

Brad Jacobs and the art of making money

BY PHIL HALL / phall@westfairinc.com

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photo courtesy
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▶ WWE NXT coming to The CW Network

The CW Network will become the official broadcast home to WWE NXT starting in October 2024.

WWE NXT showcases the professional wrestling league's up-and-coming talent, and this marks the first time that WWE NXT will be seen on a broadcast television network. The Stamford-headquartered WWE signed a five-year agreement with the network, which will present the NXT events on a weekly schedule.

"We are thrilled to welcome the WWE brand into the CW Sports portfolio as they play an integral role in our mission to bring live sporting events to the network year-round,"

said Dennis Miller, President, The CW Network. "WWE NXT is a perfect fit for The CW thanks to its dynamic young talent featuring the hottest rising stars in the sport and exhilarating, unpredictable weekly events. The passion and engagement of WWE's fanbase is unmatched, and we are eager to grow that audience as WWE NXT's new home on broadcast television."

"The CW has made impressive moves over the past year with its live sports programming schedule," said Nick Khan, WWE President. "It's a truly exciting opportunity to expand NXT's audience by bringing the show to broadcast television for the first time in NXT's history."



▶ Breeze Airways to begin service at Stewart Airport

Breeze Airways is expanding its regional service with new flights serving New York Stewart International Airport.

Starting in February, the carrier will connect the Hudson Valley airport with Orlando and Charleston, South Carolina. The arrival of Breeze will be a boon for Stewart, whose current commercial flights include Allegiant's connections to four southeastern resort destinations and European flights by Play to Iceland and Atlantic Airways flights to the Faroe Islands.

Within this region, Breeze is also offering flights out of Westchester County Airport, Long Island's MacArthur Airport and Connecticut's Bradley International Airport. The carrier also has a presence at the upstate airports in Syracuse and Plattsburgh and across the eastern Connecticut border in Providence, Rhode Island.



▶ Westport Library to host Big Fall Book Sale

The Westport Library will host its annual Big Fall Book Sale from Dec. 1-4 on its main level at 20 Jesup Road.

The Book Sale will kick off on the morning of Dec. 1 (from 8:55 a.m. to 12:00 p.m.) with a preview available only to patrons who purchase an Early Access ticket in advance through EventBrite.com.

This year's sale will offer thousands of gently used books for children and adults in more than 50 categories of non-fiction and fiction, as well as noteworthy, vintage children's and antiquarian books, vintage vinyl records, music CDs, and movie and television series DVDs, plus a limited selection of ephemera and artwork.

▶ Former NYS Comptroller Hevesi dies at 83

Alan G. Hevesi, a former New York State comptroller who was forced to resign his office due to a corruption scandal, passed away yesterday at the age of 83.

Hevesi was a political science professor at Queens College before coming to politics. A Democrat, he served in the New York State Assembly from 1971 through 1993, when he was elected New York City Comptroller. In 2001, he ran unsuccessfully in the city's Democratic mayoral primary, but in the following year he returned with a successful bid to become state comptroller.

During his re-election campaign in 2006, a state ethics commission determined that Hevesi improperly assigned a public employee to handle his personal chores. He publicly apologized for his actions and was re-elected with 56% of the vote. But one month after his re-election, he



pleaded guilty to defrauding the government by having state employees serve as chauffeurs and personal assistants to his disabled wife. As part of his plea bargain, he was fined \$5,000, resigned from office on Dec. 22, 2006, and agreed to be barred from holding elected office.

In October 2010, Hevesi pleaded guilty to accepting \$1 million in gratuities and campaign contributions in exchange for steering New York State pension investment funds to California venture capitalist Elliot Broidy. He was sentenced to one to four years in prison and was released on parole after serving 20 months.



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Hyundai dealership to propose moving to larger site in Greenburgh

BY PETER KATZ / pkatz@westfairinc.com

"It's an interesting site as far as how the building certainly steps and the whole site terraces down."

- Zac Pearson

A Hyundai dealership, Tasca Hyundai, is getting ready to seek approval from the town of Greenburgh for a site plan that would allow it to convert the Scarsdale Park Mall shopping center at 450 S. Central Park Ave. into a combination showroom and service center. Tasca Hyundai currently operates at 111 S. Central Park Ave. on a property about one-third the size of the Scarsdale Park Mall. It also is leasing space in two adjacent properties to park vehicles. The entity TAG Holdings LLC is contract vendee to buy the Scarsdale Park Mall site.

Tasca Hyundai has approached Greenburgh for preliminary discussions prior to submitting a site plan and application for a special permit to allow motor vehicle sales at what would be the new location. Tasca would use existing on-site buildings that total approximately 40,000 square feet and also would build two additions of about 9,000 square feet. The 4.36-acre site would be configured to accom-

modate up to 300 vehicles including customer and staff parking, parking of vehicles being offered for sale and parking for vehicles, being brought in for service.

The property is situated on the east side of Central Park Avenue near the intersection with Dromore Road. Nearby are a residential area, a commercial section and the Greenburgh Nature Center.

Zac Pearson of Insite Engineering said that they are in the process of working with architects to nail down just how the site would work in terms of having people drive in and drop off cars for servicing. He said that all vehicles entering and exiting the property would do so via Central



Concept rendering for proposed Hyundai dealership.

Avenue. He said that when a site plan application is submitted it would specify which areas are set aside for various parking uses.

"It's an interesting site as far as how the building certainly steps and the whole site terraces down," Peterson said. He also said that parking would be provided in the rear of the auto dealership for a yoga studio that they expect would continue to operate at the site.

Attorney Helen Mauch of the New York City-based law firm Mintzer Mauch PLLC said new cars being brought to the dealership for display and sale would not be directly trucked to the site.

"The cars are going to be delivered on the large trucks to a different location and then driven over one by one to the site," Mauch said.

Hugh Schwartz, chairman of the Greenburgh Planning Board, said they would like to see the site plan provide

details of screening that would be set up for the rear of the property.

"You've got a residential area right behind you," Schwartz said. "You've got the nature center across the back of your property. We would like to see a robust screening plan for the side and the back of the property. I understand you want to display cars and I assume the cars right in front are for sale, but it would be nice to put up some high-canopy trees to give it attractiveness rather than make it look like just another line of cars in there. The screening is going to be extremely important."

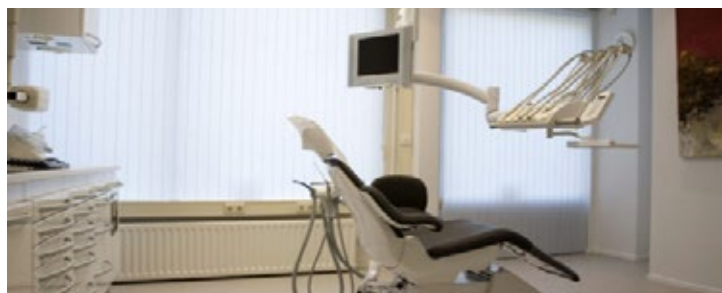
According to a profile of Tasca from June of this year in an announcement that Tasca Automotive Group had acquired L.T. Begnal Motor Company in Kingston in Ulster County, Tasca operates 20 dealerships in the Eastern U.S. It's a fourth-generation family owned and operated automotive dealership group.



450 Central Park Ave. Photo via Google Maps.

Scarsdale dentist gnashing his teeth over partner's oversight

BY BILL HELTZEL / bheltzel@westfairinc.com



A Scarsdale dentist wants to part ways with a partner he believes misallocated funds from Pelham Parkway Dental Associates P.C.

Ernest Ferrigno asked Westchester Supreme Court to dissolve the dental practice in a Nov. 2 petition filed against the business and his partner, Stuart Teicher, also of Scarsdale.

Each man owns half of the business, according to Ferrigno, but Teicher, the president and treasurer, "has complete control over the finances and operations of the company (and) has been guilty of oppressive acts towards Ferrigno."

Teicher did not reply to a request for

his side of the story.

Teicher sold half of the Morris Park, Bronx dental practice to Ferrigno in 1991, according to the petition, and the men agreed to take equal salaries.

But from 2018 through 2022 Teicher allegedly received nearly two-thirds of the compensation: \$572,347 to Ferrigno's \$322,154.

Ferrigno also claims, without citing specific examples, that Teicher has used company funds to pay expenses without Ferrigno's knowledge or consent.

Teicher advised Ferrigno late last year that he wanted to sell the dental practice, the petition states. Ferrigno responded that he would consider a sale if first he got complete access to the business records and a complete 5-year accounting of revenues, expenditures and distributions.

Ferrigno says that he received only a 2021 tax return.

He accused his partner of oppressive conduct under the state Business Corporation Law, breach of contract and breach of fiduciary duty.

He is demanding at least \$300,000 in damages, the dissolution and liquidation of the business, and appointment of a referee to wind up its affairs.

Ferrigno is represented by White Plains attorneys Brian T. Belowich and Kerry F. Cunningham.

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Brad Jacobs and the art of making money

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There is an old saying that if you're the smartest person in the room, you're in the wrong room. If there is a single exception to that saying, it would certainly be Brad Jacobs.

"In corporate America, I'm what's called a moneymaker," said Jacobs in the introduction of his new book "How to Make a Few Billion Dollars," which will be published on Jan. 15, 2024, by Greenleaf Book Group Press. "I've started five companies from scratch—seven if you include two spin-offs—and turned them all into billion-dollar or multibillion-dollar enterprises. My teams and I have completed approximately 500 acquisitions and opened more than 250 greenfield locations. In total, these ventures have created hundreds of thousands of jobs and raised about \$30 billion in outside capital."

Jacobs' impact has helped make Fairfield County a center for global corporate prominence – among this locally-based ventures have been United Waste Systems, United Rentals, XPO and its spin-offs GXO Logistics and RXO; he is also a Greenwich resident. Jacobs holds the chairman of the board positions with XPO, GXO and RXO and is managing partner of his Jacobs Private Equity LLC.

In an exclusive interview with the Business Journal, Jacobs offered a preview of his book, which is already ranked as number one in Amazon's Strategy & Competition and Consolidation & Merger book categories – even though its release is two months away.

Congratulations on your new book. I guess the first question is an obvious one: what inspired you to write a book?

I wanted to share with people the main reasons why the companies I've led have been so successful. When I put pen to paper, I realized it wasn't only about business – it was for anyone who wants to do something big in their personal life or professional life. I also wanted to write down in one place the biggest thing I've messed up over my last 44 years of being a CEO and what I've learned from those mess ups.

In your opinion, is business leadership something that you're born with? Or is it something that you can learn in school or on the job?

I think it's both. Some people are born leaders, and others are not attracted to taking charge of large groups of people. But someone who's born with natural leadership skills will become a much more effective leader if they have mentors and work hard at sharpening their skills. In the opening section of the book I mentioned 23 heroes and mentors I've been fortunate to have and, and what I've learned from them.

One of the most intriguing segments of the book involves artificial intelligence, which you refer to as "the mothership of the future." Can you explain what that means?

Artificial intelligence is emerging as the determining factor in whether businesses and entire industries will collapse or succeed. What's clear is that AI's impact will eventually exceed anything we can imagine.

Industries have been caught off guard by advanced advances in tech before, but AI will be much bigger. That's why technology's always been a central part of the business plans of the companies I've led.

Your book details the multiple deals that you transacted over the years. How do you address the stressful emotional challenges that arise in the mergers and acquisition process?

Successful executives, whether in M&A or not, learn to keep their head in a good place. Different techniques work for different people. Some people use meditation, others cognitive therapy, some practice some people practice mindfulness. I dabble in all those. And I am constantly expanding my repertoire.

What has been most successful for you?

In the book, I have described thought experiments, which is the translation from the German of "gedankenexperiments," which is what Einstein used in order to devel-



op these theorems. At the very end of the book and in one of the appendices, I list about a dozen or so specific thought experiments that people can try out for themselves.

What do you attribute to building a successful corporate culture?

You build a winning culture first by only hiring extraordinary talent. People who are intelligent, hungry, kind hearted and who have integrity – and then pay them really well and tie their compensation to results. I listed in the appendix 24 to 45 questions that we use to interview people to screen for these qualities, just like the core competencies related to their job.

We don't have pool tables or beer kegs and Greenwich at our headquarters in Greenwich – there's a quiet intensity as people go about their work. But there's also an emotional warmth. People admire and trust each other. And they enjoy spending time with each other, which is very important.

On the flip side of it, what are the warning signs that a corporate culture has become toxic?

Ineffective workplaces have cliques. Information doesn't flow. People are afraid to speak up. There's a boring or even negative vibe in the office. It's almost impossible to achieve superior results with that type of culture.

One of the things that I'm most proud of when I was CEO of XPO is that the average employee satisfaction score at our Greenwich headquarters was consistently between 9 and 9.5 on a scale of 1 to 10. You can accomplish a lot of great things when you have an uplifting and nourishing office atmosphere like that.

One of the book's chapters refers to "electric meetings." For the benefit of people who haven't seen the book yet, how do you define an electric meeting?

The short and sweet of it is that there are three ingredients that go into making group meetings electric: the right people, a crowd sourced agenda, and an atmosphere where everyone feels safe and is encouraged to respectfully disagree to present alternative perspectives.

Regarding people being encouraged to disagree – I've worked in companies where a difference of opinion was certainly not encouraged. Was I just unlucky or is that the norm in today's workplace?

I can only speak from the companies I've run. Respectful disagreement has been highly encouraged because that dialectical thinking is what gets you to deep insights and actions. And it helps you solve problems. The enemy of problem-solving is rigid thinking and not daring to look at issues from multiple perspectives.

Now that you are a published author with one book down, are there going to be more books? And what else is on your agenda for 2024?

If I knew how much time went into writing a book, I'm not sure I would have written this book. I don't think I'm going to have time next few years to write another book, because I plan to start another public company from scratch and grow it to many, many billions of dollars.

My initial investors in XPO, made 30 times their money. I don't know whether I'll be able to replicate that again. My report card will be how much shareholder value we create, so stay tuned.



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A holistic approach to pet supplements

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Robert Kovler, CEO of New Rochelle's Animal Nutrition Products (ANP), wants to provide the "Rolls-Royce of pet supplements" to pet owners at "a Mazda Price." Drawing on his more than 20 years at ANP along with extensive work in sales for veterinarian medical companies and his own study, Kovler believed he has achieved the right balance of price and quality for Therapetixx, his company's new consumer retail line of pet supplements.

"My background is in pharmacognosy, which is the study of medicinal plants," Kovler explained. "I've known quite a few doctors over the many years that I've been around and enlisted them to give me some guidance on developing products from a holistic standpoint, which most people want these days."

Kovler described providing that holistic help as a driving passion.

"When I help out a pet, I also help out an individual, a person," he said.

"They don't want to see their pets in pain. So, I actually feel that I'm helping out two entities, the human

and the pet."

The Therapetixx line is similar to the products sold to veterinarians under the ANP name. The line ranges from a mushroom-based immunity booster to a product for dogs suffering from urinary, kidney, and bladder infections. Other products promote joint health for both growing puppies and elderly dogs.

"We also have a calming product for dogs that have separation anxiety," Kovler said. "During Covid people were home, dogs, cats, even mice — they all became used to their owners being home and not being outside for a long time."

"The majority of the products are for dogs, and we have a couple of products that are for cats," Kovler added, noting of the line is in liquid form, so they can be applied to a pet's favorite food more easily. This is especially important for dogs, which rely on their sense of smell rather than



Robert Kovler and Amber: *contributed photo*

"When I help out a pet, I also help out an individual, a person."

taste when deciding what foods are appealing.

"I know a lot of doctors and I know a lot of people that own pets, so we always test the product out for that specific reason," Kovler said, "We test the product out and make a determination if we need to tweak the formula. We test anywhere from 100 to 150 pets."

Kovler stated the products address

the issue of palatability. Since dogs can't be convinced to take medicine for their own good, even the most effective medicines or supplements are less useful if a pet refuses to touch it.

Kovler stressed that for best results Therapetixx products are ideally used with a veterinarian's oversight, adding it could be possible to reduce or revise the use of pharmaceuticals with support from Therapetixx products.

Kovler plans to sell Therapetixx through boutique pet stores and a standalone Therapetixx.com website, bypassing some popular avenues for pet product sales.

"People are sensitive to pricing, and we feel that we have established this as something that is going to be sold retail out of stores at the present time," Kovler explained. "We're not looking at Amazon or Chewy because those companies are not favorable to any products. Those companies take money out of these products where they have to be sold for more money. We want to make sure that we have the company running smoothly with good cash flow. So, we decided to go direct to the consumer, not to the middleman."

