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TARGET OPENING PRODUCES UPBEAT FEELINGS ABOUT BRICK AND MORTAR RETAILING

BY PETER KATZ / pkatz@westfairinc.com

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Yonkers Mayor Mike Spano and
Target's Yonkers Store Director
Rafael Martinez cut the ribbon.
Photo by Peter Katz.

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► Lights! Camera! Ray Dalio!

A film version of the new unauthorized biography of Bridgewater Associates founder Ray Dalio is reportedly in the works.

The New York Post, basing its reporting on unnamed “people close to the project,” stated Amazon Studios has secured the film rights to Rob Copeland’s “The Fund: Ray Dalio, Bridgewater Associates, and the Unraveling of a Wall Street Legend,” which will be released on Nov. 7 by Macmillan Publishers. The studio has reportedly hired a screenwriter and is beginning to consider casting for a production.

Last month, Dalio – Greenwich resident with a personal net worth \$19 billion – engaged several prominent attorneys to threaten Macmillan with a potential lawsuit over the contents of the book, which supposedly do not depict

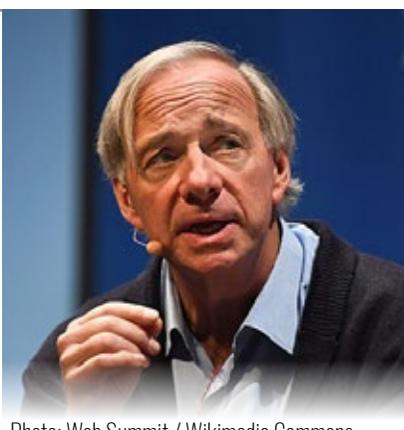


Photo: Web Summit / Wikimedia Commons

Dalio in a positive light. Macmillan’s general counsel responded to Dalio’s attorneys by stating the company “takes seriously its role as a responsible publisher of books that provide independent reporting on a range of contemporary matters of public interest. We stand by our commitment to that role, even when those books may expose the wealthy and powerful, such as Ray Dalio and Bridgewater, to unwanted scrutiny.”

► Aer Lingus expands service between Bradley Airport and Dublin

The Connecticut Airport Authority (CAA) announced the extension of Aer Lingus’s nonstop service between Bradley International Airport and Dublin, Ireland beyond the summer season.

The Irish flag carrier is currently conducting daily flights between the two locations. From Oct. 28 through Jan. 5, 2024, Aer Lingus will fly three times per week. Flights will be paused between Jan. 6 and March 12, then will resume three times a week from March 13 through March

28 before resuming daily flights from March 30 through October.

Aer Lingus is the only airline providing direct connection between Bradley and Europe.

“It has been great to have Aer Lingus back at Bradley International Airport,” said Kevin A. Dillon, CAA executive director. “We’re thrilled that our passengers will now continue to have more opportunities to experience Aer Lingus’ exceptional service and to visit Ireland and beyond.”



► Poughkeepsie restaurant The River Station to close

The River Station Restaurant, a longtime staple of Poughkeepsie’s dining scene, announced it will be closing at the end of the month.

“With great sadness I write, who would have thought that after 41 years back when we first started in 1982 this is where we would end,” wrote Kevin Kihlmire, owner of the family-owned restaurant, on Facebook. “As of October 29th, we will be closing our doors after being one of the longest running restaurants in Poughkeepsie. When my father Cliff opened this

restaurant, he did it for his family, his friends and his community. Everyone hopes, but no one expects a restaurant to last as long as River Station has and for that we know we fulfilled Cliff’s dream. We will be forever thankful.”

Kihlmire said The River Station will continue operations on Wednesdays through Sundays for lunch or dinner until its closing weekend. He added that he would continue running The Station Grille in Poughquag, which will River Station Gift Cards.



New York Attorney General Letitia James.

► AG James settles complaint against Westchester real estate firm

A complaint brought by New York Attorney General Letitia James against a New Rochelle-based real estate firm has been settled, according to an announcement from James’ office. James had accused Platzner International Group, which owns or manages more than 200 residential units primarily in New Rochelle, Rye and Pelham Manor of denying housing to low-income residents. In addition to naming the company, James named owners Merrick Platzner and Harrin Platzner.

James’ office, working with the Housing Rights Initiative, found that the company violated federal, state and local laws by denying housing to low-income people who had Section 8 Housing Choice vouchers.

James said that as a result of the settlement with her office, there was a separate settlement reached with Westchester Residential Opportunities, which had gone to court alleging discriminatory behavior.

Under the settlements, the company is required to set aside 20 units in its portfolio for use by people with Section 8 vouchers or other housing subsidies. In addition, the company will not collect brokerage fees from any applicants using Section 8 vouchers or other subsidies for the next five years. It also must pay \$10,000 to the Housing Rights Initiative and \$95,000 to Westchester Residential Opportunities.

“Every New Yorker, regardless of their income, deserves a place to live,” James said. “Denying housing opportunities to low-income New Yorkers simply because they have a housing voucher is not only illegal, it worsens our affordable housing crisis.”



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Apartment building without parking proposed in Port Chester

BY PETER KATZ / pkatz@westfairinc.com

"The site is too small to provide parking on site."

Ivy PC Master Fund LLC, which owns properties at 20-28 N. Main St. in Port Chester is proposing to redevelop the site with a six-story apartment building and pay a fee to Port Chester rather than providing parking spaces.

The proposed site consists of four tax lots with a total lot area of 0.135-acre at 20-28 N. Main St., at the western side of North Main Street and eastern side of King Street between Westchester Avenue and Adee Street.



Rendering of 20-28 N. Main St., Port Chester.

Attorney Anthony B. Gioffre III of the White Plains-based law firm Cuddy & Feder told Port Chester's Planning Commission that the building would require 49 parking spaces but the village allows developers of sites having less than 12,000 square feet to

make a payment in lieu of providing on-site parking. Gioffre noted that the fee is \$30,000 for each space and he said that the developer of the project would like to make payment for all of the required spaces.

"The site is too small to provide parking on site," Gioffre said. "If we did that you would have to provide access either from North Main or from King Street that would basically kill that entire streetscape. We are looking to buy down 100% in this particular instance. We did not take that lightly. We know that you have raised concerns and issues but we felt in this instance, as well as what we've heard in other applications, that the activation of commercial space was more important."

The building is proposed to contain 40 residential units consisting of 32 studio apartments and eight one-bedroom units. There would be 1,830

square feet of commercial space on the North Main Street side of the building. Four of the apartments would be offered as affordable housing, priced for people earning 60% of the Area Median Income.

The development plan includes amenity spaces consisting of a gym and business center along the King Street frontage. The residential lobby would be accessed from both North Main Street and King Street. The plan would maintain an existing on-street loading space on North Main Street for commercial and residential loading operations. An enclosed trash, mechanical and electric room would be located along the King Street frontage.

"The proposal provides quality housing opportunities at affordable prices, creates a vibrant downtown, maintains the village's residential neighborhoods and encourages a balanced range of housing types and densities in the village," Gioffre said. He said that calculations indicated that the development would result in adding only one child to the Port Chester schools.

Gioffre said that the proposed transit-oriented development would support "the reactivation of the

streetscape through the introduction of activated commercial spaces and pedestrian improvements along North Main Street and King Street."

Port Chester's Planning Director Curt Lavalla said that he considers it a very interesting project in part because it fronts both on North Main and King streets. He also said that he understands the developer having elected not to provide onsite parking and reaffirmed that the funds paid by the developer would go into a dedicated fund toward structural parking to support existing and future parking needs.

"I wish that the architect would be given a freer hand in the design," Lavalla said. "Even at 40 units or so I still think this is deserving of a somewhat handsome entrance. Even (in) some of our older apartment buildings in different parts of the village you can see that the entrance was fairly prominent, fairly dignified."

Lavalla called for more details about flooding in the area and the proposed building's handling of stormwater.

The Planning Commission voted to declare its intent to act as lead agency for the environmental review of the project.

Fairfield County's Q3 office property leasing activity down by 18%

BY PHIL HALL / phall@westfairinc.com

Fairfield County's office market recorded 262,737 square feet of leasing activity during the third quarter, according to data published by CBRE. This represented an 18% decline from the second quarter and was 38% below the five-year quarterly average, as well as the lowest total since the second quarter of 2020.

During the third quarter, only one new transaction was greater than 20,000 square feet – Key Bank of New York's 20,406-square-foot lease at 3 Corporate Drive in Shelton. Six of the top 10 transactions during the third quarter were renewals, most notably the 103,713-square-foot transaction involving Purdue Pharma at 201 Tresser Blvd. in Stamford.

CBRE noted that third quarter leas-

ing activity was concentrated in Class A space, accounting for 76% of transactions. The Stamford Central Business District (CBD) had the greatest level of activity among the county's submarkets,

with 90,000 square feet of transactions. Still, that submarket was down 54% from the previous quarter and down 43% from the five-year quarterly average.

The other submarkets across the county had mild levels of activity – Central Fairfield generated 55,000 square feet, Fairfield East notched 44,000 square feet (with the aforementioned Key Bank deal fueling more

than half of that total), the Greenwich CBD recorded 26,000 square feet, the Greenwich non-CBD saw 22,000 square feet, Fairfield North with only 19,000 square feet, and the Stamford non-CBD trailing at 6,000 square feet, its lowest level since the second quarter of 2020.

The third quarter's availability rate dropped by 120 basis points from the second quarter to 26.2%. Net absorption was roughly 473,000 square feet, mostly because of the withdrawal of 457,000 square feet at 1 Elmcroft Road in Stamford, which is being positioned to become a multifamily development.

Four of the county's seven submarkets recorded positive net absorption, led by the Stamford CBD at 595,000 square feet – a situation primarily sparked by the 1 Elmcroft Road

Fairfield County's average asking rent for office property in the third quarter was \$35.13 per square foot.

project. Availability in this submarket declined by 570 basis points from the second quarter to 23.7%, its lowest level since the fourth quarter of 2019.

The three submarkets with negative absorption were Central Fairfield with negative 164,000 square feet, driven by activity at Merritt 7 and 45 Glover Ave., both in Norwalk; the Stamford non-CBD with negative absorption of 58,000 square feet, due mostly to a combination of available space at 470 West Ave. and very low leasing activity elsewhere; and the Greenwich CBD with negative 19,000 square feet.

Fairfield County's average asking rent for office property in the third quarter was \$35.13 per square foot, down 2% from the second quarter and down 1% from one year ago. Only two submarkets recorded significant shifts during the quarter: the Greenwich CBD saw the average asking rent fall 5% to \$108.80 per square foot (although rent was up 20% from one year ago) and the Central Fairfield submarket recorded a 2% dip from the previous due to downward repricing on 190,000 square feet of space at Norwalk's 800 Connecticut Ave.

Airport Enhancements, Not Airport Expansions – Million Air’s Proposed Improvements to Its Hangar

When it comes to a discussion about the future of Westchester County Airport (HPN), many see the options as either to expand or not to expand. However, this kind of binary thinking misses a big part of the picture. The airport needs enhancements that will benefit not only the businesses and travelers but also neighboring cities and towns. One of the crucial elements of these enhancements, Million Air’s proposed improvements to one of its existing hangars, is being unreasonably held up by the County of Westchester. The County’s failure to approve the improvements is the subject of a pending lawsuit brought by Million Air.

Enhancements, such as Million Air’s proposed improvements, are critical contributing factors to the long-term success of the region’s economy and workforce infrastructure. When large corporations use Westchester County Airport, it supports the local economy and creates jobs. Million Air has made a considerable investment at the Airport to ensure that the first and last impressions for business and community partners are great ones. Fueled by dedication to the pilots, crew, airport staff, and passengers, Million Air has taken every consideration into account to ensure all amenities reflect Westchester in a beautiful light. Million Air is dependent on local sourcing of materials and makes every attempt to hire local designers, architects, and other workers, who are often unionized.

One of the most significant issues to arise during public meetings is noise pollution, which affects those immediately surrounding the airport. The proposed revisions to the hangar would reduce the number of flights, thereby decreasing noise pollution, not increasing it. HPN currently has limited hangar space for existing incoming flights, and many aircraft, after landing and deplaning their passengers, must then take “ferry” flights to other regional airports with sufficient hangar space before returning to pick up their passengers at HPN. These ferry flights add two additional flights that would otherwise not be required. With the revisions to Million Air’s second hangar, these airplanes will have indoor storage space, reducing and possibly even eliminating unnecessary empty flights.

Environmental impact and sustainability are also key focuses of debate. Million Air is eco-conscious and regularly incorporates sustainability initiatives into its efforts. In late 2021, Million Air announced a long-term carbon reduction plan focusing on emissions reductions such as the use of biodiesel fuel for ground service equipment, solar panel installations across key airports, installing EV charging stations, upgrading to electric GSE, geothermal heating, and providing Sustainable Aviation Fuel (SAF).

Million Air White Plains has already implemented significant upgrades to reduce emissions and is the first FBO in the Million Air network to achieve carbon net zero as of July 2022.

Over the years, Million Air has proven itself a good corporate citizen, supporting and engaging with many nonprofits and local organizations. Million Air HPN regularly mentors children through the White Plains Youth Bureau and donates through toy/food/gift-card drives during the holiday season. Million Air’s employees and customers have donated toys to more than 100 families and 400 children. Each year, Million Air HPN partners with The Sato Project, a nonprofit that rescues dogs from Puerto Rico that would be euthanized. Once saved, the dogs are adopted into loving homes throughout Westchester County. Amidst the COVID-19 pandemic, Million Air donated 8,000 surgical respiratory masks and 1,100 KN-95 masks to White Plains Hospital.

As the lawsuit continues, the debate within the local community about the airport’s future persists. While there are groups on both sides of the discussion, the Airport Advisory Board for the County is intended to be an independent and objective recommending body on all matters related to the Airport. It is charged with recognizing the special conditions and concerns of municipalities proximate to Westchester County Airport and considering a total County viewpoint in its deliberations. However, it has become evident that the group advocates against any perceived airport expansion rather than providing an objective viewpoint and considerations.

While the County continues to refuse approval of the improvements to the hangar, it is the Westchester residents and workforce that are left waiting for a second hangar.



TARGET OPENING PRODUCES UPBEAT FEELINGS ABOUT BRICK AND MORTAR RETAILING

“While many consumers continue to utilize the conveniences offered by online shopping, much of that growth is driven by multichannel sales, where the physical store still plays an important component in the fulfillment process.”

- NRF



With the National Retail Federation (NRF) forecasting that retail sales will grow between 4% and 6% this year, reaching between \$5.13 trillion and \$5.23 trillion, the rapid collapse of brick and mortar stores that had been predicted in some quarters has failed to materialize. While online retail sales continue to grow, not all of that growth is at the expense of brick and mortar sales.

The NRF expects nonstore and online sales to grow between 10% and 12% year over year to a range of \$1.41 trillion to \$1.43 trillion, with online sales making up about 16% of the total volume and about 21% of the transactions.

“While many consumers continue to utilize the conveniences offered by online shopping, much of that growth is driven by multichannel sales, where the physical store still plays an important component in the fulfillment process,” NRF said. “As the role of brick-and-mortar stores has evolved in recent years, they remain the primary point of purchase for consumers.”

According to NRF, retail is the nation’s largest private-sector employer, supporting one in four U.S. jobs, for a total of 52 million people involved in retailing.

Continued positivity toward brick and mortar retailing was reflected in Yonkers on Oct. 17 when a ribbon-cutting ceremony was held to mark the opening of the long-awaited Target store in a building at Cross County Center that formerly had been occupied by Sears. A “soft” opening began at 6 p.m. that evening, with the store’s

formal opening taking place Oct. 22. It is Target’s first store in Yonkers and encompasses approximately 132,000 square feet on two floors.

“We get constant requests for more retail here so we’re working on that right now, some really exciting names,” Craig Deitelzweig, president and CEO of Marx Realty, told the Business Journal. Marx and Benenson Cap-

ital Partners own the Cross County Center.

“We do believe in mixed-use, the Hyatt House has been here as a hotel ... and we also are attracting some new medical, some new school uses, so all of that continues to make it a vibrant place,” Deitelzweig said.

Cross County Center is at the intersection of the Cross County Parkway and Interstate 87. It has more than 80 stores and restaurants in its 1,150,000 square feet of retail space and attracts approximately 11 million visitors a year.

In addition to Target, SUNY Westchester Community College has space in the former Sears building. In March of 2021, at a ceremony marking the start of work on the new Target, it was revealed that Target had signed a 40-year lease, reflecting a significant commitment to the shopping center as well as to the city. Target operates nearly 2,000 stores nationwide and the Yonkers store is the 99th in the New York area. Target reports it is employing 290 people at the Yonkers store and nationwide counts approximately 21,145 on the payroll.

“We are going through a change in



A portion of the Target store in Yonkers. Photos by Peter Katz.

terms of retail,” Yonkers Mayor Mike Spano told the Business Journal. “A lot of people are buying online. But, at the end of the day, Yonkers proves valuable to Target. They knew that this is the place that they could employ 290 people ... because this is the place that they could make their business work.”

Spano said that brick and mortar retail continues to be healthy in Yonkers and is expanding as developers of new apartment buildings incorporate ground floor retail space into their designs and the heavily trafficked retail corridor along Central Avenue remains popular with shoppers.

“We all know some of the closings that have taken place,” Spano said, referring to Target having closed nine stores nationally because concerns about losses due to shoplifting and the safety of shoppers and staff in those locations.

“This one opened in Yonkers and it says a lot about our city and we should be proud of it,” Spano said.

Spano said that Yonkers is really the retail capital of Westchester County. He forecast more mixed-use development to take place, especially along Central Avenue, that combines apartments, retail space and recreational opportunities.

“If you look at the total retail that takes place here, we have two major centers. And, we have all of Central Avenue and we have seven or so different business districts like McLean Avenue and Yonkers Avenue,” Spano said. “When you’re talking about retail, it is an economic engine. It’s really simple. They sell things, and we collect revenues (taxes). They employ people and when you employ people they want to live where they work and they of course want to shop where they live and eat where they live. It is a complete wraparound benefit to the residents of our city to have this type of retail.”

Deitelzweig said that the Cross

County Center is now 99% leased and it seems as if people have never wanted to shop more than they do now.

“I do think that it’s being part of the community, people think of this as their second home,” Deitelzweig said. “We’re constantly trying to evolve the center to be its best self. Those who say that retail is dead should come to Cross County Center. We’re the city’s number one taxpayer. We’ve owned Cross County Center for 68 years and we just want to be a good owner and a good developer here and just make it better.”

When he spoke at the ribbon-cutting ceremony, Rafael Martinez, Target’s store director in Yonkers recalled that when his parents came to the U.S. they decided to settle in Yonkers.

“When I was young and used to behave and have good grades they used to bring me to the mall (Cross County Center) specifically to this building,” Martinez said. “To everybody’s surprise, if you see my report card, I was here quite often. I have great memories in this building and it’s now my responsibility and my team’s responsibility to serve our community, to bring affordable prices and create memorable moments. This is what we do here at Target.”



Craig Deitelzweig of Marx Realty.



Yonkers Mayor Mike Spano.

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People in the News

Madison Square Garden Entertainment Corp. Earlier in his career, he served as senior vice president and general counsel at Samsung Electronics America Inc.

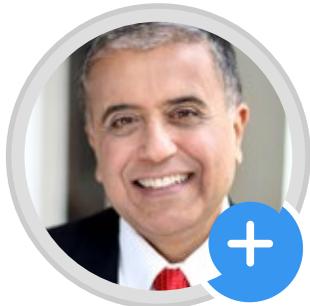


JAMAL HAUGHTON
CHARTER COMMUNICATIONS

Charter Communications Inc. has hired Jamal Haughton as executive vice president, general counsel and corporate secretary.

Haughton will begin his new job on Nov 6, and will serve as the Stamford-based company's chief legal officer. He succeeds Rick Dykhouse, who is stepping down after 17 years with Charter but will remain as executive counsel to President and CEO Chris Winfrey and to help support the transition.

Haughton joins Charter from MSG Entertainment where he has been the executive vice president, general counsel and corporate secretary of



FRED HASSAN
SAGHMOS THERAPEUTICS

Sagmos Therapeutics Inc., a Greenwich-based biopharmaceutical company focused on developing therapies for life-threatening cardiovascular and renal diseases, has named Fred Hassan as chairman of the board of directors.

Hassan is the former chairman of the board and CEO of Schering-Plough Corp. before its acquisition by Merck. Previously, he was chairman and CEO of Pharmacia Corp. before its acquisition by Pfizer. Prior to that, he was executive vice president of Wyeth, with responsibility for its pharmaceutical and medical products business and also headed the U.S.

pharmaceuticals business at Sandoz Pharmaceuticals (now Novartis).

Hassan is chairman of Caret Group and a director at Warburg Pincus, a private equity firm. He is currently a board member of Precigen, BridgeBio and Cocrystal and was on the board of Prometheus Biosciences before its acquisition by Merck in June 2023. Previously, he was also on the boards of Amgen and Time Warner until its acquisition by AT&T, and was chairman of the boards of Avon Products and Bausch & Lomb.



NAVY DJONOVIC
RIDGWOOD SAVINGS BANK

Ridgewood Savings Bank announced Navy Djonovic has joined its board of trustees.

Djonovic is a CPA and a partner at Maier Markey and Justic LLP, a White Plains-based accounting services firm. She is also the board chairwoman of the Westchester Medical Center Foundation and currently chairs the Women Leading Medicine Committee. She was previously on the boards

of Sterling National Bank and the Westchester County Association.

Ridgewood Savings Bank also announced that board trustees Henry "Hank" A. Braun and Paul C. Fitzpatrick are both retiring at the end of 2023, each completing 13 years of dedicated service.



BOB HICKS
365 DATA CENTERS

Norwalk's 365 Data Centers has hired Bob Hicks as chief operating officer (COO), a newly created position at the company.

In his new job, Hicks will oversee all operating and customer service functions related to 365's data centers, network and cloud regions. Hicks previously took on the COO role at Data Based Systems International (DBSi), a regional colocation provider. Earlier in his career, he held operating and customer-facing senior leadership positions at Xand, TierPoint and Recovery Point Systems.



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Arts venues collaborate to increase awareness of their economic value

BY PHIL HALL / phall@westfairinc.com

Earlier this month, a quartet of Connecticut's nonprofit performing arts operators – the Fairfield Theatre Company in Fairfield, the Wall Street Theater in Norwalk, the Katharine Hepburn Cultural Arts Center (also known as The Kate) in Old Saybrook, and the New Haven Center for Performing Arts Inc, which operates College Street Music Hall and the Westville Music Bowl, both in New Haven – announced their collaboration to form Community Arts Venues, a coalition focused on highlighting the economic value of arts and entertainment within the state.

John Reid, artistic director at the Fairfield Theatre Company, observed that the coalition's founding members share much in common.

"We're independent venues, nonprofit organizations, or operating out of nonprofit-owned venues," he said. "It's all of our missions to serve the community and bringing the best music and the arts. When we began,

we realized that in the state budget there are a few cohorts, organizations, theatre, and performing arts centers that have consistent government funding through line-item funding. But we feel that the small independent venues are somewhat underserved in our state budget. So, part of this is really an education program for us to make sure that our elected officials

and our supporters really understand the value that we bring to the communities, which can be assessed in a few ways."

As Reid explained, the organizations not only seek to enliven the cultural environment in their communities, but they are also economic engines that rarely receive their due for helping to fuel local business

revenues.

"In Fairfield County, for example, everyone who attends an event at FTC spends an average of \$38 in the surrounding businesses," he said about his venue, which is located in the center of the town's Post Road commercial corridor. "As an organization, we bring in 50,000 to 70,000 people a year. If you do the math, you can see that brings a couple of million dollars in revenue directly into the town and businesses."

Reid also pointed out that the organizations within the Community Arts Venue group also contribute to their local economies by hiring local vendors and providing touring artists with accommodations and meals – which totals up to \$350,000 each year for these services.

Reid stated the coalition came together because the four founding organizations are all based in southern Connecticut, and he welcomed the opportunity to bring additional arts and entertainment organizations from across the state into the group. However, Reid acknowledged many of

the organizations that would fit into the new coalition are still having difficult regaining the audience levels they enjoyed prior to the Covid pandemic.

"Some of the very large venues have seen an increase in stadium-sized shows," he said, noting the smaller independent venues are still working to rebuild audiences. Nonetheless, he is optimistic for the future.

"Overall, I think Connecticut is going through kind of a mini-renaissance of the arts, just in terms of the number of venues," he added. "I've been at FTC for 12 years and the number of venues just within a fairly close radius of FTC, 30 to 40 miles, have tripled – and more are planned. I'm sure you've seen the news that Live Nation is now undertaking the building of a 330- to 500-seat venue next to the Hartford Healthcare Amphitheater in Bridgeport. There's a huge increase in terms of opportunities for people to go out and hear live music."



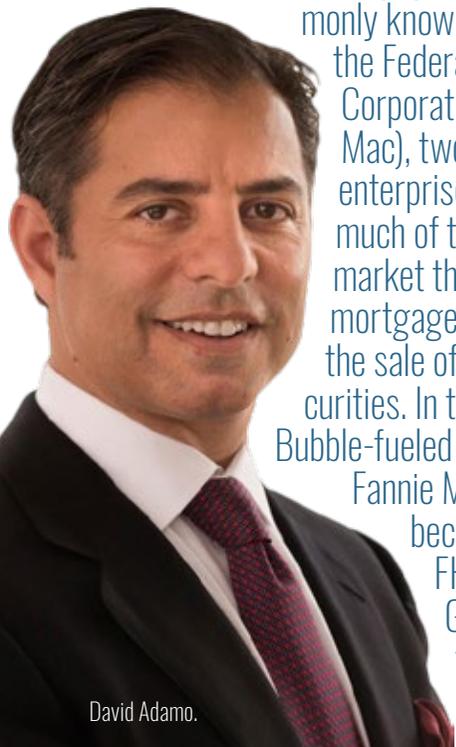
"We're independent venues, nonprofit organizations, or operating out of nonprofit-owned venues."

- John Reid

Luxury Mortgage's David Adamo on Fannie, Freddie and non-QM loans

BY PHIL HALL / phall@westfairinc.com

In September 2008, the Federal Housing Finance Agency (FHFA) announced it was seizing the Federal National Mortgage Association (more commonly known as Fannie Mae) and the Federal Home Loan Mortgage Corporation (also known as Freddie Mac), two government-sponsored enterprises (GSEs) that finances much of the American housing market through the purchase of mortgages, which are pooled into the sale of mortgage-backed securities. In the run-up to the Housing Bubble-fueled economic crisis of 2008, Fannie Mae and Freddie Mac became illiquid, forcing the FHFA – in its role as the GSEs' regulator – to put them under federal conservatorship.



David Adamo.

The goal of the conservatorship was to enable the GSEs to reduce their respective losses and return to a state of self-management. But 15 years later, the GSEs remain under federal conservatorship. Multiple proposals to end the conservatorship have been proposed, but none could generate consensus to enable their enactment.

But for David Adamo, CEO of Stamford-based Luxury Mortgage Corp., the question of ending the GSEs' conservatorship is moot.

"I don't think the question should be whether or not Fannie and Freddie should be part of the federal system," he said. "I think the answer to that question is a too complicated to answer and will take too long to unwind. I think probably the better question ought to be: How do we have a normal functioning mortgage market with Fannie and Freddie under conservatorship, and what percentage of the mortgages that are made in the United States should be run through Fannie

and Freddie?"

Adamo's focus is not merely an academic wonderment – Luxury Mortgage specializes in non-QM loans, or nonqualified mortgages, which are aimed at borrowers with financial profiles that don't fall into the requirements of a typical mortgage due to inconsistent or nontraditional income structure, a major credit event or high debt. Because of the nature of these loans, they cannot be purchased by Fannie Mae or Freddie Mac for repackaging into the second market as mortgage-backed securities.

According to Adamo, an ideal mortgage banking environment would be one "where our industry and our economy is not as dependent upon Fannie and Freddie as we are today. We need a more functional secondary market for residential mortgages in United States. We can be fine having Fannie and Freddie under conservatorship in perpetuity, but just have Fannie and Freddie, the 45% on

the United States, as opposed to as opposed to 85% to 90%."

Adamo noted his company was among the first non-QM originators to offer discounted rates on non-QM loans in low-to-moderate (LMI) markets, which he viewed as a tool to try to bridge the homeowner gap that has grown between white and non-white communities. At a time when mortgage rates are elevated to levels not seen since the beginning of the 21st century, Adamo believed having discounted rates on non-QM loans could increase minority homeownership and make residential purchases more affordable.

"Because of the restrictive lending environment that we're in, it's still challenging for borrowers to qualify and then they have a higher interest rate environment for traditional Fannie or Freddie loans," he said. "These non-QM products are proving very useful to provide financing to would-be homebuyers and existing homeowners that are unable to qualify for the standard guidelines. Making guidelines more accommodating and making mortgages available to borrowers that otherwise wouldn't qualify through the traditional programs that are offered through Fannie and Freddie are some of the things that we're doing to help advance homeownership and homeowner affordability."

Two wins for pregnant and working moms

GENEVIEVE M. LAGE

Pregnant and working moms scored two big victories recently. The first was on Dec. 29, 2022, when the Providing Urgent Maternal Protections for Nursing Mothers Act (or PUMP Act) became law and finally extended protections to almost 9 million working, nursing mothers across the U.S. Not only did this law extend the right to pump at work but it also allows additional remedies for employer violations.

The PUMP Act amended the Fair Labor Standards Act (FLSA) and requires employers to provide nursing mothers with reasonable break time(s) and a private space, other than a bathroom, to express breast milk. The PUMP Act also put the onus on employers to comply with the law, alleviating one less stressor on already overburdened mothers who must carry not only the weight of caring for their child or children, but for themselves.

The second victory, the long-awaited Pregnant Workers Fairness Act (PWFA), went into effect on June 27, 2023. This law requires employers to provide “reasonable accommodations” to pregnant and postpartum workers. This will make it easier for those workers, who often feel the pressure to leave the workforce, to stay and continue working. We are finally seeing a big step forward in the right direction for working mothers who often are overlooked or penalized once their child is born.

This shift in the law is a welcome change given the U.S. is one of the only countries without paid parental leave. In fact, according to a 2019 Pew Research report, “The share of moms who are working either full or part time in the United States has increased over the past half-century from 51% to 72%, and almost half of two-parent families now include two full-time working parents. At the same time, fathers – virtually all of whom are working – are taking on more childcare responsibilities.”

WHAT EXACTLY HAS CHANGED?

The PUMP Act expands the reach of the FLSA to cover almost all workers, with the exception of certain airlines, railroads and motor coach carrier employees. Employers with fewer than 50 employees can take advantage of the “undue hardship” exemption – a “significant difficulty or expense” for the employer. However, employers with 50 or more employees do not have this option. The PUMP Act also made clear that pumping time counts as time worked when

calculating minimum wage and overtime when a worker is not completely relieved from work duties during the pumping break.

As noted above, the PWFA only applies to accommodations such as additional break times to use the restroom, eat/drink, or rest, taking

leave or time off to recover from childbirth, or being excused from certain activities that are not safe for pregnant workers. However, there are other laws that make it illegal to discriminate against workers due to pregnancy, childbirth, or other related medical conditions. The PWFA covers the entire timeframe from pregnancy to postpartum recovery. That would include accommodations for fertility treatments and morning sickness, which most women know is not limited to just the morning. Private and public sector employers with at least 15 employees are covered by this new law.

The PWFA finally closed the gap of existing law. Before the PWFA, workers could only get an accommodation if they could prove that another employee was given an accommodation. Now, as long as the worker is pregnant or postpartum, they can request an accommodation.

It is important to know that the PUMP Act and the PWFA are the MINIMUM an employer has to do, but your state or other federal laws may provide greater rights and you would benefit from them all.

WHAT DOES THIS MEAN?

Under the PUMP Act, if you are covered by the FLSA, you are most likely eligible to pump at work (including remotely) for one year after the birth of your child. This would cover both full- and part-time workers. Under the law, you have the protected right to have a reasonable break time to pump at work as needed and your employer cannot deny it.

The duration and frequency of the pump break will vary by person and an employer cannot limit this. Time for a pumping break

includes getting to the pumping area, setting up your pump, pumping itself, cleaning of the pumping equipment, and getting back to your work area. Under the law, nursing mothers are entitled to this protected time. So, it would be in the employer’s best interest to provide an area close to the working area with amenities such as a sink that a nursing mother will need to pump and then get back to work.

Under the PWFA, you would need to request an accommodation – and this should be in writing – and the earlier the better in order to maximize your protections. Once the request is made, the employer must have a good-faith conversation to discuss the requested accommodations to meet the worker’s needs, which is formally called the “interactive process.” This process would remove the onus on the worker. Again, a welcome change given everything else a pregnant or new mother must carry.

HOW IS THIS ENFORCED?

Employers have the burden to comply with the PUMP Act or show an “undue burden” will result if they were to apply. If your employer is not in compliance, you have the option to file a complaint with the Department of Labor or file a lawsuit within two or three years (if willful) of the violation.

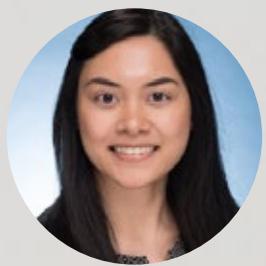
The PUMP Act also prohibits employers from retaliating against mothers who request to pump at work. A successful complaint may result in recovery for lost wages, attorney’s fees, and/or puni-

tive damages for emotional distress or health complications.

Complaints related to violations of the PWFA would go through the U.S. Equal Employment Opportunity Commission (EEOC).

The PUMP Act and the PWFA are two big steps in the right direction for families. However, there is far more to be done. According to The New York Times, the U.S. is one of six countries with no national paid leave. Further, they report, “Research shows babies continue to benefit from being home with a parent for the first half year — for bonding, increasing immunization and breastfeeding rates, and decreasing hospitalizations from infectious diseases.”

The time to recover from childbirth and spend time with your child is invaluable. Having an understanding and supportive employer is a big driver in a mother’s ability to feel confident in returning to work and to stay there. These new laws help push employers in that direction, whether they want to or not.



Genevieve M. Lage is an associate attorney specializing in employment law with the Southport-based firm Carey & Associates PC. This article is adapted from a posting on the firm’s blog.

Contributing Writer

The highs and lows of cholesterol

BY ROBERT PILCHIK, M.D.

Cholesterol plays a key role in maintaining health. It's important for cellular maintenance, digestion and hormone production. It only becomes problematic when cholesterol levels – and particularly LDL cholesterol – become too high. But the consequences of high cholesterol can be severe.

Cholesterol is a substance produced by the liver that has a waxy texture and moves through the bloodstream by attaching to a fatty substance called lipoprotein. Low-density lipoprotein (LDL) is sometimes called “bad cholesterol,” and high amounts are associated with adverse health effects. High-density lipoprotein (HDL) is known as “good cholesterol” and can help lower the risk of certain diseases.

