and **Robert Chamberlain**, East Boston, Massachusetts, by Jonathan T. Hoffman. Lender: T2 Financial LLC, 480 Olde Worthington Road, Suite 300, Westerville Ohio. Property: 1717 Jennings Road, Fairfield. Amount: \$788,000. Filed July 26.

Chartier, Brian and **Aimee Chartier**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 197 Mayfair Road, Fairfield. Amount: \$127,300. Filed July 27.

Cohen, Hila and **Vladislav Teplitzky**, Oakland, California, by Cora L. Latchison. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 11 Revonah Circle South, Stamford. Amount: \$1,072,160. Filed Aug. 4.

Colino, Kleber, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 36

Barclay Drive, Stamford. Amount: \$186,800. Filed July 31.

Connolly, Megan, New Smyrna Beach, Florida, by Emily D. Wilson. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 1470 Stratfield Road, Fairfield. Amount: \$503,500. Filed July 25.

Contreras, Janette L. and **Jaime G. Contreras**, Greenwich, by Emanuele A. Mangiafico. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 7 Pepper Ridge Road, Stamford. Amount: \$536,000. Filed Aug. 4.

D'Elia, Nicholas and **Anthony D'Elia**, Stamford, by Joseph J. Capalba II. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 78 Stanton Drive, Stamford. Amount: \$432,000. Filed Aug. 3.

DiComo, Andrew C. and **Sidney M. Dealmo**, New York, New York, by Sebastiano Tornatore. Lender: Guaranteed Rate Inc., 3940N Ravenswood Ave., Chicago, Illinois. Property: 320 Old Oaks Road, Fairfield. Amount: \$726,000. Filed July 26.

Fernandez, Raimundo A. and **Suely Vinolas Fernandez**, Greenwich, by Carolyn Cruz. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 73 Florence Road, Riverside. Amount: \$140,000. Filed July 25.

Field Point Road Holdings LLC, Kent County, Delaware, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 528 Field Point Road, Greenwich. Amount: \$5,000,000. Filed July 25.

Fogarty, David, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 5 Old Club House Road, Old Greenwich. Amount: \$500,000. Filed July 24.

Fraioli, Carlo, Stamford, by Harvey Melzer. Lender:

CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 71 Rippowam Road, Stamford. Amount: \$422,000. Filed July 31.

Gill, Namrata, Stamford, by Louis J. Colangelo Jr. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 94 Three Lakes Drive, Stamford. Amount: \$529,600. Filed July 31.

Gress, Dr. Gladys F., Fairfield, by Joe H. Lawson. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 128 Mariners Way, Fairfield. Amount: \$421,000. Filed July 27.

Gschwind, Douglas J. and **Cecilia P. Gschwind**, Harrison, New York, by Frances Sena. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 32 Orchard Hill Lane, Greenwich. Amount: \$2,750,000. Filed July 28.

Hannon, Kyle and **Yu Bai**, New York, New York, by Stephen J. Schelz. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 8 Windell Place, No.3, Stamford. Amount: \$293,600. Filed Aug. 3.

Holm, Klas SD and **Christine H. Holm**, Old Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 3 Cove Road, Old Greenwich. Amount: \$916,308. Filed July 27.

James, Robert R. and **Jennifer J. James**, Greenwich, by Pamela L. Daly. Lender: JPMorgan Chase Bank NA, 111 Pine St., San Francisco, California. Property: 421 Stanwich Road, Greenwich. Amount: \$1,000,000. Filed July 26.

Jarvis II, William Edward and **Jennifer D. Jarvis**, Greenwich, by John Sponheimer. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 53 Hillside Road, Greenwich. Amount: \$2,827,565. Filed July 24.

Koonin, Steven E. and **Laurie A. Koonin**, Cold Spring, New York, by Charles P.

Abate. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 81 Hirsch Road, Stamford. Amount: \$400,000. Filed Aug. 2.

Kulesa, Nancy A., Fairfield, by W. Glenn Major. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 954 Fairfield Beach Road, Fairfield. Amount: \$1,785,000. Filed July 24.

Lalvay Heras, Fredy F. and **Blanca E. Guardado Herrera**, Bronx, New York, by Jonathan T. Hoffman. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 5 Van Buren Circle, Stamford. Amount: \$504,000. Filed July 31.

Mehra, Nishant and **Elizabeth Ayerle**, Greenwich, by Brendan G. Maloney. Lender: Mortgage Country LLC, 725 Skippack Pike, Suite 340A, Blue Bell, Pennsylvania. Property: 773 Fairfield Woods Road, Fairfield. Amount: \$900,000. Filed July 25.

Mendez, John and **Katelyn Mendez**, Fairfield, by Peter Ambrose. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 73 Sawyer Road, Fairfield. Amount: \$532,000. Filed July 25.