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HUGH JOHNSTON
PEPSICO

Hugh Johnston, vice chairman and chief financial officer at PepsiCo Inc., is leaving the Purchase-headquartered company on Nov. 30 to join The Walt Disney Co. as CFO.

Johnston retires from PepsiCo after 34 years with the company; he served as CFO since 2010 and held different responsibilities over the years, including President of Pepsi Cola North America. Disney CEO Bob Iger welcomed Johnston, stating that has a "well-earned reputation as one of the best CFOs in America."

Johnston will be replaced by Jamie Caulfield, who will take on the title of executive vice president and CFO for PepsiCo. Caulfield is currently senior vice president and CFO for PepsiCo Foods North America.



JOHN F. KELLY
WAKEMAN BOYS & GIRLS CLUB

John F. Kelly was named chairman of the board of trustees at Wakeman Boys & Girls Club of Fairfield and Bridgeport.

Kelly, who served on the board of trustees since 2018, retired as vice president for quality operations and environment, health and safety at Pfizer Inc. in 2022. His 40-year career with Pfizer also included service as chairman of the board of directors of Zydus Hospira Oncology Private Ltd., a joint venture between Pfizer and Zydus Cadila, and membership on the Pfizer PAC board of directors.

Kelly succeeds Sean Sullivan, who served in the board's leadership position for five years.



FREDERICK HRKAC
BIOSIG TECHNOLOGIES

BioSig Technologies Inc. (NASDAQ: BSGM), a Westport-based medical technology company focused on intracardiac signal visualization, has named Frederick Hrkac to the new role of executive vice president.

Since April 2022, Hrkac served on the BioSig board of directors and as chairman of its nominating and corporate governance committee. As a result of his appointment, Hrkac was replaced by board director James Klein as a member and chairman of the nominating and corporate governance committee.

Hrkac has more than three decades in the medical device industry. He was previously co-founder and managing partner of Access Strate-

gy Partners Inc. and senior vice president of corporate development at Biosensors International Group Ltd.



DR. EPHRAIM FUCHS
IMMUNOFREE INC.

Greenwich-based ImmunoFree Inc. has appointed Dr. Ephraim Fuchs as chief medical officer.

In his new job, Fuchs will oversee all medical and scientific affairs of the company and be responsible for the development of the ImmunoFree tolerance protocol for transplant recipients who can benefit from the elimination of immunosuppressive medications.

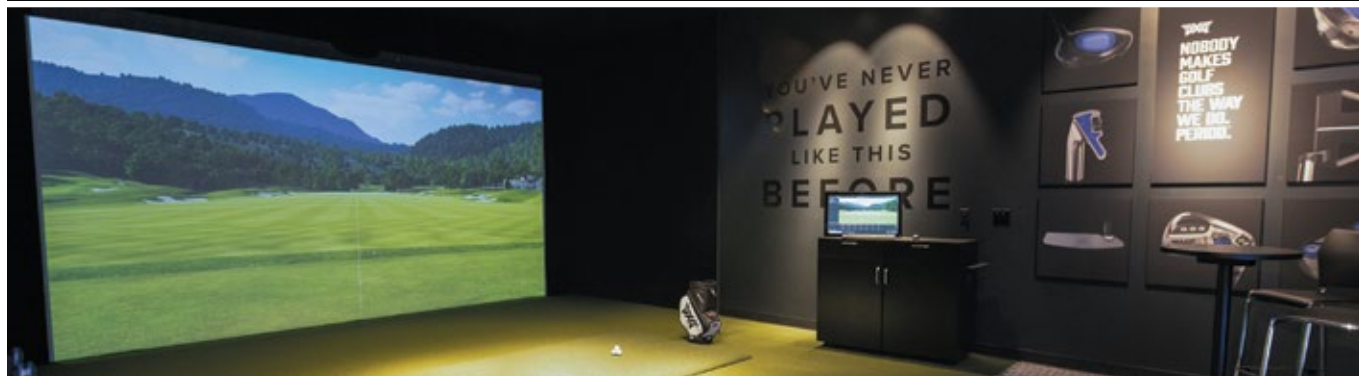
Fuchs is a co-founder of ImmunoFree and a professor of oncology and immunology at the Johns Hopkins University School of Medicine. He is a world-renowned bone marrow transplant physician and researcher and is celebrated for conceiving and performing the first post-transplantation high-dose cyclophosphamide regimen for haploidentical bone marrow transplantation, which has become the standard of care in bone marrow transplant.



DON MINICHINO
KELLER WILLIAMS
REALTY PARTNERS

Baldwin Place-based Keller Williams Realty Partners Inc., has appointed Don Minichino as its new commercial real estate director.

In his new role, Minichino will lead the company's commercial property portfolio, manage key client relationships and build strategic initiatives to drive growth. Prior to joining Keller Williams, he was a commercial associate with Houlihan Lawrence, where he was responsible for commercial sales and leasing in Westchester, Putnam and Dutchess Counties. Earlier in his career, he was director of business attraction at Think Dutchess Alliance for Business.



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KEY HIGHLIGHTS:

- Professional Guidance by LPGA Pro Anya Alvarez
- Rich Networking Experience
- Inclusive and Welcoming Venue

When it comes to valuable networking events, many executives and business owners miss out on important opportunities simply because they don't know how to play golf. While golf has experienced explosive growth since the pandemic, it can still be intimidating for beginners, leaving them unsure of how to get started. However, PXG Westchester and Westfair Communications are teaming up to change that by offering a Golf 101 opportunity: "Demystifying Golf - Learn to Swing & Network."



Three moves that could reduce your taxes

BY NORMAN G. GRILL

Everyone is eager for ideas on how to reduce their tax burden, especially business owners. Here are a trio of ideas that you may wish to consider when the time comes to reconnect with the IRS.



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

Take a Bad-Debt Deduction



1

If you are having trouble collecting payments from customers or clients, you might be able to claim a bad debt deduction on your tax return. But if you hope to take the deduction on your 2023 return, you'll have to get busy, because you must be able to show that you've made a "reasonable" effort to collect the debt.

First, a cash-basis taxpayer may claim a business bad-debt deduction only if the amount that's owed was previously included in gross income. Second, a business must establish that the debt is legitimate and can't be recovered from the debtor.

This doesn't necessarily mean you have to file a lawsuit against the debtor. But you can't just make a single phone call either. Give it your best shot. You might actually be able to collect the debt. But if you can't, you'll have put

yourself in a position to potentially claim a bad debt deduction.

Often, the specific charge-off method (also called the direct write-off method) is used for writing off bad debts. In this case, you can deduct business bad debts that became either partially or totally worthless during the year.

Partially worthless is defined for tax purposes as the deduction that is limited to the amount charged off on your books. You don't have to charge off and deduct your partially worthless debts annually, so you can postpone this to a later year. However, you can't deduct any part of a debt after the year it becomes totally worthless.

Totally worthless is when a debt becomes totally worthless in the current tax year, you can deduct the entire amount (less any amount deducted in

an earlier tax year when the debt was partially worthless).

Remember, you don't have to make an actual charge-off on your books to claim a bad debt deduction for a totally worthless debt. But if you don't record a charge-off and the IRS later rules the debt is only partially worthless, you won't be allowed a deduction for the debt in that tax year. This is because a deduction of a partially worthless bad debt is limited to the amount that is charged off.

If you haven't started your collection efforts yet but hope to claim a business bad debt deduction for 2023, time is short. So, spring into action now. For instance, you might start collection efforts through phone and email contacts. If that doesn't work, you may want to follow up with a series of letters or even hire a collection agency.

Transfer funds from an IRA to a Health Savings Account



2

You can transfer funds directly from your IRA to a Health Savings Account (HSA) without taxes or penalties. Under current law, you're permitted to make one such "qualified HSA funding distribution" during your lifetime.

Typically, if you have an IRA and an HSA, it's a good idea to contribute as much as possible to both to maximize their tax benefits. But if you're hit with high medical expenses and have an insufficient balance in your HSA, transferring funds from your IRA may be a solution.

An HSA is a savings account that

can be used to pay qualified medical expenses with pre-tax dollars. It's generally available to individuals with eligible high-deductible health plans. For 2023, the annual limit on tax-deductible or pre-tax contributions to an HSA is \$3,850 for individuals with self-only coverage and \$7,750 for individuals with family coverage. If you're 55 or older, the limits are \$4,850 and \$8,750, respectively. Those same limits apply to an IRA-to-HSA transfer, reduced by any contributions already made to the HSA during the year.

If you decide to transfer funds from

your IRA to your HSA, keep in mind that the distribution must be made directly by the IRA trustee to the HSA trustee, and, again, the transfer counts toward your maximum annual HSA contribution for the year.

Also, funds transferred to the HSA in this case aren't tax deductible. But, because the IRA distribution is excluded from your income, the effect is the same (at least for federal tax purposes). IRA-to-HSA transfers are literally a once-in-a-lifetime opportunity, but that doesn't mean they're the right move for everyone.

Claim a Charitable Deduction



3

Donating cash and property to your favorite charity is beneficial to the charity, but also to you in the form of a tax deduction if you itemize. However, to be deductible, your donation must meet certain IRS criteria.

First, the charity you're donating to must be a qualified charitable organization, with tax-exempt status. The Exempt Organizations Search tool on the IRS website allows users to search for a specific organization and

check its federal tax-exempt status.

Second, contributions must be actually paid, not simply pledged. So, if you pledge \$5,000 in 2023 but have paid only \$1,500 by Dec. 31, 2023, you can deduct only \$1,500 on your 2023 tax return.

Third, substantiation rules apply, and they vary based on the type and amount of the donation. For example, some donated property may require you to obtain a professional appraisal of value.

This column is for information only and should not be considered advice. Tax matters are almost always complex and mistakes can be costly in both time and money. If you think any of the moves above could benefit you, consider contacting a tax professional.

Contributing Writer



Millennial & Gen Z Awards honor the region's brightest young business talent

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“When you feel like quitting, remember why you started.”

On Nov. 9, the best and the brightest of the younger generation of Westchester and Fairfield County’s business world ascended to the Kanopi restaurant on the 42nd floor of The Opus, Westchester for the 2023 edition of Westfair Communications’ Millennial & Gen Z Awards.

The honorees were nominated by their peers and selected by two judges with a special awareness of rising business talent: Elizabeth Bracken-Thompson, a partner at Thompson & Bender, one of the region’s most successful advertising and public relations firm, and Peter Katz, Westfair Communications’ copy and video editor.

During the ceremony, the candidates were all asked to answer questions about their attitudes towards success, their motivations, and their influences. They shared those responses as they received their awards.

“I don’t think that genuine failure really exists,” said Jennifer Angelucci, president and CEO of Paws Crossed Animal Rescue Inc., in an example of the optimism on display by the winners. “If you work at something long enough, you’re going to learn something from the experience.

It goes well with a powerful message that helped me through a lot of difficult times: ‘When you feel like quitting, remember why you started.’”

Master of Ceremonies Matt Scott, the weekday morning meteorologist for the Fox61 Morning News, instilled a wry atmosphere as he welcomed each honoree to the stage, poking fun at the difference in age between him and the honorees.

“Thank God I didn’t wear that tie tonight,” Scott quipped as his headshot was displayed on screen. “I almost did, and it is older than some of the Gen Z-ers on stage tonight.”

The 2023 Millennial & Gen Z Honorees are, in alphabetical order:

- Jennifer Angelucci, president and CEO, Paws Crossed Animal Rescue Inc.
- Jennee Blanco, financial planner, The SKG Team at Barnum Financial Group
- Victoria Bruno, business development manager, Kings Capital Construction Group Inc.
- Sari Hubeishi, digital marketing specialist, Harrison Edwards
- Laura Krauss, vice president, business banking relationship manager, M&T Bank
- Jessie Lozada, facility manager, Thalle Industries Inc.
- Simone Mair, project specialist, Con Edison
- Melissa Maurer, private banker, JPMorgan Private Bank
- Alice Ni, audit and assurance senior manager, Deloitte & Touche LLC
- Amy Rivera, communications manager, Nonprofit Westchester

- Amanda Seebeck, events and office operations manager, Events to Remember
- Sipho Simela, founder and CEO, Matrix Rental Solutions
- Kyle Tolle, digital marketing manager, Odyssey Logistics
- Kevin Tompkins, vice president of operations, Tompkins Excavating
- Sarah Wallace, digital and social media manager, Buzz Creators
- George Williams, vice president of operations and general manager of floor division, A.G. Williams Painting Company Inc.
- Alana Zayas, manager of special events and engagement, Thompson & Bender

Gold Sponsors for the event included Paws Crossed, Animal Rescue Inc. of Elmsford and Thalle Industries of Briarcliff Manor. Bronze sponsors included the Barnum Financial Group, Deloitte, D’Errico Jewelry, Events to Remember and PR to Remember, Kings Capital Construction Group, and Odyssey Logistics.





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A trial lawyer parses jury selection

BY OMAR OCHOA

Donald J. Trump's current civil fraud penalty trial in Manhattan, along with four criminal suits pending against him, have raised questions about the role of the jury in the judicial process.

In the fraud penalty case, whose outcome is in the hands of Judge Arthur Engoron, neither side requested a jury trial and it's unclear if Trump would've been granted one given the statute – pertaining to “persistent fraud” – under which New York state Attorney General Letitia James filed the suit.

In the case of the four pending criminal trials – involving alleged bookkeeping fraud (Manhattan); national security documents (Southern District of Florida); and alleged 2020 election subversion (Washington D.C. and Georgia) – critics have suggested that Trump will not get a fair trial. Since everyone already knows who he is, and the vast majority already have opinions about him, supporters worry that his lawyers won't be able to find juries that can hear his cases impartially.

In my view as an experienced trial lawyer, it's unrealistic to expect to find people who won't have preconceived notions of someone who is a

well-known, polarizing figure. But that's not a problem, and it certainly doesn't mean he won't receive a fair trial.

EVERYONE MAY BE PARTIAL, BUT NOT EVERYONE IS UNFAIR

Attorneys know that, in reality, there's no such thing as an impartial jury. Everyone brings his or her biases, politics and worldviews to everything, including hearing a court case.

So the question isn't whether you can find jurors who are impartial. Rather, the goal is to find people who will listen to the facts of the particular case, think about them and make decisions based on them.

Still, trial lawyers know how important it is to select the right jurors for them as the ultimate outcome can hinge on a single vote. That is why it's common for lawyers to use special techniques to identify the individuals who would be the most amenable to their side.

WHAT BOTH SIDES LOOK FOR

Lawyers for both the defendant and the prosecution can object to individual jurors and get them dismissed from serving on the jury. They have a certain number of “imperative challenges” that disqualify a juror without a reason, as well as an unlimited number

of “cause challenges” that enable them to do so with a reason, though this reason must provide sufficient grounds that the juror wouldn't be able to reach a fair decision.

In Trump's criminal cases, both teams of attorneys will attempt to stack the jury with people they think they can persuade. Trump's lawyers will want the most ideologically conservative jurors they can find. Odds are that very conservative jurors will have a high opinion of Trump and will doubt any information that questions his character. Meanwhile, the state and federal government's prosecutors will want moderate and left-leaning jurors who question everything he says and does.

Beyond the obvious political interests, Trump's lawyers will likely also look for people who distrust the government generally, while government lawyers will want jurors who value current government institutions. Finding them, however, is likely to be time-consuming and tricky.

FINDING THE RIGHT JURORS

In my experience, people in general don't admit to their biases in response to direct questions. If a potential juror does so, that person is probably trying to be removed from the panel. This strategy usually works, since one side or the other will object to the bias

being espoused.

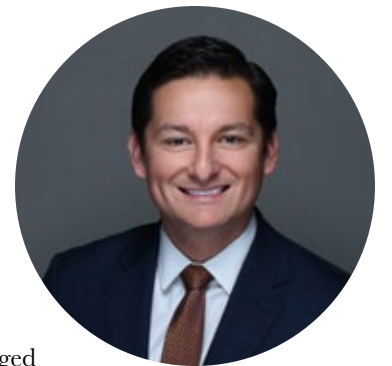
Instead of asking potential jurors to list their biases, the attorneys should ask questions that reveal a person's unconscious beliefs and leanings. For instance, they might ask prospective jurors if they agree that police officers' testimony is inherently authoritative, or if being charged with a crime probably makes the person guilty. There are also subtle ways to test how open-minded someone would likely be.

This process, called “voir dire,” https://www.law.cornell.edu/wex/voir_dire is painstaking. Lawyers sometimes review people's social media and online presence, looking for anything that might disqualify them. Many potential jurors can also be expected to submit claims that serving would cause hardship to them and their families, which further slows the process.