The body produces all the cholesterol it needs to function, but additional cholesterol can also be consumed with food. Triglycerides are not technically cholesterol, but they are related. When the body has more energy than it needs, it can store it in the form of triglycerides -- a type of fat – that can increase the risk of many health conditions, especially when someone also has high cholesterol levels.

Blood cholesterol levels are measured in mg/dL. Having 150 mg/dL of total cholesterol is a good healthy target, and levels above 200 mg/dL are considered high. LDL cholesterol should ideally be around 100 mg/dL, and triglycerides should remain below 150 mg/dL. HDL cholesterol should be 40 mg/dL or higher for men, and

50 mg/dL or higher for women. Blood cholesterol levels can be measured with a simple blood test, and it's a good idea for healthy adults to have it checked during each annual physical.

As total cholesterol and triglyceride levels increase, plaque begins to build up in blood vessels and arteries. This increases blood pressure, strains the cardiovascular system and increases the risk of heart disease, heart attack and stroke.

The best way to avoid these effects is to prevent high blood cholesterol to begin with.

The first and perhaps most controllable way is to make healthy decisions about what to eat and what not to eat. Avoid foods that are high in saturated fat; trans-fatty acids (trans fats); sodium (salt); and added sugars. Instead, try to consume a diet high in fiber and unsaturated fat. The Mediterranean Diet is often a good choice as it shifts focus away from dairy and red meat and onto seafood, fruits, vegetables, nuts, seeds and whole grains.

In addition to good nutrition, you need a healthy amount of physical activity. For adults, that means at least 2 and 1/2 hours of moderate exercise per week. This can include moderately-paced walks, cycling, swimming or other types of exercise that maintain an elevated heart rate. Exercise can be habitual, and forming habits early can be helpful for preventing health issues later in life. Thus, children and adolescents need one hour of physical activity a day.



Robert Pilchik, M.D., a cardiologist with Manhattan Cardiology, offers readers the skinny on cholesterol, a misunderstood component of good health.

The body produces all the cholesterol it needs to function, but additional cholesterol can also be consumed with food.

- Robert Pilchik

Maintaining a healthy weight through proper diet and exercise has numerous health benefits, one of which is improving the body's ability to use and remove excess blood cholesterol. While not a perfect tool, a Body Mass Index (BMI) calculator can help indicate whether a person's weight is healthy or not. If weight loss is an appropriate goal, dietary and activity choices may be helpful in achieving a healthy weight. A doctor can help determine if specific weight loss goals or plans are safe to pursue.

However, all the exercise and careful eating in the world will be for naught if you smoke. Not only is smoking generally hard on a person's cardiovascular system on its own, but the effects can be exacerbated by high cholesterol. For people who have never smoked or who have already quit, maintaining that lifestyle can be beneficial for heart health. For those who

All of the above methods can help to prevent high cholesterol as well as help lower cholesterol levels after they're already elevated. After these other methods have been examined, it might be appropriate to take medication to help control cholesterol levels. There are several types of cholesterol medications, such as statins, bile acid sequestrants, niacin, ibrates and PCSK9 inhibitors. Medications are an important, helpful tool in fighting high cholesterol, but all medications also include some risk of side effects. Getting ahead of high cholesterol with healthy choices earlier in life is always the preferred option.

Robert Pilchik, M.D. is a multiple board-certified cardiologist at Manhattan Cardiology with expertise in cardiovascular disease and nuclear cardiology. He's also a contributor to LabFinder.com.

do smoke, quitting can ease strain on the heart and allow some amount of healing.

Along with smoking, alcohol consumption can have adverse effects on the body, including increased cholesterol and triglyceride levels. While avoiding alcohol entirely isn't always necessary, alcohol consumption should be limited to two drinks per day for men and one drink per day for women.

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The prize for the best costume starts here

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Longing to get in touch with your inner Mark Antony or Cleopatra for Halloween? What about your inner pirate or Queen Elizabeth I?

If so, Sophia Scarpelli can help you. She's the owner of Sophia's Costumes and Gifts in the Cos Cob section of Greenwich, and her 1,900-square-foot store has more than 4,000 costumes for your adult holiday party or theatrical needs. Variety is indeed the spice of life here as the costumes range from the ancient world to the 1990s, with Cinderella, Lucy from "I Love Lucy," Batman and Superman among the fictional characters in the mix. (Sizes vary as well, from 0 to 24 for women, with men's ranging from a 38 jacket to a 52.)

Most will want to rent their costumes, or portions of costumes (\$45 to \$300 for the week) as you can't be Cleo or Julius Caesar every moment of your life. The fee includes dry cleaning, so you don't have to worry about the care of various fabrics. Scarpelli invited us to inhale: There's no musty smell, she said, as she takes great pride in keeping the costumes

pristine.

There are also costumes for sale (beginning at \$25), including those designed to trans-

form female shoppers into goddesses, warriors, pirates and mermaids; and their male counterparts into Greek gods, Egyptian pharaohs, Prince-style pop stars and vampires. Pirates and vampires are among the most popular selections, Scarpelli said.

Some of the costumes, including exquisitely beaded flapper dresses and bold psychedelic bell bottoms, could easily transition to a contemporary wardrobe or the gifts section of the store, where you'll find vintage clothing; estate and costume jewelry; other accessories like hats and shawls; sculpted candles; aprons, potholders, napkins and scented soaps, many of which are from the irresistible Michel Design Works; snow globes featuring sailboats and the Buddha, among other unusual subjects; and sassy greeting cards.

Few presences in the store are sassier than Scarpelli herself, with her husky voice, flowing blond mane and bold-

as-brass personality. Ask her why she founded the shop 42 years ago, and she will say, "Because I grew up in Greenwich in a middle-class family, and I wanted people to have some place to shop where they could buy something nice without mortgaging their house."

Scarpelli noted that she does have expensive items, such as a red and green statement necklace and clip-on teardrop-shaped, filigree earrings accented with pink stones – both by designer Kenneth Lane – that might sell for \$500. But she also has earrings for about \$20. Growing up the youngest of five girls, Scarpelli quickly became acquainted with "vintage," as in her sisters' hand-me-downs. Further whetting her appetite for actual vintage clothing – singing in the 1980s and '90s with The Romero Brothers, a Big Band-style group that required 1940s clothing.

Though she's proud of her four decades in the business, Scarpelli said it has not been without challenges. She spoke with emotion about almost losing the store during the Covid pandemic when no one was going to costumed, holiday parties, let alone buying gifts.

"I asked God for help," she said, and help came in the form of the First Bank of Greenwich.

"Frank Gaudio (the bank's president and CEO) gave me PPP money," she said of the CARES Act's Paycheck Protection Program, "and he's helped me ever since."

The bank, at 444 E. Putnam Ave., is down the street from the store, 428 E. Putnam Ave., which relocated from Lewis Street, off Greenwich Avenue, in January 2022, reopening in April of that year. At her new location, Scarpelli said she not only has more space for her wares but also off-street parking – for all those chariots and pumpkin coaches, so to speak.

For more, call 203-869-6911 or 203-869-5990, or visit sophiascostumes.com.



Sophia Scarpelli, owner of Sophia's Costumes and Gifts in the Cos Cob section of Greenwich, with a 1960s costume that could flow from Halloween to your retro wardrobe.

2023 Women Innovators



Congratulations to all the 2023 Women Innovators, especially our Executive Director, Margaret Nunziato. Thank you Margaret for leading our important mission to support people living with disabilities.



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Photographs courtesy Red Hat on the River.

A red-letter lunch at Red Hat

BY JEREMY WAYNE / jwayne@westfairinc.com

In the boiler room of the former factory of Lord & Burnham, manufacturer of greenhouses, on Irvington's Hudson waterfront, sits Red Hat on the River. A restaurant that has always found the perfect ground between casual and smart, a difficult thing to do, Red Hat is celebrating its 20th anniversary, although it has been under new ownership since last year. I wondered if, -- and if so, how -- it might have changed.

Bottom line: It hasn't -- which is all to the good. Inside, you'll find a well-proportioned main dining room where the tables are set

with white linen and the atmosphere is clubby but unstuffy. Outside, the restaurant's wide expanse of terrace faces the river directly, an exceptionally lovely panorama, even by Hudson standards, a stunner of a view and presently a riot of color. On a clear day you can see what feels like forever, kiddy-toy cars moving like ants in a line along the Gov. Mario M. Cuomo Bridge. Even on a recent fall day, so warm that a heat haze sat over the horizon, we could still make out the Manhattan skyline, 30 miles to the south.

When we couldn't make up our minds about where to sit, our smiling host's patience knew no bounds. Seated -- finally -- we considered

the menu, which nodded in several directions. First, to the restaurant's beginnings: Original owners Mary Beth Parker and Jim Dooley wanted to create a French bistro-style restaurant and succeeded in doing so. This still pertains in items like *pâté de campagne* (coarse and rustic-y); *tuna niçoise*; *frisée aux lardons* (a salad of curly endive leaves, crispy bacon and a fried egg); and *steak frites*. Nonna's meatballs introduce an Italian element, while Moroccan chicken adds a North African one. Spicy tuna tostada with a crisp blue corn tortilla and lime-marinated Atlantic cod ceviche, served with avocado, jalapeño and cilantro, had us somewhere in Central or South America. These were all dishes we tried and thoroughly enjoyed, along with a dozen local Blue Point oysters and a near perfect crab cake -- rich, dense, with just a suggestion of exterior crispness. And let's hear it for that Red Hat's excellent endive and goat cheese salad while we're at it -- really fresh leaves, candied walnuts, crumbled cheese, a classic starter that always seems to

transcend the seasons.

Desserts are chocolate-themed, which is fine in my book. One in our party raved about his affogato, although (dare I say) I thought the scoop of ice cream, over which the espresso was poured, seemed a little on the small side. Perhaps I'm just greedy. Another perfect dessert, although not advertised as one, was the espresso martini, a beautifully balanced, really well-made cocktail, served ice cold and guaranteed to send you on your way with a spring in your step.

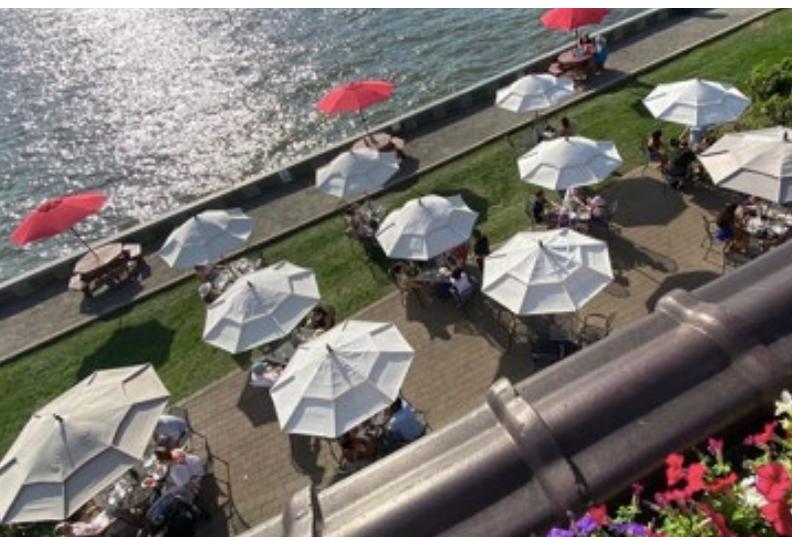
Red Hat's weekend brunch menu is one of the most popular in the region and should be booked well ahead. (And do note that outdoor tables, at a huge premium on outdoor-table kind of days, cannot be guaranteed.)

If the short wine list comprises mainly French and Italian bottles, the beers are all-American, most of them brewed within a 50-mile radius of Irvington. They are served ice cold in gloriously frosted glasses. Red Hat also offers an extraordinary number of Scotch, bourbon and rye whiskeys, along with a short but inventive cocktail list. Imagine enjoying an Italy on the River -- Engine organic gin, fennel, fig and lemon -- while watching a Hudson River sunset. Bliss, right?

Lastly, a shout-out to Jayden, our server, who was a joy, putting up with endless amounts of mind-changing, indecision and general annoying behavior on our part. The adage in business is that the customer is never wrong. I've a feeling we were, but Jayden took it all in good spirits. Indeed hosts, servers and runners seem to work in tandem, all of them smiling, which certainly makes for happy customers.

That, we certainly were.

For more, visit redhatontheriver.com.



Red Hat on the River aerial view.



Red Hat on the River interior.



Red Hat on the River exterior.

Dutchess readies new Justice and Transition Center

BY PETER KATZ / pkatz@westfairinc.com

A project that has been in the works for just over a decade is being readied to reach fruition with Dutchess County officials attending an event to showcase the county's new Justice and Transition Center. The new facility on North Hamilton St. in Poughkeepsie is a replacement for the current county jail that not only increases inmate capacity but also provides enhanced facilities and programs.

The 161,987-square-foot facility features: a larger state-of-the-art infirmary including a women's medical unit with enhanced medical and mental health services; classroom and programming areas; an industrial kitchen and industrial laundry; and improved staff areas. The design allows in more natural light than at the old jail and is climate-controlled, creating a better environment for both inmates and corrections officers.

At an Oct. 10 event, Dutchess County Executive William F.X. O'Neil joined Dutchess County Sheriff Kirk Imperati and others gathered at the new facility to thank those involved in the design and construction of the complex.

"This new facility enhances the safety and dignity of both those who are incarcerated and our correctional team who work here," Imperati said.

The old jail has 12 housing units with a separate recreational area. The new building has 328 beds in six housing units, each with its own recreational area, including one female unit.

In March 2016, the Dutchess County Legislature approved \$192.2 million for the design and construction of the new facility, which at the time



The new Dutchess County Justice and Transition Center.

had been planned for a capacity of up to 569 beds. A report issued in June of this year said that as of April about \$166 million had been spent on the new facility.

"Dutchess County Government has again demonstrated exceptional collaboration, multi-faceted expertise and a fierce determination to overcome challenges and implement solutions," O'Neil said. "There are so many aspects to this project ... and now we stand at the finish line, ready to open this building and serve as a statewide leader for restorative justice."

The county said that the housing unit design in the new facility minimizes the need to move people from place to place, minimizing risk and reducing the number of required corrections officers. It said that enhanced security features, additional cameras and improved sight lines also add to the facility's efficiency and help provide a safer, more appropriate workplace for the corrections team.

According to Dutchess County, the



Dutchess County Executive William F.X. O'Neil speaking at Justice Center event.

staffing and operational efficiencies at the new center will result in lower annual operating costs compared with the old facility. Because of overloading at the old jail, the county was forced to house some of its inmates at jails outside of Dutchess at a cost to taxpayers of about \$8 million a year.

U.S. Rep. Marc Molinaro, who formerly served as Dutchess County executive, said, "The goal we set 11 years ago has been met. This new Dutchess County Justice and Transition Center will serve as a criminal justice model that helps individuals get the support and services they need to successfully return to the community."

The project was overseen by Dutchess County Public Works Commissioner Robert Balkind and the county's public works staff. Additionally, a transition team was appointed by Sheriff Imperati to provide input and guidance throughout the design and

construction process and plan for the transition from the old jail to the new facility.

Key project contractors included: LaBella Associates, architect; Pike Construction Companies, general contractor; Turner Construction Company, construction manager; and Black Creek Integrated Systems Corporation, security system and controls contractor. Ricci Greene Associates served as Dutchess County's owner representative throughout the project.

"This has been a lengthy project with complicated site design issues that required the project to be completed in multiple phases," Balkind said. "It has been one of the most challenging times in history to build such a large-scale project as the construction industry has been intensely challenged by rapidly rising costs and delays due to inflation, supply chain disruptions and labor shortages."



Inside a unit at the new Dutchess County Justice and Transition Center.

\$47M project preserves, upgrades Spring Valley apartments

BY PETER KATZ / pkatz@westfairinc.com

Two apartment properties in Spring Valley have been acquired, upgraded and preserved as affordable housing in a \$47 million project by property owner Hudson Valley Property Group (HVPG), which is based in Manhattan. In addition to acquiring the properties with the intention of preserving their availability as part of Rockland County's affordable housing stock, HVPG has completed a \$10 million renovation on the properties.

One of the properties is Lakeview Village, which is a 144-unit senior housing complex at 1-167 Lakeview Village. The other property is Highview Apartments, a 76-unit property catering to families that is at 105 Fred Hecht Drive. The properties have about 80 units for use by tenants with Section 8 vouchers.

Renovation and upgrades included: installation of high resolution Night Vision security cameras throughout the sites; energy saving LED lighting upgrades; perimeter fencing repair; sidewalk, concrete stairs and landing repairs; landscaping upgrades; new mailboxes; new building, unit and common area signage; various upgrades to comply with Americans with Disabilities Act requirements; new kitchen

appliances and cabinets; new bathroom fixtures; heating upgrades; new apartment entry doors and hardware; new fire alarms; electrical upgrades; and more. According to HVPG, approximately \$45,000 was spent on each apartment.

Jason Bordainick, co-founder and managing partner of HVPG said that the undertaking would not have been possible with the support and collaboration of the Town of Clarkstown and Village of Spring Valley and the Rockland Industrial Development Agency.

"My partner Andy and I grew up in Spring Valley, so it's especially meaningful to be able to give back and do such important, impactful work for our hometown community," Bordainick said. "Since

acquiring these properties in fall of 2021, we have remained steadfast in our commitment to rejuvenate them into safe and thriving communities that families can call home. We are proud to showcase the results of our investment and the hard work and dedication of our team, which will ensure that residents of these properties and the entirety of Rockland County will have access to high-quality apartments and enhanced amenities, without compromising affordability."

HVPG was founded in 2010 by Bordainick and his friend Andrew Cavaluzzi. They believed they could use their experience in finance and real estate to enhance the affordable housing stock and improve conditions for families in need of quality affordable housing. HVPG says that it has preserved more than 10,200 units across more than 60 properties, serving more than 20,000 residents. It has properties in Illinois, Florida, Maryland, Pennsylvania, New Jersey, and Rhode Island in addition to New York.

Its properties include the Jackson Terrace Apartments in Yonkers, a 181-units mid-rise building serving low- and moderate-income residents that's located on Herriot Street. It also has the 311-unit Parkledge Apartments, comprised of two towers and two townhome buildings on Yonkers Avenue in Yonkers. It also and serves low- and moderate-income residents.



Lakeview Village in Spring Valley.

Day signs new emergency order in migrant situation

BY PETER KATZ / pkatz@westfairinc.com

In the latest skirmish in his on-going dispute with the administration of New York City Mayor Eric Adams, Rockland County Executive Ed Day signed a new emergency order designed to block the use of New York City housing vouchers to pay for housing the city's social service clients in Rockland.

According to Day, the city wants to send social service homeless clients to the suburbs in order to make room in the city for housing new migrants. New York City's Department of Social Services is allowing city-issued hous-

ing vouchers to be used statewide by its low-income residents.

The new emergency order prohibits an outside municipality from providing social services housing in Rockland without a license granted

by the county. Landlords also cannot participate in a social services housing program operated by an outside municipality without a license granted by the county.

Day said that his emergency order



Rockland County Executive Ed Day.

could help Rockland County deal with an existing housing crisis that is so extreme that the state had Rockland take over building and fire code enforcement in Spring Valley after it was found that some people were living in dangerous conditions.

"It is my duty to protect the general welfare of anyone in the county or coming to the county both long-term

and short-term and this new order ensures that," Day said.

Day compared what he believes New York City is doing with putting too many people into a lifeboat.

"Lifeboats are a great tool to rescue people, but a lifeboat can only rescue so many," Day said. "If you put too many people into one eventually it's going to capsize."

White Plains condo challenges city's approval OK of DISH antennas

BY BILL HELTZEL / bheltzel@westfairinc.com

A White Plains condominium claims that city officials abused their discretion when they approved plans by DISH Wireless to install wireless telecommunication antennas on a rooftop near the condo.

Westage Towers East Condominium petitioned Westchester Supreme Court on Sept. 29 to annul a special use permit and site plan that the city's planning board approved on Aug. 15.

The planning board did not understand its rights to deny the application, the petition states, and "seem(s) to be cowed by the possibility that DISH would be able to sue the city and would be able to install the facility regardless."

DISH, the office of Mayor Thomas Roach, and the city's legal office did not reply to emails seeking comment on the allegations.

The petition dwells on the federal Telecommunications Act of 1996 (TCA) that restricts local governments from prohibiting wireless service by excluding cell towers.

Westage attorney Andrew J. Campanelli argues that the planning board misunderstood or misinterpreted the TCA.

"When the U.S. Congress enacted the TCA," the petition states, "it explicitly preserved to state and local governments the power to control the number and placement of wireless facilities within their jurisdictions."

DISH intends to install three antennas on the roof of the 16-story Residence Inn Hotel at 5 Barker Ave. in downtown White Plains. The Westage is behind the hotel at 25 Rockledge Ave.

As part of the application, DISH submitted a radiofrequency emissions report prepared by Pinnacle Telecom Group. It concluded that potential human exposure to radiofrequency fields at street level would be well below the maximum permis-

sible exposure allowed by the Federal Communications Commission.

The exposure on the rooftop was calculated at more than 3,000% of the FCC limit, and the report called for warning signs to be placed on the roof "to satisfy the FCC requirements."

The closest condo balcony is 120 feet away, according to the petition, but no calculations were made about radiofrequency exposure to Westage homeowners.

DISH submitted a second, nearly identical radiofrequency report that deleted the paragraph about the 3,000% rooftop radiofrequency emissions, the petition states. And the consultant hired by the city to verify the report was the very same Waterford Consultants that prepared the calculations for DISH.

"It's inconceivable that 'independent' consultant Waterford Consultants would do anything but confirm the results of reports prepared using their own computer program," according to Westage.

If nothing else, the condominium argues, the planning board should appoint a "truly independent consultant to perform necessary calculations to confirm or disprove the applicant's ... findings."

Westage says the city also failed to establish that DISH has a public necessity to install antennas because of significant gaps in wireless service.

The condo claims that DISH presented no hard evidence, such as dropped calls in the vicinity, and that the planning board arbitrarily approved the antennas.

Westage is asking the court to annul the planning board's approval of DISH's antennas.



**MARCH OF DIMES
WESTCHESTER/FAIRFIELD
REAL ESTATE AWARDS BREAKFAST**



NEW DATE!

Thursday, November 2, 2023

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7:00 a.m.

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In the Spotlight: Dr. Stacy Taylor, 2023-24 President of the Connecticut State Medical Society

BY PHIL HALL / phall@westfairinc.com

Earlier this month, Dr. Stacy Taylor, a family medicine physician, was inaugurated as the 185th President of the Connecticut State Medical Society (CSMS), one of the nation's oldest medical societies. She succeeded Dr. David J. Hass, who just completed his one-year term as the CSMS' president.

In addition to her practice as a family physician, Taylor is a clinical instructor for the University of Connecticut's School of Medicine and its Family Medicine Residency Program; she received her medical degree from UConn.

Prior to becoming the CSMS president, Taylor served on the organization's board of directors as a representative from Litchfield County and chaired the Women's Section and the Strategic Planning Committee. She has also been a member of the CSMS Legislative Committee and an annual participant in Physicians Day at the State Capitol, discussing key issues affecting both medical providers and patients with state legislators.

Outside of the CSMS, Taylor is an active member of the American Academy of Family Physicians and has served as president, secretary and legislative chair of the Connecticut Academy of Family Physicians. She has also been a delegate in the American Medical Association House of Delegates.

The Business Journal spoke with Taylor shortly after her CSMS presidential inauguration.

Congratulations on becoming the 2023-24 President of the CSMS. What are your priorities going to be as president?

I mentioned a few things in my inaugural speech that I felt were important. One of the things I said is we need to support and invest in the diverse individual physician and the counties that make up our society. And like Dr. Hass, who has been prior president and got involved with younger physicians and continues to do so, I think we need to encourage younger and newer physicians to join the Society. Because not only can the

Society do things for them, but they can develop and be empowered by participating in this Society by meeting mentors who've been in medicine longer than they have.

The other is doing all we can to advocate for streamlining administrative tasks. This will allow our members to focus on their patients rather than administration – we need to reduce the burden of prior authorization and encourage the exchange of meaningful information between the health care system and other health care businesses, such as the minute clinics in our state. We should be optimizing technology to facilitate what we do every day, rather than have that act as an impediment.

You mentioned younger physicians joining the Society. Are you seeing a lot of younger people coming into the medical profession today?

There are as many as there were in the past. I don't think the issue is the younger people coming in as much as the fact that the need is greater.

In my opinion, we have to expand the residency programs to get more people to go into medicine and be able to serve their communities. But that's another issue. We have an aging population that's going to require more physicians, and nurse practitioners and PAs. We have a lot of physicians retiring and it seems like many of us are getting older and getting to that age. Although there are younger people going into medicine, they're not necessarily in the same places that the retiring physicians are, so that a large issue.

But I think younger physicians also may not recognize what an organized medicine-related society can do for them. I've gained a lot from being part of the Connecticut State Medical Society and the American Medical Association and the American Academy of Family Physicians, and the Connecticut Academy of Family Physicians. I think there's a tendency

when you're going to be more isolated, to some degree, that you do your job, you go home and it's done. And we need to tell people, 'Listen, there's a lot more one can do to advance medicine, to advance health care, to correct some horrible situations.' We just need to convince people to get involved, and that's what I'm concerned about.

Within Connecticut, are you seeing disparities in access to medical care?

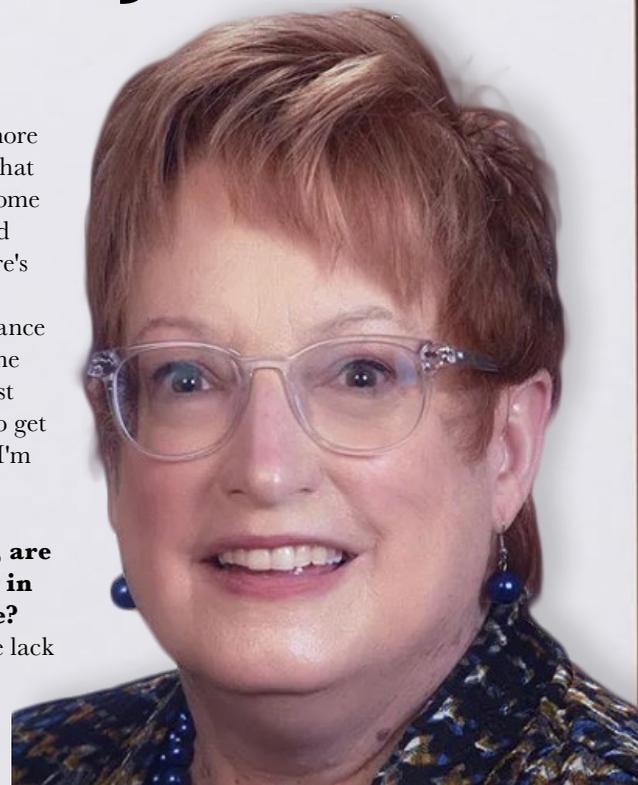
Yes I am, because of the lack of providers. I switched from Hartford Healthcare to Trinity, so I could teach, when I left the area I was in there weren't people to replace me. Although I went to another area, it was too far from my prior patients to get there. I couldn't tell them where I was going, as well.

If there were lots of us around, it would have been easy to find a replacement for me. But there aren't enough and the need is becoming greater. There's a supply issue, and as long as there's a supply issue and demand exceeds supply, there will be shortages in certain areas. That's the situation not only in Connecticut, but all over the country right now.

In terms of the expenses related to medical care, what is the Society doing to help bring down costs?

We try to encourage people to use to prescription generics. We also try to become involved in the drug end of things – so when insulin goes up and is completely ridiculously priced, we've gotten involved in the past. I know the state Attorney General [William] Tong and he's gotten involved in that as well.

It's not just a state issue. I am part of the AMA House of Delegates as well, and we've passed a lot of resolutions concerning the cost of health



care and the need to bring it down. I'm not sure it's an easy fix – there are many, many factors. And it's not only drug prices, it's also the cost of procedures.

How much of your schedule is being devoted to the Society in conjunction to the work that you're doing in your practice?

It's all on my own time, whenever I'm not at work. I'm not cutting back on my work hours, and most of us don't. I did volunteer for a hospice and I realized two days after being inaugurated that I couldn't do that anymore, which was sad, but I knew my responsibilities were great and something had to give. I may go back to doing that once my term is done. But I'm still seeing my regular patients.

Special Report

Hospitals Building Excellence

Strengthening Our Community Through Excellence in Healthcare

At St. John's Riverside Hospital, our mission goes beyond providing medical care; it's about strengthening our community. We believe that Building Excellence in Healthcare is a commitment to medical excellence but also a dedication to the well-being and resilience of our community. Here is how we are working tirelessly to keep our community strong:

1. Nurturing Future Healthcare Professionals: Our commitment to building a strong community starts with education. By partnering with LECOM to further medical education, founding Internal Medicine and Emergency Medicine Residency Programs, and expanding the Cochran School of Nursing, we are shaping the future of healthcare. We train and develop outstanding candidates within our community, ensuring that skilled medical professionals are readily available to serve our community's healthcare needs.

2. Expanding Access to Specialists: A strong community deserves access to a wide range of medical specialists. St. John's Riverside Hospital has expanded its St. John's Medical Group to include specialists such as Gastroenterologists, Endocrinologists, Podiatrists, Nephrologists, and the leader in Interventional Pain Management. We understand comprehensive care is essential to maintaining a healthy community and are proud to offer it.

3. Elevating Surgical Expertise: To keep our community strong, we have strengthened our surgical capabilities by welcoming elite members of the Montefiore Surgical Team. This expansion enhances our surgical services across various specialties such as Gastrointestinal, Breast, Thoracic, Hernia, Transplant, and General Surgeries. This expansion ensures community members can access advanced surgical treatments and expertise without traveling far from home.

4. Investing in Post-COVID Infrastructure: The challenges of the COVID-19 pandemic highlighted the importance of a robust healthcare infrastructure. St. John's Riverside Hospital has taken proactive steps by initiating an extensive infrastructure investment plan. This investment plan includes expanding our Emergency Room (ER) to serve the community during crises better and upgrading our facility interiors to provide a more comfortable and advanced healthcare environment.

5. Community-Centered Approach: Everything we do revolves around our community. We actively engage with and listen to the needs and concerns of our neighbors. St. John's recently formed the Committee for Achieving Regional Equity (CARE), whose mission is to eliminate healthcare disparities in the City of Yonkers, assess community health needs, identify community health barriers, and formulate practical solutions. By offering top-notch healthcare services and educational programs, we empower our community to lead healthier lives. Our commitment to community outreach, health education initiatives, and partnerships with local organizations ensures we remain deeply connected with those we serve.

At St. John's Riverside Hospital, Building Excellence in healthcare is synonymous with Building Strength in our community. We are not just a healthcare provider; we are your healthcare partner, dedicated to the well-being of you and everyone in our community. Together, we are creating a resilient and thriving community that can confidently face any challenge.

Choose St. John's Riverside Hospital, where excellence is the foundation of our care, and community strength is our shared goal. Your health is our priority, and we are here to ensure that our community remains strong, healthy, and vibrant for generations to come. We are Community Strong.



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Danbury Hospital trailblazes new spinal surgery

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

On Oct. 5, Nuvance Health's Danbury Hospital was the site of Connecticut's first use of the Total Posterior Spine Surgery System (TOPS).

Clarence Shrack of New Milford was the recipient of the historic procedure with Dr. Joshua Marcus, a neurosurgeon, treating Shrack's spinal stenosis, a condition that is typically caused by changes in the spine due to the wear-and-tear associated with arthritis. It results in the backbone having too little space in its interior, which puts pressure on the spinal cord and related nerves.

Some of those dealing with the condition will not notice any symptoms, but others will experience pain, weakness, and numbness which can start as minor afflictions and increase in severity over time.

"The sharp pain radiated down my lower back to my right knee," Shrack said of what he experienced before the surgery. "It was like having a profound toothache in my leg. It was ridiculous."

The TOPS system involves the installation of a supportive but flexible implant that can replace a section

of bone in the spinal column which both relieves pressure and offers a wide range of movement, as opposed to the older techniques that stiffen the spine to improve structural integrity. Before TOPS was

approved for general use by the U.S. Food and Drug Administration this past summer, the primary treatment for both spinal stenosis and spondylolisthesis (a condition with similar symptoms caused by a vertebra slipping forward) was spinal fusion surgery or instrumentalization.

"Spinal fusion has some long-term ramifications," Marcus explained. "It can transfer some of the stress to the other levels of the spine. Those spinal levels can endure more stress in the short term, and in the long-term leading to more breakdowns and arthritis type problems, potentially causing even more stenosis or nerve compression because we made the spine more rigid and limited mobility."

In contrast when using the TOPS system, Marcus said the procedure effectively replaces small but important parts of the lumbar portion of the spine, thus "preserving motion in all degrees and dimensions, eliminating



Dr. Joshua Marcus in surgery; photos courtesy Nuvance Health.

Clarence Shrack after his operation.

"Spinal fusion has some long-term ramifications."

- Dr. Joshua Marcus

that stress at all levels. We are able to preserve the normal physiological movement of the spine while still being able to decompress it."

Marcus stated the surgery resulted in immediate and dramatic results.

"The patient really came off of all pain medications within a week or two, and he's back to his normal activities and had a really rapid improvement in his pain," said Marcus.

Schrack agreed, noting, "The leg pain was gone right after surgery. It has been a few weeks since surgery and I am practically dancing. I have had back problems for nearly four

years, and I have more range of motion and flexibility now than even before surgery."

Marcus noted that demand for the procedure is already high, and he expects it to be particularly popular amongst younger patients who place a high value on being able to maintain an active lifestyle.

He stressed that Nuvance facilities, in particular Danbury Hospital, have some of the region's most experienced spine experts, but added that given the demand expected other medical institutions will

"have picked this up, so we're hoping to continue moving along and perfect the procedure as we continue to improve upon it and find the patients it is the right procedure for."

As a surgeon, Marcus said, "I'm attracted to new technology, to finding better ways to do what we've been doing for many years. I think when there's newer procedures and newer technologies it's our responsibility to bring them to our patients."

Nuvance currently offers the procedure at Danbury Hospital, Norwalk Hospital, and the Vassar Brothers Medical Center in Poughkeepsie.

Therapist faults former Yonkers clinic operator for no-fault insurance fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

At the end of 2021, Harvey allegedly reported Brual's income at more than \$700,000 and caused a \$290,000 tax liability.

An Orange County physical therapist has sued his former boss at a Yonkers clinic for \$1.2 million for allegedly entangling him in a tax mess and a racketeering case.

Bervin N. Brual, of Highland Mills, accused Richard G. Harvey of fraud and unjust enrichment in a complaint filed Oct. 4 in U.S. District Court, White Plains.

Harvey "hid what was going on" from Brual, the complaint states, "so his fraud ... would not be exposed."