Mullen, James F. and **Ellen A. Mullen**, Fairfield, by Danielle Figueroa. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 92 Flower House Drive, Fairfield. Amount: \$125,000. Filed July 25.

Napolitani, Frank Lewis, Glen Ridge, New Jersey, by Cheryl A. Cannas. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 115 Smedley Road, Fairfield. Amount: \$948,000. Filed July 26.

Nayak, Naren and **Anitha N. Nayak**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 154 Pepper Ridge Road, Unit 3, Stamford. Amount: \$200,000. Filed Aug. 1.

Overstrom, Nathan A and **Stefanie L Overstrom**, Stamford, by Matthew Taylor Recalde. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 69

Rachelle Ave., Stamford. Amount: \$45,000. Filed Aug. 2.

Parapimon, Teevara Vesta, Wilton, by Sharon M. Jones. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 11 Prince St., Fairfield. Amount: \$522,500. Filed July 27.

Park, Songkyu and **Caron Han Park**, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 210 Weaver St., Greenwich. Amount: \$200,000. Filed July 27.

Pason, Rosemary, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 668 Glenbrook Road, Stamford. Amount: \$50,000. Filed Aug. 2.

Pecherski, Dorota and **Jordan Michael Kaplan**, Stamford, by Christopher H. McCormick. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 23 Brighton Place, Stamford. Amount: \$464,998. Filed Aug. 1.

Roseman, Peter and **Wai Mei Roseman**, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 60 Quaker Ridge Road, Stamford. Amount: \$100,000. Filed Aug. 3.

Safar, Elliot and **Erica Safar**, Stamford, by Robert E. Murray Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 8 Mitzi Road, Stamford. Amount: \$1,000,000. Filed Aug. 1.

Santiago, Jesse and **Kara Santiago**, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 858 Mill Plain Road, Fairfield. Amount: \$702,000. Filed July 26.

Satlow, Daniel J. and **Sara P. Nuland**, Fairfield, by Gina Marie Davila. Lender:

Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 43 Turney Road, Fairfield. Amount: \$200,000. Filed July 26.

Seifer, Wesley, Greenwich, by David. A. Tiago Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1 Clover Place, Greenwich. Amount: \$100,000. Filed July 25.

Sepulveda Jr., Alfred and **Audrey A. Sepulveda**, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 612 Hope St., B, Stamford. Amount: \$185,000. Filed Aug. 1.

Sharma, Ravil and **Kirsten Sharma**, Greenwich, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Greenbriar Lane, Greenwich. Amount: \$200,000. Filed July 24.

Stein, Hayley A. and **Gary M. Stein**, Stamford, by N/A. Lender: First Horizon Bank, 165 Madison Ave., Memphis, Tennessee. Property: 340 Webbs Hill Road, Stamford. Amount: \$787,500. Filed Aug. 3.

Tackman, Mary and **Robert Tackman**, Fairfield, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 2356 Redding Road, Fairfield. Amount: \$500,000. Filed July 24.

Thunga, Prasanthi, Fairfield, by Myrna McNeil. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 41 Francis St., Fairfield. Amount: \$180,000. Filed July 25.

Vanyo, Rebecca and **Bruce Gordon Vanyo**, Greenwich, by Karen Adelsberg. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 233 Overlook Drive, Greenwich. Amount: \$750,000. Filed July 26.

Wesley, Ryan and **Lindsay**

Wesley, Greenwich, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 48 Crofts Lane, Stamford. Amount: \$1,000,000. Filed Aug. 2.

Williams, Francine and **Allen Williams**, Greenwich, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 122 Greenwich Hills Drive, Greenwich. Amount: \$250,000. Filed July 28.

Winter-Barker, Emma M. and **Samuel Winter-Barker**, New York, New York, by James B. Dougherty. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 93 Shore Road, Old Greenwich. Amount: \$1,800,000. Filed July 28.

Wiseman, Adam and **Angela Wiseman**, Stamford, by Charles P. Abate. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 7 Fox Glen Drive, Stamford. Amount: \$1,351,800. Filed Aug. 4.

Zaccardo, Brandon and **Lily Zaccardo**, Stamford, by Robert E. Murray Jr. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 20 Heritage Lane, Stamford. Amount: \$920,000. Filed Aug. 4.

NEW BUSINESSES

A and E Painting Services, 23 Charles St., Apt.1, Norwalk 06855, c/o Edi A Orellana Conohui. Filed Aug. 1.

Aquarius Power Washing, 116 Willowbrook Ave., Apt. 1, Stamford 06902, c/o Aquarius Power Washing LLC. Filed Aug. 28.

Bossanova, 57 Stillwater Ave., No. 402, Stamford 06902, c/o Fabio Orselli. Filed Aug. 15.