When someone is famous – or infamous – jury formation can be particularly protracted. In the case of rapper Young Thug (Jeffrey Lamar Williams) – who like Trump has also been charged under Georgia's broad Racketeer Influenced and Corrupt Organizations law, or RICO – jury selection began in January. A jury was finally seated this month, and the trial is now underway in Atlanta.

So no matter how long this process might take, in the end, it will be possible to select jurors with open minds who will give the former president a fair hearing. Therefore, the wise will be wary of either making or believing claims that he can't get such a hearing, or didn't, as such claims would erode people's confidence in our judicial system and perhaps even inflame extremist or violent portions of our society.

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



“In my view as an experienced trial lawyer, it's unrealistic to expect to find people who won't have preconceived notions of someone who is a well-known, polarizing figure.”

- Omar Ochoa

Bench or jury trial?

While we're used to trials taking place in front of a jury, the prosecution and defense sometimes choose a bench trial, or trial by judge. This can save time and money. It may also be beneficial when a case turns on complex legal issues.

In the case of municipal courts, there is only trial by judge. You're not going to get a jury to hear how unfair your parking ticket was.

When jail time is on the line, however, you are entitled to a trial by a jury of your peers, and the odds say you are better off with one. With a judge, you have only a 50-50 chance of being acquitted. With a jury, all it takes is one person to believe in your innocence.

- Georgette Gouveia

Photo courtesy
Dreamstime

No property tax increase in new Sullivan budget

BY PETER KATZ / pkatz@westfairinc.com

Sullivan County Manager Joshua Potossek has sent to the Sullivan County Legislature a tentative budget for 2024 that calls for \$288,585,351 in spending. The new budget keeps the tax levy where it is, does not propose incurring new debt and does not draw down the general fund to pay for ongoing operations. The 2023 adopted budget had \$268,364,511 in spending with a property tax levy of \$69,399,722, the same tax levy that is in the 2024 proposed budget.



Joshua Potossek.

"While the 2024 Budget proposes no tax levy increase, a key goal remains attainable: building a solid foundation for growth and to weather any potential economic downturn," Potossek said. "My office's approach to the budget adhered to time-honored planning and processes intended to ensure we are prepared to face whatever financial storms may loom."

Potossek said that he is pleased with the economic growth that Sullivan County has been experiencing but recognizes that more needs to be done.

"If the 2020s are to be as transformative as we desire, it is incumbent upon county government to aggressively pursue growth and development without overburdening taxpayers. In short, there is more work to be done. In the meantime, I am confident this 2024 Budget, as proposed, positions Sullivan County for innovative progress in a fiscally sound and responsible manner."

The budget allocates \$23.6 million for road and bridge work throughout the county, to be paid for without going into debt by bonding. It provides \$2 million for a Housing Trust Fund to address the housing crisis in the county. There is a \$2 million appropriation to pay for the design and renovation of county office spaces. The budget includes \$700,000 for the Sullivan Promise Scholarship Program for Sullivan high school graduates that pays for up to two years of tuition at SUNY Sullivan.

- Other items in the budget include:
- \$424,000 for the next Legislature to offer to eligible community nonprofits via the Discretionary Funding Program;
- \$360,000 to replace patrol vehicles in the Sheriff's Office;
- \$165,000 to hire new dispatchers in the Sheriff's Office, thus allowing two more deputies to be placed on road patrol;
- \$300,000 (an increase of \$100,000 over last year) for the Youth Bureau to fund local organizations serving youth and their families;
- \$300,000 to demolish blighted properties via the Sullivan County Land Bank and the Remove Unsafe Structures (RUST) Program;
- \$150,000 for a Water Resource Study;
- \$100,000 for improvements to Lake Superior State Park in Bethel, which is managed by the county;
- \$90,000 minimum salaries for assistant district attorneys in order to attract new talent.

The 2024 Budget maintains pre-existing increases to help pay for various upgrades at the Sullivan County Airport, including hangars and a new terminal, while noting that the majority of the funding will come from the state and federal governments. The intent is to position the facility to serve as a business jetport that would be attractive to aviation companies and plane owners who are seeking lower costs and more room than can be found at other airports such as Westchester and Teterboro.

In describing the planned \$2 million that's been allocated for a Housing Trust Fund, the budget said, "With a vigorous real estate market and the impacts of inflation and short-term rentals, it's difficult enough for middle- and high-income-earners to find per-

manent housing in Sullivan County. It's become virtually impossible for our low-income-earners, even if all they want to do is rent." The budget suggested that the Legislature can use the Housing Trust Fund as seed money while they determine a recurring funding stream to address local housing issues.

The budget presentation described Sullivan as having a full-time population of 78,230, according to the U.S. Census.

"This number is estimated to triple during the summer season, when the county experiences an influx of second homeowners and vacationers," the budget said. "The median household income was \$63,393 from 2017-2021, and 19% of the population was estimated to live below the poverty level for the same period. There were a total of 49,960 housing units in the county, and the homeownership rate was 69.2%."

The budget presentation reported that the 2021 Census estimated the county had a civilian labor force of 59.6% of the total population or 47,476 people. Retail sales per capita were \$11,629. It cited State Department of Labor statistics indicating that Sullivan County has a lower rate of unemployment at 3.1% than did the state overall at up to 4% depending on the month. The 2023 assessed values for property in Sullivan County totaled \$5.6 billion

"I am confident this 2024 Budget, as proposed, positions Sullivan County for innovative progress in a fiscally sound and responsible manner," Potossek said. The County Legislature has until Dec. 20 to review the proposed budget, make any changes and adopt a final budget.

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Report calls on EPA to deal with PCBs still in Hudson River

BY PETER KATZ / pkatz@westfairinc.com

A new report claims that the PCB pollution in the Hudson River from GE's dumping of the chemical is worse than has been anticipated by the Environmental Protection Administration (EPA) in its evaluation of the effectiveness of the dredging program it approved to get the PCB's out.

PCBs are polychlorinated biphenyls, chemicals that were banned in the U.S. in 1979 because they harm human and environmental health. For a period of about 30 years, General Electric disposed of PCBs used at its manufacturing plants in Hudson Falls and Fort Edward, New York, by dumping them in the Hudson River. In 1984, the EPA declared about 200 miles of the river as a Superfund Cleanup Site and said GE would have to pay for the cleanup. After years of fighting, in 2009 GE began dredging to remove sediment containing the PCBs from the river bottom. The dredging lasted until 2015 and cost GE an estimated \$1.6 billion.

With the EPA due to issue a five-year study update on the condition of the Hudson, a report just issued by The Friends of a Clean Hudson, consisting of the Hudson Fishermen's Association, Hudson River Sloop Clearwater, Hudson Riverkeeper, Scenic Hudson and the Atlantic Chapter of

the Sierra Club beats the EPA to the punch. The Friends of the Hudson's study finds that the EPA's dredging remedy has failed to ensure the protection of human and environmental health because the concentration of toxic PCBs in the river's fish and sediment

remain higher than anticipated. The study examined the upper portion of the Hudson. It calls on the EPA to officially acknowledge that the dredging that took place did not protect human health and the environment.

According to Scenic Hudson President Ned Sullivan, "The dredging remedy in the Hudson River did not do enough to make the river safe for people and the environment. EPA must acknowledge the dredging remedy's failure to meet the essential standard of protecting human health and the environment."

Tracy Brown, president of Riverkeeper, said that studies of fish collected from the Hudson that still show PCB contamination tell a clear story that what was done to remove PCBs wasn't enough.

"A significant amount of PCB contamination was left behind, and as a result we are not seeing the drop in PCB concentrations we were promised," Brown said. "Now is the time for



Hudson River at Waterford, NY, in Saratoga County.

EPA to reassess what is needed to get the Hudson on a true path to recovery."

The Friends report charges that for at least 15 years the EPA has known that it underestimated the PCB concentrations left in river sediment after GE's dredging and continued pollution upstream has affected pollution levels in the lower part of the river.

The report says that the continued warning against eating fish from the Hudson is not adequate to control risks to human health. It says that people who have been living along the river and were exposed to PCB pollution have been subjected to long-term and cumulative health

impacts such as cancer, birth defects and neurological impacts.

The report calls on the EPA to determine what further active remediation is needed to deal with PCBs that remain in the river so that the original goal of allowing for a natural recovery over time after dredging can be achieved.

The Superfund law requires EPA to conduct a review of hazardous waste sites every five years where cleanups do not remove all contaminants from the site. It's expected that the EPA will release its new draft five-year review of the Hudson before the end of the year.



Rockland Community College. Satellite photo via Google Maps.

RCC receives \$933k workforce training grant

BY PETER KATZ / pkatz@westfairinc.com

Rockland Community College (RCC) in Suffern has received a \$933,412 grant from New York state to develop a training program that will provide students with a way to learn industrial machinery mechanics.

"This grant is a testament to our commitment to providing our students with credentialed training and meeting the workforce needs of our local manufacturing partners," said

RCC's President Lester Rapalo.

Kevin Stump, who is RCC's vice president of economic mobility and workforce innovation, said, "The state's timely investment in RCC will enable us to work

with employers to create industry responsive pathways that lead to family-sustaining jobs. This project is part of Rockland Community College's goal to 'skill-up' Rockland and

create pathways that lead to upward economic mobility."

RCC anticipates that the industrial machinery training program will be in place by the spring. The grant was part of \$12 million in grants from the state's Office of Strategic Workforce Development that went to 15 projects. RCC said that many of its programs are developed with employers in the community in high demand industry areas to enable graduates to move into a new career upon graduation.



WESTCHESTER COUNTY ASSOCIATION

BUSINESS INTEL NEWS

NOVEMBER 2023



WCA'S IMPACT IN ACTION EVENT

WESTCHESTER'S POWER PLAYERS HONOR EXCEPTIONAL LEADERS

Over 450 members of Westchester's professional community packed the Westchester Marriott ballroom November 9 for the WCA's 73rd Annual Leadership Event. The evening honored the County's most strategic thinkers and influential leaders and celebrated another year of our impactful work.

We recognized four distinguished visionaries in real estate, healthcare, law and municipal government: Mayor Noam Bramson and the City of New Rochelle; Christopher D. Hillyer, MD, President and CEO, New York Blood Center Enterprises; Kristen Motel, Partner, Cuddy & Feder LLP, and Jane Solnick, Director of Regional and Community Affairs, Con Edison.

Susan Fox, WCA Board Chair and President & CEO, White Plains Hospital, reflected on our significant achievements this year, due in no small part to our engaged members. "We have worked hard to fortify the effectiveness of the Association. We could not do so without the time and talent contributed by our committee leaders and members, who embrace the urgency of making a difference. Thank you all for your collaborative efforts to advance our strategic priorities and create a lasting impact in Westchester."





WCA ANNOUNCES TWO NEW INITIATIVES: 1000 JOBS CHALLENGE + NEW LEADER ROUNDTABLE

The leadership event featured another exciting highlight: the launch of two new WCA-led initiatives: The 1000 Jobs Challenge and New Leader Roundtable. Much of what the WCA does is spotting trends, building alliances, growing support, and consistent advocacy for the issues everyone is most concerned about—including our vital workforce.

Addressing the critical need to bolster our regional talent pipeline and stimulate economic growth, The 1,000 Jobs Challenge is an ambitious endeavor which aims to fill one thousand high-demand jobs in five years. "This translates to over \$60 million in annual economic impact and underscores our commitment to proactively foster job creation and boost Westchester's position as a hub for talent and innovation," explained Michael Romita, WCA President & CEO.

Led by Jason Chapin, WCA's Director of Workforce Development, and guided by the work of WCA's talent committee, "1000 Jobs" program elements will include WCA's working groups, committees, job fairs, conferences, career days, and grant initiatives, all aligned to address Westchester's talent needs and attract young working professionals to Westchester.

The WCA New Leader Roundtable is a new initiative to cultivate Westchester's next generation of professional leaders. Led by co-chairs Andrew Weisz, President, RPW Group, and Brad Schwartz, Partner, Zarin & Steinmetz, LLP, the powerhouse of young executives aims to engage emerging leaders to be a force for change through strategic activities and bring a fresh perspective to improving Westchester's economic vitality.

More than a networking group, the roundtable, already some 20 members strong, recently collaborated with Yonkers Partners in Education to provide high school students exposure to diverse career paths. "We're building on the WCA's work in building a sustainable, regional talent ecosystem, critical for attracting and growing our businesses. We're working to make a difference," said Schwartz.



Michael N. Romita
President & CEO, WCA

"The 1,000 Jobs Challenge translates to over \$60 million in annual economic impact..."



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Westchester Country Club

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Resistance is futile at two new area chocolatiers

BY JEREMY WAYNE / jwayne@westfairinc.com

The Westchester mall in White Plains, already spangled with high-end stores, has a classy new international name to add to its luxury-brands – Venchi (pronounced VENN-ki.)

You can't take more than a few steps in an Italian city without coming across a branch of Venchi, but nowadays you don't need to cross the Pond to enjoy the treats of this famous chocolatier and gelateria, because Venchi is now a huge international brand of its own. With more than 180 chocolate and gelato stores in key cities in 70 countries around the world, Venchi has 12 in the United States with three in New York alone. The Union Square branch at 861 Broadway boasts the biggest chocolate waterfall in the world.

The new Venchi in The Westchester inhabits the space once occupied by Godiva, a bright corner site with two entrances. The store is made even more inviting by Venchi's trademark bright lighting and the colorful packaging and displays for which this "chocolato" brand is known and loved.

Chocolates here come in all shapes and sizes, with the Chocoviar (short for chocolate with caviar) bonbons being among the most popular, the "caviar" actually being the sprinkles that adorn these jewel-like miniatures. (I say "jewel-like," but frankly these one-bite "jewels" are so large they'd even make Marilyn Monroe's Lorelei Lee in "Gentlemen Prefer Blondes" blush.) Individually wrapped chocolates include Cremino, a chocolate and hazelnut sandwich in a square block, like a little gold ingot; Nocciola Piemontese, a nutty, elongated pyramid; and Creme Brûlée, a dark chocolate case around a rich liquid interior. My personal favorite? Stracciatella, in its mint-blue wrapper, a creamy white "chocolate,"

super-dense and intense.

There is a huge variety of gift boxes, from typical round boxes in gorgeous colors to antique-looking "books" containing chocolates to tins and large hampers. Red and white-striped

Advent calendars (with a different chocolate for each day) herald the start of the holiday season, as does a music box carousel, filled with chocolates, of course. Edible Christmas tree ornaments would embellish any tree.

And then there are the chocolate bars themselves, many available with 70% less sugar. All of Venchi's products, except their large ice cream cones and crêpes, are gluten-free. The dark chocolate contains no milk whatsoever to accommodate people with allergies.

If gelato seems to play second fiddle at Venchi shops, it shouldn't. It is made daily on the premises, using the highest-quality ingredients and comes in a variety of flavors, including pistachio; Azteco (extra-dark and intense chocolate); and Crema Venchi (egg yolks with fresh milk). I sampled all three of these and they were delicious, although I found the whipped cream – panna in Italian, a generous swirl of which I (along with millions of Italians) find to be essential for the really sensual enjoyment of gelato – to be somewhat thin and foamy.

I did learn that recipes have been tweaked slightly from the Italian originals to accommodate a slightly sweeter American palate.

Last but not least, the Venchi club loyalty program allows you to earn points, which means you can enjoy up to 50% off every purchase. In my chocolate-lovers handbook, that has to be a good thing.

You can't take more than a few steps in an Italian city without coming across a branch of Venchi.



Ice cream cone feature wall at Venchi at The Westchester.



Salon BE Chocolat at Delamar Greenwich Harbor Hotel.



Salon BE Chocolat pumpkin bonbonnière.

SALON BE CHOCOLAT

From Belgium by way of Fairfield, Benoit Racquet has recently launched Salon BE Chocolat in Delamar Greenwich Harbor's hotel lobby.

Racquet, a Belgian-born master chocolatier, came up with the name BE, because it references both "Belgium" and his first name, "Benoit." He started his business in 2017 as a cottage industry, working from home and selling online before opening his first brick-and-mortar store in Greenfield Hills Commons in Fairfield as the business started to expand.

Made from the finest sustainable Callebaut Belgian chocolate, the BE brand was already known to Delamar Greenwich Harbor hotel guests as the luxury chocolates offered at turndown. Now with the opening of the tempting lobby boutique, guests and indeed nonresidents can stop by to sample chocolates from the large range to enjoy on the spot anytime. They can also buy them – everything from a single chocolate or bar to beautifully packaged tins and larger two-tier boxes – to take away as gifts.