Harvey, of Boca Raton, Florida, said in a brief telephone conversation that he is unaware of the lawsuit and has no comment.

In 2011, Brual went to work at the Harvey Family Chiropractic, Physical Therapy & Acupuncture PLLC on

North Broadway in Yonkers. At some point, and "for reasons unknown," according to the complaint, Brual was made a 2% owner even though he was still paid as an employee.

He left the clinic in 2015 and was lured back in 2016 with the promise of higher pay, the complaint states. In 2020, Harvey formed North Broadway Chiropractic & Physical Therapy PLLC, made Brual a 20% owner, and paid him a \$100,000 bonus at the end

of the year.

Brual says that when he did his taxes for 2020 he discovered that Harvey had falsely reported his income as \$500,000 and caused a \$200,000 tax liability.

At the end of 2021, Harvey allegedly reported Brual's income at more than \$700,000 and caused a \$290,000 tax liability.

The complaint does not say how much Brual was actually paid in those years but he claims he confronted Harvey about the discrepancies and he received checks totaling \$280,000.

After Harvey sold the clinic at the end of 2021, Brual's new supervisor told him that insurance companies were no longer paying for his physical therapy services.

Brual discovered that Allstate Insurance had filed a racketeering lawsuit in Brooklyn federal court in December 2016 naming him, Harvey and acupuncturist Jin Hwangbo, and accusing them of fraudulent billing under New York's no-fault automobile insurance law.

Insurers are required to pay for reasonable and necessary medical expenses resulting from car accidents,

but for each service that is billed the practitioner must be licensed in that specialty and must be a member of the professional corporation.

Allstate charged that Brual and Hwangbo were sham owners of the clinic, and that Harvey had used their names and licenses to illegally submit claims for payments.

In 2018, a federal magistrate judge recommended that Harvey, Hwangbo and Brual be held jointly liable for more than \$1.3 million in damages.

In 2019, the parties settled and the case was dismissed.

Brual claims he knew nothing about the Allstate lawsuit; he never saw the complaint, he did not participate in the defense or in the settlement, and Harvey retained the defense attorney.

Brual is still liable for about \$280,000 "upon income he never made" according to the complaint, and he has worked out a payment plan with the IRS.

He is accusing Harvey of misrepresenting his ownership in the clinic and misrepresenting his salary and tax liability.

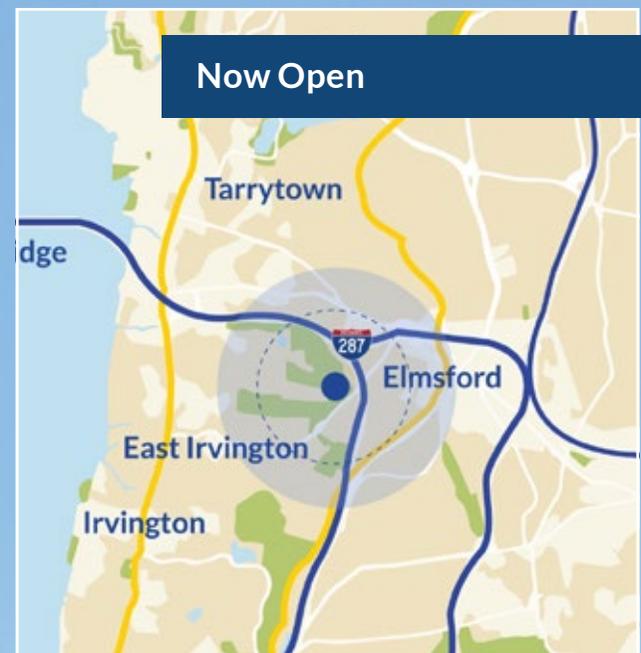
Brual is represented by Manhattan attorney Jeffrey Benjamin.

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A PARTNERSHIP DEVELOPS

The Hammond Museum and Japanese Stroll Garden has partnered with its neighbor Hayfields Catering to provide catering and event-planning services for private events. Over the years, countless people have held their weddings, bar/bat mitzvahs, memorials and celebrations at the Hammond. The combination of the beautiful Japanese Stroll Garden, lively art displays and relaxed tented patio provide a unique and appealing venue. The partnership between Hayfields and the Hammond, two local mainstays creates an irresistible combination that offers guests fine food, beauti-

ful décor and an unforgettable natural setting.

Hammond Director Elizabeth Hammer said, “So many people remember the Hammond as the place where they celebrated their most special occasions. We are overjoyed to have joined with our neighbors Hayfields Catering and specifically Chef Paul and his exceptional Hayfields team and look forward to providing people with a wonderful experience.”

Planning an event of your own? The first step is to check with the Hammond regarding basic needs and scheduling. Photos of the garden at various times of the year and details about specifics are available. From there Chef Paul will join the conversation to assemble catering, event needs and preferences.

The Hammond is open to the public from April to November.

REGENERON ADDRESSES DIFFICULT-TO-TREAT CANCERS

Regeneron Pharmaceuticals Inc. in Tarrytown presented its latest clinical data in early- and late-stage cancers from its oncology pipeline at the European Society for Medical Oncology (ESMO) Congress 2023 from Oct. 20 to 24 in Madrid, Spain. The presentations demonstrate the role of Libtayo® (cemiplimab) as both a monotherapy and a backbone of novel investigational combinations for various solid tumors.

“Our data presentations at ESMO underscore Regeneron’s ability to apply a deep understanding of cancer biology, genetics and the immune system to advance the development of meaningful combinations for cancer types that have high unmet need,” said Israel Lowy, senior vice president, translational and clinical oncology at Regeneron. “Notably, we are presenting the first survival data for neoadjuvant Libtayo therapy in cutaneous squamous cell carcinoma and the first results for Libtayo in combination with ubamatamab, our investigational MUC16xCD3 bispecific antibody, in recurrent ovarian cancer. Beyond ESMO, we are excited by recent progress across our oncology portfolio, including FDA Fast Track Designation for fianlimab (LAG-3) plus Libtayo in melanoma. We look forward to sharing more with the global oncology community as we deliver on our promise to improve the lives of those impacted by cancer.”

Additional presentations at ESMO included subgroup analyses of Libtayo in advanced non-small cell lung cancer, focusing on such populations as squamous cell carcinoma and patients with varying levels of PD-L1 expression.

Backed by our legacy of scientific innovation and a deep understanding of biology, genetics and the immune system, Regeneron is pursuing potential therapies across more than 30 types of solid tumors and blood cancers. Its cancer strategy is powered by cutting-edge technologies and therapies that can be flexibly combined to investigate potentially transformative treatments for patients. Oncology assets in clinical development comprise nearly half of Regeneron’s pipeline and include checkpoint inhibitors, bispecific antibodies and costimulatory bispecific antibodies. Its approved PD-1 inhibitor Libtayo serves as the backbone of many of its investigational combinations.

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

SUPPORT STRATEGIES FOR ALZHEIMER'S



There are currently more than 6 million Americans living with Alzheimer's Disease with that number expected to increase to 13.8 million by 2060. While some families may opt for care at a facility, Connecticut-based nonmedical home care agency Assisted Living Services Inc. has developed new solutions in combination with technological devices to ensure the right supportive care at home. "We know from experience that an Alzheimer's diagnosis and other memory-related disorders pose real challenges for the entire family," said Mario D'Aquila, MBA, chief operating officer of Assisted Living Services Inc. (ALS) and senior vice president of Assisted Living Technologie Inc. (ALT). "It may seem overwhelming, but we can offer support since more than half of our clients have some degree of dementia or memory impairment.

D'Aquila notes that if families want to keep their loved one living at home, they need to be prepared for the responsibilities, which include managing medications, monitoring every-day activities, ensuring home safety and addressing loneliness and isolation.

Although there is no cure for Alzheimer's, there are new medications that can slow progression and lessen symptoms. Accordingly, Alzheimer's patients in mild to moderate stages of the disease can significantly improve medication compliance with today's technology. Automated medication dispensers provide both a visual and auditory alert and can even send a call to the patient as a reminder, as well as notify caregivers if a regimen is not being followed. ALS has experienced compliance near 95% with clients across Connecticut who use these dispensers that typically cost only \$2 per day.

In addition to quality of care, families also need to compare the cost of a facility versus in-home care. If the client qualifies for Medicaid, they may be eligible for the C'T Homecare Program for Elders, which pays for in-home care. This program can benefit those with cognitive disabilities and memory impairment brought on by Alzheimer's and Parkinson's and other dementia-related disorders.

In conjunction with personal care, the sister company of ALS, Assisted Living Technologies, Inc., offers a wide variety of primarily wireless, sensor-based technologies for a second layer of security. Stovetop fire prevention devices, personal body worn GPS locators, automatic fall detection sensors, video-visit systems and more provide constant monitoring.

SUPER LAWYERS 2023 RECOGNIZED

Eighteen attorneys from Cuddy & Feder LLP have been selected to appear in the 2023 Super Lawyers list. Each year, no more than 5% of the lawyers in the state are selected by the research team at Super Lawyers to receive this honor.

This year's list includes 12 New York metro and upstate New York Super Lawyers: Christopher B. Fisher, communications; Michael L. Katz, real estate; Anthony B. Gioffre III, land use/zoning; William S. Null, land use/zoning; Lucia Chiochio, land use/zoning; Neil T. Rimsky, elder law; Joshua E. Kimerling, business litigation; Leslie Levin, estate and probate; Eon S. Nichols, real estate; Neil J. Alexander, environmental; and Michael V. Caruso, land use and zoning were named to the New York Metro Super Lawyers list. Jennifer Van Tuyl, land use/zoning, was named to the Upstate New York Super Lawyers list. In addition, six attorneys were selected for inclusion in the 2023 New York Metro and Upstate New York Rising Stars list: Kristen M. Motel, land use/zoning; Thomai (Amy) Natsoulis, real estate; Taylor M. Palmer, land use/zoning; and Seth M. Pavsner, antitrust litigation were named to the New York Metro Rising Stars list. Anthony F. Morando, land use/zoning; and Alec R. Gladd, land use and zoning were named to Upstate New York Rising Stars list. Lucia Chiochio, Leslie Levin, Amy Natsoulis, and Kristen Motel were selected for inclusion in the Top Women Attorneys in New York list.

Cuddy & Feder has served clients in the areas of real estate law; land use, zoning and development; litigation; trusts, estates and elder law; public and private finance (including tax-exempt and taxable bond financing); corporate law; telecommunications; energy and environmental law; cannabis law; and nonprofit organizations for more than 50 years.

LOCAL REAL ESTATE VETERAN LAUNCHES BROKERAGE FIRM

Faisal Jabbour, a seasoned real estate professional with more than 30 years of experience has launched his real estate brokerage firm, Faze One Real Estate, LLC. Headquartered in Scarsdale, Faze One Real Estate will serve home buyers, sellers, investors and renters throughout Westchester County.

"After 10 years as a licensed realtor with closings on luxury houses and multi-unit buildings and 25 years as a mortgage broker, I felt it was time to start my own brokerage and bring my expertise to better serve this community," said Jabbour. "At Faze One Real Estate, our mission is to make the real estate process as smooth and stress-free as possible for our clients, whether they are first-time homebuyers, selling a long-time home, investing in properties or searching for their perfect rental."

Jabbour brings a wealth of knowledge to

his new brokerage, having successfully sold homes in Scarsdale, Edgemont, Yonkers, Yorktown Heights and surrounding towns. He also built a two-family house from the ground up and renovated a 100-year-old English tudor that he kept to the tradition of the Cotswold area. This hands-on expertise will help him guide clients through all aspects of the real estate transaction. In addition to serving clients, Jabbour is focused on building his brokerage by bringing on experienced, passionate agents. "I'm looking for professionals who want to grow their career and be part of the F1 Team," he said. "Together, we can provide top-notch service to this community." For more information, visit faze1re.com.

REAL ESTATE INSTITUTE ADDS TO ITS EXECUTIVE ADVISORY COUNCIL



Scott J. Avram



Caren Maio

The Fordham University Real Estate Institute (REI) has announced the appointments of Scott J. Avram, senior vice president of development at Lightstone, and Caren Maio, president of Moved, to its Executive Advisory Council (EAC).

Avram and Maio join a group of real estate and business leaders at the EAC, which focuses on adding value to the student experience, increasing awareness of new program offerings and growing enrollment on REI's campuses at Lincoln Center in Manhattan and West Harrison, New York. The council includes professionals from

UBS, JLL, Brown Harris Stevens, Douglaston Cos., the Real Estate Board of New York, Simone Management Group, Bental Green Oak, and Related Cos.

"We're so pleased to have Caren and Scott join our Executive Advisory Council," said Ryan O'Connor, chair of the EAC and CEO of Clinton Management. "Caren's entrepreneurial skills and proptech expertise, and Scott's vast experience in real estate sectors throughout the United States will serve our council well as we develop new programs relative to the evolving real estate industry."

Avram has more than 20 years of real estate development experience, overseeing over \$5 billion in new residential and hospitality development. As the senior vice president of Development at Lightstone, he is responsible for overseeing all aspects of operational oversight of Lightstone's development platform. Lightstone, one of the largest and most diversified privately held real estate companies in the U.S., develops, manages and invests in all sectors of the real estate market, including residential, hospitality, commercial and retail. Active in 28 states, with more than 178 properties nationwide, Lightstone's \$7.5 billion portfolio includes some 11.3 million square feet of office, retail and industrial commercial properties, 25,000 residential units and 5,350 hotel keys. Headquartered in New York City, Lightstone continues to grow its new development portfolio with over \$3.5 billion of new development in the residential and hospitality sectors spread across New York City, Los Angeles and Miami. Before joining Lightstone, Avram was responsible for the operational oversight of Toll Brothers' City Living Division, and also managed high-rise urban development in Hoboken and Jersey City, New Jersey, as well as large scale suburban single-family developments in New Jersey. He graduated with honors from both the University of Maryland Robert H. Smith School of Business Honors Program and New York University with a Master's of Science degree in real estate.

Maio is the president of Moved, an automated onboarding platform for multifamily real estate. Moved provides software to automate the resident-onboarding process for operators and residents. Maio also served as the first Entrepreneur-in-Residence at Camber Creek, a venture capital firm supporting technology companies focused on real estate. She is the co-founder and former CEO of Funnel Leasing (formerly Nestio). A proptech thought leader, Maio was named one of the 15 Women to Watch in Tech by Inc.com and Mentor of the Year by the MetaProp accelerator program, and she won the Leading Entrepreneur award with Women in PropTech. She earned a bachelor's degree in publishing and branding from New York University.

"We welcome Caren and Scott to our Executive Advisory Council," said Dr. Anthony R. Davidson, dean, Fordham School of Professional and Continuing Studies. "This is a very exciting time for our Real Estate Institute, as we continue to expand our council's expertise to collaborate on enhancing our curriculum and offering timely, real-world experience."



Mayor Tom Roach, center holding scissors with elected and city officials at Pollinator Habitat.



FUNDS FOR POLLINATOR HABITAT



The Battle Hill Pollinator Habitat, Route 119, between Chatterton and Robertson avenues in White Plains, boasts an impressive array of native plants, most notably: redbud, constellation dogwood, paper birch, serviceberry, oakleaf hydrangea, highbush blueberry, blue milkweed, butterfly weed, coneflower, New York aster and many

more. It also includes a porous pathway made from 100% organic material: decomposed granite, limestone and crushed stone, three birdhouses and five benches for peaceful contemplation. Battle Hill Pollinator Habitat is a pollinator-friendly space that keeps the pollinator community diverse, healthy and beautiful for all to appreciate. Recently Tom Roach, mayor of White Plains; Chris Burdick, New York State Assemblyman; and New York State Senators Peter Harckham and Shelley Mayer.

NEW FLAGSHIP RESTORE

Habitat for Humanity New York City and Westchester County volunteers, board members, as well as local community leaders gathered in Yonkers recently for a ribbon-cutting ceremony celebrating the grand opening of the nonprofit's regional flagship ReStore retail location at 470 Nepperhan Ave.

Spanning 8,400 square feet, this newest ReStore, the store that builds homes and reduces waste, features gently used and new overstock and second-hand items for the home, such as furniture, appliances, art, home décor and building materials, at 50% to 80% off its original retail prices. Proceeds from sales directly benefit Habitat's efforts to build and preserve homes for people in need.

"We are excited to have the opportunity to serve this thriving, diverse and unique county and are so grateful for the support of the local community on this journey," said Habitat NYC and Westchester CEO Karen Haycox. "New York City and Westchester are intrinsically linked by communities, by commuter rail lines and sadly, by a worsening housing crisis. This ReStore will support our shared mission to advance equitable housing opportunities that enable families in our region to have a safe, stable, affordable place to call home."

ReStore merchandise is donated by individuals, local contractors, home improvement specialists, architects and corporate donors. The store accepts drop-off donations and conducts pick-ups from donors' homes or storage locations. The Yonkers ReStore is the second retail outlet opened by the Habitat NYC and Westchester affiliate. "We're so thrilled to launch an exciting new, sustainability-focused retail destination here in the heart of Yonkers," said Habitat NYC and Westchester vice president of ReStore Operations Leslie Williams. "We're delighted to create both employment and volunteer opportunities within the community. And our donation pick-up services will enable residents across Westchester who are renovating, downsizing or decluttering, to donate their household items with complete ease."

In addition to offering discounted appliances and home goods, the Yonkers ReStore will also host special events, workshops, DIY classes and opportunities for volunteers and housing advocates to directly support Habitat's housing mission. Since its founding in 1984, Habitat NYC and Westchester has served over 2,400 families through its homebuilding and housing preservation programs and revitalized more than 200 community spaces. Most recently Westchester Habitat, the local chapter organization of Habitat NYC and Westchester, has launched three programs to support seniors aging in place, homeowners seeking to create accessory apartments, and residents affected by recent extreme weather events.

"Thank you to Habitat for Humanity for choosing our city as the home of its flagship store in the region. Yonkers is truly a volunteer city. When the community is in need, we step up. This store will provide volunteer opportunities, donation opportunities, but most of all, help our families with basic needs to feel more at home," said Yonkers Mayor Mike Spano.

HGAR LIFTING UP WESTCHESTER

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$3,500 to Lifting Up Westchester (LUW) in White Plains, which provides life-changing support to people who have lost their housing or are struggling to meet other basic needs. It helps individuals find stable housing and builds on that foundation to achieve greater self-sufficiency. LUW provides comprehensive support to 2,500 Westchester residents in crisis by providing emergency shelter, food and support to keep people safe; facilitating employment readiness and securing job opportunities to increase and sustain income; finding safe and affordable homes of all types; providing ongoing support to maintain the stability of that housing; coordinating and navigating community resources to obtain personalized support; and offering education and mentoring services to youth who are homeless or in unstable housing so they can achieve success.

Its Community Kitchen is the largest in White Plains and feeds 70 to 90 people per day. Guests also receive donated clothing, toiletries and other support services to help strengthen their independence. LUW also operates the Open Arms men's shelter and Samaritan House women's shelter where individuals can find support as they look for permanent housing, employment and other support.

"We are so grateful to the Hudson Gateway Realtor Foundation for their generous support," said Anahaita Kotval, CEO of Lifting Up Westchester. "We are united with our community partners like the Hudson Gateway Realtor Foundation by one, bold and unwavering belief: that stable housing is the foundation on which human wellbeing and advancement is built. When people have a secure, affordable home, they can focus on advancing their employment, education and health. When we support others in living healthier and more productive lives, our entire community benefits."

NEW LEADER OF REHABILITATION MEDICINE PROGRAM AT NYMC

Robert D. Holland, M.D., M.H.A., has been appointed the Catherine and Vladislav P. Hinterbuchner professor and chair of rehabilitation medicine at New York Medical College (NYMC) and director of rehabilitation medicine at NYC Health + Hospitals/Metropolitan, a major clinical affiliate of NYMC. Holland, an Ossining resident, most recently served as medical director of Mount Sinai's Amsterdam Nursing Home and Rehabilitation Center in Manhattan. He will assume his new role on Nov. 27.



Robert D. Holland

Previously, he served as the medical director of the Consumer Directed Personal Assistance Program of the Rockland County Department of Social Services, in Pomona, New York. Prior to that, he held positions as chief medical officer of the Dr. Susan Smith McKinney Nursing and Rehabilitation Center in Brooklyn; senior medical director of OrthoNet LLC, in White Plains; and director of musculoskeletal rehabilitation and attending physician at Helen Hayes Hospital in West Haverstraw, New York. He has also been an attending physician at Westchester Medical Center and Staten Island University Hospital. He previously held an academic appointment as assistant professor of clinical rehabilitation at Columbia University.

Holland also serves as a flight surgeon with the U.S. Air Force Air National Guard, 105th Medical Group. Board-certified in physical medicine and rehabilitation, he holds a master's degree in health-care administration from Columbia University, completed an internship at St. Barnabas Medical Center in New Jersey and a residency in physical medicine and rehabilitation at Boston Medical Center.

The Hinterbuchner Chair was gifted in 2017 by the estate of Catherine Hinterbuchner, M.D., who had the distinction of being both the first female chair of the Department of Rehabilitation Medicine at NYMC and the college's first residency program director in the specialty, as well as Metropolitan's first chief of rehabilitation medicine.

LIFTING UP WESTCHESTER FACILITY UNVEILED

With a grant from KeyBank Foundation, Lifting Up Westchester (LUW) opened a new facility to provide job readiness and placement services for the unemployed and underemployed in Westchester County. The new facility was made possible through a two-year, \$200,000 community impact grant from KeyBank Foundation. The grant enables LUW to renovate the physical center, hire staff, establish employment partnerships and work with the Department of Social Services and other social welfare organizations to build a pipeline to targeted populations. The center strives to assist an estimated 175 unemployed

and significantly under-employed individuals over the grant's two-year funding period.

Extremely low-income and asset limited, income constrained, employed (ALICE) individuals face a variety of unique challenges to employment stability and wage advancement. Job Central will take a comprehensive approach to providing job readiness and skills training, individual job coaching, job placement services and other resources to help achieve living wage jobs and employment advancement. Its program will complement existing employment programs in Westchester County, while addressing the high barriers people with extremely low-income face every day, such as access to computers and proper interview clothes, thus creating a centralized hub for services traditionally acquired through multiple agencies.

Job Central @ Lifting Up Westchester is located at 148 Hamilton Ave. in White Plains.

GLAUCOMA SURGICAL TECHNOLOGIES BREAKTHROUGH

Iantrek is a micro-interventional glaucoma company founded by ophthalmic innovator Sean Ianchulev, M.D., MPH, professor of ophthalmology at New York Eye and Ear of Mount Sinai, is developing several next-generation MIGS technologies for dual-outflow enhancement utilizing advanced supraciliary, trabecular and bio-tissue μ -interventions. Two of its scientific abstract presentations were recently accepted by the American Academy of Ophthalmology (AAO) and will be presented at the upcoming AAO meeting in San Francisco, November 3-6. These presentations will highlight the clinical results of its CycloPen supraciliary interventional system for suprachoroidal outflow bio-tissue reinforcement as well as a combined dual-outflow trabecular and supraciliary intervention in Open Angle Glaucoma. Iantrek continues to validate its innovative MIGS technologies for supraciliary and trabecular outflow enhancement and at AAO 2023, its authorship team comprising of Doctors Sean Ianchulev, Ike Ahmed, Robert Weinreb, Arsham Sheybani, Gautam Kamthan, Farrel C Tyson, Ernesto Calvo and Lautaro Vera will share 12-month safety and effectiveness data of Iantrek's CycloPen System for supraciliary intervention with homologous bio-tissue reinforcement. The 12-month results in combination with cataract surgery demonstrated a 42% reduction in IOP from a medicated baseline of 22.6 mmHg to 13.2 mmHg. The mean number of glaucoma medications used was reduced from 1.3 to 0.5. The allograft scaffolding material was well-tolerated with durable and sustained effect. Iantrek's second presentation reports on a novel combination MIGS intervention to address both the suprachoroidal and the trabecular outflow. The case series demonstrates surgical feasibility and MIGS-type safety of the dual outflow micro-interventional approach with potentially synergistic effect of the two procedures.

SOME WCC STUDENTS ARE SMILING

Ten students from Westchester Community College (WCC) have recently been selected to receive a S.M.I.L.E. (Success Matters in Life and Education) scholarship from the PepsiCo Foundation. This scholarship is part of the PepsiCo Foundation's Community College Scholarship Program, which was established in 2021 to address the issue of underrepresentation in high-demand fields.

The PepsiCo Foundation's community college program includes two types of scholarships – Uplift Scholarships for students seeking two-year associate degrees or trade certificates and S.M.I.L.E. scholarships for community college graduates transitioning to four-year colleges.

The PepsiCo Foundation S.M.I.L.E. Scholarship awards two-year scholarships of up to \$25,000 per year (\$50,000 total) to students from historically underserved communities. Each scholar also receives access to resources such as financial literacy courses and is assigned a professional mentor from PepsiCo to provide guidance and support along their educational journey. To qualify, students must be transitioning to complete their bachelor's degree in a business or STEM field in full-time undergraduate study at an accredited four-year college or university in the U.S.

WCC and the PepsiCo Foundation recently announced the latest cohort of 10 WCC 2023 graduates who were selected as S.M.I.L.E. Scholarship recipients. The scholars and their current schools are:

- Daniela Bloom-Pavon – SUNY Binghamton University
- Wellington Castro – Pace University
- Sashawn Francis – CUNY Lehman College
- Adriana McFadden – CUNY Queens College
- Shirley Montenegro – Pace University
- Tyfanna Moulton – Kennesaw State University
- Ramon Perez – Kennesaw State University
- Jason Uyaguari – CUNY Hunter College
- Joan Waldron – Columbia University
- Khayri West – Pace University

"SUNY WCC is proud to continue its relationship with PepsiCo to further our shared commitment to diversity and access in higher education," said Dr. Belinda S. Miles, president of Westchester Community College. "Those of our students who were selected for the S.M.I.L.E. Scholarship have distinguished themselves for their academic excellence and dedication. They are typical of the thousands of students who come to SUNY WCC for an affordable option before continuing their studies at a four-year institution."

SUNY Westchester Community College provides over 20,000 full-time and part-time students with an education taught by award-winning faculty at one of the lowest tuition rates in New York state and since it reflects the rich diversity of its region it was the first SUNY campus to be designated a Hispanic Serving Institution.



Front row (L-R): Jean Newton, MA, Ph.D., executive director, Music Conservatory of Westchester, honoree; Mary Gibbons Gardiner, honoree, premier sponsor, Financial Advisor, The Blue Sandstone Group at Morgan Stanley; Grand Sponsor Rochelle E. Shereff; Mary K. Spengler, MS, RN, LNHA, CEO, Hospice of Westchester
 Back row (L-R): Barry Mitchell, board member and premier sponsor, Next Level Private, LLC; Terry Geller, DDS and Michele Geller, event co-chairs and premier sponsors; William F. Flooks, Jr., board chair, Hospice of Westchester, event co-chair and premier sponsor, Beecher Flooks Funeral Home, Inc.; Jack Geoghegan, premier sponsor, Hildegard D. Becher Foundation Inc.; George Whitehead, board member, Hospice of Westchester, and premier sponsor, PKF O'Connor Davies, LLP

EVENT BENEFITS BEREAVEMENT PROGRAMS

Hospice of Westchester (HOW) in White Plains recently hosted its annual “In Celebration” gala cocktail reception on at the Westchester Country Club in Rye. The event honored Mary Gibbons Gardiner, HOW board member and immediate past board chair, and the Music Conservatory of Westchester. A special recognition was also bestowed upon long-time supporter and Grand Sponsor of the event Rochelle E. Shereff.

“This year’s ‘In Celebration’ event was our most successful to date and we are grateful for all of the support we received from attendees, donors, sponsors and our board of directors. We were pleased to recognize our esteemed

honorees, who have played a pivotal role in the work we do on behalf of our patients and their families. It was a truly wonderful evening,” said Mary K. Spengler, RN, MS, LNHA, CEO of HOW. The funds raised from the event will benefit The Anna and Louis H. Shereff Caregiver, Complementary Care and Bereavement Programs. Due to the generosity of Rochelle Shereff, who has matched all monies raised from “In Celebration,” these programs are offered to HOW patients at no cost.

Event co-chairs included William F. Flooks Jr.; Michele and Terry Geller, DDS; and James P. O’Toole. The Pre-

mier Sponsors were Beecher Flooks Funeral Home Inc.; Co-Communications Inc.; Michele and Terry Geller, DDS; Grassy Sprain Pharmacy; Hildegard D. Becher Foundation Inc.; Barbara and Paul T. Khoury, M.D.; Next Level Private LLC; PKF O’Connor Davies LLP; The Blue Sandstone Group at Morgan Stanley; and White Plains Hospital.

Hospice of Westchester is a private, not-for-profit health-care agency that provides skilled, compassionate and comprehensive end-of-life home care to patients diagnosed with any serious or life-limiting illness and gives support to their families and loved ones.

COMMERCIAL CLEANING SOLUTIONS



Daniel Lepore, president of LCS Facility Group and Tim Murch, chairman of 4M Building Solutions in St. Louis, Missouri, a commercial cleaning company in the Midwest, Southeast and Northeast, have unveiled a strategic growth partnership. The partnership includes the owners of LCS also becoming investors and equity holders in the 4M Building Solutions entity. LCS

will retain its autonomy, existing leadership, name and brand. LCS was founded in 2001 by Joe Lepore, the company’s present chairman. The company has a footprint in three states, New York, Texas and California, cleans nearly 18 million square feet daily with 450 team members and maintains three New York offices – Poughkeepsie, servicing the Hudson Valley; Albany for work in the Capital District; and in Long Island.

Founder Joe Lepore will move to an advisory role within the company while his sons, Daniel Lepore will serve as president, and Domenico Lepore, business development executive.

“LCS aligns closely with 4M in terms of our business approach, service philosophy, values, company culture, and

the treatment of our team members,” said Daniel Lepore. “This strategic move will result in growth and enhance prospects for our team and benefit our customers through expanded resources, improved infrastructure and increased innovations.

The LCS client portfolio spans industries, including health care, education, hospitality and commercial facilities. The company has established a specialized presence in the commercial kitchen sector and is known for its excellence in fire and food-safety programs and hygiene standards. The purchase of LCS acquisition is the second this year for fast-growing 4M and the 28th since its founding in 1978.

BANK LEADS SMALL-BUSINESS LENDING 2023 IN CONNECTICUT 2023

This is the first year M&T has finished as the No. 1 SBA lender in Connecticut – an important milestone for the bank following its 2022 acquisition of Bridgeport, Connecticut-based People’s United Bank. In fiscal year 2023, M&T approved 126 SBA 7(a) loans in Connecticut – more than a 40% increase in the number of loans the bank approved in the state last year. Buffalo-based M&T Bank approved more U.S. Small Business Administration (SBA) loans in the past year than ever before and finished the SBA’s 2023 fiscal year as the sixth-largest lender in the country. This marked the 15th consecutive year M&T has ranked among the nation’s top 10 SBA lenders. M&T approved 1,822 SBA 7(a) loans for a total of \$224.2 million in fiscal 2023, which ended Sept. 30. That represents a 26.5% increase in SBA loans the bank approved in 2022 and a nearly \$21 million increase over last year. This year’s loan volume also eclipsed the previous high mark of 1,739 SBA loans M&T approved in 2016. The average size of one of the bank’s SBA loans in 2023 was \$123,076 – about \$18,500 lower than M&T’s average loan size in 2022.

M&T’s strong SBA performance nationally was reinforced by the bank’s commitment to supporting small businesses in communities throughout its 12-state footprint. In addition to Connecticut, the bank was the leading small-business lender in several markets and ranked highly in many others, including the SBA Districts of:

- Baltimore: No.1 lender with 284 loans for \$30.3 million;
- Buffalo/Rochester: No.1 lender with 184 loans for \$32.8 million;
- Delaware: No.1 lender with 49 loans for \$9.7 million;
- Syracuse: No.1 lender with 96 loans for \$16.2 million;
- Washington, D.C.: No. 1 lender with 160 loans for \$24.6 million;
- New Jersey: No. 2 lender with 179 loans for \$17.3 million;
- New York City: No. 2 lender with 447 loans for \$41.8 million;
- Philadelphia: No.2 lender with 158 loans for \$18.3 million; and,
- Richmond, Virginia.: No. 3 lender with 41 loans for \$3.4 million.

“Throughout our communities, M&T bankers helped small-business owners acquire the capital they needed to grow and thrive by approving more SBA loans than we’ve ever approved,” said Christina Brozyna, M&T’s head of business banking sales and operations. “It was a remarkable effort that reaffirms M&T’s commitment to being a catalyst for the small businesses at the heart of the communities we serve.”

GIVING CREDIT WHERE IT’S DUE



Nicole Tompkins

Nicole Tompkins, vice president of retail banking and community impact at Mid-Hudson Valley Federal Credit Union (MHV) has joined the Hudson Valley Economic Development Corp. (HVEDC) Advisory Board of Directors. She previously served as vice president of Rhinebeck Bank. An Orange County native, Tompkins has spent the last 14 years dedicating her career to retail banking and developing community relations. In her current role she leads the retail network of 14 branches throughout seven counties in the Hudson Valley. Her role also includes managing community impact for the credit union whose Financial Education Program and Community Relations donates over \$275,000 to nonprofits throughout the Hudson Valley each year. As an active member of the community, Nicole serves on the Executive Board of Directors for the Orange County Chamber of Commerce and is the founding chairperson of the chamber’s Women Mean Business committee. She was a 2022 awardee for the Orange County Rising Stars Award and a 2023 graduate of the Leadership Orange program.

Mid-Hudson Valley Federal Credit Union (MHV) is a member-owned credit union that has served individuals and businesses since 1963 in the counties of Ulster, Dutchess, Orange, Westchester, Putnam, Rockland and Sullivan.

HOSPITAL EARNS BREAST PROGRAM ACCREDITATION

The Northwell Cancer Institute Westchester Breast Program has earned a three-year accreditation from The National Accreditation Program for Breast Centers (NAPBC), a program administered by the American College of Surgeons (ACS). Serving both Northern Westchester Hospital and Phelps Hospital, the breast program achieved the accreditation after demonstrating compliance with the NAPBC standards of leadership, clinical services, research, community outreach, professional education and quality improvement for patients. The Westchester breast program



Team members of the Northwell Cancer Institute Westchester Breast Program proudly display and celebrate their new accreditation from The National Accreditation Program for Breast Centers (NAPBC). Photo courtesy Northwell Health.

is part of the Northwell Cancer Institute, one of the largest oncology programs in New York state. Both hospitals are accredited by the Commission on Cancer for providing first-class, comprehensive cancer care to their patients and for improvements in the field of oncology. Each has received recognition from the American College of Radiology (ACR) as a Designated Comprehensive Breast Imaging Center, and both have received ACR’s accreditation for providing quality and safe radiation therapy services.