Buzzworthy Garden Designs, 57 Briar Brae Road, Stamford 06903, c/o Chandra Dunitz. Filed Aug. 25.

Energy Source Group, 263 Tresser Blvd., 16th floor, Suite 1620, Stamford 06901, c/o Patrick Doehner. Filed Aug. 22.

Health of Humanity, 317 West Ave., No. 113197, Stamford 06902, c/o Sante Imanite Inc. Filed Aug. 24.

Leo's Café, 1063 Hope St., Stamford 06907, c/o Leo's Café Inc. Filed Aug. 17.

Mallozzi, John, 60 Spring Hill Lane North, Stamford 06903, c/o John Mallozzi. Filed Aug. 22.

Mandi Auto Body, 36 Magee Ave., Stamford 06902, c/o Aj Mandi & Son Inc. Filed Aug. 25.

Mario's Landscaping LLC, 12 Garfield St., Norwalk 06854, c/o Mario Giovanni Murcia Torres. Filed Aug. 1.

Person To Person, 425 Fairfield Ave., Stamford 06902, c/o Nancy Coughlin. Filed Aug. 24.

Racerpak, 73 Albin Road, Stamford 06902, c/o Racerpak LLC. Filed Aug. 25.

S&Smoya Transport, 27 Mariners Lane, 2, Stamford 06902, c/o Danilo Moya. Filed Aug. 24.

Speedy's Food Truck 2, 64 Adams Ave., Stamford 06902, c/o Fernando Marroqin-Arana. Filed Aug. 23.

The Buchanan's Co., 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Aug. 16.

The Soul of Ayiti, 101 Connecticut Ave., Stamford 06902, c/o Naika Maignan. Filed Aug. 22.

Tomo Real Estate, 220 Atlantic St., Fifth floor, Stamford 06902, c/o Carey Armstrong. Filed Aug. 23.

Tony and Skinny Barber, 50 Hamilton Ave., Stamford 06902, c/o Tony and Skinni Barber LLC. Filed Aug. 23.

V. Rosoga Contractors, 317 West Ave., No.113197, Stamford 06902, c/o Vladimir Rosoga. Filed Aug. 23.

Legal Notices

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 LCC 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

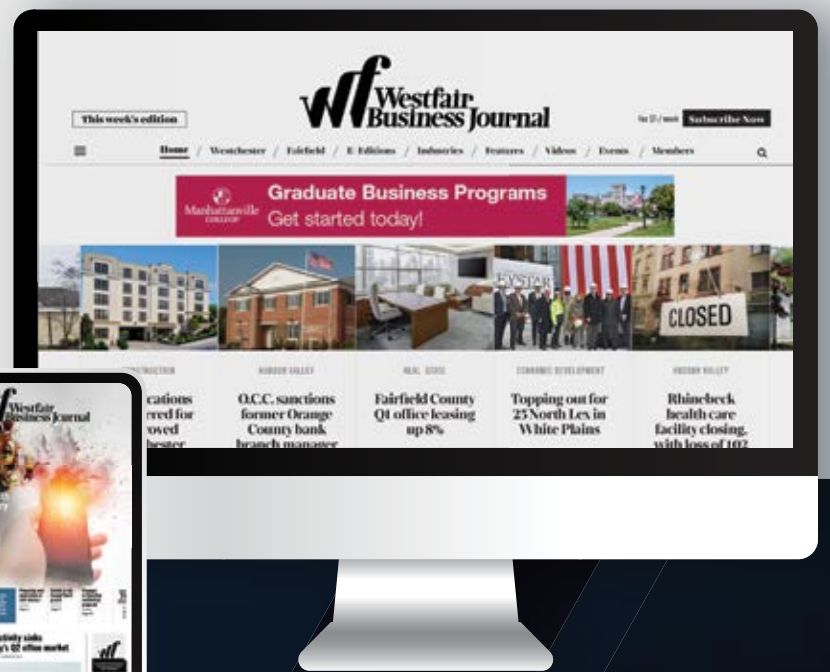
Notice of formation of Limited Liability Company. Name: Connecticut Street Hospitality Group LLC (LLC). Articles of Organization filed with the Secretary of State of the State of New York (ISSNY) on August 3, 2020. NY office location: Westchester County. The SSNY has been designated as agent of the LLC 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

LH Sports and Wellness L.L.C filed with SSNY on 09/12/2023. Loc. Westchester County. Secy. Is State designated as agent upon which process may be served. Secy. Of State may mail a copy of any process against it served upon him/her to: 50 Dekalb ave Unit N6 , White Plains, NY 10605. #63471

Notice of Formation of Amelia Rose Pilates LLC. Arts. of Org. filed with SSNY on 06/29/2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 42 Hamilton Place, Tarrytown, NY 10591. Purpose: any lawful purpose. #63472

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