The new salon also offers Prosecco and chocolate pairing sessions, a wonderfully decadent experience that I was able to enjoy recently, tutored by Racquet himself. Sipping Mionetto Rosé Prosecco, I sampled a number of BE pralines. These included Ruby Passion (Callebaut's couverture ruby chocolate with a dense passion fruit ganache); Vanilla Bourbons (Bourbon Island Vanilla with 10-year Bulleit Kentucky bourbon); and Champagne

& Raspberry (Laurent-Perrier and organic strawberry). Benoit explained the creative process and characteristics of each chocolate and prompted me to recognize all manner of complementary flavors discernible in the chocolates against the Prosecco backdrop.

Back at the counter, I admired some of the novelty items, like a red high-heeled shoe that you can fill with the chocolates of your choice, and BE "Boobies," bosom-shaped treats that champion breast cancer awareness. And I loved the holiday specials. This is the week to pick up BE's pumpkin-shaped bonbonnières, some Thanksgiving lollipops, a chocolate turkey, a chocolate box Advent calendar perhaps, a set of chocolate shot glasses and some festive holiday hearts. Then again, I'd happily pick up any BE chocolates, or Venchi, any time, because frankly all chocolates are special.

As the best-selling self-help author and columnist Regina Brett has written, "When it comes to chocolate, resistance is futile."

For more, visit us.venchi.com and bechocolat.com.



Venchi store, Florence, Italy. Photographs by Jeremy Wayne.

Connecticut's persistent housing shortfall requires new approaches

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

According to data compiled by the Federal Reserve Bank of St. Louis, October saw a total of 737,480 housing units for sale across the U.S. And while that is an improvement from the 691,296 homes listed for sale one year earlier, it is significantly lower than the 1.23 million in pre-pandemic 2019 or the 822,207 in July 2020, when the pandemic was taking root.

While there are fewer homes for sale, the prices for the properties on the market are at historic highs. Realtor.com's most recent data put the U.S. median home price at \$430,000 during September, up 0.4% year-over-year.

In Connecticut, housing (or the lack thereof) is a major concern.



Seila Mosquera-Bruno.

"It's no secret that we have a shortage of housing," said Connecticut Department of Housing Commissioner Seila Mosquera-Bruno. "And it's not only recently. It has been a problem for many, many years. For decades we have not invested much in affordable housing and if you add to that what has been the news about having 57,000 people moving to Connecticut after the pandemic of course we're going to have the need for more housing."

Mosquera-Bruno noted that the state's efforts since she took office in 2019 have emphasized adding units for households earning between 30 and 80 percent of their local median incomes.

"We completed over 10,000 units in the first four years of the administration and right now we have over 4,000 units under construction, so our focus is to continue building more housing that is affordable to those in lower brackets of income," she explained.

Connecticut is not alone in feeling the pain of a shortage of affordable

housing. Andrew Aurand, vice president of research at the National Low Income Housing Coalition, described the housing shortage faced by Connecticut as part of a larger trend of unaffordable housing across the entire country, particularly for renters or home seekers with low incomes, adding the situation can be compared to "triage" where limited

resources need to be directed to those most in need.



Andrew Aurand.

"The general housing market is where we really need communities to open themselves up to more rental housing, or at the least communities that currently prohibit it or make it difficult to construct, we need to open up to the incentives of lower income renters," Aurand said. "But most localities don't have the resources to solve the problem on their own, we see federal resources as being very important, whether it be the National Housing Trust Fund or more investment in rental assistance or housing choice vouchers that provides extremely low-income renters with a way to find and afford housing in the private market."

Aurand added, "No community has an adequate supply, mostly because the private market really can't serve those low-income renters all that well. The lowest income renters can't afford to pay a rent that provides landlords enough to maintain their properties, so the private market doesn't reach out for the lowest income renters. At the same time, we don't put enough resources into our housing assistance programs to help renters afford housing. So, every system pretty much fails them – the private market fails them and

many of our subsidy programs that might help them, but we just don't adequately fund them."

Aurand pointed to his organization's recent "Out of Reach" study revealing what workers need to make per hour to afford even basic housing.

"The hourly wage for a full-time worker to afford even a modest one-bedroom apartment within their own county in Connecticut, on average that hourly wage is \$25.90 [\$53,872 per year] at a fair market rate," Aurand explained. "If you think about the types of occupations and what people earn, there are a lot of occupations that pay less than that. It's a significant mismatch."

According to Aurand, while the problems of housing affordability and availability are impacting a broadening swath of income levels the challenges it poses are not evenly distributed. A retired couple seeking to capitalize on a high housing price by downsizing may not be able to find a good deal on a home to move to, but a low-income renter does not have the choice to simply wait for market conditions to improve, especially if they are already struggling to make ends meet. A lack of homes for sale also increases demand for available rental housing, exacerbating the issue further.

The impacts of the continued housing shortage extend beyond those who are shouldering the burden of untenable rent as well. Businesses can also experience hiring difficulties and customer shortages as a result, according to Michelle McCabe, the executive director of the Connecticut Main Street Center.



Michelle McCabe.

"We're a statewide nonprofit that works with large and small communities across the state on revitalization and maintaining vibrancy of downtowns, main streets, and village centers in each of these commu-

nities," McCabe explained. "And housing is definitely a concern because downtown businesses in particular rely on a variety of workers to be able to open and to be able to thrive. The harder it is for workers to get to a location to work, then the harder it is for those businesses to have workers. This is definitely a big challenge that is affecting municipalities across the state."

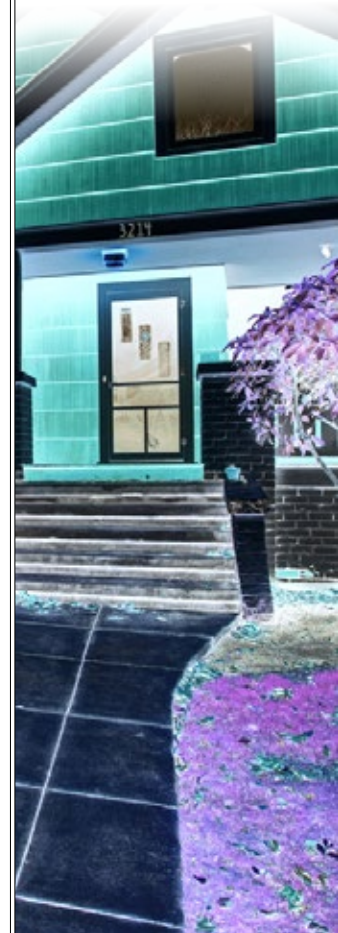
"For example," she continued, "one restaurant owner I was speaking to recently was telling me that his workers live in a town pretty far from where his restaurant is located, and they all commute in together. But one day the person with the car was sick so four people couldn't come into work because there weren't really public transportation options in that area of the state. I've heard this story in other places, restaurants shutting down like a lunch shift because they can't get the workers, and it's the same for retail as well. It ends up being this vicious cycle."

As workers need to look for housing they can afford further and further from where they work, they wind up spending more and more on transportation, and losing off-work time to their long commutes. Both of those factors eat into their ability to, in turn, patronize other businesses.

"It's restaurants, it's retail, it's teachers, it's preschools. If you look at all the sorts of types of job there are and what they typically pay you start to realize there's this enormous group of people that are all getting priced out of housing for jobs that need to be filled in these communities," McCabe said.

Meanwhile, she noted that denser, more walkable areas that comprise the state's traditional main streets were able to better bounce back after the pandemic thanks to an in-built consumer base and were attracting increasing attention.

"People are interested in moving downtown, but you have to have housing for them," McCabe said, noting that a diverse range of housing is the best way to provide that. "We want to see a variety of both what the housing is and who can afford to live in it, because like a monoculture in agriculture it's not healthy for an ecosystem to be just one thing. It's diversity that's the healthiest option for an ecosystem and we need to view our main streets as an ecosystem and understand how all these things affect it."



Avalon Mamaroneck sold for \$103.7M

BY PETER KATZ / pkatz@westfairinc.com

Avalon Mamaroneck, a 229-unit apartment community at 746 Mamaroneck Ave. in Mamaroneck has been sold for \$103.7 million, according to a document filed with the Westchester County Clerk's Office. The sale that occurred Oct. 31 transferred the property from AvalonBay Communities Inc. to CF Multifamily Westchester DST. AvalonBay Communities has an address in Arlington, Virginia, while a document shows CF Multifamily's address as being in care of Cantor Fitzgerald L.P. in Manhattan.

Affiliates of Cantor Fitzgerald and Harbor Group International LLC established a joint venture for the acquisition. Cantor Fitzgerald is known as an international financial services group and investment bank while Harbor is a privately owned international real estate investment and management firm.

HGI and its affiliates control an investment portfolio of approximately \$20 billion, including 58,000 apartment units in the U. S. and five

million square feet of commercial space throughout the U. S. and the United Kingdom. In addition to its corporate headquarters in Norfolk, Virginia, HGI maintains offices in New York, Baltimore, Los Angeles, and Tel Aviv.

Cantor Fitzgerald was founded in 1945. Many

people outside of the financial community first became familiar with the company when the World Trade Center was attacked. Cantor Fitzgerald, which had its headquarters high up in the North Tower of the World Trade Center, lost 658 employees on Sept. 11, 2001.

Avalon Mamaroneck was built in 1999 and was renovated in 2018. It is on a site located between Mamaroneck Avenue, New Street, Grand Street and E. Old White Plains

Road. The rental apartments are equipped with what are described as luxury amenities including washers and dryers, stainless steel appliances, walk-in closets, and balconies. Avalon's property amenities include a pool, BBQ stations, resident lounges, a fitness center, and package assistance.

A one-bedroom one-bath unit of 1,041 square feet recently was advertised for rent at \$3,325 a month. A two-bedroom two-bath unit with 1,146 square feet was advertised at \$4,490 per month.

"Mamaroneck has many of the desirable attributes we target when acquiring multifamily properties, including a well-educated and high-earning workforce, supply constraints for new construction, and an imbalance between the cost of renting an apartment and home ownership," said Matthew Keefer, who heads multifamily acquisitions at Cantor Fitzgerald Asset Management.

"Avalon Mamaroneck offers an attractive, well-located housing option situated in the affluent area of Westchester County's Gold Coast," said Yisroel Berg, chief investment officer – multifamily at HGI. "We

are thrilled once again to partner with Cantor Fitzgerald to acquire a high-quality asset."

According to Chris Milner, chief investment officer – real assets at Cantor Fitzgerald Asset Management, the joint venture with HGI to acquire the Mamaroneck property is part of a growing relationship between the firms.

"With the acquisitions of Avalon Mamaroneck and The Archer in Acworth, located in the greater Atlanta area, along with HGI assuming property management at Summerfield at Morgan Metro in the greater Washington D.C. area, our relationship with HGI continues to grow," Milner said. "We are thrilled to add HGI to our group of first-class operating partners who share our commitment to creating shareholder value."

Bill Weber and Henry Stimler of commercial real estate and advisory services firm Newmark introduced Cantor Fitzgerald and HGI and secured the financing for the acquisition. CBRE represented the seller, AvalonBay Communities, with Jeff Dunne brokering the sale.

"Avalon Mamaroneck offers an attractive, well-located housing option situated in the affluent area of Westchester County's Gold Coast."

- Yisroel Berg,



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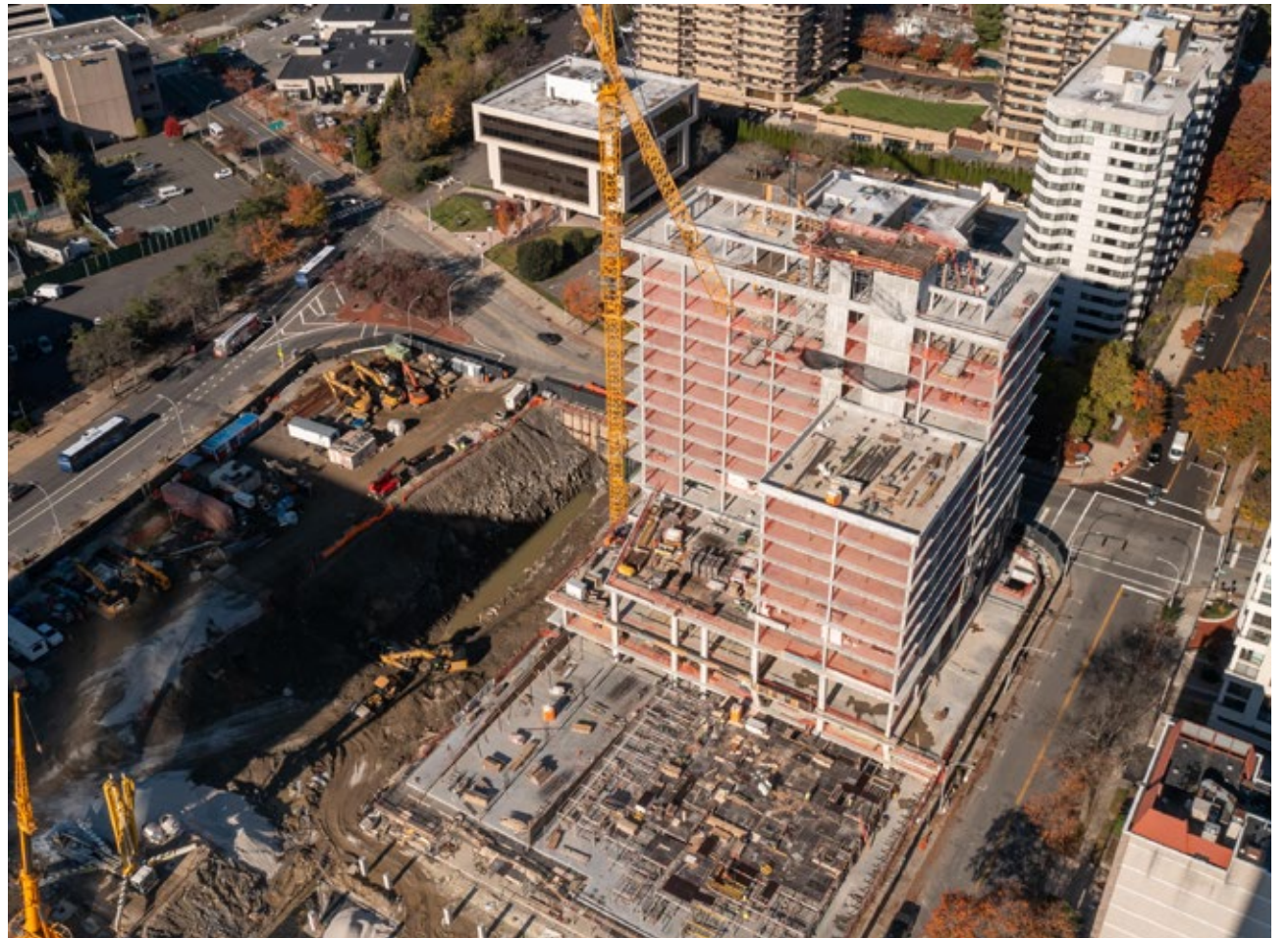
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Zoning change sought for senior building in Yonkers

BY PETER KATZ / pkatz@westfairinc.com



Drawing of proposed Buena Vista senior apartment building.

lots totaling 0.47-acre with an eight-story building that would offer a mix of studio and one-bedroom apartments for seniors. The lots originally were in the A Zoning District that would allow for high-density apartments but was rezoned to the UR-MD District when downtown rezoning was done in 2010. The developer's zoning petition asks that the

lots be brought back into the A Zoning District.

"Prior to the time that this property was zoned to urban residential low density there was a building immediately across the street which we face which is nine stories in height

and was zoned under the A Zoning District at that time," Pirro said. "You'll note that where we're located on Buena Vista is virtually at the end of Bue-

na Vista, only a few lineal feet from the park at the end of the street and within a reasonable distance to public transportation and also conveniently located to various retail facilities in the downtown area."

Buena Vista Avenue is 50 feet wide. Under the A Zoning District the permitted height of buildings above the average grade as measured at the centerline of the street on which they front can be 1-1/2 times the width of the street. The building is proposed to be 75 feet tall, which complies with A Zoning District requirements.

Pirro noted that the board had prepared a list of about 20 matters about which it wanted information. Planning Board Chairman Roman Kozicky said these included a need for a traffic study, giving the fire department assurances that its requirements are being met and clarifying the number of required parking spaces.

Pirro said that all required parking would be provided on-site and he said that they were providing one more

space than would be required, which he said would be either 53 or 54 spaces.

The building would sit on terrain that slopes down to Metro-North railroad tracks and Kozicky said that study is needed to be sure the tracks would be protected from mudslides or other disturbances in view of recent mudslides and track washouts caused by heavy rains.