“To receive this accreditation during Breast Cancer Awareness Month could not be more appropriate,” said Pond Kelemen, M.D., FACS, breast surgeon and NAPBC director for the Northwell Cancer Institute Westchester Breast Program. “I want to credit my colleagues and the entire team of resolute professionals at the Westchester breast program who work tirelessly to help every cancer patient

navigate their unique journey.”

Breast cancer is the second most common cancer in women in the U.S. with an estimated 297,790 new cases expected in 2023 alone, according to the American Cancer Society. It accounts for approximately 30% of all new female cancers with black women more likely to die from breast cancer than any other race or ethnic group. From 1989 through 2020 cancer death rates in the U.S. have steadily declined by 43%. Between 2016 and 2020 breast cancer rates in Westchester County remained stable, according to the latest county data from the Centers for Disease Control and Prevention (CDC). This can be attributed to screening and increased awareness, as well as better treatments.

Northwell Health is New York state’s largest health-care provider and private employer, with 21 hospitals, 850 outpatient facilities and more than 12,000 affiliated physicians.

RECOGNIZED FOR 50 YEARS OF SERVICE

Westchester County Executive George Latimer and Deputy County Executive Ken Jenkins recognized Commissioner of Probation Rocco A. Pozzi for 50 years as a probation professional serving as Westchester County’s probation commissioner since 1989 and previously serving as commissioner of correction, his first professional career as a probation officer starting in 1973. In his current role, Pozzi is responsible for administering all policies and procedures needed for the delivery of service to the courts, as well as providing community safety through the supervision of those sentenced to probation. Latimer said: “We have been incredibly fortunate, for many years, to have a true professional like Commissioner Pozzi on our team. Under his leadership, we have seen the Probation Department thrive and excel, receiving accolades for its work to effect positive change and improve the lives of those who are under the department’s supervision.”

Pozzi was presented with a proclamation for 50 years of public service as a probation professional, as well as awarded with a Westchester County Distinguished Service Medal.



Rocco A. Pozzi, left, and Ken Jenkins



From left: Jennifer Mauro and Sheryl Hatwood, president of The Manor Club of Pelham. Photo courtesy of John Vecchiolla Photography.

BENEFIT HELPS CHILDREN'S SCHOOL FOR EARLY DEVELOPMENT

The Arc Westchester Foundation, which is dedicated to increasing public awareness and raising financial resources to support The Arc Westchester's programs and services for people with developmental disabilities, recently hosted its 23rd annual Golfing for Kids Outing at Knollwood Country Club in Elmsford. More than \$200,000 was raised to benefit the nonprofit's Children's School for Early Development. The event, which took place on Oct. 2, hosted 134 golfers, more than 180 attendees and a reception co-hosted by PIX11's Margee Hickey. This year's event honored The Manor Club of Pelham for its longstanding support of The Arc Westchester and the people it serves.

"The Manor Club of Pelham has been a loyal partner of ours for many years," Fran Higgins, deputy executive director of The Arc Westchester Foundation, said. "From mentorship to fundraising, the club has supported our efforts to foster inclusive communities where people of all abilities are celebrated for their contributions

and given the opportunity to build meaningful relationships...."

"Golfing for Kids is a vital fundraising event to support The Arc Westchester's Children's School for Early Development," Barry Clark, executive director of The Arc Westchester Foundation, said. "We know that early interventions and assessments are critical for setting children with developmental disabilities up for success in the classroom and the community, and we are thankful to all of the golfers who came out today to help make an impact."

The Arc Westchester's Children's School for Early Development provides educational, social and support services for children from birth to five years of age and their families. The program's early intervention services are now delivered entirely in community settings, and more than 80% of the school's graduates attend community schools, versus 16% nationwide.

Founded in 1949, The Arc Westchester is the largest agency of its kind in Westchester County and a leader in supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum and their families. The organization's 850 employees provide more than 2,000 individuals throughout the county with a broad range of innovative and effective programs and services.

NY'S LARGEST MUTUAL SAVINGS BANK WELCOMES TRUSTEE

Ridgewood Savings Bank has welcomed Navy Djonovic, CPA, partner at Maier Markey and Justic LLP, to its Board of Trustees where she will bring her financial acumen and extensive executive leadership and strategic governance experience to the board's oversight role, as the bank moves into its second century of operations and upholds its standing as New York's largest mutual savings bank.

"Ridgewood is very pleased to welcome Navy to our Board of Trustees, as we further our strategic mission to deliver the best financial services to our customers in New York City, Long Island, Westchester County and beyond," said Leonard Stekol, chairman, president and CEO of Ridgewood. "Her vast experience in finance, management, as well as business and community relationship building, make her a valuable addition to the board."

Djonovic, a partner at the White Plains-based accounting services firm since 1999, currently heads the nonprofit services practice. A dedicated community and business leader, she is board chair of the Westchester Medical Center Foundation and currently chairs the Women Leading Medicine Committee, connecting and empowering exceptional physicians and leading women in the community. Additionally, she has held long tenures on the boards of Sterling National Bank and the Westchester County Association.

"I look forward to working with New York's leading mutual savings bank and its esteemed Board of Trustees," said Djonovic. "As Ridgewood continues to expand and provide customers with the most innovative banking platforms and tools, I hope to assist Ridgewood's team in their efforts to provide the exemplary service and seamless banking experience that has garnered numerous industry recognitions in recent years." Djonovic holds a bachelor's degree in accounting from Fordham University and is a member of the New York State Society of Certified Public Accountants.

Ridgewood Savings Bank Board Trustees Henry "Hank" A. Braun and Paul C. Fitzpatrick are both retiring at the end of 2023, each completing 13 years of dedicated service to the bank. Upon retirement, both will assume the role of trustee emeritus.

Braun joined the board in 2011, bringing more than 40 years of experience in banking. As a trustee at Ridgewood, Braun chaired several Board Committees.

Fitzpatrick also joined the board in 2011, having previously accumulated over 35 years in investment banking experience with a focus in the hospitality industry. As a trustee at Ridgewood, Fitzpatrick chaired several board committees.

Fitzpatrick remarked: "As I step down from the Ridgewood Savings Bank Board of Trustees, I reflect on the privilege of being a part of this historic bank's journey for over a decade. Our collective dedication to the community and steadfast commitment to excellence have been the cornerstones of our success and I have no doubt that the bank will continue to flourish in the capable hands of my esteemed colleagues."

STATE REALTOR OF THE YEAR



Carl Lantz

Connecticut Realtors® honored Carl Lantz as the 2023 state Realtor® of the Year. The association made the announcement during its October Board of Directors meeting. The statewide award annually recognizes a Realtor® for outstanding effort and service to the community, the real estate industry and the Realtor® organization.

Lantz serves on the Connecticut Realtors® 2023 Executive Committee as president-elect and will be the 2024 Connecticut Realtors® president. He also serves on the National Association of Realtors® Member Communication Committee and will be vice chair of the committee in 2024. He is past president of the Greater Hartford Association of Realtors® and was honored as the Greater Hartford Association of Realtors® 2019 local Realtor® of the Year.

2023 Connecticut Realtors® President David Gallitto said, “Carl embodies what it means to achieve balance between his commitment to the Realtor® industry, his family and his community. He shows that working hard leads to great things. I am fortunate to have him on my leadership team this year and look forward to his many future accomplishments.”

Lantz will be recognized during the National Association of REALTORS® annual conference in November.

REMOTE EYE CARE MONITORING COMPANY

RemoniHealth (f.k.a. KYS Vision Inc.), a Vision-as-a-Service (VaaS) care management and remote monitoring company for eye care in White Plains, today announced the addition of a full-suite care management solution to its growing vision monitoring platform for ophthalmic and optometric practices. The new services will be rolled out in the fourth quarter of this year and will add important turn-key extension for eye care practices with assistive patient care modules and on-demand digital monitoring, including the personalized Remoni EyeCoach, virtual monitoring and disease-specific care pathways. These services will allow eye doctors and clinics to offer superior care coordina-

tion, smart eye care navigation, comprehensive patient education and intelligent monitoring and management of chronic eye diseases. RemoniHealth provides scalable, sophisticated, plug-and-play care management services to both small and large practices while offering patients with visual impairment and vision-threatening conditions, such as glaucoma, AMD, and diabetic retinopathy, the personalized engagement, education, monitoring and high-touch ancillary care they deserve.

Committed to constantly enhancing patient outcomes and improving care delivery RemoniHealth’s integrated platform seamlessly connects patients to certified EyeCoaches and vision monitors, offering a holistic approach to care management and monitoring.

“There are 7 million visually impaired patients, 1 million blind, and at least 30 million more with age-related chronic vision-threatening diseases such as AMD, diabetic retinopathy and glaucoma. Managing complex specialty care needs and the burden of life-long topical medications, injections, and procedures is challenging to aging seniors. RemoniHealth has built a suite of services and digital health tools as an extension of the clinic to empower a new smart care paradigm with monitoring, data and patient support,” said Dr. Sean Ianchulev, co-founder of RemoniHealth and professor of ophthalmology at New York Eye and Ear of Mount Sinai.

HIGH SCHOOL SENIOR HONORED WITH AWARD FROM UALBANY



Rihanna DeFreitas

Rihanna DeFreitas, a Maria Regina High School senior, was honored with the 2023 University of Albany Multicultural High School Scholars Award during a recent recognition ceremony held at the university campus. An accomplished student at the all-girls Catholic high school in Hawthorne, DeFreitas was among a group of students to earn the distinguished award, now in its 36th year. The UAlbany program celebrates students of African American, Asian American, Latin(a) and Native American multicultural heritage who have excelled academically and are actively involved in school activities and in their communities.

Maria Carozza-McCaffrey (Class of '99), principal, said, “Once again, we are very pleased to congratulate Rihanna on achieving yet another prestigious honor as she begins her senior year and prepares for college. She has amassed a commendable record as a Maria Regina student that also includes the College Board National Recognition Program Honors citation and the enviable Hugh O’Brien Youth Leader designation.”

Maria Regina High School is a Catholic school where young women are encouraged to achieve academic excellence, empowered to be compassionate and enriched with the spirit to live a life of charity, truth and service to others.

HV SHAKESPEARE FESTIVAL HONOREES

Gratitude filled the air at the Hudson Valley Shakespeare Festival’s (HVSF) annual gala held at The Garrison on Sunday, Oct. 8, honoring the remarkable contributions of Margot Harley and Marit Kulleseid, long-standing leaders and mentors to the HVSF community. The evening was a symphony of live music, cocktails, dinner and auctions, both live and online. Raising nearly \$200,000, the funds will directly support HVSF’s onstage productions, arts education programmin, and community engagement initiative.

Harley, co-founder of The Acting Company and a Hudson Valley resident, and Kulleseid, co-founder and founding president of HVSE, were each celebrated for their significant impact on the theater community and the organization. Harley, renowned for her Broadway productions and mentorship, played a pivotal role in shaping the careers of many HVSF performers, while Kulleseid’s outstanding leadership has helped nurture the vibrant arts community in the region.

Founded in 1987, Hudson Valley Shakespeare Festival (HVSF) is a critically acclaimed professional, nonprofit theater company. The festival has established a reputation for lucid, engaging and highly inventive productions staged in rotating repertory under an iconic, open-air theater tent overlooking the Hudson River. In recent years, the festival has also ventured beyond the tent, presenting at venues throughout the Hudson Valley and reaching more than 50,000 students and educators annually through its year-round education programs.

RYDER FARM IN SOUTHEAST TO BE PROTECTED

In partnership with the Ryder family and the state of New York, The Westchester Land Trust (WLT) has permanently protected Ryder Farm, the oldest working farm in Putnam County. Located in the town of Southeast, the farm is now preserved in perpetuity by a conservation easement, which ensures that Ryder Farm will forever remain free from nonfarm development and be re-



From left: Kara Whelan, president, WLT; Henry Gibson and Julia Ryder, members of the Ryder family; Janelle Robbins, vice president of conservation, WLT; and Lori Ensinger, senior advisor, WLT

served for continued agricultural use.

Established in 1795, Ryder Farm has been owned and operated by the Ryder family for nine generations. With more than 3,000 feet of frontage on Peach Lake, protecting this property has been a high priority for Westchester Land Trust due to development pressure. The conservation easement helps to protect drinking water quality, as the area drains into the Croton Reservoir system, which serves Westchester County and New York City.

Funding for this project was made possible by a \$2 million grant from Round 18 of the Farmland Protection Implementation Grants Program, a program of New York State Department of Agriculture and Markets, as well as the generosity of the Ryder family, who sold the development rights at a discount to full value. The Ryder family will continue to own and operate the farm, with WLT holding the conservation easement in perpetuity.

MEETING URGENT NEED FOR BLOOD

Continuing Stepinac High School’s commitment to help meet the urgent need for blood donations, 63 donors (students, parents, member of the school’s administration, faculty, staff, parents and individuals from the White Plains and surrounding community) answered the call again in the school’s recent fall community blood drive for the New York Blood Center (NYBC)

In so doing, they exceeded the drive’s goal of 55 donations. The successful campaign by the renowned all-boys Catholic high school will potentially save about 189 lives at area hospitals as each donated pint of blood can save three lives, including cancer patients, accident, burn and trauma victims, newborn babies, mothers delivering babies, transplant patients, surgery patients and others in need.

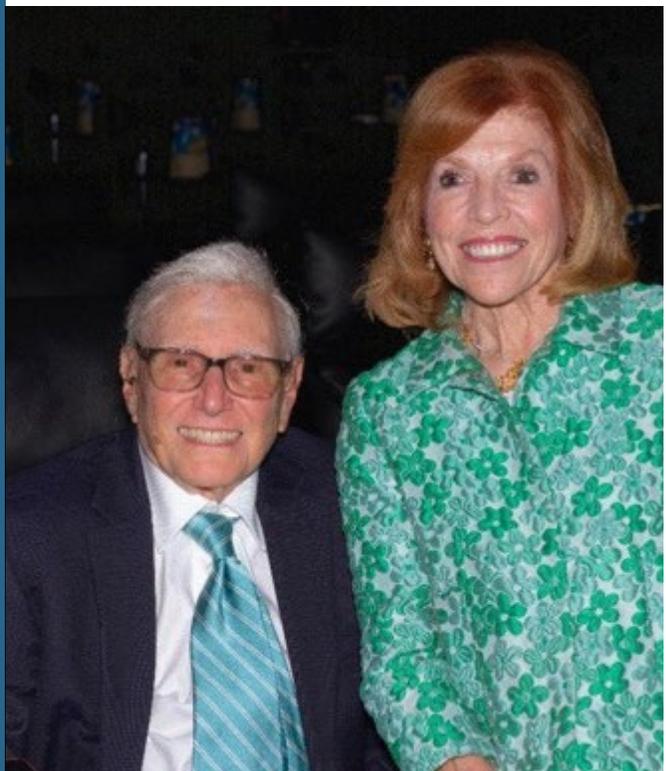
In an email to Stepinac, the NYBC thanked the school for hosting the life-saving blood drive. A longtime supporter of the NYBC, Stepinac’s participation in the New York Yankees 2022-2023 High School Blood Donors Championships Initiative was honored by the 27-time World Champion team. In a letter to Principal Paul Carty, Yankees General Manager Brian Cashman said, “Together with the New York Blood Center, we are proud to honor the students, faculty and staff who have made more than 1,000,000 blood donations since the inception of the program.”



Presenters Kate Snow, Ernie Anastos and Erica Hill.



Honorees Bella Pianko, Sara Ettinger, Gretchen Barnard and Nate Greven.



Dr. Michael DiGennaro and Sunny Goldberg.



County Executive George Latimer

LMC MEDIA HOSTS A STAR-STUDED 40TH ANNIVERSARY GALA

LMC Media held its 40th anniversary gala on Oct. 11, celebrating media educators and future filmmakers at Mamaroneck Cinemas, followed by a reception at Nonna Carola on Mamaroneck Avenue. Ernie Anastos was in attendance, and welcomed the capacity crowd with heartfelt remarks. Erica Hill presented the Future Filmmaker Award to local high school students Sara Ettinger, Bella Pianko, Gretchen Barnard and Nate Greven. Kate Snow presented the Distinguished Leadership Award to educators Emily Dombroff, David Golden, and Elena Elmoznino. Film Producer Fred Berger (“La La Land” and “The Bikeriders”) made a special video appearance to present a Lifetime Achievement Award to educator Dr. Michael DiGennaro. Matt Sullivan presented a Lifetime Achievement Award to Mike Witsch, area educator, LMC Board member and one of the founders of LMC Media. Elected officials from across Westchester presented proclamations to LMC Media and all of the evening’s honorees.

Attendees were treated to a premiere screening of “Shaping Voices: The Larchmont & Mamaroneck Media Legacy,” an original short documentary that tells the story of a close-knit community that left an indelible mark on the world of media education.

The theater was filled with a sense of shared purpose and the stories, smiles and laughter continued throughout the evening. “We are incredibly grateful to everyone who came out to support LMC Media and to help honor the very special educators and future filmmakers who contribute so much to our community,” said Sullivan, executive director of LMC Media. “With such generous support, we can continue to bring the community together for the next 40 years. We are looking forward to providing even greater access and empowerment to our local storytellers with the opening of our video and podcasting studio on Mamaroneck Avenue. Great things are ahead.”

Larchmont-Mamaroneck Community Television was founded in 1983 as a nonprofit organization to connect, create and inform the community through the use of digital media. In today’s fast-paced, hyper-connected world, the ability to successfully communicate, create and connect across a range of platforms is a crucial skill set.

FOUNDATION WELCOMES NEW EXECUTIVE DIRECTOR



Barry Clark



Fran Higgins

The Arc Westchester Foundation, which is dedicated to increasing public awareness and raising financial resources to support The Arc Westchester’s programs and services for people with developmental disabilities, recently announced that it has appointed Barry Clark of Mount Vernon as executive director and promoted Fran Higgins to deputy executive director.

“I am beyond excited and honored to be joining The Arc Westchester Foundation. As the father of a five-year-old with special needs, I recognize the paramount importance of organizations like The Arc in the well-being of people with developmental disabilities,” Clark said.

Prior to joining The Arc Westchester Foundation, Clark served 14 years with the Dominican Friars Foundation, most recently serving as chief development officer. He holds a Bachelor of Science degree in biology from Indiana University and an MBA in accounting from Baruch College. Clark is also a Certified Fundraising Executive and serves on the Board of Directors for the Bronxville Adult School.

Higgins has been with The Arc Westchester since 1993. She began her fundraising career as a development associate and is now deputy executive director of The Arc Westchester Foundation. Previously, she was with The Advertising Club of Greater Boston and The Public Relations Society of America. Higgins is an active member of The Amazon Beach Association’s Board of Directors in Mohegan Lake, New York, a past president of The Association of Development Officers, past board member of the Lakeland Education Foundation, and a 2019 Leadership Westchester graduate.

ARTSWESTCHESTER INVITES YOU TO

the Arts Rock Gala

TUES., NOV. 14, 2023

6 pm ~ Reception & Buffet

8 pm ~ Entertainment & Program

Tony Aiello, WCBS-TV Reporter, Emcee

Black Tie Optional

THE CAPITOL

HONORING:
N.Y.S. SENATE MAJORITY LEADER
ANDREA STEWART-COUSINS
& WEST. COUNTY EXECUTIVE
GEORGE LATIMER

FEATURING:

Neil Berg's Tribute to Rock n Roll

PRESENTED BY

Montefiore Einstein

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EVENT DETAILS:**

artsw.org/gala



Legal Records

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Oct.
11 - 17

121 Thiells Road LLC, Stony Point, Eliezar Lefkowitz, sole member, 23-22743-SHL: Chapter 11, assets and liabilities \$0 - \$50,000.
Attorney: Allen A. Kolber.

Michael G. Esposito, Highland, re. DenTen Insurance Services, MGJDE Corp., and Esposito Professional Services LLC, 23-35862-CGM: Chapter 7, assets \$49,426. liabilities \$842,020,
Attorney: Gregory T. Dantzman.

Oh So Jazzy LLC, Garnerville, Jazmine Dillard, president, 23-22764-SHL: Chapter 11, assets \$100,000 - \$500,000, liabilities \$500,000 - \$1 million.
Attorney: pro se.

Howard Street Dance Company LLC, White Plains, James McGown, managing member, 23-22766-SHL: Chapter 11: assets \$1 million - \$10 million, liabilities \$500,000 - \$1 million.
Attorney: Julie C. Curley.

U.S. District Court, White Plains
Local business cases, Oct.
11 - 17

Richard Guzman, Yonkers vs. Don-Glo IV of Yonkers Service Center Inc., et al, 23-cv-8942-KMK: Civil Rights Act.
Attorney: Andrew J. Campanelli.

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

Questions and comments regarding this section should be directed to:

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

Dana Faye Go vs. Glen Island Center, New Rochelle, et al, 23-cv-9007-KMK: Trafficking Victims Protection Act.
Attorney: Felix Boy Q. Vinluan.

Katherine Mitchell, c/o New Paltz law firm vs. Mid-Hudson Discovery Museum, Poughkeepsie, et al, 23-cv-9014-CS: Sex discrimination.
Attorney: Christopher D. Watkins.

G&G Closed Circuit Events, Henderson, Nevada vs. El Punto Barbershop Corp., Middletown, et al, 23-cv-9020-CS: Cable Communications Policy Act.
Attorney: Joseph Loughlin.

Humberto Gonzalez, Yonkers vs. 55 Halley Street Inc., Yonkers, et al, 23-cv-9049-NSR: Fair Labor Standards Act.
Attorneys: James P.P. O'Donnell, et al.

Structural Steel and Bridge Painters of Greater New York, Local 806, White Plains, et al, vs. Jag'd Construction Inc., Youngstown, Ohio, 23-cv-9130: Employee Retirement Income Security Act.
Attorney: Dana L. Henke.

John Gilbert, Valhalla vs. New Country Motor Car Group Inc., Hawthorne, et al, 23-cv-9137: Americans with Disabilities Act.
Attorney: Dylan Wiley.

DEEDS

Above \$1 million

157 Freeport LLC, Carle Place. Seller: 15 Locust Hill Ave LLC, Brooklyn. Property: 15 Locust Hill Ave., Yonkers. Amount: \$2.3 million. Filed Oct. 4.

A&C Knopp Development Inc., Scarsdale. Seller: Robert and Samantha Tananbaum, New York. Property: 99 High Point Road, Greenburgh. Amount: \$2.5 million. Filed Oct. 3.

Balloons N Fun LLC, Claymont, Delaware. Seller: Katherine Sexton and Matthew Koons, Oakland, California. Property: 41 Harris Road, Bedford. Amount: \$1.6 million. Filed Oct. 2.

Bank of America NA, Columbus, Ohio. Seller: HVB Investors LLC, Mount Vernon. Property: 39 Penny Lane, Greenburgh. Amount: \$1.2 million. Filed Oct. 4.

ISIS Property Group LLC, Elmsford. Seller: Tonys Autobody of White Plains Inc., Elmsford. Property: 10 Havens St., Greenburgh. Amount: \$1 million. Filed Oct. 4.

Lasega Properties Inc., New City. Seller: 51-55 Maple LLC, Brooklyn. Property: 55 Maple St., Yonkers. Amount: \$1.6 million. Filed Oct. 4.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Michele Abramson, Ossining. Property: 100 Legend Drive, Mount Pleasant. Amount: \$1.4 million. Filed Oct. 4.

Manzi, Christine and John Manzi, Larchmont. Seller: RSM Partners LLC, Oak Park, Illinois. Property: 16 Coolidge St., Mamaroneck. Amount: \$1.3 million. Filed Oct. 5.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Li Peng and Lu Zhang, Harrison, New Jersey. Property: 23 Wallace Way, New Castle. Amount: \$1.3 million. Filed Oct. 2.

Below \$1 million

130 Cox LLC, Yonkers. Seller: Ugrinaj Isuf, Cortland Manor. Property: 130 Cox Ave., Yonkers. Amount: \$990,000. Filed Oct. 4.

231S Fifth Avenue Corp., Mount Vernon. Seller: Jose E. J. Pill Co., Hillside. Property: 231 S. Fifth Ave., Mount Vernon. Amount: \$785,000. Filed Oct. 2.

25 LSY LLC, Brooklyn. Seller: Patricia and Gabriel MacDonna, Bronx. Property: 25 Linden St., Yonkers. Amount: \$450,000. Filed Oct. 3.

30 Lake Street 6C LLC, Briarcliff Manor. Seller: Bernard Rego, White Plains. Property: 30 Lake St., 6C, White Plains. Amount: \$385,000. Filed Oct. 3.

507 Fostertown Road Realty Corp., Mount Vernon. Seller: Shante Stewart, Bronx. Property: 630 Seventh Ave., Mount Vernon. Amount: \$839,000. Filed Oct. 5.

AF Echo Bay Place LLC, White Plains. Seller: Eileen Dhanraj, Staten Island. Property: 1 Echo Bay Place, New Rochelle. Amount: \$975,000. Filed Oct. 5.

ADP Homes Inc., Mahopac. Seller: Principal Consulting LLC, White Plains. Property: 446 Heritage Hills, No. D, Somers. Amount: \$450,000. Filed Oct. 4.

Bank of America NA, West Palm Beach, Florida. Seller: Angelica Parra, Woodside, Property: 81 Broadway, Ossining. Amount: \$352,000. Filed Oct. 4.

Bermel, Michele L., Chappaqua. Seller: Bank of America NA, Plano, Texas. Property: 14 Wellyn Road, Yonkers. Amount: \$665,000. Filed Oct. 3.

Burton, Leonard P. and Pamela Burton, Yonkers. Seller: ECU Capital Group LLC, Bronx. Property: 7 Monroe St., Yonkers. Amount: \$560,000. Filed Oct. 5.

Carelli, Dominick and Susan Carelli, Harrison. Seller: 19 Maple Avenue South LLC, West Harrison. Property: 19 Maple Ave., Harrison. Amount: \$920,000. Filed Oct. 2.

Curinga, Anthony J., The Villages, Florida. Seller: 2118 Albany Post Road LLC, Buchanan. Property: 2118 Albany Post Road, Cortlandt. Amount: \$425,000. Filed Oct. 2.

Emma Gabriella RE Inc., New Rochelle. Seller: Plain Avenue LLC, New Rochelle. Property: 95 Plain Ave., New Rochelle. Amount: \$800,000. Filed Oct. 3.

Hidden Meadow at Somers LLC, Baldwin Place, Seller: Ganguly Samit, Elmsford. Property: 29 Muscote River Road, Somers. Amount: \$685,000. Filed Oct. 4.

Luppino Builders Corp., Mount Kisco. Seller: Edna M. C. Santevecchi, Armonk. Property: 121 Foxwood Circle, Mount Kisco. Amount: \$435,000. Filed Oct. 2.

Meiler, Alfonso, Pelham. Seller: S&D Dream Homes LLC, Pelham. Property: 111 Third Ave., Pelham. Amount: \$675,000. Filed Oct. 5.

MTS29 LLC, Mahopac. Seller: Maria L. D. Deramon, Ossining. Property: 29 Upper Croton Ave., Ossining. Amount: \$370,000. Filed Oct. 2.

Noce, Ernest and Marisa Noce, Mount Vernon. Seller: NCJJ Renovation LLC, Corona. Property: 208 N. High St., Mount Vernon. Amount: \$610,000. Filed Oct. 4.

Patmore Development LLC, Ardsley. Seller: Sharline T. Noel, Bronx. Property: 64 Patmor Ave., Yonkers. Amount: \$835,000. Filed Oct. 2.

Patmore Development LLC, Ardsley. Seller: Maciel Rodriguez and Malelosky Rivera Jr., Yonkers. Property: 68 Patmore Ave., Yonkers. Amount: \$850,000. Filed Oct. 3.

Pawling Holdings LLC, Port Chester. Seller: Lauren L. Mikus, Mohegan Lake. Property: 263 A, N. Ridge St., Rye Town. Amount: \$310,000. Filed Oct. 4.

Porter, Michael and Jessica Porter, Cortlandt Manor. Seller: Equity Ventures Group LLC, Stamford, Connecticut. Property: 89 Croton Ave., Cortlandt. Amount: \$400,000. Filed Oct. 3.

Ruggeri, Sharon A., New Rochelle. Seller: 273 Sickles Avenue Realty Inc., New Rochelle. Property: 273 Sickles Ave., New Rochelle. Amount: \$849,000. Filed Oct. 3.

Saint-Laurent, Arlene and Patrick Saint-Laurent, South Salem. Seller: Hickory Hill Collective LLC, Hopewell Junction. Property: 46 Ridgefield Ave., Lewisboro. Amount: \$650,000. Filed Oct. 5.

Save144 Group Corp., New Rochelle. Seller: Teresita Morales and Rosa Reyes, Bronx. Property: 144 Stone Ave., Yonkers. Amount: \$925,000. Filed Oct. 2.

Schoenberg, Raymond H., South Salem. Seller: Lakeshore Getaway Property LLC, South Salem. Property: Conant Valley Road, Lewisboro. Amount: \$185,000. Filed Oct. 2.

Scott, Gregory C., Peekskill. Seller: Dipaterio Contracting Corp., Cortland Manor. Property: 70 N. Malcom St., Ossining. Amount: \$200,000. Filed Oct. 4.

SJ Pelham Realty LLC, Pelham. Seller: Jeremy M. O'Connor and Gina Lynn Malek, Bronx. Property: 69 Sixth St., Pelham. Amount: \$837,000. Filed Oct. 4.

Three Star Realty Inc., Mahopac. Seller: Vincent C. and Christina Poggioreale, Yorktown Heights. Property: 2829 Crompond Road, Yorktown. Amount: \$460,000. Filed Oct. 4.

US Bank Trust NA, Greenville, South Carolina. Seller: Catherine Conte, Scarsdale. Property: 99 Foxwood Circle, Mount Kisco. Amount: \$334,000. Filed Oct. 2.

Voyticky, Francis J., Salt Lake City, Utah. Seller: D&D Construction & Real Estate Group LLC, Bronx. Property: 807 Weaver St., New Rochelle. Amount: \$700,000. Filed Oct. 3.

Wilmington Trust NA, Coppell, Texas. Seller: John A. Teixeira and Ana P. Arvela, Putnam Valley. Property: 157 Sixth St., Cortlandt. Amount: \$437,000. Filed Oct. 2.

Young, Renee I., Scarsdale. Seller: Runyon Road Holdings LLC, Bedford. Property: 39 Runyon Place, New Rochelle. Amount: \$900,000. Filed Oct. 5.

Younger, Annette, Mount Vernon. Seller: BLSE Purchasers LLC, Brooklyn. Property: 251 Nuber Ave., Mount Vernon. Amount: \$266,000. Filed Oct. 5.

WORKERS' COMPENSATION BOARD

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

Garcia Marcos, White Plains. Amount: \$22,500.

Session Zero LLC, Peekskill. Amount: \$22,500. Federal Tax Liens, \$10,000 or greater, Westchester County, Oct 11 - 17

AHVF Credit DC I LLC: Purchase, 2020 corporate income, \$577,307.

Alessandro Plumbing Inc.: Yorktown Heights, 2018 corporate income, \$22,812.

Alfaro, Paul: New Rochelle, 2016 - 2017 personal income, \$165,260.

All In One Motorsports Inc.: Yonkers, 2022- 2023 unemployment and quarterly taxes, \$24,864.

Allstate Plumbing & Heating Corp.: Yonkers, 2023 quarterly taxes, \$171,589.

Benchmark Contracting Inc.: Yonkers, 2022- 2023 unemployment and quarterly taxes, \$33,617.

Bernard, Deanna: New Rochelle, 2017 personal income, \$14,791.

Bond, Clifford J.: New Rochelle, 2018 - 2021 personal income, \$70,505.

CMI Mechanical Inc.: Mount Vernon, 2022 - 2023 unemployment and quarterly taxes, \$139,046.

Cooper, Gary: New Rochelle, 2022 personal income, \$14,175.

Etwaroo, Ramona A.: White Plains, 2020 - 2022 personal income, \$60,434.

Funk Zone Productions Inc.: Bronxville, 2022 quarterly taxes, \$10,741.

Inlaw, Evan: Yonkers, 2013 - 2016 personal income, \$14,365.

Muto, Salvatore F.: West Harrison, 2017 - 2019 personal income, \$64,699.

OT Trucking LLC: New Rochelle, 2022 quarterly taxes, \$10,200.

Richbridge Capital LLC, Richard Zhang sole member: White Plains, 2018, 2019, 2022 quarterly taxes and failure to file correct information, \$11,339.

Sotomayor, David: Yonkers, 2013, 2020 - 2021 personal income, \$62,179.

Taube, Joseph M.: Rye Brook, 2018 - 2020 personal income, \$199,995.

Torres, Sonial J.: Yonkers, 2011, 2014 - 2016 personal income, \$41,743.

US 1 Auto Sales Inc.: New Rochelle, 2018 - 2020 quarterly taxes, \$20,492.

JUDGMENTS

Aggrey, Agnes L., Yorktown Heights. \$2,164 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Oct. 5.

Albano, Danielle, Carmel. \$67,045 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Sept. 26.

Alrubayi, Yousef, New Rochelle. \$11,759 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 22.

Alvarez, Manuel, White Plains. \$2,440 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 5.

Arlotta, Scott, Leesburg, Virginia. \$49,977 in favor of Irene J. Goldsmith, White Plains. Filed Sept. 25.

Calcano, Noemi, Yonkers. \$1,362 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 5.

Campbell, Wayne, Mount Vernon. \$2,977 in favor of Capital One NA, McLean, Virginia. Filed Oct. 5.

Canzone, Elizabeth, Scarsdale. \$350,225 in favor of International Fidelity Insurance Co., Westlake Village, California. Filed Oct. 2.

Carcamo, Jason D., Port Chester. \$1,802 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Oct. 5.

Carollo, Robyn, Harrison. \$2,060 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 22.

Collins-Austin, Shakisha, Yonkers. \$1,538 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 5.

Creative Beauty Inc., Albany. \$49,251 in favor of Refurbco Inc., Mount Vernon. Filed Sept. 26.

Devito, Lisa, Mohegan Lake. \$1,763 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 22.

Diamond Z Landscaping Inc., West Harrison. \$63,590 in favor of Grand Funding Source LLC, New York. Filed Oct. 2.

Escano, Chauncey T., Port Chester. \$15,062 in favor of Capital One NA, McLean, Virginia. Filed Oct. 5.

Famiglia DeBartolo LLC, White Plains. \$27,191 in favor of Technology Insurance Company Inc., Cleveland, Ohio. Filed Sept. 28.

Flores, Ricardo, Valhalla. \$7,858 in favor of UHG I LLC, Williamsville. Filed Oct. 5.

Francois, David, Yonkers. \$2,473 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 5.

Furke, Lisbeth, Patterson. \$30,000 in favor of Earl A. Scott Jr., Pelham. Filed Sept. 29.

Garcia, Ruth, New Rochelle. \$2,375 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 22.

Gordon, David S., Croton-on-Hudson. \$3,697 in favor of Capital One NA, McLean, Virginia. Filed Oct. 5.

Hay, Marlon, Dobbs Ferry. \$1,444 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Oct. 5.

Johnson, Linda, Yorktown Heights. \$2,536 in favor of Slomins Inc., Hicksville. Filed Oct. 5.

Kramer, Danielle, Carmel. \$67,045 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Sept. 26.

Lafurno, Michael, Yonkers. \$5,044 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 5.

Lassiter, Pamela, Mount Kisco. \$2,121 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Oct. 5.

Lawrence, Abebe, Mount Vernon. \$8,618 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 22.

Maitre, Jeffrey, Mount Vernon. \$2,718 in favor of Capital One NA, McLean, Virginia. Filed Oct. 5.

Malo, Veronica, Yonkers. \$13,525 in favor of Rockaways ASC Development LLC, New York. Filed Oct. 5.

Maria, Izoura, Tuckahoe. \$10,109 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 5.

Martin, Pierre S., White Plains. \$51,897 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 22.

Mason, Brian, Yonkers. \$1,912 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 5.

Medina, John, Mamaroneck. \$25,771 in favor of Axos Bank, San Diego, California. Filed Oct. 5.

Methal, Rachael, Ardsley. \$7,108 in favor of the village of Ardsley. Filed Oct. 2.

Meyer, Patricia, Mount Vernon. \$6,207 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 22.

O'Hare, Christopher R., Cortlandt Manor. \$7,097 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Oct. 5.

Oviedo, Solange, Larchmont. \$3,083 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 5.

Patel, Rajendra, Oneonta. \$20,981 in favor of the People of the State of New York, White Plains. Filed Oct. 5.

Prime Organics NYC Inc., Mount Vernon. \$17,910 in favor of Euro Foods Inc., Freeland, Pennsylvania. Filed Sept. 26.

Rabadi, Amal, Yonkers. \$4,935 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Sept. 22.

Rivera, Yvette, Elmsford. \$1,975 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 2.

Sanchez, Vladimir, Mohegan Lake. \$3,607 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 5.

Sandoval, Janet, Rochester. \$2,876 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 22.

Smalls, Tara, White Plains. \$18,991 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 5.

Spieler, Jessika, Montrose. \$2,055 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 2.

TELCIC Service Corp., White Plains. \$376,164 in favor of Flagstar Bank NA, New York. Filed Sept. 29.

Verduno LLC, Southampton. \$15,657 in favor of Patrick DeLorio, Rye Brook. Filed Oct. 5.

Williams, Katina, Mount Vernon. \$2,645 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 5.

Williams, Veronica, Yorktown Heights. \$5,509 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 22.

Zaman, Umer, Ossining. \$3,987 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 19.

LIS PENDENS

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

Abrams, Susan L., as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$595,000 affecting property located at 212 Alpine Place, Tuckahoe. Filed Sept. 28.

Andre Berto Inc., et al, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$2,880,000 affecting property located at 4 Sycamore Court, Purchase. Filed Sept. 29.

Anker, Judy, as owner. Filed by Wilmington Savings Fund Society FSB Trust. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 27 Hickory Hill Drive, Dobbs Ferry. Filed Sept. 29.

Aronson Mayefsky & Sloan LLP, as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,200,000 affecting property located at 40 Michael Drive, New Rochelle. Filed Sept. 28.

Auerbach, Lee D., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$268,000 affecting property located at 726 King St., Chappaqua. Filed Oct. 5.

Bank of America NA, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$493,000 affecting property located at 16 Phillipse Place Yonkers. Filed Sept. 28.

Basler, Charles F., as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$715,000 affecting property located at 455 Route 22, North Salem. Filed Sept. 29.

BCB Community Bank, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$444,000 affecting property located at 193 Tibbetts Road, Yonkers. Filed Sept. 29.

Cambareri, Rocco, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$214,000 affecting property located at 301 Lexington Ave., Mount Kisco. Filed Sept. 29.

Campbell, Junior M., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$374,000 affecting property located at 25 Hutchinson Blvd., Mount Vernon. Filed Sept. 29.

Capital One Bank USA NA, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$561,000 affecting property located at 55 Cedar Lane, Ossining. Filed Oct. 5.

Chase Manhattan Bank USA NA, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$1,200,000 affecting property located at 525 Milton Road, Rye. Filed Sept. 28.

Doe, John, 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 Heathcote Road, Yonkers. Filed Oct. 2.

Galvin, Andrew, as owner. Filed by ER Electric Corp. Action: Foreclosure of a mortgage in the principal amount of \$9,000 affecting property located at 16 Lindwood Road, New Rochelle. Filed Sept. 28.

Granada Condominium Homeowners Association Inc. Board of Managers, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$117,000 affecting property located at 6 Granada Crescent, Unit 9, White Plains. Filed Sept. 29.

Kennerly, Keith, as owner. Filed by Davenport Lofts on Main Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$19,000 affecting property located at 554 Main St., Unit PH1, New Rochelle. Filed Oct. 4.

M&T Bank, as owner. Filed by Citibank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$532,000 affecting property located at 19 Halcyon Terrace, New Rochelle. Filed Oct. 3.

Mowatt, Beverley, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$413,000 affecting property located at 44 Tibbetts Road, Yonkers. Filed Sept. 29.

Old Republic Insurance Co., as owner. Filed by US Bank National. Action: Foreclosure of a mortgage in the principal amount of \$239,000 affecting property located at 809 Oakwood Drive Peekskill. Filed Oct. 2.

Petre, Allan B., Jr., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$140,000 affecting property located at 4 Whittier Hills Drive, North Salem. Filed Sept. 28.

PNM Association LLC, as owner. Filed by Banc of California NA. Action: Foreclosure of a mortgage in the principal amount of \$633,000 affecting property located at 675 Quaker St., New Castle. Filed Sept. 28.

Purser, Jeffrey, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$47,500 affecting property located at 154 Ravine Ave., Yonkers. Filed Sept. 28.

Ramirez, Ramona, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$138,000 affecting property located at 249 Bedford Ave., Mount Vernon. Filed Oct. 5.

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

Questions and comments regarding this section should be directed to:

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

Shaw, Leroy, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$436,000 affecting property located in Mount Vernon. Filed Oct. 2.

MECHANIC'S LIENS

165 Huguenot Steet LLC, New Rochelle. \$25,910 in favor of Metro Fire Inspection & Maintenance, Massapequa. Filed Oct. 4.

Arasim Kevin, Cortlandt. \$6,200 in favor of Mario Bruni-Bruni & Campisi Plum, Elmsford. Filed Oct. 5.

Clemente Michael, New Rochelle. \$63,673 in favor of Serveco 911 LLC, Elmsford. Filed Oct. 2.

Gilden Brad, Harrison. \$54,392 in favor of J. Robert Meres Construction, New Fairfield. Filed Oct. 4.

RXR Church-Division Tower A Holding, New Rochelle. \$21,446 in favor of Howard I. Shapiro & Associates Consultants, Lynbrook. Filed Oct. 4.

SNL Yonkers LLC, Yonkers. \$38,469 in favor of New Star Soil Logistics Inc., Blue Point. Filed Oct. 5.

SNL Yonkers LLC, Yonkers. \$7,634 in favor of Rip Out Kings & Restoration LLC, Woodbury. Filed Oct. 4.

SNL Yonkers LLC, Yonkers. \$37,841 in favor of OEG Building Materials Inc., Sayreville. Filed Oct. 4.

SNL Yonkers LLC, Yonkers. \$245,515 in favor of D-Best Industries Corp., West Hempstead. Filed Oct. 2.

NEW BUSINESSES

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

Sole Proprietorships

A Viva Productions, 735 Anderson Hill Road, Purchase 10577. c/o Aviva B. Harris. Filed Oct. 4.

Celeste Rose & Gray, 465 Tuckahoe Road, Yonkers 10710. c/o Gloria Calandriello. Filed Sept. 29.

Clark Home, 69 Westchester Ave., Pound Ridge 10536. c/o Jared M. Clark and Donna Mollard. Filed Oct. 4.

Clarke Chem, 9 Logwynn Lane, Cortlandt Manor 10567. c/o Alexandria Clarke. Filed Oct. 5.

Diamond Painting Enterprise, 1214 W. Boston Post Road, Mamaroneck 10543. c/o Vincenzo-Ronald Aversa. Filed Oct. 4.

Ed Young Legacy Fund, 3 Whitman St., Hastings-on-Hudson 10706. c/o Antonia Young. Filed Oct. 3.

Incandescently Teaching, 420 S Riverside Ave., Croton-on-Hudson 10520. c/o Lauri Francis. Filed Oct. 3.

Krystal Boutique, 132 Webster Ave., New Rochelle 10801. c/o Tyrrell Lecent. Filed Oct. 2.

Lit Room, 11 Crestview Drive, White Plains 10604. c/o Tania Syriaque. Filed Oct. 3.

Mele Plumbing & Heating, 54 Atlantic Ave., Ossining 10562. c/o Robert Louis Mele. Filed Oct. 5.

MP Home Improvement, 7 Drew St., No.3, Port Chester 10573. c/o Manuel T. Pintado. Filed Oct. 4.

NG Effective Solutions, 151 S. Highland St., Ossining 10562. c/o Angel Emilio Naranja Calva. Filed Oct. 5.

Pena & Sons Cleaning, 48 Ridgewood Ave., No. 2, Yonkers 10704. c/o Juan Carlos Pena. Filed Oct. 2.

Rental-Real Estate, 91 Elm St., Yonkers 10701. c/o Betty Mendez. Filed Oct. 4.

Specialedees, 42 Hall Ave., White Plains 10604. c/o Angelo Bradshaw. Filed Oct. 5.

Tim Dose Art, 220 Sixth Ave., Pelham 10803. c/o Timothy Dose. Filed Oct. 4.

Von Elm & Sons, 1631 Amazon Road, Mohegan Lake 10547. c/o Frank VonElm. Filed Oct. 2.

White Wolf Recordings, 8 Carriage Hill Road, White Plains 10604. c/o. Filed Oct. 4.

William Slade and Minerva Slade, 2191 Crompond Road, Yorktown Heights 10598. c/o Minerva Slade. Filed Oct. 4.

HUDSON VALLEY

BUILDING LOANS

Below \$1 million

Bank Of America, as owner. Lender: Kenneth Earl Toon Jr. Property: in Port Jervis. Amount: \$256,000. Filed Oct. 4.

Bard College, as owner. Lender: The Bank of New York Mellon and DUT Company Local Development Corp., Property: in Red Hook. Amount: \$96,000. Filed Oct. 4.

Brennan, John Joseph III and Amy Jo Monaco, as owner. Lender: TEG FCU. Property: in Red Hook. Amount: \$461,120. Filed Sept. 26.

Broadview Capital LLC, as owner. Lender: O&R Gardens LLC. Property: 119 Myrtle Ave., New Windsor. Amount: \$145,000. Filed Oct. 4.

Bruning Andrew and Jenna Bruning, as owner. Lender: Mid-Hudson Valley FCU. Property: in Beekman. Amount: \$470,320. Filed Oct. 2.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$93,000. Filed Oct. 3.

Gold Score Properties Inc., as owner. Lender: Kiavi Funding Inc. Property: in Poughkeepsie. Amount: \$700,000. Filed Sept. 28.

Mid-Hudson Valley Federal Credit Union, as owner. Lender: Justin Fenical and Richard G. Penaluna Jr. Property: 85 Somerelli Road, Huguenot. Amount: \$254,000. Filed Oct. 4.

Sullivan Square LLC, as owner. Lender: Rock Solid Funding LLC. Property: 5-7 Beacon St., Middletown. Amount: \$102,000. Filed Oct. 5.

Below \$1 million

120 Union LLC, Monroe. Seller: Sappleton, Nashony, Spring Valley. Property: 23 Northbrook Road, Spring Valley. Amount: \$575,000. Filed Sept. 5.

18 STER LLC, Kingston. Seller: James E. Nelson, Poughkeepsie. Property: 272 Hobbs Lane, Clinton Corners. Amount: \$125,500. Filed Sept. 28.

27 Ewing LLC, Spring Valley. Seller: Yvon Charles, Spring Valley. Property: 27 Ewing Ave., Spring Valley. Amount: \$730,000. Filed Sept. 1.

2710 Beekman LLC, Poughkeepsie. Seller: Suben LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$145,000. Filed Sept. 29.

34 Orchard LLC, Spring Valley. Seller: Cascade Funding Mortgage Trust, et al, Houston, Texas. Property: 31 Orchard St., Spring Valley. Amount: \$449,000. Filed Sept. 1.

4 White Gate Apt. I LLC, Beacon. Seller: John F. Gottwald, Wappingers Falls. Property: in Wappinger. Amount: \$195,000. Filed Sept. 21.

75 Twin Avenue 102 LLC, Spring Valley. Seller: 73-75 Twin Development LLC, New York. Property: 75 Twin Ave., Spring Valley. Amount: \$849,000. Filed Sept. 6.

Acero, Pedro M., Poughkeepsie. Seller: HB1 Alternative Holdings LLC, Houston, Texas. Property: 30 Johnson Road, LaGrangeville. Amount: \$200,000. Filed Sept. 21.

Ahchouch, Abdelrhafour, Bronx. Seller: US Bank Trust Company National Association, West Palm Beach, Florida. Property: 25 Woodcliff Ave., Poughkeepsie. Amount: \$176,500. Filed Sept. 26.

BEEC LLC, Spring Valley. Seller: Carol L Zane Irrevocable Trust, et al, Portland, Oregon. Property: 8 Beechwood Lane, Garnerville. Amount: \$557,000. Filed Sept. 6.

Bravo, Manuel R. and Lourdes C. Patino Munoz, Hopewell Junction. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: in Poughkeepsie. Amount: \$210,000. Filed Sept. 25.

Synerglow Holding LLC, as owner. Lender: Loan Funder LLC Series 59220. Property: 2 Sickletown Road, West Nyack. Amount: \$53,000. Filed Oct. 3.

United Family Real Estate LLC, as owner. Lender: FRC VTX Assets LLC. Property: 31 Kentwood Drive, Carmel. Amount: \$106,000. Filed Oct. 5.

Walden Savings Bank, as owner. Lender: Kenneth P. Sweeney, et al. Property: in Wawayanda. Amount: \$510,000. Filed Sept. 28.

Walden Savings Bank, as owner. Lender: Daniel A. Kripe and Katie E. Rogosich. Property: in Mount Hope. Amount: \$637,500. Filed Sept. 29.

Walden Savings Bank, as owner. Lender: Alyssa Stein. Property: in Wallkill. Amount: \$510,000. Filed Oct. 5.

DEEDS

Above \$1 million

15 Paiken Drive LLC, Monsey. Seller: Glenn P. Cummings and Lenworth Chambers, West Nyack. Property: 15 Paiken Drive, Spring Valley. Amount: \$1.2 million. Filed Sept. 5.

381 Route 306 LLC, Ramsey, New Jersey. Seller: 381 Route 306 LLC, Monroe. Property: 381 Route 306, Wesley Hills. Amount: \$1.4 million. Filed Sept. 5.

Bottini, Ashton, Marlboro. Seller: LMD Homes Corp., Poughkeepsie. Property: in Fishkill. Amount: \$3.8 million. Filed Sept. 25.

Heiman, Yosef Z. and Heiman, Raizel, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 19 Meron Road, Monsey. Amount: \$1.3 million. Filed Sept. 6.

Living Water Church Corp., LaGrangeville. Seller: River Community Church, Poughkeepsie. Property: 260 Mill St., Poughkeepsie. Amount: \$1.6 million. Filed Sept. 25.

Champion Properties Inc., Staatsburg. Seller: Charles and Amy Curran, Hyde Park. Property: 59 Greentree Drive South, Hyde Park. Amount: \$265,000. Filed Sept. 27.

Cook, Peter James and **Joanne Badger**, Poughkeepsie. Seller: K&J Partners LLC, Fishkill. Property: 4 Hogan Drive, Poughkeepsie. Amount: \$395,000. Filed Sept. 25.

CRE NYC Properties LLC, Mineola. Seller: 249 Main Street LLC, Armonk. Property: 249 Main St., Unit 401, Beacon. Amount: \$580,000. Filed Sept. 27.

DC Properties of Dutchess LLC, Beacon. Seller: 3 Waters Realty Group LLC, Poughkeepsie. Property: 22 Dean Place, Poughkeepsie. Amount: \$405,000. Filed Sept. 27.

Dutchess Land Conservancy Inc., Millbrook. Seller: Bennett Park LLC, Millbrook. Property: in Washington. Amount: \$555,000. Filed Sept. 27.

Fischel, Mendel, Spring Valley. Seller: Greenleaf Developers LLC, Spring Valley. Property: 32 Jefferson Ave., New Square. Amount: \$195,000. Filed Sept. 5.

Fischel, Mendel, Spring Valley. Seller: Greenleaf Developers LLC, Spring Valley. Property: 32 Jefferson Ave., New Square. Amount: \$730,000. Filed Sept. 1.

Gregory Family Real Estate Holdings LLC, Amenia. Seller: Darrell A. McEathron, Wassaic. Property: in Amenia. Amount: \$249,000. Filed Sept. 22.

Kaplan, Benjamin, Thiells. Seller: Sunshine Preservation LLC, Monsey. Property: 9 Vandenberg Circle, Garnerville. Amount: \$505,000. Filed Sept. 6.

Katong Partners LLC, Red Hook. Seller: Kathy Winings, Red Hook. Property: in Red Hook. Amount: \$313,000. Filed Sept. 26.

Kupferstein, Moshe, Monsey. Seller: 10 Suzanne Drive LLC, Suffern. Property: 10 Suzanne Drive, Monsey. Amount: \$660,000. Filed Sept. 5.

Mandel, Abraham, Suffern. Seller: Blueberry Equities LLC, Monroe. Property: 19 Heritage Lane, Monsey. Amount: \$860,000. Filed Sept. 1.

Mandel, Abraham, Suffern. Seller: Blueberry Equities LLC, Monroe. Property: 17 Heritage Lane, Monsey. Amount: \$909,000. Filed Sept. 5.

Morrison, Petal, Poughkeepsie. Seller: NHP 2019 Housing Development Fund Company Inc., Poughkeepsie. Property: in Poughkeepsie. Amount: \$475,500. Filed Sept. 21.

Northern Dutchess Properties LLC, New York. Seller: Ann Linden, Amenia. Property: in North East. Amount: \$820,000. Filed Sept. 21.

Parkour Properties LLC, Hopewell Junction. Seller: Charles R. and Kristen C. Hershman, Poughkeepsie. Property: in Poughkeepsie. Amount: \$265,000. Filed Sept. 28.

Pietretti, Susan V. and **Joseph A. Pietretti**, Ardsley. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$688,000. Filed Sept. 20.

Rav Koritz LLC, Monroe. Seller: 3443 Fairview Connecticut LLC, Monroe. Property: 48 Wilbur Blvd., Poughkeepsie. Amount: \$400,000. Filed Sept. 22.

Rymph Road Properties Ltd., Staatsburg. Seller: Gerard Comatos, Poughkeepsie. Property: 305 Violet Ave., Poughkeepsie. Amount: \$54,500. Filed Sept. 21.

Sprei, Yechiel, Spring Valley. Seller: Rajar Software Services Inc., Warwick. Property: 146 Orange Turnpike, Sloatsburg. Amount: \$730,000. Filed Sept.

1.

Thomas, Dan C. and **Lisa A. Thomas**, Hastings-on-Hudson. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$901,000. Filed Sept. 21.

Turnkey Property Brothers LLC, Nanuet. Seller: Henry H. Strauss, et al, Tappan. Property: 12 Howard Ave., Tappan. Amount: \$565,000. Filed Sept. 1.

Vonkleydorff, Paula and **Donna Fitzsimmons.**, Concord, Massachusetts. Seller: Dilello Homes Inc., Newburgh. Property: 14 Brookside Road, Fishkill. Amount: \$595,000. Filed Sept. 27.

Wells Fargo Bank National Association, West Palm Beach, Florida. Seller: Donald Cappillino, Pawling. Property: 121 Cooper Road, Fishkill. Amount: \$268,000. Filed Sept. 20.

JUDGMENTS

Augustin, Ketlene, Middletown. \$5,920 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Sept. 28.

Buonagurio, David A., Carmel. \$11,627 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Sept. 18.

Carlton, Delroy and **TLC Home Renovations**, Middletown. \$4,450 in favor of Nathalie Lindor, Florida. Filed Sept. 28.

Carr, Tracey, Mahopac. \$4,839 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 21.

Cerbone, Louis, Poughkeepsie. \$15,125 in favor of the Law Offices of Joseph J. Tock, Mahopac. Filed Sept. 19.

Cerosky, Scott, Noble, Oklahoma. \$34,668 in favor of Bruce Cerosky, Brewster. Filed Sept. 6.

Chavez, Cesar, Newburgh. \$5,980 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 27.

Cherry, Daniel J., Patterson. \$2,713 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 6.

Coimbre, Angel Caraballo, Monroe. \$2,904 in favor of Citibank, Greenwich, Connecticut. Filed Sept. 28.

Cruz, Anelyn, Putnam Valley. \$1,295 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Sept. 25.

Dade, Terry, New Windsor. \$13,209 in favor of Apple Federal Credit Union, Charlotte, North Carolina. Filed Sept. 28.

Ferrara, E. L., Goshen. \$7,490 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 27.

Gjelaj, Vasel and **Swiss Financial Corp.**, Mahopac. \$11,710 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 15.

Gjelaj, Vilma, Mahopac. \$22,772 in favor of Capital One NA, McLean, Virginia. Filed Sept. 12.

Gonzalez, Carlos M. and **Rosas J. Guzman**, Rutherford, New Jersey. \$6,336 in favor of Preferred Mutual Insurance Co., et al, New Berlin. Filed Sept. 28.

Guerrero, Jihan M., Mahopac. \$1,140 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 25.

Herzich, Renee, Newburgh. \$3,888 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 27.

Iossa, Giovanna A., Carmel. \$12,667 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 19.

Klein, Gregory, PLTF, Hamburg, New Jersey. \$177,001 in favor of Edwin Deft Wiley and Galloway Dental PC. Filed Sept. 27.

McCarron, Courtney and **Corrie Topping**, Middletown. \$7,497 in favor of 464 Route 17m LLC, Spring Valley. Filed Sept. 29.

Millares, Anna M., Lake Peekskill. \$4,142 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Sept. 19.

New York Audio Video Design Inc., Carmel. \$16,027 in favor of the Law Offices of Joseph J. Tock, Mahopac. Filed Sept. 19.

Newman, Henri, Brewster. \$1,941 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 14.

Oliveri, Maria, Brewster. \$1,411 in favor of Midland Credit Management Inc., San Diego, California. Filed Sept. 12.

Oliviero, Karla, Patterson. \$7,904 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 19.

Paustian, James G. and **Tattiana A. Vara**, Mahopac. \$2,248 in favor of Hampton Oaks Apartments, Short Hills, New Jersey. Filed Sept. 15.

Penaloza, Angela M., Carmel. \$5,525 in favor of the Trustees of Columbia University in New York. Filed Sept. 19.

Perez, Erendira A., Carmel. \$2,405 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 6.

Pettiford, Michael L., Harriman. \$6,470 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 27.

Resto, Vanessa, Newburgh. \$3,572 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Sept. 28.

Reyes, Vanessa Elizabeth, Newburgh. \$5,436 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 28.

Romagnoli, Lori, Carmel. \$2,608 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed Sept. 25.

Russo, Nydia, Middletown. \$2,514 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 27.

Scott, Gabrielle L., Newburgh. \$2,725 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 27.

Serrano, Samantha, Chester. \$6,384 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Sept. 27.

Souffrant, Mismaille, Highland Mills. \$2,209 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Sept. 28.

Stine, Thomas, Mahopac. \$5,741 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 21.

Travis, Brian, White Plains. \$11,075 in favor of Mahopac Marina, Mahopac. Filed Sept. 5.

Wilkins, Daniel, New Windsor. \$20,448 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 27.

Williams, Christopher and **Allison Thompson**, Middletown. \$19,100 in favor of Shengdilu LLC, Flushing. Filed Sept. 29.

MECHANIC'S LIENS

Matikiewicz, Michael J., as owner. \$4,000 in favor of Orange Consulting Services Inc. Property: in Newburgh. Filed Oct. 4.

Salamone, Thomas, as owner. \$21,702 in favor of Jomar Concrete Corp. Property: 144 Browns Road, Greenville. Filed Oct. 4.

NEW BUSINESSES

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

Partnerships

T&D Investments, 75 Ridgecrest Road, Lake Peekskill 10537. c/o Thomas and Debra Rogers. Filed Oct. 4.

Sole Proprietorships

AGR Home Services, 20 Jacks Pond Road, Newburgh 12550. c/o Eric G. Rodriguez. Filed Oct. 2.

Crafts N Creations by Mary, 327 Lake Vue Drive, Montgomery 12549. c/o Mary Beth Green. Filed Oct. 4.

Eyeslow, 40 High Rose Ridge Way, Middletown 10940. c/o Shadena Johnson. Filed Oct. 4.

Fatimas Hair Braiding, 90 North St., Middletown 10940. c/o Fatmata Bah. Filed Oct. 2.

GA Public Adjuster, 384 Buttermilk Falls Road, Warwick 10990. c/o Gabriel Antoine. Filed Oct. 4.

I&E Auto Detailing, 9 Provost Drive, New Windsor 12553. c/o Isabella Perez. Filed Oct. 3.

McCormicks Livery Service, 27 Orchard St., Port Jervis 12771. c/o Danyiel Shaprie McCormick. Filed Oct. 2.

Minimalish, 11 Clark Ave., Cornwall-on-Hudson 12520. c/o Tiffany Nicole Rose. Filed Oct. 3.

Wildflower Beauty Haven, 831 New York 211, Scotchtown 10941. c/o Melissa Riale. Filed Oct. 4.

BUILDING PERMITS

Commercial

181 Harbor Owner LLC, Stamford, contractor for 181 Harbor Owner LLC. Installation for a corporate event at 181 Harbor Drive, Unit UT2, Stamford. Estimated cost: \$6,999. Filed Sept. 29.

Allen J. Reyen Inc., Stamford, contractor for Union Memorial Church. Install a pair of doors at Church Street, Stamford. Estimated cost: \$13,374. Filed Sept. 11.

BLT Management LLC, Stamford, contractor for Two Harbor Point Square LLC c/o BLT Management LLC. Renovate and change first-floor, add pantry area in the breakroom at 100 Washington Blvd., Unit S2, Stamford. Estimated cost: \$3,973,600. Filed Sept. 25.

BLT Management LLC, Stamford, contractor for One Harbor Landing Owner LLC. Perform replacement alterations at 68 Southfield Ave., Unit 3, Stamford. Estimated cost: \$101,000. Filed Sept. 19.

Bongiorno Construction & Development LLC, Darien, contractor for Glenbrook Center LLC. Build demising wall and install a new door in rear of building at 471 Hope St., Stamford. Estimated cost: \$45,000. Filed Sept. 13.

Breunich, Paul E., Stamford, contractor for Paul E. Breunich. Construct a new accessory building with associated utility, drainage and other improvements at 106 Carter Drive, Stamford. Estimated cost: \$350,000. Filed Sept. 6.

Efficient Lighting Consultants Inc., Newtown, contractor for TPS Associates LLC. Perform a pedestal mount at the parking spaces nearest to the front entrance at 248 West Ave., Stamford. Estimated cost: \$14,020. Filed Sept. 27.

Associate Counsel, Investments: Digital Currency Group (Stamford, CT): Managing all legal processes and documentation across a broad range of venture capital transactions in the cryptocurrency industry. Providing general business counsel, corporate governance and securities law advice on an as-needed basis. Continuously educating yourself on the rapidly evolving cryptocurrency market. Working collaboratively with the DCG investment team. Law degree required. Three years of relevant experience required. Send resume and cover letter to Samantha DeBono, hiring@dcg.co.

Faridi, Linda, Stamford, contractor for Linda Faridi. Finish basement, add lights and electrical sockets, move half of the bathroom and remove half of the walls at 146 Cold Spring Road, Unit 4, Stamford. Estimated cost: \$70,000. Filed Sept. 1.

Gesualdi Construction Inc., Stamford, contractor for Myano West LLC. Renovate first floor after reducing it to its core and construct of five new exam rooms and one reception area at 2001 W. Main St., Stamford. Estimated cost: \$375,000. Filed Sept. 6.

Gesualdi Construction Inc., Stamford, contractor for ESRT First Stamford Place SPE LLC. Alterate the 5th and 6th floors – 49,949 square feet on fifth floor. 22,987 square feet on sixth floor at 151 Greenwich Ave., Unit 100, Stamford. Estimated cost: \$410,000. Filed Sept. 11.

Grasso Brothers General Contractors Inc., New Rochelle, New York, contractor for Stampar Associates LLC. Perform replacement alterations at 2046 W. Main St., Stamford. Estimated cost: \$450,000. Filed Sept. 6.

KMF Construction LLC, Stamford, contractor for Ten Washington RSK LLC. Perform replacement alterations at 1010 Washington Blvd., Stamford. Estimated cost: \$80,900. Filed Sept. 14.

Lineal Construction & Restoration Corp., New York, New York, contractor for Stamford Exit 9 III LLC and Stamford Exit 9 IV LLC. Reroof part of existing building using new flashings and drains at 1 Blachley Road, Stamford. Estimated cost: \$1,000,000. Filed Sept. 1.

Linn Building & Remodeling LLC, Pound Ridge, New York, contractor for UB High Ridge SPE LLC. Install new glass store front and new lighting inside at 1101 High Ridge Road, Stamford. Estimated cost: \$30,000. Filed Sept. 13.

N A D Electrical and Construction Services Inc., Stamford, contractor for Denton Realty LLC. Perform replacement alterations at 50 Bonner St., Stamford. Estimated cost: \$71,000. Filed Sept. 5.

Pavarini North East Construction Company LLC, Stamford, contractor for Stamford Washington Office LLC. Install a flagpole on top of an existing permitted structure at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$600,000. Filed Sept. 13.

Petretti & Associates LLC, New York, New York, contractor for Harbor Drive Acquisitions LLC. Perform replacement alterations at 208 Harbor Drive, Unit U1, Stamford. Estimated cost: \$400,000. Filed Sept. 11.

Potokin, Jonathan, Stamford, contractor for Courtland East. Replace decks at units 2b, 2f, 3b, 3f, 5b and 5h at 151 Courtland Ave., Unit 66, Stamford. Estimated cost: \$90,000. Filed Sept. 25.

Razza, Christopher T., Worcester, Massachusetts, contractor for 364 Wells Hope Street LLC. Perform replacement alterations at 364 Hope St., Stamford. Estimated cost: \$24,668. Filed Sept. 26.

Rubin, Darryl S., et al, Stamford, contractor for Darryl S. Rubin, et al. Finish single-family residence at 43 Bartina Lane, Stamford. Estimated cost: \$20,000. Filed Sept. 1.

Residential

A&J Generator and Equipment LLC, Oxford, contractor for Brace Susan Troy. Install one 20kw generator and 200-amp service entrance switch with two 120-gallon propane tanks at 60 Westover Ave., Stamford. Estimated cost: \$16,999. Filed Sept. 5.

A2z Contractors LLC, Stamford, contractor for Russell Bulkley and Jose Padilla. Construct a roof over an existing concrete garage ceiling at 3 Crestview Ave., Stamford. Estimated cost: \$10,000. Filed Sept. 15.

AF Contracting LLC, Stamford, contractor for Christina Feeny. Perform a first-floor kitchen relocation and first-floor bathroom renovation at 53 Cook Road, Stamford. Estimated cost: \$120,000. Filed Sept. 19.

Alvarez, Maritza, Stamford, contractor for Maritza Alvarez. Close-in screen at porch, add windows and door, knee walls and rebuild floor framing at 17 Ledge Lane, Stamford. Estimated cost: \$5,000. Filed Sept. 22.

Area Renovation Inc., Stamford, contractor for Leon Francis and Jo-Anne E. Jaworski. Replace the existing 376-square-foot front deck with a new one at 575 Glenbrook Road, Stamford. Estimated cost: \$18,900. Filed Sept. 21.

Bailiwick Roofing and Siding Inc., Norwalk, contractor for Stephen Berni Trust and Leigh H. Berni. Reroof 214 Gary Road, Stamford. Estimated cost: \$23,124. Filed Sept. 23.

Barroso, Chailin and Juan Antonio Castro, Stamford, contractor for Chailin Barroso and Juan Antonio Castro. Perform additions to house, including new porch, new deck, driveway expansion, new windows and siding and expand basement and foundation at 12 Walter Lane, Stamford. Estimated cost: \$350,000. Filed Sept. 29.

Bilella, Christian, Stamford, contractor for Christian Bilella. Install 60-square-foot LED channel letter sign over store-front at 820 E. Main St., Stamford. Estimated cost: \$5,500. Filed Sept. 14.

Botero LLC, Norwalk, contractor for Marc Lawrence and Shira R. Nerenberg. Construct a single story for living room addition and renovation of existing kitchen at 75 Chestnut Hill Road, Stamford. Estimated cost: \$400,000. Filed Sept. 26.

Brown Roofing Company Inc., Seymour, contractor for Mary and John Bukowski. Reroof entire home at 116 Dean St., Stamford. Estimated cost: \$13,321. Filed Sept. 15.

Burr Roofing Siding & Windows Inc., Stratford, contractor for Joseph and Jean Ferrero. Replace roof shingles at 173 Dogwood Court, Stamford. Estimated cost: \$25,035. Filed Sept. 13.

Caradonna, Joseph F., New Milford, contractor for Barbara Conetta. Install a stand-by generator at 36 Janes Lane, Stamford. Estimated cost: \$8,700. Filed Sept. 7.

Cares Contracting LLC, Wilton, contractor for Adam L. Davis and Ashley Moura-Davis. Construct an addition to existing residence at 43 Hunting Ridge Road, Stamford. Estimated cost: \$135,000. Filed Sept. 27.

Classic Roofing Company Inc., Newtown, contractor for Detlef Stroeh Revocable Trust. Reroof with asphalt shingles at 912 Rock Rimmon Road, Stamford. Estimated cost: \$72,900. Filed Sept. 21.

Complete Solar Inc., San Ramon, California, contractor for Alyssa Domini and Christopher Guzowski. Install roof-mounted solar panels at 105 Knickerbocker Ave., Stamford. Estimated cost: \$44,316. Filed Sept. 13.

Connecticut Cellar Doors LLC, Oakville, contractor for Patrick and Mirlande Metellus. Legalize finished basement and install and egress window. The proposed use for this space will be for a workout/work area at 88 Avery St., Stamford. Estimated cost: \$10,885. Filed Sept. 13.

Costa Construction Company LLC, Winsted, contractor for Dennis W. and Oksana Nosal. Replace siding at 11 Knobloch Lane, Stamford. Estimated cost: \$14,800. Filed Sept. 7.