The zoning petition said that the project will not only provide affordable units to seniors but will also incorporate sustainable features such as low-flow plumbing fixtures, Energy Star appliances, individual high-efficiency electric heat and cooling and LED lighting.

The petition said the project is supported by both the city's Comprehensive Plan and its 2010 Downtown Master Plan.

The Planning Board passed a resolution declaring itself lead agency for the environmental review of the project. It was expected that the review of the zoning petition would continue at next month's meeting of the board.

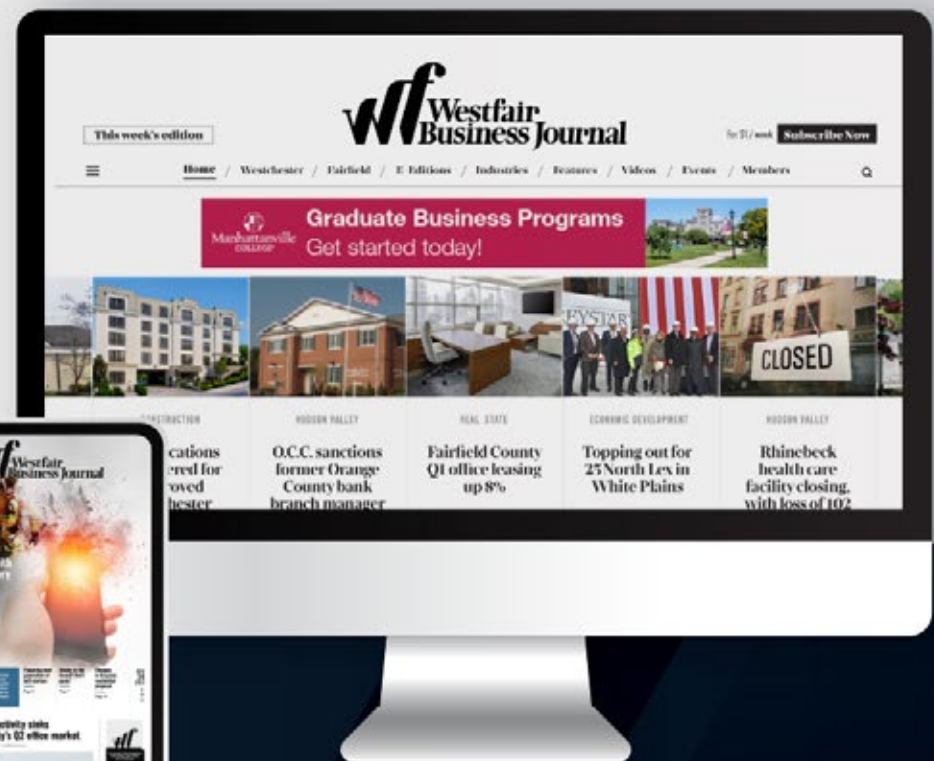
The project will not only provide affordable units to seniors but will also incorporate sustainable features.

Attorney Albert Pirro of the White Plains-based law firm Abrams Fensterman LLP has gone before the Yonkers Planning Board representing a developer that is seeking a zoning change to allow construction of a 102-unit senior citizen affordable apartment building at 221-223 Buena Vista Ave. in Yonkers. The zoning matter had been referred to the Planning Board by the Yonkers City Council.

The developer is Two Twenty One Buena Vista Group LLC and it is located at 88-92 Sedgwick Ave. in Yonkers. It wants to develop three vacant

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Dobbs Ferry architect questioned about workmanship of Hamptons house

BY PHIL HALL / phall@westfairinc.com

Marketing materials described the house as “thoughtfully conceived and exceptionally built.”

A Dobbs Ferry architect has been accused of renegeing on a warranty on a \$4.2 million house he designed and built in East Hampton.

Ross Marchetta, of Miami, claims that architect Gary Sharp and his Case Development Inc. have disavowed the warranty and failed to fix numerous defects.

In 2020, according to the complaint, Neal and Pamela Epstein of Scarsdale hired Gregory Sharp Architect P.C. to design the house and Case Development Inc. to act as the construction administrator. Both firms are based at the same address in Dobbs Ferry and allegedly operated by Sharp.

The property is a nearly one-acre lot on Montauk Highway near Georganica Beach.

Marketing materials described the house as “thoughtfully conceived and exceptionally built,” according to the complaint, “sparing no cost in design, materials and execution.” Sharp was depicted as treating the house “as his baby.”

The 5,800-square-foot, 7-bedroom, 6-bath structure includes architectural highlights such as skylights and oversized windows, a 22-foot vaulted ceiling, and a sculptural steel floating staircase.

Marchetta wanted it because it was “cool and new,” the complaint states, “and had a great address in a coveted neighborhood.”

In 2020, Marchetta agreed to pay \$4.2 million for the property. The sales contract, according to the complaint, included a warranty and designated Case Development as the contractor.

The closing was scheduled for April 2022, but by then the project was allegedly well behind schedule.

To complete the closing, the complaint states, both sides agreed to set up an escrow account with funds to be used as work was completed.

But Marchetta claims that after he took possession of the property he discovered major defects.

Leaky windows and doors had not been repaired or replaced, according to the complaint, the yard was not properly regraded, a retaining wall had not been installed, a damaged foundation wasn’t fixed, and two fireplaces and the HVAC system were not repaired.

This past summer, Marchetta filed a warranty claim with Case Development to fix the defects, but

Case, he alleges, denied that it was the contractor and disavowed the warranty.

Marchetta, represented by Manhattan attorney Nicholas R. Caputo, is demanding \$400,000 in damages on charges of breach of contract, breach of warranty, negligence, and fraud.

Sharp did not reply to a message asking for his side of the story.

“Suffice it to say,” the Epstein’s attorney, Edward H. Odesser, stated in an email, “the seller’s position (is) that claims against them are bogus and will be dealt with in the course of litigation.”



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Ossining couple learns licensing lesson from leaky home improvements

BY BILL HELTZEL / bheltzel@westfairinc.com

Their complaint does not explain how they found and chose the Alveses.

An Ossining couple who say they had never dealt with contractors are accusing two Mount Vernon men of wrecking their home improvement project.

Matthew and Amanda Eleuterio Presta say they paid nearly \$50,000 to Fernando and Fabricio Aparecido Alves for shoddy work, in a complaint filed Nov. 6 in Westchester Supreme Court.

“Immediately after the work was completed,” the complaint states,

“the bathroom sinks began to leak, the toilet began to leak, and the bathtub leaked causing damage to the laundry room lighting. Shortly thereafter, the shower leaked down to the basement, destroying the ceiling and floor.”

Fernando Alves did not reply to a message asking for his side of the story.

Last year, the Prestas bought their first home — a 3-bedroom, 2-bath, 2,140-square-foot ranch house on Cedar Lane, with a hillside view of the Hudson River a half-mile away — for \$510,000.

They hired the Alveses to remodel the first floor, including redoing the bathrooms, sanding and polishing hardwood floors, installing lights, and painting.

Their complaint does not explain how they found and chose the Alveses, but says they “relied on” a business card for FFA Construction and they did not know the men were unlicensed.

The Alveses and FFA Construction are not listed on Westchester County’s Department of Consumer Protection database of licensed contractors. Nor are they listed on the county’s “renegade renovators” database.

In addition to the various purported leaks, bathroom tiles cracked and loosened, grout fell out, a shower door track came off, and a kitchen sink malfunctioned.

As portions of the work were completed, the Prestas paid the men with cash or through the Zelle digital payment network, totaling more than \$40,000.

Four months after the work was done, the Alveses allegedly contacted the Prestas and said the roof needed to be replaced. Scared that their roof would fall apart, the couple claims, they agreed to the project with the understanding that the new roof would last 20 years.

The Alveses assured the Prestas that the plywood base was in good condition, according to the complaint, and the couple agreed to pay

\$8,000 to replace the shingles.

Months later, the complaint states, the Prestas discovered that instead of stripping out the old shingles, new shingles were nailed onto them.

The Prestas agreed to pay the men another \$650 to redo the work.

The couple has since discovered holes in the plywood, according to the complaint, and this past September a roofing company concluded that they need a new roof.

In all, they say they have spent \$49,706.

The Prestas are accusing the Alveses of breach of contract, breach of implied covenant of good faith and fair dealing, unjust enrichment, deceptive business practices, deceptive advertising, and fraud. They are represented by Manhattan attorney Brandon S. Schwartz.

Though the complaint shows the Alveses as living in Mount Vernon, on June 15 they registered FFA Construction LLC with the Connecticut Secretary of State and they list a home address in Greenwich.



Ossining home improvement project

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Westfair Business Journal | November 20, 2023



Happy club members. Photo courtesy Benjamin Allen of HudValley.

HEAD START PRESCHOOL PROGRAM LAUNCHED

Continuing its long-standing tradition of serving the northern Westchester community, the Boys & Girls Club of Northern Westchester (BGCNW) has announced its new Head Start Preschool Program, a free early childhood program serving children ages 3-5 from eligible low-income families.

The BGCNW's preschool program began over 35 years ago. Since its inception, the program has been geared toward providing quality, affordable early childhood education. The developmentally appropriate curriculum, which includes physical education, literacy, STEAM, music, nutrition and social-emotional intelligence, is designed to help children be ready for kindergarten. A unique feature of the program is the inclusion of twice-weekly swimming lessons. With drowning being one of the top causes of death for children under the age of 6, water safety is a critical life skill.

While they have a decades-long history of providing preschool programming, the club wants to expand its programming to make it even more accessible to the community. Due to a longstanding partnership with the Bedford Central School District, the club was chosen, along with one other childcare center, as a vendor for the Universal Pre-K program.

The goal of the BGCNW Head Start program is to provide children with the tools and services they need to succeed in school and life through learning experiences tailored to their current needs and abilities. The program includes services that support early learning and development, health and wellness, and family well-being.

All learning concepts are promoted in both English and Spanish – the home language of many of the club's members.

The program includes a family advocate who coordinates with parents to support at-home learning and to connect the children and families to additional support services.

IMPROVING HEALTH CARE FOR OLDER ADULTS



Dr. Mooyeon Oh-Park

Burke Rehabilitation Hospital announced it has joined the Age-Friendly Health Systems initiative by the Institute for Healthcare Improvement (IHI) to improve health care for older adults. Burke joins a national group of more than 3,000 health systems working to tailor care to older patients' goals and preferences. The movement focuses on delivering safe, reliable, high-quality health care in every setting based on what matters most to older adults as individuals.

"Rehabilitation is the perfect setting to implement this initiative. We always focus on the patient's goals and what matters to them, and our team of experts design the care based on those," said Dr. Mooyeon Oh-Park, chief medical officer, senior vice president at Burke Rehabilitation. "Many of the 4Ms practice were already in place at Burke. We were thankful that Montefiore Health System launched a health system-wide movement earlier this year, allowing us to assess gaps and further develop and enhance the care."

Burke's Age-Friendly Health System Steering Team includes Maevé Lopreiato, assistant vice president of quality, attending and resident physicians, nurses, inpatient and outpatient therapists, pharmacists, neuropsychologists, social workers and patient experience. Burke has been implementing evidence-based interventions called the "4Ms," the essential initial elements needed to provide older patients with better care.

Oh-Park concluded, "All older adults deserve safe, high-quality health care that is based on what matters most to them as individuals. We are proud to lead the way to ensure that every older adult who embarks on a rehabilitative journey at Burke receives the finest age-friendly care."

Burke Rehabilitation is a nationally recognized and accredited not-for-profit health-care organization that provides leading physical rehabilitation treatment, research and graduate medical education. It was recently ranked as a top rehabilitation hospital by "US News & World Report." In addition to its hospital in White Plains, Burke has 12 outpatient locations in Westchester County, the Hudson Valley and the Bronx. It is a member of the Montefiore Health System.

CHILDREN'S SCHOOL FOR EARLY DEVELOPMENT EXEC HONORED



Ann-Marie Sabrsula

Ann-Marie Sabrsula, director, The Arc Westchester Children's School for Early Development, was recently recognized by the Child Care Council of Westchester as an Early Education Hall of Heroes honoree. Sabrsula has been with The Arc Westchester for more than 30 years and is a longtime advocate for young children with developmental disabilities.

"Ms. Sabrsula is a vibrant leader whose commitment to early education – and intervention – significantly improves the lives of children with developmental disabilities," Tibi Guzmán, executive director/CEO of The Arc Westchester, said. "We are grateful for her leadership, commitment and passion and congratulate her on this well-deserved recognition from the Child Care Council of Westchester."

Devoting her entire career to supporting children, Sabrsula has worked in child and adolescent psychiatry, investigated instances of child neglect and, most recently, early childhood education. She began her work with infants and young children with developmental disabilities in 1990 and joined The Children's School for Early Development in 1993. Since joining the organization as a site co-supervisor, she has advanced to hold many executive roles.

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. As an early childhood education provider, the Children's School has established a variety of highly specialized center-based classrooms for preschoolers with autism spectrum disorder located in small settings as well as in a variety of community-based settings.

Founded in 1949, Arc Westchester is the largest agency in Westchester County supporting children, teens and adults with intellectual and developmental disabilities, including individuals on the autism spectrum, and their families. The organization's 700 employees provide more than 2,000 individuals throughout the county with a broad range of innovative and effective programs and services designed to foster independence, productivity and participation in community life.

CERTIFIED DEMENTIA CARE PROFESSIONALS PROVIDE SOLUTIONS



Automated medication dispensers provide both a visual and auditory alert and can even send a call to the patient with Alzheimer's Disease as a reminder, as well as notify caregivers if a regimen is not being followed. *Photo courtesy Assisted Living Services Inc.*

There are currently more than 6 million Americans living with Alzheimer's Disease, and that number is 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 at Assisted Living and senior vice president of Assisted Living Technologies 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.

First on the list of priorities is being evaluated by your primary care physician or specialist. 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 because of 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.

"Families should partner with a trusted provider who can create a strong plan for day-to-day care management and ensure it is continually implemented," said D'Aquila.

Administered through the National Council of Certified Dementia Care Practitioners, the full-day 8-hour CDP® certification represents that the front line management staff have

received comprehensive knowledge in the area of dementia care and completed the Alzheimer's Disease and Dementia Care course/seminar. The CDP® commits to ongoing professional development and re-certification every two years. The certification reflects a deep personal commitment to maintaining the dementia patient's quality of life physically, emotionally and socially.

Caregivers receive approximately two hours of training and education on how to work with individuals experiencing memory difficulties due to Alzheimer's or dementia-related disorders.

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 Connecticut Homecare Program for Elders, which pays for in home care.

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.

D'Aquila explains that discreet wireless sensors placed throughout a home can detect motion, activity from room-to-room, exiting, sleep patterns, and even moisture to help caregivers address an issue before it leads to something more serious.

D'Aquila encourages family caregivers to visit the ALT Technology Arts Gallery in Cheshire, Connecticut, to view and experience all of the latest devices that can assist with every aspect of caring for an Alzheimer's patient. All of the products are available online as well.

Since 1996, award-winning home care agency Assisted Living Services Inc. has provided quality care to residents across Connecticut. Its unique CarePlus program blends personal care by over 600 employees and caregivers with technological safety and monitoring devices.

A LEADING FIRM IN REAL ESTATE LAW

The inaugural "Chambers USA Regional Spotlight 2024: New York," has ranked Cuddy & Feder LLP, solidifying the law firm's position as a distinguished leader in the realm of real estate law.

Chambers Regional Spotlight has recognized Cuddy & Feder as the only mid-sized law firm in Westchester County to achieve the position of a distinguished leader in the realm of real estate law.

The Chambers Regional Spotlight serves as a platform for legal practitioners and clients to identify outstanding law firms that offer specialized services in specific regions. This accolade underscores Cuddy & Feder's comprehensive knowledge, experience and excellence in real estate law within the New York region.

"This recognition in the Chambers Regional Spotlight is a testament to the hard work and commitment of our exceptional legal team at Cuddy & Feder," said Anthony B. Gioffre III, managing partner of the firm. "We are honored to be the only mid-sized law

firm in Westchester to receive this distinction in the real estate law category. It underscores our dedication to delivering high-quality legal services and our proficiency in the field."

Chambers identified the leading small- to medium-sized law firms offering a credible alternative to Big Law. The ranked firms were selected based on independent in-depth market analysis, coupled with an assessment of their experience, expertise and caliber of talent.

For more than 50 years, 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.