Custom Builders Group LLC, Stamford, contractor for Karen Wenz. Perform a kitchen and bathrooms renovation, windows, siding upgrade and roof upgrade at 518 Stillwater Road, Stamford. Estimated cost: \$40,000. Filed Sept. 11.

D'Arinzo, Daniel, Stamford, contractor for Jon Edward Gold. Install a 22kw generator and 100-amp transfer switch. Install a 250-gallon above-ground propane tanks at 154 Hemlock Drive, Stamford. Estimated cost: \$8,500. Filed Sept. 22.

Deak, William F., New Milford, contractor for Jessie Parker and Jonathan Coulombe. Install a Generac generator at 57 Cypress Drive, Stamford. Estimated cost: \$16,000. Filed Sept. 26.

Dolger, Joshua, Stamford, contractor for Joshua Dolger. Clear top tents to be connected in I shape around tree in backyard at 137 West Hill Road, Stamford. Estimated cost: \$10,900. Filed Sept. 11.

Earthlight Technologies LLC, Ellington, contractor for Barry Erner and Melissa Dreyfus. Install roof-mounted solar panels at 15 Red Bird Road, Stamford. Estimated cost: \$44,100. Filed Sept. 11.

East Coast Custom Builders LLC, Stamford, contractor for George and Lois Warnock. Renovate existing kitchen and replace existing windows at 133 Ocean Drive West, Stamford. Estimated cost: \$125,000. Filed Sept. 29.

Fine Home Contracting LLC, Plymouth, contractor for Eleanor Northrop. Remove dry-wall and plaster and ceilings, existing windows and doors and replace with new ones, insulate walls and ceilings, install drywall, tape, prime install new doors and trim, remove existing roof and install new roof, remove existing siding and install new siding, install new kitchen cabinets and vanities at 97 Courtland Hill St., Stamford. Estimated cost: \$130,000. Filed Sept. 5.

First Class Custom Woodworking Inc, Norwalk, contractor for Lucas Rodrigues. Renovate kitchen and bathroom, without changes to existing layout at 73 Lincoln Ave., Stamford. Estimated cost: \$10,000. Filed Sept. 11.

Fitzgerald, Scott and Leigh Attwood, Stamford, contractor for Scott Fitzgerald and Leigh Attwood. Add a prefabricated, portable hot tub to the back yard at 30 Field St., Stamford. Estimated cost: \$17,950. Filed Sept. 18.

Flying Colors Roofing LLC, Brookfield, contractor for Nathaniel Wiley Soon-Nam and Jennifer Wiley. Reroof 81 Ridge Brook Lane, Stamford. Estimated cost: \$13,500. Filed Sept. 15.

Flying Colors Roofing LLC, Brookfield, contractor for Mariko Iwai. Reroof 30 Rachelle Ave., Stamford. Estimated cost: \$14. Filed Sept. 15.

Flying Colors Roofing LLC, Brookfield, contractor for Angelo T. Sestito. Reroof at 101 Pine Hill Ave., Stamford. Estimated cost: \$10,000. Filed Sept. 29.

G A Castro Construction LLC, Stamford, contractor for Gerard and Lourdes Acevero. Perform a roof replacement on entire house at 678 High Ridge Road, Stamford. Estimated cost: \$24,000. Filed Sept. 6.

G A Castro Construction LLC, Stamford, contractor for Jhon Alvarracin and Nelly M. Iniguez Leon. Replace roof at 206 West Ave., Stamford. Estimated cost: \$21,000. Filed Sept. 26.

Geimer, Peggy and Mark Geimer, Stamford, contractor for Peggy Geimer and Mark Geimer. Remodel master bathroom by replacing tub, counter and sinks at 4 Doral Farm Road, Stamford. Estimated cost: \$30,000. Filed Sept. 14.

Gilson, Melissa, Stamford, contractor for Melissa Gilson. Renovate kitchen and bathrooms. Replace recessed lights, closets in bedrooms and sliding door at 94 Southfield Ave., Unit F5, Stamford. Estimated cost: \$65,000. Filed Sept. 15.

Greenleaf General Contractors LLC, Stamford, contractor for Patti J. Meyer Revocable Trust. Re-roof 242 Dolphin Cove Quay, Stamford. Estimated cost: \$87,300. Filed Sept. 19.

Gunner LLC, Stamford, contractor for Christine Ohalloran. Reroof 82 Sea Beach Drive, Stamford. Estimated cost: \$77,144. Filed Sept. 8.

Hojjat, Faranak, Stamford, contractor for Faranak Hojjat. Install roof at 330 W. Hill Road, Stamford. Estimated cost: \$10,500. Filed Sept. 18.

Hojjat, Faranak, Stamford, contractor for Faranak Hojjat. Replace 11 windows at 330 W. Hill Road, Stamford. Estimated cost: \$5,000. Filed Sept. 19.

Hojjat, Faranak, Stamford, contractor for Faranak Hojjat. Relocate kitchen, construct new laundry room, renovate the second floor and two bathrooms and install a new forced-air system at 330 W. Hill Road, Stamford. Estimated cost: \$5,000. Filed Sept. 22.

Home Depot USA Inc., Atlanta, Georgia, contractor for Riki Shakya. Remove and replace nine windows without structural change at 117 Coolidge Ave., Stamford. Estimated cost: \$14,126. Filed Sept. 19.

Home Depot USA Inc., Atlanta, Georgia, contractor for Pardo Neil. Remove and replace one window, without structural change at 10 Colony Court, Stamford. Estimated cost: \$2,879. Filed Sept. 14.

Home Depot USA Inc., Atlanta, Georgia, contractor for Casey P. and Amanda Hubbard. Replace 15 windows, same size, no structural change at 73 Sutton Drive East, Stamford. Estimated cost: \$11,858. Filed Sept. 21.

Home Depot USA Inc., Atlanta, Georgia, contractor for Romesh A. and Natasha R. Muttukumar. Remove and replace two windows, same size, no structural change at 3 Palmers Hill Road, Stamford. Estimated cost: \$2,438. Filed Sept. 29.

Home Exteriors LLC, Bethel, contractor for Kelly Burka. Reroof 35 Deacon Hill Road, Stamford. Estimated cost: \$19,950. Filed Sept. 21.

J&M Home Improvement LLC, Norwalk, contractor for Robert D. and Lina D. Furnari. Remodel kitchen, including moving one wall from the entrance of the garage located on the right side at 167 Skyline Lane, Stamford. Estimated cost: \$125,000. Filed Sept. 8.

JB Construction Concepts LLC, Norwalk, contractor for Laura Greene Stokes and Langely R. McNeal. Install new windows and new rough openings on two walls in the entry/mudroom area at 1037 Sunset Road, Stamford. Estimated cost: \$35,000. Filed Sept. 20.

COURT CASES

BRIDGEPORT SUPERIOR COURT

Blanco, Walkyria, et al, Waterbury. Filed by Safety Insurance Co., Boston, Massachusetts. Plaintiff's attorney: Donald P. Cianci, Columbia. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6127149-S. Filed Sept. 12.

Garcia, Sam, et al, Bridgeport. Filed by Moises Guevara Tonacatl, Bridgeport. Plaintiff's attorney: Samantha Ann Kretzmer, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6126838-S. Filed Aug. 30.

Giron-Gudiel, Selvin Oliverio, et al, Stamford. Filed by Luis Ramirez-Lopez, Bridgeport. Plaintiff's attorney: Thomas G. Cotter, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6127062-S. Filed Sept. 8.

McCormick, Brendan P., et al, South Salem, New York. Filed by Solner Simon Trumbull. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6126595-S. Filed Aug. 22.

Zack, Nath an Sidney, et al, Trumbull. Filed by Cory Young, Bridgeport. Plaintiff's attorney: Miller & Morilla LLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6127301-S. Filed Sept. 18.

DANBURY SUPERIOR COURT

Jimenez, Rihamary, DPM, et al, Hartford. Filed by Cheryl Crnecki, New Milford. Plaintiff's attorney: Coyne Von Kuhn Brady & Fries LLC, Shelton. Action: The plaintiff suffered medical malpractice by the defendants. The plaintiff began a course of treatment with the defendants: Foot and Ankle Specialists of Connecticut. The defendants acted negligently and carelessly in the treatment of the plaintiff and failed to coordinate a treatment plan with the plaintiff's other physicians. As a result of the negligence of the defendants, the plaintiff was subjected to inappropriate care, including unnecessary surgeries and suffered injuries and damage to her right foot and toe. 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-23-6046801-S. Filed July 11.

Lopez, Miguel, Danbury. Filed by CKS Prime Investments LLC, Bronx. Plaintiff's attorney: Steven Cohen Law Offices LLC, Bronx. Action: The plaintiff purchased the defendant's debt from Celtic Bank. The defendant received statements for an unreasonable time without any action. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. The remedy sought is based upon an express or implied promise to pay a definite sum. Case no. DBD-CV-23-6046512-S. Filed June 12.

Molly Darcy Inc., et al, Danbury. Filed by Joseph Matias, Brookfield. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled by the defendants when while at the bar he was repeatedly struck and injured by bar patrons, thereby causing him to suffer injuries and losses. 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-23-6047481-S. Filed Sept. 20.

Mota, Steven J., et al, Danbury. Filed by Louie Sauli, Danbury. Plaintiff's attorney: Guendelsberger Law Offices LLP, New Milford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047250-S. Filed Aug. 22.

Utica Mutual Insurance Co., New Hartford. Filed by Thomas Evans, Ridgefield. Plaintiff's attorney: The McEnergy Law Group LLC, Milford. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver did not have sufficient automobile insurance to fairly compensate the plaintiff, therefore an instant claim for underinsured motorist coverage benefits against the defendant was filed. The defendant was notified and has failed to compensate the plaintiff fairly. 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-23-6046854-S. Filed July 17.

STAMFORD SUPERIOR COURT

Cain Management Inc., et al, Norwalk. Filed by Kayshla Vazquez, Stamford. Plaintiff's attorney: Lewis H. Chimes, Stamford. Action: The plaintiff complains that the defendants engaged in sexual harassment and created a hostile environment by demanding that she perform sexual acts in exchange for tangible employment benefits, including continued employment. The defendants also thereby created intolerable working conditions and consequently discharged the plaintiff from her employment. 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-23-6062821-S. Filed Aug. 21.

Diaz, Francisco Javier Acevedo, et al, Wethersfield. Filed by Oliver Hicks, Carthage, Texas. Plaintiff's attorney: John Kanca IV, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062390-S. Filed July 24.

Lintbells Inc., Tampa, Florida. Filed by Nicole Forbes, Wilton. Plaintiff's attorney: The McMinn Employment Law Firm LLC, Bridgeport. Action: The plaintiff worked for the defendant which terminated her without any justification. The defendant terminated the plaintiff less than three months after she participated in a protected activity by emailing HR about the unfair work conditions and treatment by her managers who then took retaliatory action. As a result of this action, the plaintiff suffered damages and seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062982-S. Filed Aug. 31.

Nieves, Rodolfo, et al, Westport. Filed by Kalik Jamal Artis-hall, Bridgeport. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6062632-S. Filed Aug. 9.

DEEDS

Commercial

11 Orchard Charitable Remainder Unitrust, Greenwich. Seller: 11 Orchard LLC, Greenwich. Property: 11 Orchard St., Greenwich. Amount: \$1. Filed Sept. 18.

11 Orchard LLC, Greenwich. Seller: Yim Tsang, Greenwich. Property: 11 Orchard St., Greenwich. Amount: \$1. Filed Sept. 18.

297 Pemburn Drive LLC, Fairfield. Seller: Letisha Blanckaert, Fairfield. Property: 297 Pemburn Drive, Fairfield. Amount: \$925,000. Filed Sept. 25.

3 Mountain Laurel Drive LLC, Old Greenwich. Seller: Mount Laurel Associates LLC, Greenwich. Property: 3 Mountain Laurel Drive, Greenwich. Amount: \$2,855,000. Filed Sept. 18.

30 Sinawoy LLC, Cos Cob. Seller: Richard Ellenbogen and Debra Weissman, Greenwich. Property: 30 Sinawoy Road, Cos Cob. Amount: \$/A. Filed Sept. 20.

Connecticut Developers LLC, Milford. Seller: Robert Salomey, Fairfield. Property: 71 Hitching Post Lane, Fairfield. Amount: \$425,000. Filed Sept. 26.

Studio 503 LLC, Stamford. Seller: 503 WMR LLC, Norwalk. Property: 503 Wire Mill Road, Stamford. Amount: \$10. Filed Sept. 18.

Joseph J. Lagana Builders Inc., Milford. Seller: Henry A. Nevers and Anne E. Nevers, Fairfield. Property: Lots 3,4 and 5, Kings Highway, Fairfield. Amount: \$280,000. Filed Sept. 28.

Milazzo, Angelo and Diane Milazzo, Greenwich. Seller: Owl's Nest North LLC, Darien. Property: 233 Milbank Ave., Unit 2, Greenwich. Amount: \$2,425,000. Filed Sept. 22.

Network Development Company LLC, Old Greenwich. Seller: Xiaokul Qin and Hui Wen, Austin, Texas. Property: Florence Road, Riverside. Amount: \$400,000. Filed Sept. 19.

Palmer House LLC, Old Greenwich. Seller: Richard A. Fulton and Katherine C. Fulton, Old Greenwich. Property: 25 Ledge Road, Old Greenwich. Amount: \$1,730,000. Filed Sept. 20.

Piokowski, Krzysztof and Stephanie Ianni Piorkowski, Stamford. Seller: 27 Snow Crystal Lane, LLC, Stamford. Property: 23 Snow Crystal Lane, Stamford. Amount: \$441,000. Filed Sept. 22.

Soffer, Marylin, Stamford. Seller: 33 ALT LLC, Stamford. Property: 237 Ocean Drive East, Stamford. Amount: \$10. Filed Sept. 18.

SP-V Green Properties LLC, Powell, Ohio. Seller: FSC DPM Mine Hill Connecticut LLC, Wall, New Jersey. Property: 615 Mine Hill Road, Fairfield. Amount: \$2,013,500. Filed Sept. 27.

SP-V Green Properties LLC, Powell, Ohio. Seller: FSC DPM Congress Connecticut LLC, Wall, New Jersey. Property: 4536 Congress St., Fairfield. Amount: \$2,453,000. Filed Sept. 27.

Studio 503 LLC, Stamford. Seller: 503 WMR LLC, Norwalk. Property: 503 Wire Mill Road, Stamford. Amount: \$10. Filed Sept. 18.

Associate, Financial Analyst: Digital Currency Group (Stamford, CT): Responsible for supporting all DCG's financial modeling and financial analysis needs, including all modelling and other related needs while working in concert with the Controller in all aspects of corporate reporting for a complex consolidated group of companies under Digital Currency Group. Bachelor's degree in Finance, Accounting, or a closely related field required. Two years of relevant experience required. Send resume and cover letter to Samantha DeBono, hiring@dcg.co.

The Alzo Trust, Greenwich. Seller: Eymard Chitty and Madhurya Chitty, Westport. Property: 1 Anderson Road, Greenwich. Amount: \$5,010,040. Filed Sept. 22.

Water Harbor LLC, Port St. Lucie, Florida. Seller: Jeffrey P. Dapuzzo, et al, Greenwich. Property: Pilot Rock Lane, Greenwich. Amount: \$10. Filed Sept. 19.

Residential

Acur, Ezgi, Bayside, New York. Seller: Jagdish B. Rele and Shubhangi J. Rele, Stamford. Property: 1 Strawberry Hill Ave., Unit 7C, Stamford. Amount: \$400,000. Filed Sept. 21.

Akslar, Miroslaw and Malgorzata Pozniak, Norwalk. Seller: Cynthia L. Malec and Susan A. Bouchard, Kinston, North Carolina. Property: 20-22 Greenlawn Drive, Fairfield. Amount: \$575,000. Filed Sept. 25.

Andreou, Lena, Greenwich. Seller: Jorge M. Beristain and Lena Andreou, Riverside. Property: 246 Riverside Ave., Greenwich. Amount: \$1. Filed Sept. 20.

Bates, Eva Anna, Stamford. Seller: Stanislaw Olejarz and Halina Olejarz, Stamford. Property: 422 Courtland Ave., Unit 4, Stamford. Amount: \$450,000. Filed Sept. 21.

Bengali, Naeem S. and Naela H. Malick, Fairfield. Seller: Mary Lou Formato and Joseph M. Formato, Fairfield. Property: 3 Berrylane Court, Fairfield. Amount: \$485,000. Filed Sept. 27.

Beristain, Jorge, Riverside. Seller: Jorge M. Beristain and Lena Andreou, Riverside. Property: 34 Wescott St., Riverside. Amount: \$1. Filed Sept. 20.

Berry, Jenny and Jean Claude Berry, Greenwich. Seller: Jenny Berry and Jean Claude Berry, Greenwich. Property: 44 Morningside Drive, Greenwich. Amount: \$N/A. Filed Sept. 18.

Blomberg, Jeffrey A. and Jill H. Blomberg, Palm Beach Gardens, Florida. Seller: Jeffrey A. Blomberg, Palm Beach Gardens, Florida. Property: 42 Bartina Lane, Stamford. Amount: \$N/A. Filed Sept. 20.

Boaz, Nicole, Peekskill, New York. Seller: Matthew Jack Del Giudice and Marina Vataj, Greenwich. Property: 11 Hollow Wood Lane, Unit A, Greenwich. Amount: \$900,000. Filed Sept. 20.

Borges Dos Santos, Octavio Maron and Paula Borgneth Ziegert Maron, Cos Cob. Seller: Michael R. Smith and Beverly B. Smith, Stamford. Property: 17 Steep Hollow Lane, Greenwich. Amount: \$1,735,000. Filed Sept. 18.

Castellana, Joseph and Linda Castellana, Greenwich. Seller: David H. W. Turner and Rosemary M. C. Turner, Greenwich. Property: 164 Stanwich Road, Greenwich. Amount: \$2,925,000. Filed Sept. 22.

Choy, Alfredo J. and Sandra M. Choy, Stamford. Seller: Craig Alexander, Stamford. Property: 70 Strawberry Hill Ave., Unit 4-1C, Stamford. Amount: \$320,000. Filed Sept. 18.

DiGesù, Vanderson and Claudia DiGesù, Stamford. Seller: John A. Bennett and Lesley Swatman Bennett, Stamford. Property: 30 Soundview Drive, Stamford. Amount: \$585,000. Filed Sept. 20.

Dilone, Carlos M., Stamford. Seller: Bei Zhou, Stamford. Property: 59 Courtland Ave., Unit 3B, Stamford. Amount: \$169,000. Filed Sept. 21.

Durkos, Jon and Michelle Durkos, Fairfield. Seller: Roy W. Bjorlin Jr. and Lenore F. Bjorlin, Fairfield. Property: 240 Fulling Mill Lane, Fairfield. Amount: \$1,385,000. Filed Sept. 25.

Goelz, Robert Cottrell and Ishmael Goelz Pintado, Norwalk. Seller: Christopher L. Campbell, Tucson, Arizona. Property: 5 Hundley Court, Unit 1B, Stamford. Amount: \$269,000. Filed Sept. 21.

Hossain, Shazad, Greenwich. Seller: Marilyn Sue Swanson, San Jose, California. Property: 33 Talbot Lane, Unit 17, Greenwich. Amount: \$510,000. Filed Sept. 22.

Kirpalani, Khush, Old Greenwich. Seller: Edward King and Alyssa Prete, Greenwich. Property: Unit 403, Palmer Point Condominium, Greenwich. Amount: \$704,000. Filed Sept. 19.

Kogan, Emily J., Stamford. Seller: Emilyn Kogan, Stamford. Property: 43 Charles St., Stamford. Amount: \$N/A. Filed Sept. 19.

Kuruvilla, Mathews and Jolly M. Kuruvilla, Charlotte, North Carolina. Seller: Edward E. Grzeda and Julie D. Grzeda, Fairfield. Property: 440 Redding Road, Fairfield. Amount: \$1,650,000. Filed Sept. 29.

MacCarthy, Patrick and Mary E. O'Connor, Greenwich. Seller: William G. Roloff and Laurie J. Roloff, Estero, Florida. Property: 105 Hamilton Ave., Unit 3, Greenwich. Amount: \$1,295,000. Filed Sept. 20.

Marriott, Matthew C. and Melissa D. Marriott, Fairfield. Seller: Justin X. Ramsteck Jr. and Justin X. Ramsteck Sr., Fairfield. Property: 1085 Galloping Hill Road, Fairfield. Amount: \$843,000. Filed Sept. 26.

Meinardi, Kathleen Marie and Nicola Alessandro Meinardi, Greenwich. Seller: Nathaniel Sherzer and Catherine Chiffert, Greenwich. Property: 28 Woodland Drive, Unit B, Greenwich. Amount: \$914,000. Filed Sept. 20.

Melfi, Edmond E. and Jeanne M. Melfi, Oxford. Seller: Nancy Anne Heitman, Stamford. Property: 61 Seaview Ave., Unit C-24, Stamford. Amount: \$489,900. Filed Sept. 18.

Mendell Starr Alice, et al, New York, New York. Seller: Alice Mendell Starr and Varney J Hintlian, New York, New York. Property: Crown Lane, Greenwich. Amount: \$1. Filed Sept. 18.

Morton, Chris and Michelle Tippens Morton, Stamford. Seller: Stepan Goisan and Viktoriya Hordyeyeva, Stamford. Property: Lot A, Konandreas Drive, Stamford. Amount: \$385,000. Filed Sept. 22.

Nady-Mohamed, Nady E. and Iman M. Nady-Mohamed, New Brunswick, New Jersey. Seller: George Flouty, Riverside. Property: 28 Cary Road, Riverside. Amount: \$2,250,000. Filed Sept. 21.

Narine, Gopal, Stamford. Seller: Gokaran Narine and Dolsie Narine, Stamford. Property: 5 Waverly Place, Stamford. Amount: \$1. Filed Sept. 21.

Olson, Katherine and Randy Bilik, Stamford. Seller: Richard L. Olson and Lorraine S. Olson, Stamford. Property: 8 Skymeadow Drive, Stamford. Amount: \$650,000. Filed Sept. 20.

Owens, Kevin D. and Dylan G. Owens, Stamford. Seller: Steven D. Gardner and Anne Laraia, Fairfield. Property: 272 Bullard St., Fairfield. Amount: \$580,000. Filed Sept. 27.

Parvathaneni, Krishna Keerthika and Venkata Rajendra Vemulapally, Stamford. Seller: Jonathan E. Carter and Sadie Green-Carter, Stamford. Property: 108 Sutton Drive East, Stamford. Amount: \$814,000. Filed Sept. 18.

Perkins, Carrie, Fairfield. Seller: Raymond Klein, Bonita Springs, Florida. Property: 48 Lounsbury Road, Fairfield. Amount: \$375,000. Filed Sept. 28.

Salmon, Michael, Greenwich. Seller: Lauren Ann Siegel, Stamford. Property: 445 Cognewaugh Road, Greenwich. Amount: \$ Filed Sept. 18.

Scatenato, Anthony, Stamford. Seller: Sandra Y. Zaritsky, Stamford. Property: 43 Kenilworth Drive West, Stamford. Amount: \$770,000. Filed Sept. 19.

Shaw, Anthony C. and Charline S. Shaw, New York, New York. Seller: Jennifer L. Creaturo, Stamford. Property: 24 Saint Charles Ave., Stamford. Amount: \$636,000. Filed Sept. 20.

Shumaker, Rebecca and Jonathan Shumaker, Greenwich. Seller: Joseph Castellana and Linda Castellana, Greenwich. Property: 15 Tomahawk Lane, Greenwich. Amount: \$4,995,000. Filed Sept. 22.

Sikka, Sailoz, Fairfield. Seller: Andrew Medvegy, Fairfield. Property: 166 Judd St., Fairfield. Amount: \$431,500. Filed Sept. 26.

Spellane, John and Kim Spellane, Old Greenwich. Seller: Kevin Curtin, Stamford. Property: 94 Southfield Ave., Unit 501, Stamford. Amount: \$508,000. Filed Sept. 19.

Walsh, Torey B., Norwalk. Seller: Morris Gross and Jean Marie Welsh, Fairfield. Property: 184 Blaine St., Fairfield. Amount: \$1,040,000. Filed Sept. 29.

Wang, ChengCheng and Qiufeng Cheng, Glen Cove, New York. Seller: Arvind Kush and Maya Venkataramani, Stamford. Property: 1 Broad St., Unit 19E, Stamford. Amount: \$685,000. Filed Sept. 18.

White, Charles, Stamford. Seller: Dronesh Diwan and Shivani Diwan, Stamford. Property: 147 Hartswood Road, Stamford. Amount: \$650,000. Filed Sept. 22.

Zhao, Ali, Stamford. Seller: Miriam J. Portillo, Stamford. Property: 1042 Main St., Unit 13-B-1, Stamford. Amount: \$229,000. Filed Sept. 22.

MORTGAGES

Adovasio, Luke and Marie Casey Pomeroy, Darien, by Leah M. Parisi. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 222 Sunnieholme Drive, Fairfield. Amount: \$1,260,000. Filed Aug. 21.

Alvarez, Victor, Stratford, by David Anthony Rogers. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 217 Gary Road, Stamford. Amount: \$680,000. Filed Sept. 1.

Ashmore, Kathleen and Michael Ashmore, Southport, by N/A. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 181 Taintor Drive, Southport. Amount: \$2,000,000. Filed Aug. 22.

Atala, Paul and Peter Nolan, Fairfield, by Leah M. Parisi. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 465-467 Edward St., Fairfield. Amount: \$1,170,000. Filed Aug. 22.

Atoui, Lorine and Jean Laham, Westport, by Seth L. Cooper. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 194 Southport Woods Drive, No. 8F1, Southport. Amount: \$450,000. Filed Aug. 24.

Bastardi, Lisa Marie, White Plains, New York, by N/A. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 35 Meadowpark Avenue East, Stamford. Amount: \$581,000. Filed Aug. 29.

Bechtel, David, Greenwich, by Richard J. Margenot. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1 N. Maple Ave., Greenwich. Amount: \$350,000. Filed Aug. 25.

Blomberg, Gregory and Ellen Blomberg, Fairfield, by Jack Constantinople. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 100 Fairview Ave., Fairfield. Amount: \$250,000. Filed Aug. 25.

Cassel, Brianna and Ryan McCarthy, Stamford, by Stephen J. Carriero. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 94 Southfield Ave., Unit B-2, Stamford. Amount: \$504,000. Filed Sept. 1.

Ceci, Louis and Ellen M. Rooney, Greenwich, by Jeremy E. Kaye. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 1415 King St., Greenwich. Amount: \$630,000. Filed Aug. 23.

Cingari-Cavalier, Debranne, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 401 Springer Road, Fairfield. Amount: \$310,000. Filed Aug. 25.

Cromwell, Polly F., Fairfield, by Marisa Dooney. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 73 Edgewood Place, Fairfield. Amount: \$180,000. Filed Aug. 21.

Associate, Strategy and Operations: Digital Currency Group (Stamford, CT): Identify and help execute internal improvements as needed across operations, controls, compliance, risk management, finance, etc. Solve complex problems, engaging with big picture strategy questions and the less glamorous work required in a new company. Work cross functionally, collaborating with DCG and subsidiary Finance, Operations, Legal, and Development teams as needed. Bachelor's degree in Finance, Business Administration, Economics, or a closely related field required. Three years of relevant experience required. Send resume and cover letter to Samantha DeBono, hiring@dcg.co.

D'Adamo, Stephanie, Brooklyn, New York, by Michelle Kukk. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 444 Bedford St., Apt. 7P, Stamford. Amount: \$223,125. Filed Aug. 30.

Darula Jr., Robert and **Tatiana Darula,** Cos Cob, by David E. Hoyle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 58 Cherry Hill Road, Greenwich. Amount: \$700,000. Filed Aug. 31.

Day, Matthew L. and **Kathryn F. Day,** Westport, by Zionymarquize Q. Bohannon. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 80 Sturges Highway, Westport. Amount: \$350,000. Filed Aug. 24.

Fox, Barry and **Nancy Fox,** Fairfield, by Jeffrey S. McGregor. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 971 Hulls Farm Road, Southport. Amount: \$1,000,000. Filed August 24.

Furey, Daniel P. and **Marty Ann Furey,** Fairfield, by Jennifer Brown. Lender: Loandepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 401 Riders Lane, Fairfield. Amount: \$50,000. Filed Aug. 21.

Geary, Roger A., Stamford, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 252 Glenbrook Road, Apt 38A, Stamford. Amount: \$174,750. Filed Aug. 31.

Golfview LLC, Greenwich, by M. Cassin Maloney Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 160 Stanwich Road, Greenwich. Amount: \$2,411,500. Filed Aug. 22.

Gombos, Christopher A. and **Eileen P. Kelly-Gombos,** Fairfield, by Antonio Faretta. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 60 Ridgeley Ave., Fairfield. Amount: \$80,000. Filed Aug. 25.

Haynes, Tanya Z., Stamford, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 146 Cold Spring, Unit 1, Stamford. Amount: \$232,500. Filed Aug. 28.

Hodes, Glenn Stuart and **Jason Andrew Hallman,** Wilton, by Stephen J. Schelz. Lender: United Nations Federal Credit Union, 2401 44th Road, Long Island City, New York. Property: 7 River Road, Unit 304, Cos Cob. Amount: \$486,500. Filed Aug. 25.

Integrity WPA 631 LLC, Greenwich, by Susan M. Sklar. Lender: Toyota Motor Credit Corp., 6565 Headquarters Drive, Plano, Texas. Property: 631 W. Putnam Ave., Greenwich. Amount: \$4,365,000. Filed Aug. 22.

Janco, Nancy, Fairfield, by Danielle Figueroa. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 182 Westford Drive, Southport. Amount: \$35,000. Filed Aug. 23.

Kapustynski, Caroline, Darien, by Sheila L. Chun. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 150 Hope St., 12, Stamford. Amount: \$306,000. Filed Sept. 1.

Khan, Farid, et al, Stamford, by Jonathan A. Wetmore. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 60 Lawn Ave., Apt. 41, Stamford. Amount: \$356,250. Filed Aug. 28.

Kierszka, Damian, Stamford, by N/A. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 53 Deerfield Drive, Stamford. Amount: \$462,000. Filed Aug. 29.

Kwon, Taekyung and **Jihyun Lee,** Newton, Massachusetts, by Brian T. Silvestro. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 100 Mayfair Road, Fairfield. Amount: \$668,000. Filed Aug. 22.

Lleva, PaulEugene and **RaneeAngeli Lleva,** Greenwich, by Idesta Adams. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 56 Havemeyer Lane, Old Greenwich. Amount: \$298,795. Filed Aug. 22.

Lukic, Celine Ingrid, Greenwich, by Amy S. Zabetakis. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 34 Friars Lane, Stamford. Amount: \$1,000,000. Filed Aug. 31.

Martinez Zepeda, Gerson and **Dawn Martinez,** New York, New York, by Pamela J. Papazidis. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 64 Maple Tree Ave., Unit 2, Stamford. Amount: \$340,000. Filed Sept. 1.

Mehl, Jonathan and **Michal Snyder,** Stamford, by Regina Volynsky. Lender: Steven and Miriam Mehl, 560 Saddle Ridge Road, Woodmere, New York. Property: 320 Strawberry Hill Ave., Unit 11, Stamford. Amount: \$530,000. Filed Aug. 29.

Melvin, John and **Mary Melvin,** Greenwich, by Robert B. Potash. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 633 Steamboat Road, Unit 2, Greenwich. Amount: \$2,200,000. Filed Aug. 23.

Meola, John and **Melissa Hebert,** Fairfield, by Ann Brown. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 260 Roselle St., Fairfield. Amount: \$188,000. Filed August 22.

Mizrahi, Renee G. and **Shalom Mizrahi,** Fairfield, by Brian S. Cantor. Lender: Jeffrey Guttman and Vivian G. Perez, 240 Crest Terrace, Fairfield. Property: 390 Sky Top Drive, Fairfield. Amount: \$120,000. Filed Aug. 22.

Morris, Dawn and **Glen Morris,** Flint, Michigan, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 15 Prospect Drive, Greenwich. Amount: \$160,000. Filed Aug. 24.

Oledzki, Garret and **Jillian Oledzki,** Cos Cob, by Rose D. Rono. Lender: The Huntington National Bank, P.O. Box 341470, Columbus, Ohio. Property: 17 Taylor Drive, Cos Cob. Amount: \$619,900. Filed Aug. 21.

Palladino, John A. and **Jena B. Palladino,** Fairfield, by Bette L. Slater. Lender: America's First Network Credit Union, 92 Pitkin St., East Hartford. Property: 55 Pepperidge Circle, Fairfield. Amount: \$168,200. Filed Aug. 25.

Pavone, Patrick and **Chelsea Pavone,** Fairfield, by Jack S. Lipson. Lender: Home Trust Bank, P.O. Box 10, Asheville, North Carolina. Property: 920 Burr St., Fairfield. Amount: \$403,536. Filed Aug. 23.

Pinto, Carla M. and **Jonathan M. Pinto,** Stamford, by Connie S. Fair. Lender: First County Bank, 117 Prospect St., Stamford. Property: 18 Pershing Ave., Stamford. Amount: \$25,000. Filed Aug. 30.

Planet Azalea 61 LLC, New York, New York, by Kevin Covais. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 61 Winding Lane, Greenwich. Amount: \$3,600,000. Filed Aug. 22.

Povinelli, Anna Saras and **Thomas Povinelli,** Old Greenwich, by Robert V. Sisca. Lender: 18 Edgewater LLC, 4 Heusted Drive, Old Greenwich. Property: 18 Edgewater Drive, Old Greenwich. Amount: \$1,324,221. Filed Aug. 22.

Ranney, Elissa and **Taylor Ranney,** Fairfield, by Dawn K. Callahan. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 240 Henry St., Fairfield. Amount: \$500,000. Filed Aug. 23.

Reichner, Eli and **Elizabeth Reichner,** Forest Hills, New York, by Seth J. Arnowitz. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 48 East Lane, Stamford. Amount: \$600,000. Filed Aug. 28.

Rieck, Christopher E. and **Margaret H. Rieck,** Fairfield, by Brittney Narcisse Rosario. Lender: Wright Patman Congressional Federal Credit Union, 10461 White Granite Drive, Oakton, Virginia. Property: 385 Samp Mortar Drive, Fairfield. Amount: \$52,000. Filed Aug. 23.

Rosario, Samuel and **Danielle V. Rosario,** Stamford, by Scott Rogalski. Lender: Freedom Mortgage Corp., 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 61 Muriel Drive, Stamford. Amount: \$450,000. Filed Aug. 29.

Ruano Barrera, Hebert D. and **Isela Barrera y Barrera,** Stamford, by Brooke Cavaliero. Lender: Community Savings, 3600 Arco Corporate Drive Suite 650, Charlotte, North Carolina. Property: 23 Lewelyn Road, Stamford. Amount: \$344,000. Filed Aug. 28.

Ruscio, Jason and **Nicole Ruscio,** Southport, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Mill Hill Lane, Southport. Amount: \$775,000. Filed Aug. 24.

Saifan, Sami and **Emily Catherine Saifan,** New York, New York, by Marlene E. Macaуда. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 34 Jones Park Drive, Riverside. Amount: \$2,695,000. Filed Aug. 21.

Saltis, Christopher K. and **Alexandra R. Saltis,** Riverside, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 22 Crescent Road, Riverside. Amount: \$500,000. Filed Aug. 25.

Schohm, Joseph and **Alissa Schohm,** Greenwich, by Ann Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 5 Bolling Place, Greenwich. Amount: \$208,000. Filed Aug. 25.

Sharma, Vinay and **Nitya Sharma,** Rye, New York, by James Kavanagh. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 16 Hettiefred Road, Greenwich. Amount: \$2,000,000. Filed Aug. 24.

Simonelli, Bernard and **Sherri A Simonelli,** Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 28 Francis Ave., Stamford. Amount: \$100,000. Filed August 31.

Smeriglio, Geraldine Z., Greenwich, by Antoinette Violi. Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 15 St. Claire Ave., Old Greenwich. Amount: \$750,000. Filed Aug. 25.

Sollitto Jr., Nicholas P. and **Patricia O. Sollitto,** Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 62 Sylvan Knoll Road, Stamford. Amount: \$148,327. Filed Aug. 30.

Tobun, Abiodun I. and **Funkazi Tobun,** Greenwich, by Gina Marie Davila. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 9 Stallion Trail, Greenwich. Amount: \$124,750. Filed Aug. 22.

Vasconcellos, Rodrigo and **Priscilla Ventura,** Valhalla, New York, by Russell A. Giorno. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 109 Byram Road, Greenwich. Amount: \$1,121,250. Filed Aug. 25.

Wideman, Jenelle E. and **Bobby L. Dideman,** Stamford, by Sharon M Jones. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 124 Mill Spring Lane, Stamford. Amount: \$766,000. Filed Aug. 30.

Wind, Chad A. and **Suzanne M. Wind,** Cos Cob, by Sherrill L. Fiorentino. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 2 Daffodil Lane, Cos Cob. Amount: \$250,000. Filed Aug. 23.

Wu, James Chachu and **Jennifer Hanna,** New York, New York, by Amanda C. Burns. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 12 Manor Rodar, Greenwich. Amount: \$1,521,900. Filed Aug. 23.

NEW BUSINESSES

AIFS Professional Pathways, 1 High Ridge Park, Stamford 06905, c/o American Institute for Foreign Study Inc. Filed Sept. 15.

Financial Strategy Manager: Digital Currency Group (Stamford, CT): Manage investor communications alongside the Finance team to ensure all ad hoc and regular cadences are communicated to investors smoothly. Ensure that all existing and new investors' needs are consistently met and strive to exceed investors' expectations. Conduct market research and performance benchmarking research and analysis. Various financial projects as needed. Bachelor's degree in Business Administration, Finance, or a closely related field required. Four years of relevant experience required. Send resume and cover letter to Samantha DeBono, hiring@dgc.co.

American Clamps, 51 Riverside Ave., Stamford 06905, c/o Art Ventures LLC. Filed Sept. 14.

Balcones Distilling, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Sept. 19.

Diamond Connecticut Contractor, 42 Frederick St., Stamford 06902, c/o Pedro Fernando Pardina-Romero. Filed Sept. 14.

Diaz Food Truck, 117 Stillwater Ave., Stamford 06902, c/o Diaz Food Truck LLC. Filed Sept. 21.

Earth & Sea Jewelry, 509 High Ridge Road, Stamford 06905, c/o Sheryl Skidd. Filed Sept. 22.

Llama Lips Restaurant, 870 A E. Main St., Stamford 06902, c/o Peru Food LLC. Filed Sept. 20.

Llama Lips, 870 A E. Main St., Stamford 06902, c/o Crisbeth Gomez. Filed Sept. 20.

Luxe Living Services, 116 Willowbrook Ave., Apt. 1, Stamford 06902, c/o Aquarius Power Washing LLC. Filed Sept. 14.

M&M Media Inc, 700 Canal St., Stamford 06902, c/o Ronald Monteseno Thorpe Jr. Filed Sept. 18.

Royal Cuts Studio LLC, 29 High Ridge Road, Suite 201, Stamford 06905, c/o Victor Serpa-Llerena. Filed Sept. 25.

Suite 19, 44 Commerce Road, Suite 19, Stamford 06902, c/o Da Sa LLC. Filed Sept. 15.

Sushi Home, 100 Greyrock Place, Stamford 06901, c/o Sushi Home LLC. Filed Sept. 14.

Yummy Tummy, 112 Lawn Ave., Stamford 06902, c/o Renesha LLC. Filed Sept. 15.

Legal Notices

Notice of Formation of MAXIMUM CARE HOLDING LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/06/2023. Office location: Westchester County. Princ. Office of LLC: c/o Khalid Sahar 299 E. Third St., Mt. Vernon NY 10553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63446

VGWHIMSY.ART LLC. Filed with SSNY on 08/25/2023. Office: Dutchess County. SSNY designated as agent for process & shall mail to: PO Box 777, Larchmont, NY 10538 0777. Purpose: any lawful. #63465

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 (iLLCi). Articles of Organization filed with the Secretary of State of the State of New York (ISSNY) on August 3, 2020. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Connecticut Street Hospitality Group LLC, 31 Garden Avenue, Bronxville, NY 10708. Purpose/character of LLC is to engage in any lawful act or activity. #63470

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

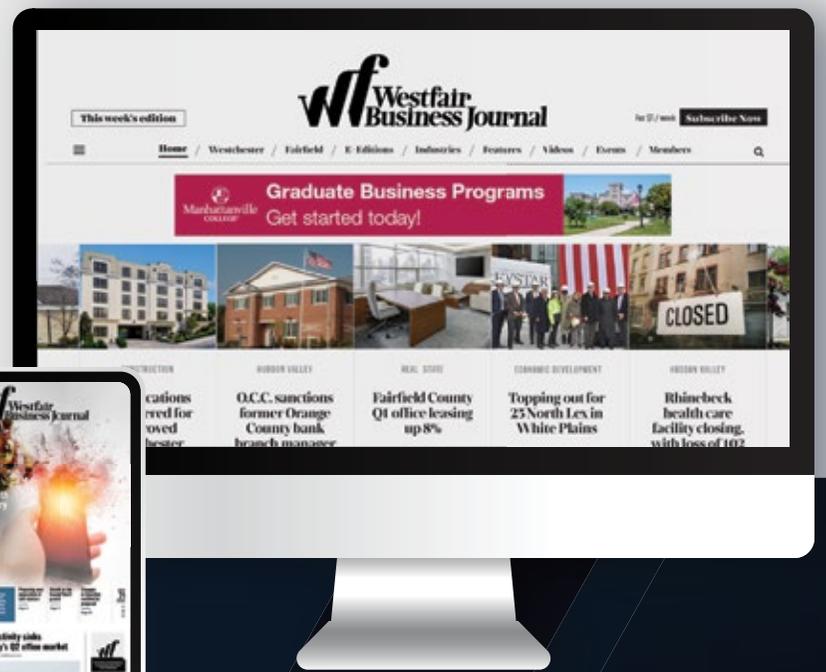
Beth Freeman MD, PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 7/26/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 23 Quaker Ln., West Harrison, NY 10604. Purpose: Medicine #63473

Name of Limited Liability Company (LLC): SFR CONGRESS ST LLC. Date of filing Articles of Org. with the Secretary of State (SSNY) 9/15/23. The LLC is located in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against it served is to the principal business location at c/o William Daley, 818 Oakside Rd, Yorktown Heights, NY 10598. Purpose of business of LLC is any lawful act or activity. #63475

Notice of Formation of 149 Woodland Avenue, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/04/2023. Office located in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: The LLC, 69 Meadow Lane, New Rochelle, NY 10805, principal business location of the LLC. Purpose: any lawful act or activity. #63478

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OVERTONES

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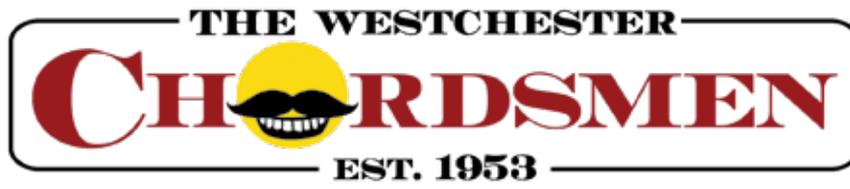
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MISSION STATEMENT

We aspire to become one of the best musical organizations in the barbershop tradition. We embody and share the job of quality singing, entertaining, performing and community service. We strive to increase the awareness and appreciation of our art form locally and worldwide. We achieve this through a commitment to musical growth, mutual support, fellowship and fun!

INCLUSION STATEMENT

The Westchester Chordsmen are proud of the many decades in which we have welcomed men of all backgrounds and ethnicities. The members of the Westchester Chordsmen not only accept differences in our chorus, but we also celebrate them. We are committed to having a diverse membership, considering it to be a source of strength. All membership applicants receive equal consideration without regard to race, color, religion, sexual orientation, national origin, disability, or age. A basic ability to sing, and a desire to share in the joy of singing with others, are the only prerequisites for membership.

**HIRE
US**

Do you need to hire a quartet for a special occasion, like a birthday or a wedding? Would you like our chorus to perform at your next corporate event? Would you like to do a concert fundraiser for your charitable organization or cause? Barbershop music can be just what the doctor ordered! Call us today with any and all of your questions 914-298-7464 or visit Chordsmen.org and fill out our contact form and we will call you right away. Contact us via "snail mail" at: The Westchester Chordsmen, P.O. Box 587, White Plains, New York 10602.

THE WESTCHESTER CHORDSMEN is a non profit 501(C)(3) performing arts organization.



Cover:
GQ and members of Port Chester High School. (2022 Festival)

**OVERTONES
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Schedule of Westchester Chordsmen Major Performances/Activities

OCTOBER 26, 2023

Performance at St. Johns Riverside Hospital Gala (Not a public event))

OCTOBER 28, 2023

Tarrytown Halloween Parade

OCTOBER 29, 2023

A Cappella Youth Festival, Mamaroneck High School, 9AM (Show starts at 2PM)

DECEMBER 3, 2023

Holiday Show at Rye Presbyterian Church, 3PM

DECEMBER 10, 2023

Holiday Show at Church of the Transfiguration, Tarrytown, 3PM

DECEMBER 10, 2023

Annual Installation Dinner and Awards Ceremony, 6PM (Not a public event)

DECEMBER 2023

Sing-outs at Senior Centers

Performances at community Christmas Tree/Menorah Lightings

JANUARY 9-14, 2024

Barbershop Harmony Society Midwinter Convention in NYC
(District-wide Seniors Chorus Sponsored by Westchester Chordsmen)

FEBRUARY 2024

Singing Valentines

FEBRUARY 19, 2024

Ready, Set Sing! - Free Singing Lessons for Six Weeks

APRIL 12-13, 2024

Mid-Atlantic District Northern Division Convention/Preliminary Competition

MAY 4, 2024

Spring Show at Chappaqua Performing Arts Center, 3PM

MAY 2024

Ready, Set Sing! - Free Singing Lessons for Six Weeks

SEPTEMBER 27-28, 2024

Mid-Atlantic District Convention/Competition

OCTOBER 2024

OVERTONES Magazine 10th Edition

NOVEMBER 2024

A Cappella Youth Festival

*Schedule subject to change and subject to Covid restrictions
Check our website for latest update: chordsmen.org.*

A note of thanks to the
Westchester Chordsmen
for bringing joy to people around the world
with your *a cappella* performances!



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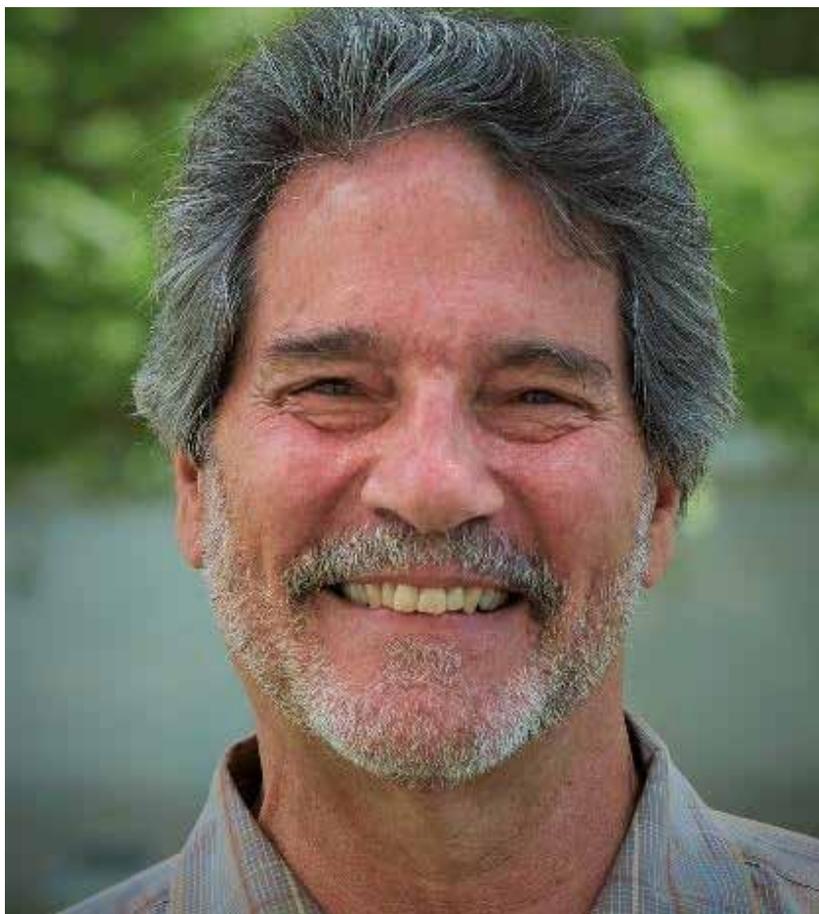
FROM THE PRESIDENT

BOB SIDELI

This past year has been a wonderful celebration of our 70 years of existence. You could say that it has truly been a jubilee year for us. Many of our programs that were initiated a decade ago are continuing to grow and bring us much joy. But for me, as the president of the chorus and as a physician, our greatest accomplishment and our greatest strength is our group's potential to make people's lives better. Much has been written in the press about the loss of interpersonal connections in our communities. Secular and non-secular organizations are shrinking or outright disappearing. And the COVID-19 pandemic has had a significant impact on loneliness, with people reporting feeling more isolated and alone than ever before. This is due to a number of factors, including social distancing measures, lockdowns, and the increased use of technology to communicate.

The US Surgeon General warned on May 2, 2023, that Americans have become increasingly lonely and isolated, and this lack of social connection is having profound effects on our mental and physical health. Loneliness is more widespread than other major health issues in the US and this epidemic of loneliness and isolation is a major public health concern. The report on loneliness found that one in five adults experiences loneliness, and this number is even higher among older adults. Loneliness can have a negative impact on physical and mental health, and it can even increase the risk of premature death.

The Westchester Chordsmen chorus has a solution for some people. Singing in a choral group can be a wonderful way to fight loneliness. When you sing in a group you are surrounded by other people who share your love of music. You work together to learn and perform songs and you build relationships with the other singers. This social interaction can help to reduce loneliness and isolation.



In addition to the social benefits, singing in a chorus can also have other health benefits. Singing can lower stress levels, improve mood, and boost self-esteem. It can also improve your cardiovascular health and strengthen your immune system. If you are feeling lonely, singing in a chorus can be a wonderful way to connect with others and improve your overall health. There are choruses for all ages and skill levels, so you are sure to find one that is a good fit for you.

Here are four specific ways that singing in a choral group can help fight loneliness:

- It provides a sense of community. When you sing in a chorus, you become part of a group of people who share your love of music. This can help to reduce feelings of isolation and loneliness.
- It creates opportunities for social interaction. Chorus rehearsals and perfor-

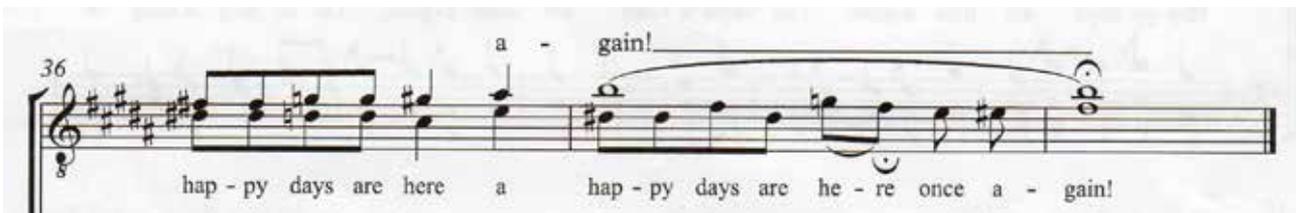
mances provide opportunities to meet new people and make friends. This can help to improve your social skills and give you a sense of belonging.

- It releases endorphins. Endorphins are hormones that have mood-boosting effects. Singing can help to increase the production of endorphins which can lead to feelings of happiness and well-being.

- It improves self-esteem. Singing can help you to feel more confident and positive about yourself. This can be especially helpful for people who are struggling with loneliness or social anxiety.

If you are looking for a way to fight loneliness and improve your overall health, singing in a choral group is a great option. There are choruses for all ages and skill levels, so you are sure to find one that is a good fit for you. So what are you waiting for? Start singing today!

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FESTIVAL BRINGS OUT THE BEST IN US

JOHN FOTIA



On the evening of May 12, 2012, The Westchester Chordsmen presented a program that featured the music of George Gershwin. We called it, “Gershwin: Our Love is Here to Stay.”

Featured on that show was a high school a cappella group from the Masters School in Dobbs Ferry called Dobbs16. I was the script writer and stage director for that show. Gillian Crane was the teacher and group director. After the show, I mentioned to Gillian that it had always been our hope to sponsor a high school a cappella festival. She was very receptive to the idea. As president of the chapter, I presented the idea to the board and enlisted the help of Al Fennell, our “Youth in Harmony” officer.

An agreement to cosponsor the event with the school was reached and the annual Westchester Chordsmen Youth Festival was born. There were three basic ideas that formed the foundation of the program. (1) The festival would spotlight area high school a cappella groups; (2) it would not be a contest; and (3) attendance would be free. We asked the participating schools to sit in the audience when not on stage so that they could see the work of the other schools and cheer them on. We wanted it to be a festival rather than a competition.

That first festival took place on November 2, 2014. Following the enormous success of that event, subsequent festivals have been held at Mamaroneck High School. Dina Madden, Mamaroneck’s music director, and Al Fennell along with Keith Harris continue to put together



The first a cappella festival (2014).



GQ. The first female quartet to compete in the BHS contest.



Deke Sharon at work.

a very special event that has become a much-anticipated tradition.

It wasn’t long before we began inviting some of the Society’s finest quartets to appear. In 2022, the guest was GQ, the first female quartet to compete in the Barbershop Harmony Society. They made history as the fourth place quartet finalists in the BHS international contest that year.

In 2023 we were happy to announce that none other than Deke Sharon would be our very special guest. Entertainment Weekly called Deke “the father of contemporary a cappella.” Deke has been a supporter of our group for several years and has sent recorded messages in the past. We are delighted to welcome him to this year’s festival.

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9

THE BARITONE SECTION CONGRATULATES THE WESTCHESTER CHORDSMEN ON THE 9TH EDITION OF OVERTONES

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TED HOWARD	STU REIS
SCOTT KRUSE	STASH ROSSI
SIMON LANDLESS	LEN SKLEROV
NEIL LEINWAND	

WITHOUT BARITONES, LIFE IS JUST THREE-PART HARMONY

KEEPING OUR COMMUNITY SINGING (SINCE 1953)

KEITH HARRIS

One of the founding principles of the Westchester Chordsmen is to get more people in our community singing. Singing together creates community, and community with an artistic outlet gives people a sense of purpose. Simply put ... Sing in Harmony, Live in Harmony.

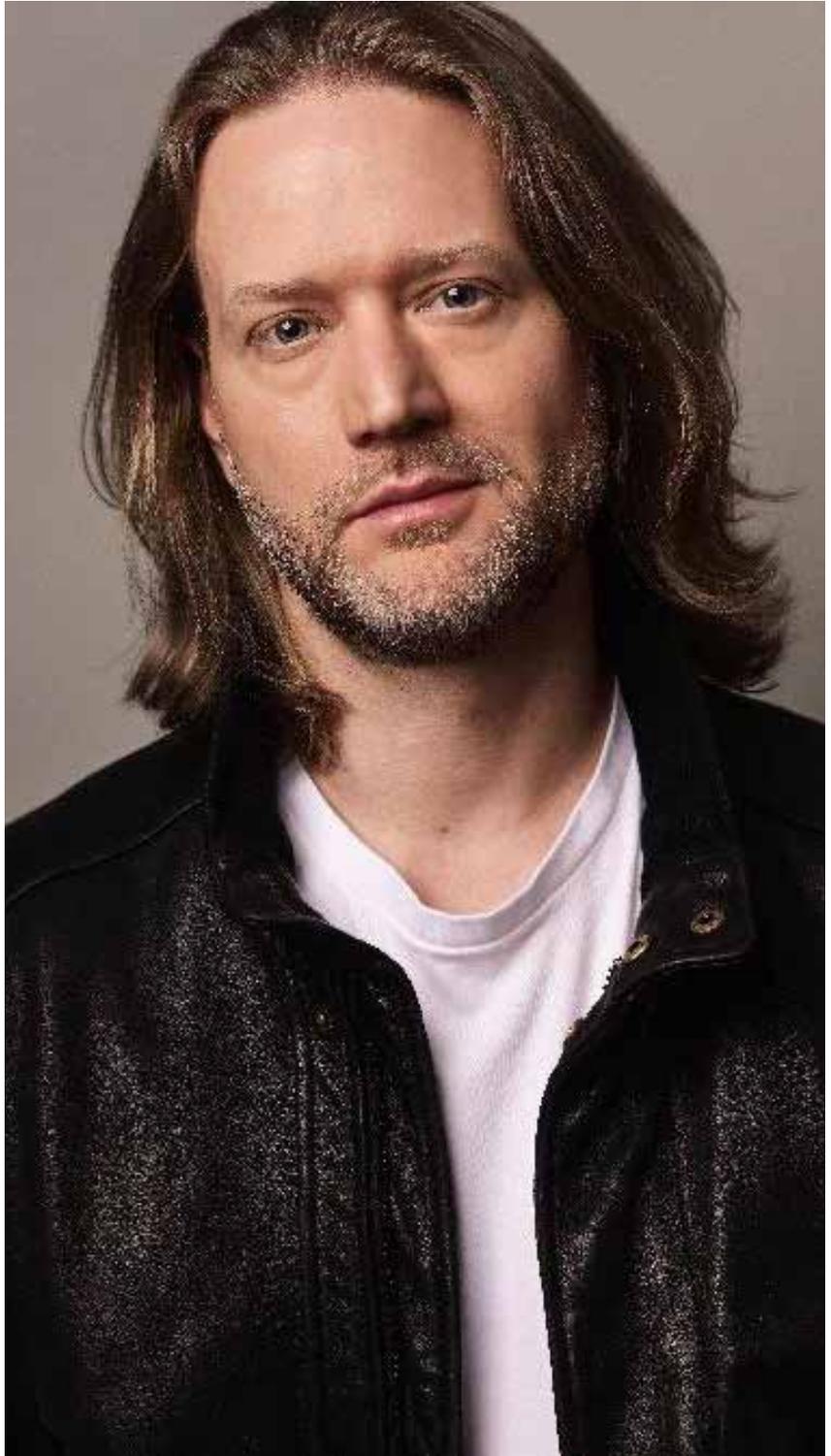
One of the many powerful programs we offer to meet this goal is our annual Westchester Chordsmen A cappella Youth Festival held each Fall. More than ten schools come together to perform in a concert that is free to the public. For the past nine years, the festival has been held at Mamaroneck High School. Each group sings for the others and they all share in harmony. We close the concert with a mass chorus of over 100 singers. What a sound!

The popularity of this program has now drawn the attention of Deke Sharon, considered to be the father of contemporary a cappella music. He was the music director and arranger for the Pitch Perfect films, the music director, coach, and consultant for the TV show The Sing-Off, and in 2022 he was the music director for Best in Show for Disney+.

To our delight, our a cappella festival made it to his desk. Deke saw the difference we are making in our community and said he wanted to be a part of it. Mind blown!

Would you like to help as we increase our mission to Sing in Harmony and Live in Harmony? We welcome all participants including singers, volunteers and donors. None of this happens without all three of these very important roles being filled. If you'd like to know more about what we do, how to help, or where to donate (we are a 501(c)(3) organization), please visit www.Chordsmen.org.

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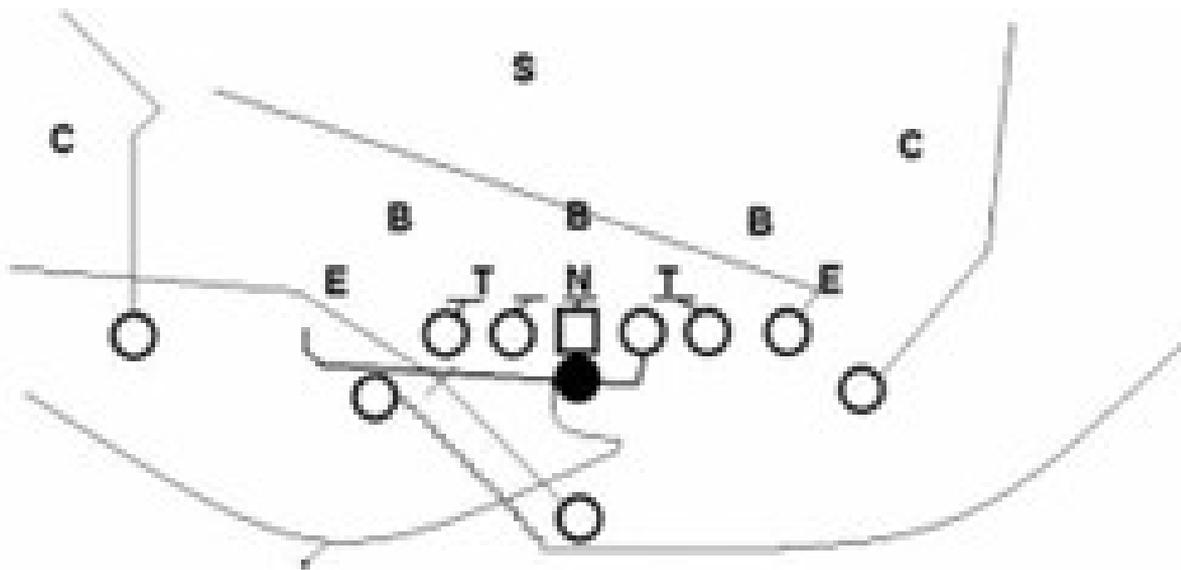


1951–2023

He was a baritone, but we loved him anyway

THE HARMONY OF CHORUS AND THE TEAM SPIRIT OF FOOTBALL: A Comparison

BOB SIDELI



Introduction. I have been a competitive athlete since childhood. I played high school football and wrestled, and in college I played Division III football and lacrosse. As a middle-aged adult over 25 years ago, I returned to the lacrosse fields to play on my alumni lacrosse team in an annual tournament in Vail, Colorado. But just four years ago, I joined the Westchester Chords-

men and I have been discovering the many strengths and benefits of choral singing. In my president's column in this issue I write about the power of choral singing as an antidote for loneliness. In this article, I am writing about my observations about choral singing and American football.

When it comes to collective endeavors that foster unity, discipline, and

shared goals, two seemingly distinct activities come to mind: singing in a chorus and playing on a football team. While one involves the harmonious blending of voices, the other centers around coordinated physical prowess on the field. Despite their apparent differences, there are striking similarities between these two pursuits. Let us explore how singing in a chorus

and playing on a football team share common aspects, emphasizing the importance of teamwork, discipline, and the pursuit of excellence.

Teamwork: A Melodic Ensemble vs. Coordinated Football Gameplay. In a chorus, each singer's voice has a unique timbre, range, and character, akin to the diverse skills and talents within a football team. While individual contributions matter, it is the synergy and unity of the collective that create a mesmerizing performance or a winning game. Just as chorus members must blend their voices in perfect harmony, football team members must synchronize their efforts to achieve victory. Both require trust, cooperation, and an understanding of one's role within the larger ensemble.

In college I played offensive guard and every move I made during a play was orchestrated to help the ball carrier advance down the field. In fact, every player on the offensive team has a prescribed role in each play. Now that I am part of a singing ensemble, during every rehearsal and performance I experience the same level of coordination between each voice section that I experienced on the football field. Figures 1 and 2 are diagrams that demonstrate the level of detail to which I refer.

In Figure 1, the right guard (my position in college) pulls to the left and is responsible for blocking the defensive end on the other end of the line of scrimmage. If I don't make that block, the running back who is following me will surely be tackled for a loss. In Figure 2, you can see a dotted line at the beginning of the first measure which indicates that the lead voice (my section) handoffs the melody to the bass section. If we don't do that correctly, the audience won't hear the melody. Teamwork!

Discipline: The Rhythmic Precision of Chorus and Football. Singing in a chorus demands discipline, as each member must follow the conductor's lead, adhere to the sheet music, and maintain precise timing. Similarly, football teams rely on discipline to execute plays flawlessly, follow the coach's instructions, and adhere to the rules of the game. Whether it's hitting the right note or making a crucial pass, success in both endeavors hinges on the dedication to practicing tirelessly, honing skills, and developing muscle memory.

Much of what I learned about practicing during my football days is directly applicable to my chorus preparation. Just as I repeated over and over the footwork necessary to reach the opponent I needed to block, I rehearse nearly every day at home singing along with learning tracks to prepare for our rehearsals where our director guides us into becoming an ensemble. This is very similar to how we used to split into football position groups during practice and then assemble as a full offensive squad and put it all together.

Leadership: Conducting the Melodies and Guiding the Team. In a chorus, the conductor shapes the performance, leading the singers and providing direction. Similarly, on a football field, the team captain or the coach assumes the role of the conductor, guiding and motivating the players. Both positions require strong leadership qualities, the ability to inspire, and the knack for bringing out the best in each member. A skilled conductor and an effective team leader can harness the collective energy and talent to achieve extraordinary results.

When you watch football games you are aware of the various leadership roles. You can see the leaders giving direction on the field and along the sideline during game. But I don't think

most members of our chorus audience are aware of the leadership roles in a chorus. While they know there is a conductor or director, they probably aren't aware that each section, based on voice ranges, has a section leader who helps us perform as a strong section. This would be similar to the offensive line coach of a football team.

Unity and Camaraderie: The Bond that Transcends Notes and Touchdowns. Beyond the pursuit of excellence, both chorus and football teams foster a sense of camaraderie and unity. Singers in a chorus often form deep connections, sharing their passion for music and celebrating their achievements together. Similarly, football teams build strong bonds through shared victories, defeats, and the relentless pursuit of a common goal. These connections extend beyond the practice sessions and performances, creating lasting friendships and a sense of belonging.

Lifelong friendships are forged on the chorus risers just as they are by playing on an athletic team. And most importantly, these friendships transcend many of the social, political and economic differences that too often separate us into small, isolated groups.

Conclusion. Though singing in a chorus and playing on a football team may appear distinct at first glance, they share remarkable parallels. Both require teamwork, discipline, leadership, and the cultivation of unity and camaraderie. Whether harmonizing voices in perfect synchronization or executing game-changing plays on the field, the beauty lies in the collective effort and the pursuit of excellence. So, whether your passion lies in the melodies of a chorus or the thrill of a football game, embrace the power of collaboration, and revel in the harmonious spirit of teamwork.

KEEPING THE WHOLE WORLD SINGING FOR 70 YEARS

JOHN FOTIA

Today's Barbershop Harmony Society was once known as the Society for the Preservation and Encouragement of Barbershop Quartet Singing in America. You were discouraged from referring to it as SPEBSQSA even if you found a way to say it. The Westchester Chordsmen also changed their name along the way. When I joined the chapter in the 1980s it was known as "The Golden Chordsmen."

The motto in those days was "Keep America Singing." As the society grew, the motto changed to "Keep the Whole World Singing." The Westchester Chordsmen have been doing just that for 70 years.

On May 20, 2023, the chorus celebrated their anniversary with a show titled "The Westchester Chordsmen 70th Anniversary Concert." The show was held at the Chappaqua Performing Arts Center. The featured quartet was the 2018 Mid-Atlantic Quartet Champions and International Quartet finalists, Gimme Four.

A "History Memorabilia Room" was set up adjacent to the lobby where historian Dan Rendich displayed photographs, programs and plaques commemorating the years. Before the show, members of the chorus met the invited alumni in this room where they shared cherished memories, hot topics (such as the reasons for the chorus name change) and tags (the final measures of a song where the chords always ring).

The finale featured the chorus, the quartets and alumni onstage to sing the society's theme song, "Keet the Whole World Singing!"

It was a special night celebrating a special anniversary.



Gimme Four (Paul Franek, tenor; Dave Ammirata, lead; Will Downey, bass; and Joe Servidio, baritone).



Hall of Honor plaque



Display featuring past and present quartets.



The show opener (Dan Rendich, Robert Scholl, Stephen Scholl and Scott Kruse).

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A VERY SPECIAL AFTERGLOW

JOHN FOTIA

Afterglows are like the icing on a cake. We gather in some hospitable spot after a show to keep the music flowing. Of course, a lot of food and beverages also keep flowing. We have had some memorable afterglows. One particularly enjoyable one followed a show called Wild, Wild Westchester. One ingredient that made it special was that the headliner was the iconic barber-shop quartet, The Boston Common.

The appearance was supposed to be, and was promoted as being, their final performance. This made it a very hot ticket given the renown of the group. Hundreds of people attended to hear them sing “That Old Quartet of Mine” just one more time. They went on to perform together several times afterward. But that afterglow was one for the books.

When planning began for the 2023 anniversary show it was immediately agreed that “alumni” would be invited to attend. I have a special affection for anniversary shows because, after a hiatus, I returned to the chapter to attend such a show. I was struck by how much changed and yet how much remained the same. I was surprised to see that songs I had learned years earlier were still alive in my memory. I’m glad that I came back.

Invitations were sent out and everyone looked forward to touching base again with members who had moved far away. International Quartet Finalists and 2018 Mid-Atlantic Champions, Gimme Four were our headliners this year so we knew we were in for some excellent singing.

(Photos courtesy of Connie Delehanty).



Gimme Four (seated left-right: Will Downey, Paul Franek and Dave Ammirata; standing: Joe Servidio).



Bob Kelly, Steve Marrin, Dan Rowland and Dennis McMahon.



Dan Rowland, Bob Kelly, Frank Hendricks and Steve Marrin.