HONORING TWO CHAMPIONS OF INDIVIDUALS WITH DISABILITIES

Access and inclusion were celebrated by the Special Education Legal Fund (S.E.L.F.) at its fifth anniversary gala on Saturday, Nov. 11. Held at Burning Tree Country Club in Greenwich, the event raised nearly \$375,000 in critical funding. The evening honored the legacies of George H.W. Bush, 41st President of the United States, and Lowell P. Weicker Jr., 85th Governor of the state of Connecticut, as S.E.L.F. Champions for their tireless efforts on behalf of individuals with disabilities. Thirty-three years ago, on July 26, 1990, following the legislative efforts of then Senator Weicker, President George H.W. Bush signed the Americans with Disabilities Act (A.D.A.) into law.

"...We are here tonight to honor the efforts and individuals who paved the way for S.E.L.F. and the advocates who continue the fight for future generations," said Christine Lai, S.E.L.F. executive director and co-founder.

S.E.L.F. has established the President George H.W. Bush Disability Advocacy Award to honor individuals who exemplify President Bush's commitment to children, education and the rights of people with disabilities. Attorney Andrew Feinstein and activist Stephanie Cowie were this year's award recipients.

"...We should focus on abilities rather than disabilities and provide the necessary support and accommodations to ensure everyone has equal access to opportunities and services," said Cowie when accepting the award.

S.E.L.F. was founded in 2018 to level the playing field for families in need with children in the special education system. It provides resources, knowledge, and support to parents, guardians and self-advocates in order to facilitate successful navigation of the special education process. S.E.L.F. supports families who have fallen through the cracks in the special education system and endeavors to help resourced-challenged families.



Filomena Fanelli, David Hochberg and Amy Hall.

HUDSON VALLEY ENTREPRENEURS RECOGNIZED

In a nod to the legacy of the late Lillian Vernon, a famed Westchester entrepreneur and trailblazer known for her commitment to community, the Women's Enterprise Development Center (WEDC) named its 2023 Lillian Vernon Awards winners. Receiving the honor this year, at a reception in Peekskill, were Filomena Fanelli, CEO and founder of Impact PR & Communications in Poughkeepsie, and Amy Hall, owner of Hudson Valley Books for Humanity in Ossining.

Lillian Vernon's son, David Hochberg, was on hand for the ceremony and to present the awards with WEDC CEO Nikki A. Hahn. As part of the event, attendees were invited to bring entrepreneur- or business-related books to donate to WEDC's Lillian Vernon Business Lending Library, which equips WEDC program participants with valuable resources.

"Each year we recognize women business owners who, like my mother, know that true success means giving back generously to your community," said Hochberg. "Filomena and Amy embody that spirit."

"Both honorees show that it's possible to innovate as entrepreneurs, while also paying it forward and empowering others," said Hahn. "WEDC is happy to shine the spotlight on Filomena and Amy and the sizeable impact they've had in the Mid-Hudson Valley, Westchester and well beyond."

The Lillian Vernon Award was named for its first recipient, Lillian Vernon, who began a mail order catalog business in 1951 at her kitchen table in Mount Vernon and grew it into a multimillion-dollar empire and household name. She became equally well-known for her generous donations of funds and merchandise to nonprofits, as well as her keen interest in sharing her business acumen and inspiration with women entrepreneurs.

The Women's Enterprise Development Center (WEDC) is a 501(c)(3) corporation that empowers women entrepreneurs in Westchester County and the Hudson Valley so they can build successful small businesses through access to traditional business and financial resources. WEDC provides comprehensive, high-quality business training programs, one-on-one business and loan counseling, networking opportunities, assistance with loan applications for micro-loans and crowd funding through Kiva Zip, and MWBE certification assistance in English and Spanish.

LEADING COMPANY IN NONDESTRUCTIVE TESTING OF METALS



Daniel Lawrence

Magnetic Analysis Corp., a global leader in instruments and systems for the nondestructive testing of metals, has appointed Daniel Lawrence as president and CEO. Just the fifth leader in MAC's 95-year history, Lawrence succeeds Dudley Boden, who announced his intent to retire in June 2024. Dudley will remain a director of MAC and will assist in the transition.

Lawrence comes to MAC from his current role as general manager of the optical components business MKS Instruments in Franklin, Massachusetts. Previously, he was a vice president and general manager of the Stellite, Conforma Clad and Advanced Materials Systems businesses within Kennametal and spent a decade as a division vice president and business unit manager for the Precitech and TMC business units within AMETEK. He received his Bachelor of Science degree and Master of Science degree in chemical engineering from Clarkson University, studied law at Boston University and received an MBA from Southern New Hampshire University.

Robert Gould, chairman of the Board of Directors, said, "Dan comes to MAC at an exciting time. We emerged from the pandemic stronger than we were at the start and currently enjoy one of the largest order books in our company's history.... At the same time, I would like to express our grateful appreciation for the steady stewardship that Dudley Boden has provided as president over the past seven years and the contributions he has made over his entire 22-year career at MAC."

Headquartered in Elmsford, New York, with manufacturing facilities in Boardman, Ohio and Östersund, Sweden, Mac has been advancing the science and technology of nondestructive testing for 95 years. It is recognized as a premium source for eddy current, electromagnetic, flux leakage and ultrasonic inspection systems for testing metals. With over 40 field engineers and representatives, based in 25 countries, MAC partners with its customers to ensure superior technology, reliability and a thorough understanding of the customer's product, specifications and in-plant conditions.

\$1.8M IN GRANTS FOR NONPROFITS

United Way of Coastal and Western Connecticut (UWCWC) and the Connecticut Social Equity Council (SEC) recently announced grant funding for 57 nonprofit projects in Bridgeport and Stamford that uplift the community and strengthen families disproportionately affected by the War on Drugs.

UWCWC served as a third-partner grant maker for the Community Reinvestment Grant Pilot by the state's Social Equity Council, which aims to reinvest state cannabis revenue back into affected communities. Funds of \$900K were allocated to each community to support projects in two focus areas: (1) youth education and recreation, and (2) re-entry and re-integration of formerly incarcerated individuals and their families.

This funding represents a significant step in addressing the long-lasting impact of the War on Drugs in Bridgeport and Stamford. UWCWC is dedicated to supporting initiatives that work toward substance-abuse prevention, recovery support, youth programs, and family-strengthening efforts.

UWCWC serves 27 communities across Fairfield and southern Litchfield counties, including the cities of Bridgeport, Danbury, Norwalk and Stamford, and the towns of Bethel, Bridgewater, Brookfield, Darien, Easton, Fairfield, Kent, Monroe, New Canaan, New Fairfield, New Milford, Newtown, Redding, Ridgefield, Roxbury, Sherman, Stratford, Trumbull, Warren, Washington, Westport, Wilton and Weston.

The Social Equity Council (SEC) was created to make sure the adult-use cannabis program is grown equitably and ensures that funds from the adult-use cannabis program are brought back to the communities hit hardest by the "war on drugs." The SEC oversees the verification of equity applicants, creates new programs to support cannabis businesses and businesses in other industries, and manages the more general community investments derived from the cannabis tax revenue.

MEDICAL MALPRACTICE GROUP EXPANDED

Fullerton Beck LLP, a women-owned law firm based in White Plains, has expanded its medical malpractice group with the addition of seasoned litigator Jaymie Einhorn as partner.

Einhorn has over 35 years of experience defending high-exposure medical malpractice and labor law cases, representing hospitals, national municipal health system, and physicians across various specialties with a particular focus on pediatric and adult orthopedics, neurosurgery, psychiatry, urology, plastic surgery, ophthalmology, ob/gyn, and oncology. She also represents nursing homes and ambulance companies.

Einhorn has gained valuable experience by working in-house with a national insurer



Jaymie Einhorn

and with notable New York City medical malpractice law firms. This diverse experience has given her a well-rounded perspective of the client-attorney relationship and how to meet and exceed clients' expectations.

Einhorn has a proven track record in defending public officers and entities in the area of municipal liability. She has also represented manufacturers in product liability cases across various industry sectors and defended federal civil rights and discrimination cases under U.S.C. Section 1983.

HELPING THOSE LIVING WITH DEVELOPMENTAL DISABILITIES

Cerebral Palsy of Westchester (CPW) and New York state Senator Shelley B. Mayer have announced that CPW has been awarded \$150,000 in state funding for The Bridge Training Center.

CPW will use the funding to make modifications and renovations to an existing 1,500-square-foot house on its campus in Rye Brook. Once renovated, the building will house a new program: The BRIDGE Training Center, which will offer work-based learning and life skills to CPW's high school and adult clients. The center will offer CPW ways to expand training partnerships with current community partners, bring in new partners, and will provide opportunities for individuals in the local area not currently served by CPW but who could benefit from a vocational and life-skills training center such as this.

The Training Center program aims to serve hundreds of individuals who, according to the World Health Organization (WHO), are among the most marginalized in the world – teens and young adults with disabilities. With societal and other barriers, these young people face numerous challenges in transitioning to adulthood and learning to live independently.

... Mayer said, "This training center will provide tremendous support and resources to Cerebral Palsy of Westchester's high school and adult clients, helping them face the challenges in transitioning to living independently. I thank Linda Kuck, the executive director of CPW and her team for their

commitment to ensuring teens and young adults with disabilities have opportunities and the resources they need to thrive."

Now in its 74th year, Cerebral Palsy of Westchester's mission is to advance the independence, productivity, and full citizenship of people living with developmental disabilities.

BRIGHTER FUTURE COLLEGE SCHOLARSHIPS

For the third year in a row, Mountainside Treatment Center in New Canaan will be providing \$10,000 worth of academic scholarships to high school juniors and seniors living in Connecticut, Massachusetts, New York, New Jersey and Pennsylvania. The substance abuse treatment provider created the Mountainside Brighter Future College Scholarship to support students who have been impacted by substance use disorders in sharing their stories and raising awareness of addiction's impact on families.

Studies show that 21 million children in the United States live with a parent who misuses substances and more than two million live with a parent who struggles with a substance use disorder.

For Mountainside, the Brighter Future College Scholarship is just one step in a series of community efforts to educate and empower those struggling to reach out for help.

The \$10,000 in scholarship funds will be provided by Mountainside as \$1,000 awards to 10 scholarship applicants. The deadline to apply for the scholarship will be May 1, 2024, and winners will be announced later that same month.

Mountainside is nationally recognized for the effectiveness of its drug and alcohol addiction treatment programs. It holds an ASAM certification as well as dual accreditation from CARF International and The Joint Commission.

For more information about the scholarship and the essay guidelines, visit <https://mountainside.com/scholarships/brighter-future/>.

CHIEF DEVELOPMENT OFFICER APPOINTED AT LIFTING UP WESTCHESTER

Jessica Timms has been appointed chief development officer at Lifting Up Westchester (LUW). She arrives at the organization with two decades of experience in nonprofit fundraising and marketing.

Most recently, she served as senior director of advancement at Latino U College Access, an organization that empowers first-generation, low-income Latino students on their journeys to and through college. Prior to Latino U College Access, Timms held devel-



Jessica Timms

opment positions of increasing responsibility at Project Sunshine, ArtsWestchester and the Sisters of Divine Compassion.

Throughout her career, she has consistently demonstrated a passion for addressing the unmet needs of children and families.

Timms holds a master's degree in education, with a focus on literacy, language and diversity, from Manhattanville College, and a bachelor's degree in English from Roanoke College.

Each year, Lifting Up Westchester works together with over 2,500 men, women and children experiencing homelessness and hunger to build a more secure future for them and their families.

BRIGHTER FUTURE COLLEGE SCHOLARSHIPS

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Good Things Happening



From left: Sean Riley, treasurer at Gifts of Love; Lisa Gray, executive director at Gifts of Love; Bob Rumbold, sportscaster at News8; and Robert Wong, president of Gifts of Love. Photo courtesy Gifts of Love.

GALA SURPASSES FUNDRAISING GOAL

Giving Tuesday arrived early for Gifts of Love, a nonprofit organization that provides food, clothing and housewares to Connecticut individuals and families facing a financial crisis, as a total of \$40,178 was raised at its annual fall gala. The “Fall in Love” fundraising event, which took place on Friday, Nov. 3, at the Farmington Gardens banquet hall, attracted 129 registrants, all seeking to show their charity, love and fall spirit. All proceeds directly benefit the charity that is dedicated to assisting and securing residents in 41 towns with vital, basic needs.

“We couldn’t have dreamed of a better turnout and financial success for our first big fundraiser since the pandemic,” said Lisa Gray, executive director of Gifts of Love. “This just exemplifies that the giving spirit is

alive and well across the Connecticut community and we are grateful for our sponsors, attendees, donors and volunteers who came out to support their neighbors in need.”

Sponsors included American Eagle Financial Credit Union, Garrity Asphalt Reclaimers, Carmon Funeral Homes, and M&T Bank.

The organization provides boxes of food each month to seniors 62 and over through the Commodity Supplemental Food Program; serves 75 to 100 people through its mobile food distribution sites; provides hundreds of clients and their families with all the fixings to prepare a Thanksgiving meal; distributes over 325 backpacks filled with meals, snacks and drinks to students who receive free or reduced-cost administered

each weekend; administers the Connecticut Operation Fuel program for residents of the Farmington Valley, which provides emergency assistance up to \$1,000 to residents struggling to pay their energy and utility bills; and opens its annual Holiday Shoppe in December, allowing approximately 350 client families to receive gift cards and shop for new toys and other gifts.

“The need has never been greater as we are constantly seeing new faces walking through the doors of our two office locations,” said Gray. “With the monies raised from this successful event, combined with the continuous goodwill of Connecticut residents, we know that we’ll help our clients get through the upcoming winter season warm and well-fed.”

LAW FIRM ADDS TO ITS 2024 BEST RANKINGS

WFLB Law, a full-service law firm based in Westport, has been named to the Best Lawyers® Best Law Firms in Commercial Litigation, Family Law Mediation Litigation, Banking and Finance Litigation, Insurance Litigation, Labor and Employment Personal Injury Litigation, Defendants Real Estate Law Tax Law and Trusts and Estates Law.

The firm doubled the number of categories in which it was selected in 2023, ranking in eight categories this year. To be eligible for the 2024 Edition of Best Lawyers® “Best Law Firms,” a firm must have at

least one lawyer on the 2024 Best Lawyers in America® list.

This honor comes on the heels of eight FLB Law attorneys being named to the 2024 Best Lawyers in America® and nine selected for inclusion in Connecticut Super Lawyers.

“We are grateful to our clients and peers for nominating us for this award,” said Thomas Lambert, managing partner. “It is a testament to our legal work and outstanding client service.

Based in Westport, Connecticut, FLB Law is a full-service law firm primarily representing businesses and individuals throughout Fairfield County. Its Hospitality Practice helps national restaurant groups expand throughout the U.S.

HONOR RECOGNIZES ACTIVE PROFESSIONALS AND ORGANIZATIONS IN NONPROFITS



Nonprofit Westchester (NPW) has announced its 2023 Keep Westchester Thriving Awards winners in both the individual and organizational changemaker categories.

Horace E. Anderson Jr., dean, Elisabeth Haub School of Law at Pace; Limarie Cabrera, director of data, operations and finance, at Westchester Children’s Association; and Sister to Sister International Inc. have been chosen for going above and beyond in their work to address the needs of the county’s most vulnerable members and for advancing needed change to confront a myriad of social issues. Kathy Halas, executive director of the Child Care Council of Westchester, will also receive the first-ever Keep Westchester Thriving Distinguished Service Award.

Horace E. Anderson, Jr., dean, Elisabeth Haub School of Law at Pace University, is being honored for creating a culture of collaboration, community service and innovation at the law school. His access to justice initiatives, outstanding dedication to student engagement and wellness, focus on global sustainability, and commitment to social justice and improving diversity in the legal pipeline have enhanced academic excellence and enriched Westchester County and the nonprofit sector.

Limarie Cabrera, director of data, operations and finance, at Westchester Children’s Association, is being honored for her leadership in utilizing data to improve the lives of children and families in Westchester County.

Nationally, maternal mortality is 3 to 4 times higher for Black women than for white women. Sister to Sister International Inc. is being honored for successfully elevating and promoting Black maternal health as a key public health issue in Westchester.

PEEKSKILL NONPROFIT BENEFITS FROM REALTOR ORGANIZATION



From left: Vlora Sejdi and Carol Christiansen, HG Realtor Foundation; Stephanie Robinson, New Era Creative Space Grants & Development manager; and Robin Ham and Kimra Pierre, HG Realtor Foundation.

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$1,100 to New Era Creative Space in Peekskill, which brings community leaders, educators, artists, activists, scientists, parents and students together to develop creative educational programs that form an ongoing cycle of generational empowerment. The organization offers performing and visual arts, leadership and empowerment, wellness, therapeutic and other programming for young people ages 5 to 18.