Steve Delehanty, Nora Lucas, Lynn Kaufman, Tony Weiner, Jonathan and Jackie Ferris, Helen Ferris.



TP, Noble and his wife with Steve Delehanty.



Peter and Nancy Kellogg with Steve Delehanty.



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Thanks For
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THE CHORDSMEN AND THE MID-ATLANTIC DISTRICT

STEPHEN BANKER

The Westchester Chordsmen are a chapter of the Barbershop Harmony Society (BHS), which is responsible for promoting and supporting barbershop harmony throughout the world. BHS itself is divided into 17 Districts in the US and Canada; we are just one of over 70 chapters in the Mid-Atlantic District, which encompasses about 1800 singers in seven states plus the District of Columbia.

While most Barbershoppers have their first, primary (and sometimes only) contact with their chapter, there are many benefits to being a part of the larger barbershopping world. The Mid-Atlantic District (MAD) runs several programs for the benefit of its chapters, and of the singing community in general.

First and foremost among the district programs are its conventions held by the district and by its three divisions. These provide an opportunity for singers throughout the district to connect with each other, enjoy the singing of other chapters, gain knowledge from the experience of others, and test their singing skills (both as choruses and quartets) with an evaluation and a score. Depending on these results, choruses and quartets may qualify for the annual international competition. Recently MAD has been dominant at these competitions. In 2022 five of the top ten quartets were from MAD and five of the top 11 choruses were from MAD. In 2023 the winning quartet was from MAD and three more placed in the top ten. (Two of these quartets, including the champions Midtown, recently performed in Chordsmen shows!) The number two chorus, and three more in the top 20, were from MAD.

While the Chordsmen have not competed for a few years (including the COVID lockdown years), we all are look-



ing forward to the next competition in April 2024.

MAD also prides itself on its education programs. MAD's Harmony College East is a nationwide leader in quality instruction in singing, directing, arranging and leadership. It's a full weekend of singing, shows and instruction from the best teachers throughout the country. MAD also produces annual leadership training for chapter leaders, and training specifically for quartetting and choral directing.

MAD is very attentive to the health and needs of its chapters. Through its Chapter Advocate program, MAD stays in touch with its chapters, and offers guidance and support where needed.

Youth programming is an essential part of the district's mission. MAD supports youth programs organized by its chapters, and youth participation in



Harmony College East.

Finally, MAD has a strong communications program to support all of its activities, and chapters are encouraged to contribute to its newsletter.

So while we all enjoy our local singing and camaraderie, it's good to know there's a larger organization, MAD, to provide instruction, support and broader barbershopping experiences.

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Steve and Connie Delehanty stopped by for a visit with Marjorie Latzko, wife of legendary composer and arranger, Walter Latzko. Not only did Walter write and arrange some of the finest examples of barbershop music ever written, but he was also Arthur Godfrey's music director. Marjorie is an original member of The Chordettes with iconic hits like "Mr. Sandman" and "Lollipop" to her credit. Also pictured are Marjorie's son, Curtis and his wife, Barbara. (Photo courtesy of Connie Delehanty)

STEVE DELEHANTY MEETS LUDWIG VAN BEETHOVEN

ANASTASIO (STASH) ROSSI

Artificial Intelligence imagines a meeting between Steve Delehanty and Ludwig van Beethoven

Anastasio (Stash) Rossi asked AI to imagine a meeting between our very own Steve Delehanty, a proponent of Barbershop music who lives during the 21st century, and Ludwig van Beethoven. He sent an email to the chorus that provided the results. Steve had a few additions as did Tony award winning writer Peter Kellogg. Here is the result.

It's important to note that Steve Delehanty and Ludwig van Beethoven lived in different time periods, with Delehanty being born in 1942, long after Beethoven's death in 1827. So, an imaginary meeting between the two would have to take place in a fictional scenario where time travel is possible. In this fictional scenario, let's imagine that Steve Delehanty has somehow been transported back in time to Vienna in the early 19th century, where he happens to run into Ludwig van Beethoven on the street. The meeting might go something like this:

AUTHORED BY "Artificial Intelligence"

Delehanty: Excuse me, sir, are you Ludwig van Beethoven?

Beethoven: (gruffly) Yes, that's me. What do you want?

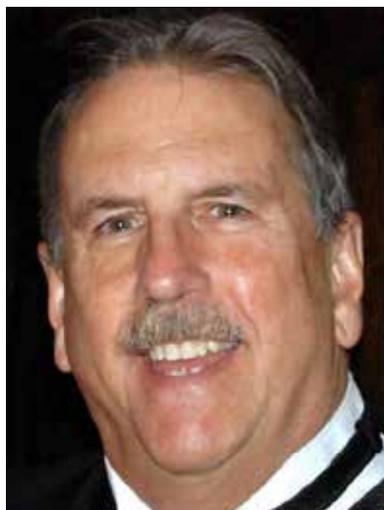
Delehanty: My apologies for bothering you, Mr. Beethoven, but I'm a great admirer of your music. My name is Steve Delehanty, and I'm a music composer and arranger from the future.

Beethoven: (skeptically) From the future, you say? That's quite a claim.

Delehanty: Yes, it's a bit hard to explain, but I've traveled back in time from the 21st century. I came to Vienna to hear your music and learn more about your life and work.

Beethoven: (looks intrigued) Well, you've certainly come to the right place for that. What can I do for you?

Delehanty: Well, I'm a composer and arranger of a new type of music called



Steve Delehanty and Ludwig van Beethoven



barbershop, and I've come to learn more about your music and share some of mine with you. I was hoping we might have a chance to talk about music, perhaps even play some together. I've heard that you're quite an accomplished pianist, and I play a bit myself.

Beethoven: (curious) Barbershop, you say? What kind of music is it? I've never heard of it.

Delehanty: That's understandable. Well, it's a type of a cappella music that features tight harmonies, close and open voice leading, and a distinctive, ringing, chord structure. It's meant to be sung by four voices, typically male, and it's become quite popular in America.

Beethoven: (intrigued) That sounds fascinating. And I do enjoy a good musical conversation. Come with me to my studio, and we'll see what we can do.

The two men walk to Beethoven's studio, where they sit down at the piano together. Delehanty begins to play a simple melody, and Beethoven improvises a counterpoint on top of it. As they play, they begin to discuss their respective approaches to music.

Beethoven: I enjoyed that. Now, perhaps you could play me an example of your "barbershop" music?

Delehanty: Of course, I'd be happy to. (Begins playing and singing the tune of "Keep the Whole World Singing" in barbershop style)

As Delehanty sings, Beethoven listens intently, his expression changing from confusion to understanding to appreciation.

Beethoven: (smiling) I must say, that was quite delightful. The harmonies are so intricate, and the way the voices blend together is really quite remarkable. Yes, I can see why this music has become so popular. It's quite infectious.

Delehanty: Thank you, Mr. Beethoven. I'm glad you enjoyed it. I've arranged many other barbershop songs as well, including "My Wild Irish Rose," "Let Me Call You Sweetheart," and "The Old Songs."

Beethoven: What is your approach to composing and arranging this music?

Delehanty: Well, I believe that music should be accessible to everyone, and barbershop is a type of music that anyone can sing, regardless of their musical training. It's meant to be joyful and uplifting, and I think it brings people together in a special way. Barbershop can be both entertaining and expressive. I strive to create arrangements that capture the spirit of the original song, while also adding my own unique touch. I try to balance the complexity of the harmonies with the accessibility of the melody.

Beethoven: (nodding) I can appreciate that. In my own music, I try to achieve a balance between structure and emotion, between the intellectual and the spiritual. How do you go about selecting the songs you arrange?

Delehanty: I look for songs that have a strong melody and a clear emotional message. I also try to choose songs that lend themselves well to the barbershop style. For example, I've arranged songs by the Beatles, Billy Joel, and other popular artists.

Beethoven: (interested) That sounds like a challenging task. In my own music, I often drew inspiration from folk songs and dances, as well as from my own personal experiences and struggles.

Delehanty: Yes, inspiration can come from many different sources. Sometimes I'll hear a melody in my head and work from there. Other times, I'll try to create an arrangement that showcases the strengths of a particular quartet or chorus.

Beethoven: (nodding) I can see how that would be important. In my own music, I often wrote with specific performers in mind. I tried to challenge them while also playing to their strengths.

Delehanty: Yes, that's a good point. Barbershop is a collaborative art form, and it's important to consider the strengths and limitations of the singers. I also believe that the barbershop community has a strong sense of camaraderie and mutual support.

Beethoven: (smiling) That's wonderful to hear. In my time, music was often a solitary pursuit, but I always believed that music should be a shared experience. It's heartening to know that this is still true today.

Delehanty: (grinning) Yes, I think we share a similar philosophy when it comes to music. It has the power to connect people and express emotions in ways that words alone cannot.

Beethoven: (nodding) Indeed. Well, it's been a pleasure speaking with you, Mr. Delehanty. I look forward to hearing some of your arrangements.

Delehanty: (smiling) Thank you, Mr. Beethoven. It's been an honor to be able to share my music with you. Perhaps someday, our musical traditions will merge and create something truly unique.

(EDITOR. There were a couple of notable responses to Stash's original post. This is an excerpt from Chordsmen Peter Kellogg, a twice nominated Tony award recipient, and Steve got in a few puns at the end as well.)

PETER KELLOGG AND STEVE DELEHANTY ADD THEIR TWO CENTS

You should have told the AI about Steve's sense of humor and love of bad puns.

Might have gotten something like this:

Delehanty: I see you're trying to rent out your apartment, Mr. Beethoven.

Are you putting it up Fur Elise?

Beethoven (gruffly): If you're as good an arranger as you say, could you arrange to bother someone else?

Delehanty: Well, I went looking for another composer first, but he was Hayden.

Beethoven: Gott in Himmel! Do they find that sort of thing funny where you come from?

Delehanty: I don't know. Why don't you come with me and find out?

Beethoven: Me? Not a chance.

Delehanty: Well then, I guess I'll have to get Bach to the Future without you.

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FIVE CHORDSMEN INDUCTED INTO THE HALL OF HONOR

JOHN FOTIA

It was called “The Hall of Fame” a few decades ago but was later changed to “The Hall of Honor.” It is an honor, indeed, for one to be recognized with the highest honor the Westchester chapter bestows. During the past three years, five Chordsmen were awarded that distinction: Keith Harris, Ed Kane, Bob Lohaus, Glen Allen and Scott Kruse. Each of these men have made enormous contributions to the development and growth of The Westchester Chordsmen.

KEITH HARRIS

On August 28, 2021, the following announcement appeared on the Chordsmen Facebook page.

“We’re proud to announce the induction of our wonderful Musical Director Keith Harris into the Chordsmen Hall of Honor! Honorees must ‘be an outstanding Barbershopper in every way, and must embody the character, ideals and principles of leadership, good musicianship, gentlemanly behavior, courtesy, kindness, sincerity, integrity, and a sense of humor.’ Keith checks all these boxes, and many more! Congratulations!”

A lifelong Barbershopper, Keith joined his home chapter in Wisconsin at age nine. He won his first district at age 16 with Family Ties, won the Collegiate International Quartet Competition in 1997 with Free Fall, and placed in the top ten at the BHS International in 2010 and 2011 with VOCE. Keith’s early barbershop experience inspired him to become a professional singer and now he has many singing credits in New York City, the United States and throughout the world.

Keith lives in New York City with his wife Maire, where he teaches voice lessons and maintains a voice over and jingle studio. Five years ago, Keith broke director Allen Fennell’s 10-year record as the longest lead director of the chorus. Keith’s talent, leadership and patience have been major factors in the continued health and significant growth that continues under his guidance.



Keith takes in the sights with his wife Maire.



As Marley’s ghost in Peter Kellogg’s “A Westchester Christmas Carol.” Our editor played Scrooge. (Photo, Connie Delehanty)



Steve and Connie Delehanty help Ed and Carol celebrate Ed’s 90th birthday.



Steve Delehanty as Dileante, the Good Wizard and Ed Kane as Dischordon, the Bad Wizard in Chord of the Rings. (Photo courtesy of Connie Delehanty)



Bob and Anne Wright-Lohaus

ED KANE

Ed Kane recently celebrated his 90th birthday. Connie and Steve Delehanty helped him celebrate the occasion by treating Ed and his wife, Carol, to lunch at the Barcelona Wine Bar. According to Connie, they shared 12 plates, it was all delicious and they were stuffed.

Ed’s contribution to the chapter have been enormous. For decades he was charged with seeing that the risers were assembled and transported to wherever they needed to be. He was invaluable when it came to all things technical. His marine training likely had a lot to do with that. Whether it was loading in set pieces or scrambling high above the stage setting lights, Ed could be counted on to be there.

Not only have his skills in the technical areas been substantial but he also performed solos in our shows. On one memorable occasion, in the show Sing! Sing! Sing! he offered his rendition of “The Music of the Night.” But my favorite performance had to be as Dischordon, the evil wizard, in “The Chord of the Rings.” Ed portrayed a dastardly villain who sealed the “Doors of Harmony,” making it impossible for anyone to sing in harmony as long as they dwelled in The Middle Earth District. On stage or off, Ed is a key player in the history of The Westchester Chordsmen.

BOB LOHAUS

Bob is another Chordsmen who was always among the first to raise his hand

when help was requested. As every Barbershopper knows, one of the most important jobs in any chorus, especially a large one like the Westchester Chordsmen, is the handling and transportation of risers.

Traveling to contest while hauling a bunch of risers is much easier said than done. Bob had his share of adventures along the way. He handled them as he handles all adventures, with grit and humor.

With his wife, Anne Wright-Lohaus, an ardent and invaluable supporter of the chorus, the couple have been an inspiring presence for all our members. I don't think Anne ever missed a contest or a convention, a sing-out or a festival that involved the chorus. Rain or shine, cold weather or hot she would be there cheering us on. With fans like Anne and workers like Bob, this chapter has thrived for 70 years.

GLEN ALLEN

"Glen Allen was to become an important member of the music team and an indispensable member of the chapter. He contributed greatly to the chorus presentation skills (nobody can "lean and beam" better than Glen) and put together some of the best afterglows the chapter has ever experienced. He still does. He has also been a great help in the area of operations, specifically helping transport the risers, and assisting with plans for afterglows at contest. (The Westchester Chordsmen: A History)

Accepting the honor during the chorus retreat and after the cheering died down, Glen looked at the inscription and read, "Contribution." Then he added, "I never wanted the responsibility to be president so I'm very gratified that the trenches have been recognized." And working the trenches is something Glen does very well. Dependable, smart, creative and good natured he's the man you want on your team.

Glen's talent for building props was demonstrated early on when during the construction of props for the famous "Dummy Package," he devised the apparatus that would link each of the front row men to two dummies - one of several special effects that turned a small chorus into a big one.



Glen with President Tom Pease prepare for the annual chapter picnic.



Nobody can "lean and beam" like Glen.



Bill Kruse welcomes his son into the Hall of Honor. (Photo, Connie Delehanty)



Scott directs the chorus. (Photo, Connie Delehanty)

But it was his performances that really stole the show. My particular favorite involved Glen as a drill sergeant putting his men through their routines. Instead of guns, they carried lawn chairs. As the saying goes, "They were rolling in the aisles." Glen Allen is a man for all seasons.

SCOTT KRUSE

During the 70th Anniversary Concert, the newest member to be inducted into the Chordsmen Hall of Honor also became the first son of a member to be added to the list. Scott Kruse received the award from his dad, Bill Kruse, who was inducted in 2013. Over the years, Scott distinguished himself as one of the chorus' fine directors. Even before he took on the directing chores he was creating

learning tapes for the chapter. He recorded all four parts of each song and saw that they were posted on the Chordsmen website.

Scott's technical skills have also come in handy. You can't get a better sound man. He often dealt with "book" shows, those with scripts that included various characters and plots. That meant lots of sound cues. You can't do those shows without an excellent sound man and Scott filled that bill beautifully.

His rich baritone voice is still found ringing chords in the best quartets. One of the very best, 29 Seconds (with Rob Scholl, Dan Rendich and Erik Contzius), was the first quartet to grace the cover of Overtones.

NEW MEMBER PROFILE

LESTER ESMOND DALE COOK

My name is Lester Esmond Dale Cook and I'm the newest member of the Westchester Chordsmen. As an undergrad, I received my bachelor's in history and theatre arts from CUNY City College. I have performed on Good Morning America more than 30 years ago, sang in church and high school choirs, and more recently, have acted and sung in college productions like *Into The Woods* and *The Crucible*.

I received my master's degree in disability studies this last fall. At the request of my wife, she informed me that I was to take a "gap year" before pursuing my Ph.D. in social welfare policy or she would do irreparable harm to me. The last seven years haven't been easy on her, and she needed as much of a break from school as I did. I just didn't know I needed the break. I'm not sure what the irreparable harm would be, but I suspect that it has to do with her not cooking for me anymore or washing my boxers. By the fall of 2024, I should be attending SUNY Stonybrook on a degree that focuses on eugenics and child welfare within mental health and disability. The eventual goal is to teach at the collegiate level and put the child welfare system on trial. It was the dinner cruise where I was sure that I fell in love with her.

I've only been married to my soulmate for the last seven years, but Debbie and I have been together for twenty. Oddly enough, we met online before the dating apps appeared, and kept company through that medium for over a year, exchanging emails and instant messages. We shared music and photos, where we got to know each other. When we finally met, it was at a conference in Portland, Oregon, and she decided to show me around town avoiding the tourist traps. She says I got "under her skin." Well, she got under mine, too. A year later, she moved to New York City and never looked back.

My wife has a son from her previous marriage and the best thing is that he's said I am more of a dad to him than his own father. My wife says that we are as "thick as thieves." I don't think that's a



Lester Esmond Dale Cook

bad thing. Chris calls me dad and he's my son now. No question about that. None in the least. He's as much my son, not step-son but MY son, as he's my wife's son.

What interested me in joining the Westchester Chordsmen? It comes down to a shared video of a dear friend of mine who is already a member. I met him during my undergrad studies and we became fast friends. I know his wife because she is the administrator of the theater department. That video was my introduction to the Chordsmen and what I saw was that this was a safe space that fed my soul.

While I had an advantage due to my experience in theater, Keith Harris worked with me to fine tune my voice. He works closely with all prospective members for the first five weeks helping you develop your primary instrument - your voice. He helps you build your confidence, is sensitive, and helps you blend your voice with your section. As a teacher and leader, he is amazing.

Within the acceptance and kindness of the Chordsmen, I found community.

They accept all social classes and career trajectories. You will find multiple generations from doctors to soccer coaches. Lawyers will stand next to voice actors and teachers. These men are amazing artists, and I can call them friends. They are a haven for a person like me and I can call them colleagues and brothers.

How can I say that they have accepted me fully? They are all kind, passionate, and curious. They are mentors for the next generation, but they are also mentors for me. What a pleasant surprise. They fully accepted me as a person of trans-experience, without question or judgment; these are real men. I was born anatomically female, and I'm currently in the process to medically transition to male. If you want to know if the Westchester Chordsmen accept and embrace the trans/nonbinary community, just look at their membership rolls. As long as they can sing, they are welcome.

They are my community. They are my home away from home. They are my challenge and my cheerleaders. They are my friends and family of choice.

The following original poem was submitted by Aidan Morton. He wrote it shortly after becoming a member of the chapter.

Overtones

Could the overs just be voices,
hitchhiking on the tones?

Is it the medium for the voiceless,
to make their presence known

It seems that with the energy,
vibrating from the strings

the souls no longer with us,
find the strength and will to sing.

But you have to listen closely
or it will surely pass you by

stop listening with the left brain,
try closing your eyes.

I see a bolt across the sky,
the root note that I played

The forks and looming shockwaves,
are the overtones inlaid.

I know that it sounds crazy,
yet I heard them speak to me

I was fooling around on piano,
playing chords just F and C.

The root was very very clear
as the tones they trickled in

then a melody quite different,
revealed itself therein.

Sometimes I get these notions,
get swept away by my own theories

Yet it's so much more romantic,
than an ordained harmonic series

Aidan Morton

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REMEMBERING JOE DiSALVO

JOHN FOTIA

On June 26, 2023, the chorus received an email from Joe DiSalvo with the sad news that he would not be rejoining us and that he would be entering a home hospice program. He assured us that his wife, Joanne, and their children were providing “fantastic care.” The response from the men in the chorus was immediate and heartfelt. I’d like to share portions of one response with you now. It came from Marc Schechter who sang with Joe in the quartet “Four to the Bar.”

“Thank you for your close friendship and so many marvelous memories that I will always cherish...We constantly expanded our quartet repertoire and challenged ourselves with new songs, including nine years of songs from the New England and Atlantic harmony brigades. Some of our favorites were Crazy Little Thing Called Love, Too Marvelous for Words, What Are You Doing New Years Eve, That Lucky Old Sun, Oh Holy Night, and so many more. I regret that we planned but never completed the clever and funny song The Way You Look Tonight that would have featured you singing Lead...

You and I did Singing Valentines in two quartets, first with Mike Allocca and Lyn Kaufman, and later with “Four to the Bar.” With Mike and Lyn we delivered songs and flowers to Westchester homes and Greenwich, CT estates! Wonderful memories included Singing Valentines to your wife Joanne, daughter Julia (and the cheering throngs at Springhurst Elementary school), John Doherty and your other many friends and coworkers in Hastings and Dobbs Ferry, and countless others. If my memory serves me, we also did Singing Valentines with Crazy Little Thing Called Love for some of our fellow Wesco members, including Jack Safferstein and his wife, Bob and Donna Sideli, and Skip and Judy Adams. Each year on Valentine’s Day, you generously took the day off from work to bring smiles and tears to the faces of the Valentine recipients.

As “Four to the Bar,” we craved performing our extended repertoire in



Joe DiSalvo



Joe and Joanne DiSalvo



Four to the Bar delivers a Singing Telegram to Donna Mercurio.



Joe sings solo in “Welcome to the Neighborhood.” (Photo, Connie Delehanty)



Joe adds his voice to the beautiful “Ave Maria.” (Photo, Connie Delehanty)

30-60-minute Valentine gigs at Memorial Sloan Kettering Westchester, Village of Rye Brook Community Center (attended by Westchester County Executive George Latimer), Bethel Springvale Inn senior home, and more. We were invited several times to perform on the WGCH Greenwich radio station show “Anything Goes with Kim Berns” to promote Wesco Singing Valentines and concerts.

Besides Wesco, thank you again for officiating the marriage ceremony for

our daughter Kim’s and son-in-law Tom’s wedding at the Greentree Country Club. It was perfect and memorable.

Joe, you have been a deeply meaningful part of our lives and those of others. You are loved and will be sorely missed.”

When a member of the chorus passes, it is customary for the chorus to sing at the wake with the permission of the family. Joe requested that the chorus sing at his and they sang the song that he requested.

FROM A FRIEND OF THE CHORDSMEN



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MUSIC JUDGE STEVE DELEHANTY RETIRES AFTER 35 YEARS

JOHN FOTIA

In 1987, Steve Delehanty was accepted into the Barbershop Harmony Society's judging program. He retired last year after 35 years of service. His retirement was recognized throughout the society and at the international convention in Louisville. The Harmonizer, the society magazine, recently published an article that featured an interview with Steve conducted by our chorus director, Keith Harris. With the permission of Lorin May, editor of The Harmonizer, a portion of that interview is reprinted here:

Are contests an important part of our hobby?

Yes, choruses and quartets, regardless of level, can benefit from going to contest because it provides a goal, a chance to perform and get feedback on how to improve. Contests also preserve the barbershop style by providing rules. Conventions are a chance to meet and sing with others just for fun and to learn what other chapters are doing. Contest should not be the sole focus of conventions...

Where is barbershop headed?

The music is getting more complicated and out of reach for the average singer. Top level competitors have reached amazing levels, but BHS will not survive if it becomes a spectator sport. It will survive if there is appropriate music for the average singer. BHS must continue publishing music for a wide range of skill sets and an expanding variety of songs...

How did the TV appearances start?

Our chapter got a call from The David Letterman Show looking for a quartet. The request was passed on to chapter member Tom LaMotte who called me to assemble a quartet of quick studies to sing the Top 10 list. The list was faxed to me and on the subway ride in, I figured out a song for each line. We met outside the theater to woodshed the songs and we had it ready by the time we entered the theater. Paul Shaffer said, "Let's get the writers in and see if we can put this together." We said, "We've already done it." He said, "Let me hear it." He was astounded!

What other TV experiences stand out?

The View. It was their Oscar Winner Kiss Your Butt Contest. They sent us 16 lines of lyric which I put to music. We arrived at ABC and



Steve at the piano.



Steve's last panel. (Photo, Connie Delehanty)



Arranger Steve Delehanty with BHS Senior Copyright Manager Janice Bane.

were sent to the basement to rehearse. When the call came for us to sing, we found that the elevator was out of service. We had to hustle up 4 flights of stairs to the theater. We breathlessly started down the aisle singing with no cue cards and sang the first 8 lines perfectly. Then we flubbed the next few lines but managed to sing the punchline.

Mrs. Fletcher mini-series on HBO. We did a scene in a home for senior citizens, but we were not told the storyline or in which episode we would appear. I alerted family and friends to watch and the opening scene of the first episode was an R rated sex scene. The quartet appeared in episode 5.

What were some moving barbershop experiences?

Joe Liles called me from his hospital bed to say goodbye, only a month after telling me that Heavenly Choir was my best composition. Ironically, I had written it for memorial services.

A gentleman came up to me after a contest to thank me. He said my song Being with You held special meaning for him and his wife of 47 years and it helped him through his grief when she passed away.

Do you have favorite performances of your arrangements?

All the Things You Are by Alexandria (Toronto 3rd place) and the songs Westchester sang in 1977 to finish second at District.

Do you have any advice for the next generation?

SING and have fun. Don't take it too seriously and invite your friends.

(July/August 2023 - Volume LXXXIII - Number 4, pp 12-13.)

Steve's last assignment was as judge for the Quartet and Chorus Festival. The category was "music" (It has changed over the years) and he shared that duty with Joe Cerutti.

In Related News

CONGRATULATIONS STEVE! As noted in the Barbershop Harmony Society's "Livewire" (August 10, 2023)

"Semper Supra," the official song of the United States Space Force, takes its place alongside other familiar military anthems in a new setting by revered arranger Steve Delehanty.

The new publication from the Barbershop Harmony Society appears to be the first vocal arrangement from a major publisher to incorporate "Semper Supra." The medley consists of: Semper Paratus; The Marine's Hymn; Anchors Aweigh; The Army Goes Rolling Along; The U.S. Air Force; Semper Supra. Top-notch learning tracks by Tim Waurick.



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DOUG CHAPMAN PAYS A VISIT

JOHN FOTIA



Left to right: Nora Lucas, Bill Kruse, Steve Delehanty, Connie Delehanty, Nick Hodnett, Tony Weiner, Bob Fanelli, Kathy Kruse, Jan Hodnett and Doug Chapman. (Photo, Connie Delehanty)

Whenever Doug Chapman comes to town he knows he can count on the hospitality of Nick and Jan Hodnett for a warm bed and a delicious meal. So, it did not come as a surprise when, on Monday, August 7, several members of the chorus received an email from Nick informing them that their longtime friend and chapter member Doug Chapman would be arriving Wednesday for a visit. The next day, it was agreed that they would all get together on Friday to welcome Doug.

Doug flew all the way in from New Mexico . . . and boy were his arms tired!

That's for Doug and Steve Delehanty.

Doug was an active member of the chorus when it was called "The Golden Chordsmen." He was the go-to guy for stage presence and choreography for many years.

The dinner was hosted by Nora Lucas and husband Tony Weiner. Attending along with Nick and Jan were Steve and Connie Delehanty, Bill and Kathy Kruse, and Bob Fanelli. John Fotia popped in via Zoom to say hello from his cabin in the Berkshires.

To paraphrase Ricky Nelson "To reminisce with my old friends, a chance to share some memories, and sing our songs again."



Jan Hodnett, Doug, Kathy Kruse, Nora Lucas



Bob Fanelli and Doug

HARMONY COLLEGE EAST 2023

SKIP ADAMS



Where can you go to meet fellow barbershoppers from dozens of other chapters, hear excellent performances from internationally qualified quartets, develop your own singing and performance chops as you are coached by faculty recruited from all across the US, sing tags until midnight, not spend a bundle of cash, and leave thinking “it can’t get any better than this?” For a member of the Mid-Atlantic District of The Barbershop Harmony Society (or any other barbershopper, for that matter), the answer is Harmony College East (HCE), a weekend of barbershopping that occurs each June. This is one of the many benefits that the district brings to its members and offers to other barbershoppers as well. This year HCE was held at McDaniel College in Westminster, MD. The tuition of \$230 included a three-night stay, six meals, all courses and two barbershop shows, Friday and Saturday nights. The talent displayed at the shows alone was worth the trip to Maryland.

I attended Harmony University (HU) in Nashville in 2019, a weeklong program of education and close harmony singing, very similar to the program HCE offers. I really enjoyed the HU experience, and it gave me incentive to attend HCE upon first seeing the announcements from District about the 2023 session. As a further incentive, the Chordsmen were



Singing with the Champs. Members of Quin Tones. Clockwise: Thomas Hunter (Bari), Julian LeFlore (Lead), and Jacob Lapp (Tenor). Gary Parker, International Champion of Dealers Choice stepped in for Christopher Crawford.

offering tuition reimbursement for any officer wishing to attend HCE, the rationale being anything that makes the individual a better barbershopper is a benefit to the chorus as a whole. How could I refuse? I booked a spot as soon as possible to avoid being shut out. It sold out in 2022, the first one held following the pandemic shut downs.

The most challenging part of registration was picking my classes. There is such a wide array, with over 50 to choose from! I settled on six; four focused on performance, and two on voice.

The HCE Chorus class was the easiest one for me to select. The opportunity of singing under the direction of one of the top directors in our society, Erin Cook, was too good to pass up. The faculty also included two of our own: Steve Delehanty, our amazing resident composer and arranger and Keith Harris, our superb director.

I was happy to see another chapter member join me at HCE. Tony Weiner,

like me, went as an attendee. Tony will tell you himself that he is big fan of HCE, having attended several. It was good to have a familiar face there to share meals with. We got to know each other a little better, which is one of the perquisites of attending something like HCE; for that brief time, you pretty much shut out everything else in your life that’s not barbershop-related, and open up to a full agenda of activities, and of relationship building that is truly memorable.

It won’t be long until the announcement goes out that HCE 2024 is right around the corner. For Chordsmen, there will be a special incentive - full tuition reimbursement for ten of our members! HCE is an immersive, all-consuming barbershop experience, from early morning until late at night, where strangers can become friends, and the singing never ends. Yes, it can be exhausting, but the excitement will sustain you until Sunday rolls around and you head home, tired, but a better barbershopper.

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What does it take to be a Lead?

Leads sing the melody.

The melody must be sung with authority, clarity and consistent quality throughout his range.

The lead sings with limited vibrato to add color and warmth to the sound.

Too much vibrato and the chord will not "lock" or "ring" or produce the unique, "expanded" or full sound that is characteristic of barbershop harmony.

The lead conveys the interpretation, emotion, and inflections of the song.

Have you got what it takes to be a Lead?

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3 - course plated dinner parties

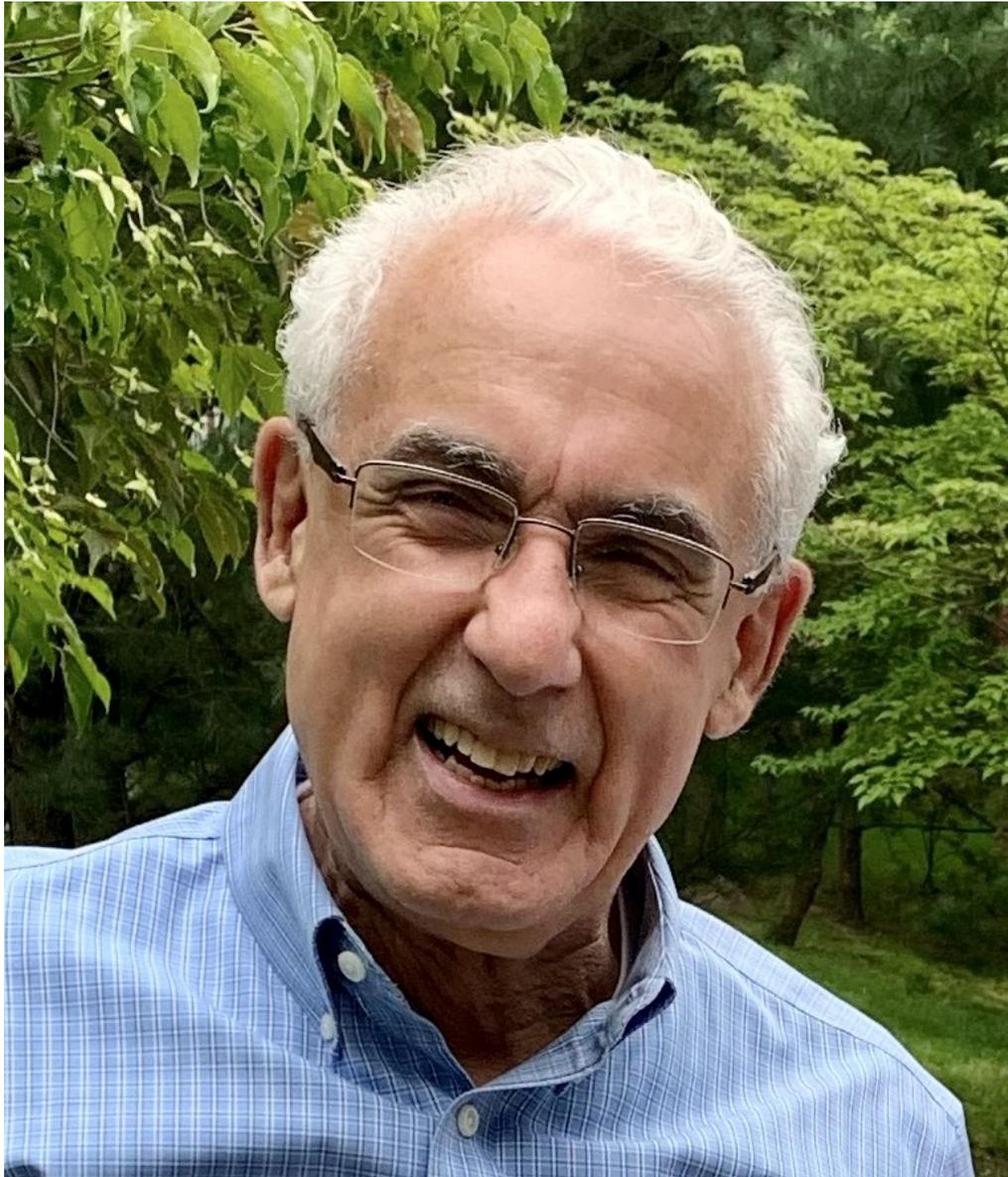
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