Last year, New Era Creative Space offered 52 programs to more than 600 local children and youth and provided \$120,000

in scholarships, discounts and subsidies. "... These funds will support our community choir, where each participant is encouraged to trust their voice and joyfully express themselves, heart and soul," said Stephanie Robinson, grants and development manager.

Established in 2004 and relaunched in 2013, the HG Realtor Foundation has donated thousands of dollars to charities and nonprofits throughout the Hudson Valley. A not-for-profit trade association, it represents over 43,000 real estate professionals doing business in Westchester, Putnam, Rockland and Orange counties, as well as the Bronx and Manhattan. It is the second largest Realtor® Association in New York, and one of the largest in the country.

NATIONAL RECOGNITION FOR WHITE PLAINS HOSPITAL

The American College of Surgeons National Surgical Quality Improvement Program (ACS NSQIP) has recognized White Plains Hospital as one of 78 of its participating hospitals that have achieved meritorious outcomes for surgical patient care in 2022. Based on July 2023 ACS NSQIP data (covering calendar year 2022), White Plains Hospital was one of only 46 nationally named to the organization's "All Cases Meritorious" and "High Risk Meritorious" lists.

Dr. Kaer Weber, director of surgery and associate medical director of surgical services at White Plains Hospital, said, "... Patient care and patient safety are always at

the top of our priorities, and to be recognized for our continued excellence in those areas by such a prestigious organization is immensely gratifying."

ACS NSQIP is the only nationally validated quality improvement program that measures and enhances the care of surgical patients. This program measures actual surgical results 30 days postoperatively as well as risk-adjusts patient characteristics to compensate for differences among patient populations and acuity levels. ACS NSQIP is a major program of the American College of Surgeons and is currently used in over 850 adult and pediatric hospitals.

YANKWITT LLP NAMED TO 2024 BEST LAWYERS- BEST LAW FIRMS IN COMMERCIAL AND EMPLOYMENT LITIGATION

Yankwitt LLP has been selected for inclusion in the 2024 Best Lawyers® Best Law Firms in Commercial Litigation and Labor & Employment Litigation, Tier 1, White Plains. This is the fourth year the firm has ranked in commercial litigation and the first year in labor and employment.

To be ranked in Best Law Firms, a firm must have at least one attorney listed in Best Lawyers; Yankwitt boasts four attorneys with this honor — Russell Yankwitt, Dina

Hamerman, Benjamin Allee and Michael Reed.

Journal, Best Lawyers, and Super Lawyers. The firm has also been named a Best Place to Work in New York and in Westchester.

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

CARE PACKAGES FOR U.S. TROOPS



ProHEALTH Dental and its 13 offices throughout Long Island, New Jersey, Queens, and Westchester County, collected nearly 200 pounds of donated Halloween candy for United for the Troops in Carmel, New York. The candy was donated by their dental patients from across the tri-state region and was carefully packaged into nearly 1,000 snack-sized bags, which will be included in care packages for deployed service members by United for the Troops.

Since 2007, United for the Troops has distributed more than 30,000 care packages to our troops overseas.

Twenty-five Million Air employees, including pilots, mechanics and even passengers, took part in a Veteran's Day community-building project with Volunteer NY. Million Air made cards for United for the Troops, which will accompany the packages shipped out to deployed service men and women for the holidays.

ST. THOMAS AQUINAS COLLEGE JOINS COMMON APP'S DIRECT ADMISSIONS PROGRAM

St. Thomas Aquinas College has joined Common App's direct admissions program, which provides over 200,000 first-generation and low-income students who are interested in attending college with proactive admissions offers. Common App's direct admissions program also includes tailored outreach and resources to families, and to counselors who have students receiving a direct admissions offer.

"St. Thomas Aquinas College is excited to partner with Common App on the direct admissions program. As a leader on social mobility, we believe that this

program positively promotes opportunity to more students and we look forward to leading this important initiative," said Mike DiBartolomeo, Ed.D., vice president for enrollment management at the college.

St. Thomas Aquinas College is an independent liberal arts college located on 76 acres in Rockland County, New York, providing education at the undergraduate and graduate levels. The college is recognized by "U.S. News & World Report" in the Top-Tier for Regional Universities, and by Colleges of Distinction in its New York edition for Business, Education, and Career Development.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Nov.
8 - 14

**Last Chance Realty Corp.,
White Plains, Anthony
F. Vaccaro, president,**
23-22829-SHL: Chapter 11,
assets \$200,000, liabilities
\$253,043.
Attorney: H. Bruce Bronson Jr.

**David Ghatanfard,
Yonkers, re. Valbella
Midtown and Valbella
Meatpacking restaurants,**
23-22840-SHL: Chapter 11,
assets \$0 - \$50,000, liabilities
\$1 million - \$10 million.
Attorney: Anne J. Penachio.

**Keith E. Koski, Cortlandt
Manor, re. Affordable
Logistics Inc.,**
23-22844-CGM: Chapter 13,
assets \$0 - \$50,000, liabilities
\$100,000 - \$500,000.
Attorney: Rick Cowle.

**Laura Christy Midtown
LLC: Yonkers, David
Ghatanfard, president,**
23-22845-SHL: Chapter 11,
assets and liabilities \$1 million -
\$10 million.
Attorney: Anne J. Penachio.

**Katherine J. Corp., White
Plains, re. Pilates Center
of New York Inc., et al,**
23-22846-SHL: Chapter 7,
assets \$195,200, liabilities
\$154,541.
Attorneys: Brian J. Hufnagel,
Lawrence Morrison.

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 feder-
al, state and municipal agencies and
the court system. While every effort
is made to ensure the accuracy of this
information, no liability is assumed
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of legal action, the records cited are
open to public scrutiny and should be
inspected before any action is taken.

Questions and comments regarding
this section should be directed to:

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Westfair Communications Inc.
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Mount Kisco, NY 10549
Phone: 914-694-3600

U.S. District Court, White Plains
Local business cases, Nov.
8 - 14

**Lynk Media LLC, Astoria,
Queens, vs. Townsquare
Media Inc., Purchase,**
23-cv-9877-CS: Copyright
infringement.
Attorney: Craig B. Sanders.

**Bruce C. Davidson,
Alexandria, Virginia, vs.
925 LLC d.b.a. 9to5Mac,
Croton-on-Hudson,**
23-cv-9891-NSR: Copyright
infringement.
Attorney: Rachel Kaminetzky.

**Dounfuh Lan vs. 1353
Kingston Wok LLC,
Kingston, et al,**
23-cv-10005-NSR: Fair Labor
Standards Act.
Attorney: Adam X. Dong.

DEEDS

Above \$1 million

**138 Hawthorne Holdings
LLC, Brooklyn.** Seller: 138
Hawthorne Plaza LLC, Brooklyn.
Property: 138 Hawthorne Ave.,
Yonkers. Amount: \$2 million.
Filed Oct. 26.

**533 North State Corp.,
Croton-on-Hudson.** Seller: 533
N. State Realty LLC, Stamford,
Connecticut. Property: 533 N.
State Road, Ossining. Amount:
\$2.2 million. Filed Oct. 26.

**91-93 Longdale Avenue
LLC, Brooklyn.** Seller: Karina
Grant, et al, New York.
Property: 91-93 Longdale Ave.,
Greenburgh. Amount: \$1 million.
Filed Oct. 30.

**99 N. Broadway Investors
LLC, Chappaqua.** Seller: Peter
Beck, Irvington. Property: 99 N.
Broadway, Greenburgh. Amount:
\$1 million. Filed Oct. 31.

**A&N LLC and Marko Realty
Associates LLC, White
Plains.** Seller: White Plains
Hospital Medical Center, White
Plains. Property: 137 Maple
Ave., 1, White Plains. Amount:
\$1.2 million. Filed Oct. 26.

**LI Parcel E LLC, Fort
Washington, Pennsylvania.**
Seller: Nuno F. D. Andrade,
Sleepy Hollow. Property: 100
Legend Drive, Unit 202, Mount
Pleasant. Amount: \$1 million.
Filed Oct. 27.

**LW Premier Development
Realty Corp., Bronx.** Seller:
Diane Zultowsky, Avalon,
New Jersey. Property: 1441
Roosevelt Place, Pelham.
Amount: \$1.5 million. Filed Oct.
30.

**Neiditch, Alan M., Boca
Raton, Florida.** Seller: Samala
Realty LLC, Centerport.
Property: 10 City Place, 31D,
White Plains. Amount: \$1.9
million. Filed Oct. 31.

**QAD Realty LLC,
Mamaroneck.** Seller: 631-
635 Center Avenue LLC, New
Rochelle. Property: 631 Center
Ave., Mamaroneck. Amount:
\$1.6 million. Filed Oct. 26.

**Rubenstein Estates LLC,
Saddle River, New Jersey.** Seller:
Tashera Simmons, Stamford,
Connecticut. Property: 142
McLain St., Bedford. Amount:
\$1.1 million. Filed Oct. 30.

**Tendler Development
Group LLC, Mount Kisco.**
Seller: Gina Magill, Katonah.
Property: 12 Summit Circle,
Somers. Amount: \$1 million.
Filed Oct. 30.

The Pirlies Inc., Rye. Seller:
SJCA Park LLC, Brooklyn.
Property: 391 Park Ave., Rye
City. Amount: \$4.3 million. Filed
Oct. 26.

**Toll Northeast V Corp.,
Fort Washington, Pennsylvania.**
Seller: Lean Terence and Su Yin
Chan, Jersey City, New Jersey.
Property: 10 Wallace Way, New
Castle. Amount: \$1.5 million.
Filed Oct. 30.

**Toll Northeast V Corp.,
Fort Washington, Pennsylvania.**
Seller: Michael and Judith
Luskin, Scarsdale. Property:
18 Wallace Way, New Castle.
Amount: \$1.5 million. Filed Oct.
30.

Below \$1 million

11 White Birch LLC, Yonkers.
Seller: Katie M. Tuckwell,
Ossining. Property: 11 White
Birch, Drive, Ossining. Amount:
\$799,000. Filed Oct. 30.

**146 S. 10th Mount Vernon
LLC, Mount Vernon.** Seller:
Neil K. Nelson, Mount Vernon.
Property: 146 10th Ave., Mount
Vernon. Amount: \$950,000.
Filed Oct. 30.

16 Hardy LLC, Dobbs Ferry.
Seller: Ermir Aliaj, New York.
Property: 58 Prospect Ave.,
Mount Pleasant. Amount:
\$635,000. Filed Oct. 30.

**A/dorisio, Joanne, Los
Gatos, California.** Seller: 395
Ashford Ave LLC, Scarsdale.
Property: 395 Ashford
Ave., Greenburgh. Amount:
\$999,000. Filed Oct. 26.

Beverly LLC, Garrison. Seller:
Ninan Thampy, Dobbs Ferry.
Property: 97 Oregon Road,
Cortlandt. Amount: \$780,000.
Filed Oct. 31.

**Butler, Mirta N., Falls
Church, Virginia.** Seller:
Zayyan Realty LLC, Scarsdale.
Property: 174 Valentine St.,
Yonkers. Amount: \$620,000.
Filed Oct. 30.

**Cascade Funding
Mortgage Trust HB5,
Houston, Texas.** Seller: 1
Monroe Street LLC, Bronx.
Property: 1 Monroe St.,
Yonkers. Amount: \$350,000.
Filed Oct. 26.

**Clarke, Clement W.,
Mount Vernon.** Seller: BSD
11 S. Partners LLC, Brooklyn.
Property: 11 14th Ave., Mount
Vernon. Amount: \$325,000.
Filed Oct. 30.

Cyzner, Walter, Yonkers.
Seller: Coda Developments
Inc., Delaware. Property: 2824
Stoney Ave., Yorktown. Amount:
\$100,000. Filed Oct. 30.

**DiGiorgi, Adelaide,
Tuckahoe.** Seller: CYD
Properties LLC, Chappaqua.
Property: 299 Marbledale
Road, Eastchester. Amount:
\$528,000. Filed Oct. 30.

Fogler, Eve I., White Plains.
Seller: US Bank Trust NA,
Chicago, Illinois. Property:
39 Whittier Hill Drive, North
Salem. Amount: \$680,000.
Filed Oct. 30.

**Halcyon Properties
Inc., Yonkers.** Seller: Victor
Asiimwe, New York. Property:
506 Warburton Ave., Yonkers.
Amount: \$750,000. Filed Oct.
26.

**Kaplan, Jerry G., Mount
Vernon.** Seller: Blackhaven
Enterprises LLC, Ardsley.
Property: 55 Cowdin Circle,
New Castle. Amount:
\$996,000. Filed Oct. 26.

**Kornheiser, Carol,
Chappaqua.** Seller: Michael
Brais Design Corp., Chappaqua.
Property: 18 Hardscrabble
Hill, Mount Pleasant. Amount:
\$650,000. Filed Oct. 27.

**Lake Mohegan Mansion
LLC, Mohegan Lake.** Seller:
Joseph Thompson, Peekskill.
Property: 1706 Marie Lane,
Yorktown. Amount: \$255,000.
Filed Oct. 26.

Lit Holdings LLC, Suffern.
Seller: Laura E. Hernandez,
Harrison. Property: 70-72
Robertson Ave., White Plains.
Amount: \$870,000. Filed Oct.
26.

**LI Parcel E LLC, Fort
Washington, Pennsylvania.**
Seller: Edwin Lee, Long island
City. Property: 100 Legend
Drive, Unit 203, Mount
Pleasant. Amount: \$775,000.
Filed Oct. 26.

**Loughlin, Michael E. and
Cynthia Loughlin, Yonkers.**
Seller: 2 Briar Hill LLC, Yonkers.
Property: 2 Briar Hill Drive,
Yonkers. Amount: \$350,000.
Filed Oct. 30.

**Mollo, Robert and Kim
Mollo, Peekskill.** Seller: The
Bank of New York Mellon,
Anaheim, California. Property:
918 Hudson Ave., Peekskill.
Amount: \$248,000. Filed Oct.
30.

**Pawling Holdings LLC,
Port Chester.** Seller: Evelyn
M. Banguela, Bronx. Property:
265B N. Ridge St., Rye Town.
Amount: \$310,000. Filed Oct.
30.

**Pinnock, Daniel, Mount
Vernon.** Seller: Shared Profit
Enterprise LLC, Mount Vernon.
Property: 116 N. Seventh
Ave., Mount Vernon. Amount:
\$395,000. Filed Oct. 27.

**Poly Enterprise LLC, Mount
Vernon.** Seller: Alicia C. Wint,
Saint Albans. Property: 745
Sixth Ave., Mount Vernon.
Amount: \$390,000. Filed Oct.
26.

**Prewitt, Ardeller, Mount
Vernon.** Seller: 148 W. Fifth
Street LLC, Bronx. Property:
148 Fifth St., Mount Vernon.
Amount: \$385,000. Filed Oct.
31.

Raniolo, John, Yonkers.
Seller: US Bank Trust Company
NA, West Palm Beach, Florida.
Property: 97 Patton Drive,
Yonkers. Amount: \$849,000.
Filed Oct. 30.

Stachiw, Daria, Yonkers.
Seller: Vision Estate 137 LLC,
Bronx. Property: 137 Webster
Ave., Yonkers. Amount:
\$800,000. Filed Oct. 26.

**US Bank NA, Lewisville,
Texas.** Seller: Hemraj Venita,
Mount Vernon. Property: 158
S. 10th Ave., Mount Vernon.
Amount: \$279,000. Filed Oct.
31.

**US Bank Trust NA,
Dallas, Texas.** Seller: Wilson
O. Reinoso-Velez, Yonkers.
Property: 2772 Sarles Drive,
Yorktown. Amount: \$480,000.
Filed Oct. 30.

WORKERS'
COMPENSATION
BOARD

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

**Bonanza Contracting LLC,
Mount Vernon.** Amount: \$7,500.

**Charles J. Kling Enterprise
LLC, White Plains.** Amount:
\$3,000.

**Home Group Management
& Maintenance Corp.,
Yonkers.** Amount: \$9,500.

**Hudson Mini Grocery
Corp., Sleepy Hollow.** Amount:
\$21,000.

**Instant Beauty Hair
Collection LLC, Mount
Vernon.** Amount: \$36,000.

**La Famosa Corp., Sleepy
Hollow.** Amount: \$2,000.

**Liquid Samurai II LLC d.b.a.
Bar Goto Niban, Dobbs Ferry.**
Amount: \$4,000.

JUDGMENTS

PA Contracting Unlimited Inc., Port Chester. Amount: \$2,000.

Paul L. Buck d.b.a. Paul Buck Architect, Dobbs Ferry. Amount: \$1,500.

Photosynthesis LLC, Tarrytown. Amount: \$22,000.

Psychotherapy Consultation Services LCSW PLLC, Yonkers. Amount: \$946.

Quaker Ridge Barber Shop I Inc., New Rochelle. Amount: \$10,000.

Rodriguez, Nicole A, Schenectady. Amount: \$3,000.

Torque Auto Body Inc., Yonkers. Amount: \$17,000.

Westchester Sign & Awning LLC, Yonkers. Amount: \$34,000.

Yari's Contracting Inc., West Harrison. Amount: \$500.

Federal Tax Liens, \$10,000 or greater, Westchester County, Nov. 8 - 14

Curley, Rosanna: Yonkers, 2022 personal income, \$48,121.

DeGennaro, Christian: Pelham, 2014, 2021 personal income, \$54,553.

Fairty, S.E.: Harrison: 2019 - 2020 personal income, \$60,332.

Grosvenor, Carol: Yonkers: 2013 - 2014, 2016 - 2018 personal income, \$14,376.

Guzman, Ivan: Pleasantville, 2017, 2019 - 2020 personal income, \$40,311.

Intellectual International Capital LLC: Scarsdale, 2017 - 2018 annual withholding for U.S. income of foreign persons, \$459,888.

Lambe, Kieran J.: Yonkers, 2022 personal income, \$48,121.

Pires, Antonio: Mount Vernon, 2018 - 2019 personal income, \$23,853.

Steinthal III, Martin B., Harrison, 2019 - 2020 personal income, \$60,332.

Amy, Mary, Rye. \$11,711 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Antonucci, Steven, Tuckahoe. \$4,557 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 30.

Baez, Elaine M. Dominguez, Mount Vernon. \$5,313 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Bajramaj, Smaji, Yonkers. \$2,572 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Barnes, Errol, Port Chester. \$11,403 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 27.

Barrett, Blaise, Mount Vernon. \$2,758 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 30.

Batiste, Delbert, Mount Vernon. \$5,764 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Beauvoir, Richard O., Yonkers. \$2,585 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Beleno Jr., Rodolfo E., Ossining. \$10,277 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 27.

Bergara, Carolina F., Yonkers. \$5,707 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 27.

Bogart, Tracey, White Plains. \$12,569 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 30.

Cabrera, Julie D., Yonkers. \$9,763 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Chris Leonard Enterprises LLC, Hamburg. \$80,952 in favor of Amur Equipment Finance Inc., White Plains. Filed Oct. 30.

Dell, Annette, White Plains. \$6,570 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 27.

Diaz, Juan M., Yorktown Heights. \$3,672 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 26.

Fernandez, Rafael B., Montrose. \$15,221 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 30.

Garriques, Shimar R., Mount Vernon. \$8,983 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 30.

Gaudio, Timothy N., Larchmont. \$26,082 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 27.

Goldstein, Norman, Scarsdale. \$6,365 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 31.

Henry-Edie, Anmar, Mount Vernon. \$6,450 in favor of Bibimed Inc., Mineola. Filed Oct. 31.

Huaman, Gabriel J., Elmsford. \$7,497 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Johnson, Destini M, White Plains. \$2,213 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

Joseph, Jean, White Plains. \$1,751 in favor of Credit Corporation Solutions Inc., Draper, Utah. Filed Oct. 31.

Kajtazi, Filyp, Ossining. \$4,756 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 30.

Kallish, Thomas C., Ossining. \$206,370 in favor of Cloudfund LLC, Suffern. Filed Oct. 27.

Koronowski, Lester, Brewster. \$7,554 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 31.

Lewis, Marvin, Mount Vernon. \$27,542 in favor of Baxter Credit Union, Vernon Hills, Illinois. Filed Oct. 30.

Maldonado, Danielle F., Cortlandt Manor. \$4,910 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 27.

Molina, Jensin Sr., Yonkers. \$13,605 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Oneal, Arriener, Port Chester. \$2,333 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Patel, Nikunj R., White Plains. \$40,763 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 30.

Paulino, Paul M., Pound Ridge. \$5,649 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

Perez-Botero, Andres, Yorktown Heights. \$10,032 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Poteat, Zyon D., White Plains. \$2,654 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Rivera, Dominic D., Yonkers. \$2,513 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Rosario, Job, Yonkers. \$2,980 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

Rose, Sandra, Mount Vernon. \$9,881 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Ruiz, Zahory O., Port Chester. \$5,623 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Salazar, Julio, Armonk. \$51,504 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 27.

Sanabria, Sandra M, White Plains. \$4,761 in favor of Capital One NA, Richmond, Virginia. Filed Oct. 30.

Segatorri, Cecilia M, Port Chester. \$8,415 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

Sheppard, Allan, New Rochelle. \$3,622 in favor of Capital One NA, Richmond, Virginia. Filed Oct. 30.

Shibel, Stephen, Mamaroneck. \$21,544 in favor of Capital One NA, Richmond, Virginia. Filed Oct. 30.

Smith, Calvin, Ossining. \$10,168 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Oct. 27.

Smith, Ronald B., Yonkers. \$2,658 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 31.

Valdez, Kathy I., Yonkers. \$3,222 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

Valdovinos, Elsie A., Port Chester. \$4,780 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 26.

Vasquez, Jorge, Ossining. \$8,022 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 30.

Vazquez, Oscar U., Yonkers. \$2,904 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 30.

Velez, Efrem, Yonkers. \$3,581 in favor of Capital One NA, Glen Allen, Virginia. Filed Oct. 30.

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

Bank of America NA, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$847,000 affecting property located at 11 Roberta Place, White Plains. Filed Oct. 6.

Brook, Marlyn, as owner. Filed by Coto-Chang Oswaldo. Action: Foreclosure of a mortgage in the principal amount of \$15,000 affecting property located at 433 S. Seventh Ave., Mount Vernon. Filed Oct. 30.

Capital One Bank USA NA, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$26,000 affecting property located at 21 Dugan Lane, Yonkers. Filed Oct. 26.

Cavalry SPV I LLC, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 1101 Hunters Run, Dobbs Ferry. Filed Oct. 6.

Malandrino, Solari Maria, as owner. Filed by The Bank Of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 105 Chappaqua Road, Briarcliff Manor. Filed Oct. 31.

Mota, Jose, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$433,000 affecting property located at 17 Mount Carmel Place, Yonkers. Filed Oct. 9.

Paredes, Rafael, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$486,000 affecting property located at 487 Park Ave., Yonkers. Filed Oct. 30.

Paredes, Rafael, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$486,000 affecting property located at 487 Park Ave., Yonkers. Filed Oct. 30.

Schweber, Scott, as owner. Filed by BNY Mellon NA. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located in Scarsdale. Filed Nov. 1.

Sturdivent, Dorothea E., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$504,000 affecting property located at 56 Independence St., White Plains. Filed Oct. 26.

United States of America IRS, as owner. Filed by Rushmore Loan Management Service. Action: Foreclosure of a mortgage in the principal amount of \$111,000 affecting property located at 252 Franklin Ave., Mount Vernon. Filed Oct. 26.

MECHANIC'S LIENS

10-28 Yonkers LP, Yonkers. \$55,644 in favor of Cosan Construction Corp., Mount Vernon. Filed Oct. 26.

Cepeda, Patricia, Scarsdale. \$12,000 in favor of Hacela Construction Inc., New Rochelle. Filed Oct. 31.

DCD Realty Holdings LLC, Greenburgh. \$9,044 in favor of Hajoca Corp., Freeport. Filed Nov. 1.

Debiec, Jozef M., Greenburgh. \$9,800 in favor of 2XPC Corp., Ossining. Filed Oct. 26.

Kanasaki, Alice, Pound Ridge. \$24,608 in favor of Connecticut Bonding & Tarping SE, New Fairfield, Connecticut. Filed Oct. 31.

RXR 587 Main Owner LLC, New Rochelle. \$5,012 in favor of TF Andrew Carpet One Floor & Home, New Rochelle. Filed Oct. 27.

School Street Housing Development Fund, Yonkers. \$55,644 in favor of Cosan Construction Corp., Mount Vernon. Filed Oct. 26.

TH Tarrytown LLC, Greenburgh. \$18,452 in favor of Hajoca Corp., Freeport. Filed Nov. 1.

Vasilchenko, Irina, Pelham. \$20,912 in favor of American Builders & Contractors, Wisconsin. Filed Oct. 27.

Zumbado, Darren, Scarsdale. \$12,000 in favor of Hacela Construction Inc., New Rochelle. Filed Oct. 31.

NEW BUSINESSES

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

Sole Proprietorships

Claim Your Time, 30 Waldo Ave., White Plains 10606. c/o Leah Hehr. Filed Oct. 31.

FTPK Consultant, 68 Washburn Road, Mount Kisco 10549. c/o Jessica M. Colon. Filed Oct. 31.

Incantatrix Publications, 43 Bronx River Road, 3C, Yonkers 10704. c/o Giavanna Rebel Blaze. Filed Oct. 27.

JC Home Improvement, 111 Ravine Ave., 1A, Yonkers 10701. c/o Jose Carlos Martinez. Filed Nov. 1.

Jetts Timeless Favorites, 101 Columbus Ave., No. 2, Port Chester 10573. c/o Jesus L. Baling. Filed Oct. 31.

Just Party Events, 17 Cambridge St., Valhalla 10595. c/o Joseph P. Soricelli. Filed Oct. 27.

Quinde Builds, 52 Revolutionary Road, Ossining 10562. c/o Nick Quinde. Filed Nov. 1.

Reach For Success Press, 285 S. Central Ave., J2, Hartsdale 10530. c/o Julie S. Ringler. Filed Oct. 31.

Riverstone Design, 49 Van Wyck St., Croton-on-Hudson 10520. c/o Richard W. Duggan III. Filed Oct. 31.

Rivertowns Playhouse, 26 Park Ave., Irvington 10533. c/o Kamran Salianni. Filed Oct. 31.

Rosi House Cleaner, 37 Washington Ave., Ossining 10562. c/o Rosa Mercedes Lazo Cabrera. Filed Oct. 30.

Semopar Consulting, 73 Park Ave., White Plains 10603. c/o Martin Sebastian Parra. Filed Oct. 27.

Trinos Cleaning Services, 117 S. 1 First Ave., Mount Vernon 10550. c/o Trino William Quispe Medina Filed Oct. 31.

Velez Construction, 196 Crisfield St., Yonkers 10710. c/o Fabian Rene Velez. Filed Oct. 27.

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

HUDSON VALLEY

BUILDING LOANS

Below \$1 million

Lima One Capital LLC, as owner. Lender: MDA Real Estate Group Inc. Property: 5 First St., Cornwall-on-Hudson. Amount: \$263,000. Filed Oct. 24.

Northeast Community Bank, as owner. Lender: PNW Holdings LLC. Property: Beamer Road, Montgomery. Amount: \$675,000. Filed Oct. 25.

Rock Well Funding LLC, as owner. Lender: MSH Group Real Estate Holdings LLC. Property: in Warwick. Amount: \$208,000. Filed Oct. 26.

Sharestates Investments LLC, as owner. Lender: Newburgh SHG 127 LLC. Property: in Newburgh. Amount: \$367,000. Filed Oct. 20.

Walden Savings Bank, as owner. Lender: Gonzalez Michael. Property: 12 Sarah Lane, Middletown. Amount: \$234,000. Filed Oct. 24.

Walden Savings Bank, as owner. Lender: Galan John. Property: in Wallkill. Amount: \$352,000. Filed Oct. 25.

DEEDS

Above \$1 million

Hyman Rouse, Rachel, Rhinebeck. Seller: 262 Route 308 LLC, New York. Property: 262 Route 308, Rhinebeck. Amount: \$5.4 million. Filed Oct. 11.

Upstream Path LLC, Austin, Texas. Seller: Brian Baas, Wappingers Falls. Property: in Wappinger. Amount: \$3.8 million. Filed Oct. 13.

Below \$1 million

3307 Route 22 LLC, Dove Plains. Seller: Allan Rappiseyee, Poughkeepsie. Property: 3307 Route 22, Dover Plains. Amount: \$113,000. Filed Oct. 19.

5671 Route 82 LLC, Red Hook. Seller: Darling Sand & Gravel Inc., Clinton Corners. Property: in Stanford. Amount: \$300,000. Filed Oct. 11.

667 Budds Corners LLC, Wappingers Falls. Seller: White Gorilla Farm LLC, Miami Beach, Florida. Property: 667 Budds Corners, Red Hook. Amount: \$689,000. Filed Oct. 17.

AJ Enterprises 1 LLC, Staatsburg. Seller: Lacrosse Properties of Poughkeepsie LLC, Rhinebeck. Property: 269 Church St., Poughkeepsie. Amount: \$200,000. Filed Oct. 17.

BAO Properties LLC, Lakeville, Connecticut. Seller: Russell Flinn, Millerton. Property: in Amenia. Amount: \$300,000. Filed Oct. 17.

DiGiovanni, Linda Irmgard, Beacon. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$498,000. Filed Oct. 11.

Dixon, Karla, Pleasant Valley. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$590,000. Filed Oct. 10.

Doyle, Ryan P., Poughkeepsie. Seller: Citrea LLC, Poughkeepsie. Property: 15 Edwin Road, Poughkeepsie. Amount: \$445,000. Filed Oct. 16.

DSJRE LLC, Naples, Florida. Seller: Aaron Bode, Beacon. Property: in Beacon. Amount: \$715,000. Filed Oct. 16.

EA2 Properties LLC, Poughkeepsie. Seller: Delvin Industries Corp., Poughkeepsie. Property: 148 Old State Route 82, Dover. Amount: \$700,000. Filed Oct. 11.

Ezrati, Susan, Tivoli. Seller: Dockstader Properties LLC, Red Hook. Property: in Red Hook. Amount: \$320,000. Filed Oct. 16.

Filippelli, Michael J. and Jennifer A. Holmes, Seller: Threefutures LLC, Wappingers Falls. Property: in East Fishkill. Amount: \$175,000. Filed Oct. 10.

First One in Dover LLC, Holmes. Seller: Brenda J. Wilkins, Wingdale. Property: in Dover. Amount: \$100,000. Filed Oct. 16.

Green Well Capital LLC, Poughkeepsie. Seller: Michael R. Dinapoli, Poughkeepsie. Property: in Poughkeepsie. Amount: \$299,000. Filed Oct. 11.

Judithe T., Charles Yorktown Heights. Seller: Grove Home Construction LLC, Poughkeepsie. Property: 219 Ridgeline Drive, LaGrange. Amount: \$570,500. Filed Oct. 11.

Hazlucha Vsyatah Dismaya LLC, Monroe. Seller: Suleiman A. Sahawneh Trust, Poughkeepsie. Property: 70 Marshall St., Poughkeepsie. Amount: \$190,000. Filed Oct. 20.

HMS Homebuyers LLC, New Windsor. Seller: William Shilstone, Bedford Corners. Property: in Wappinger. Amount: \$130,000. Filed Oct. 12.

Hopkins, Jodie, Durham, North Carolina. Seller: Herb Redl LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$339,000. Filed Oct. 12.

Khoury, Raymond, Hopewell Junction. Seller: Threefutures LLC, Wappingers Falls. Property: in East Fishkill. Amount: \$150,000. Filed Oct. 16.

Kirchhoff Family Investments LLC, Poughkeepsie. Seller: Jeffrey Verdile, Hyde Park. Property: 502 N. Quaker Lane, Hyde Park. Amount: \$238,000. Filed Oct. 10.

Kyratzis, John, Loudonville. Seller: RG Duell LLC, Fishkill. Property: in Poughkeepsie. Amount: \$451,000. Filed Oct. 13.

Lavish Lifestyle LLC, Beacon. Seller: Providence Realty of LaGrange LLC, Wappingers Falls. Property: in Poughkeepsie. Amount: \$301,500. Filed Oct. 18.

Lopez, Benito C., Hyde Park. Seller: EK Real Estate Fund I LLC, New York. Property: in Hyde Park. Amount: \$280,000. Filed Oct. 12.

M M2 RE Holdings 24 LLC, Salt Point. Seller: Golden & Golden Building Company Inc., Hyde Park. Property: 165 S. Cross Road, Staatsburg. Amount: \$370,000. Filed Oct. 16.

Mierzwa, Robyn, Brooklyn. Seller: Winding Road Farms LLC, Bronx. Property: in Hyde Park. Amount: \$240,000. Filed Oct. 16.

Mortgage Assets Management LLC, West Palm Beach, Florida. Seller: Eileen Mae Moore, Pine Plains. Property: 1420 Route 83, NorthEast. Amount: \$357,500. Filed Oct. 11.

Muschio, Henry M. III, Wappingers Falls. Seller: Herb Redl LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$340,500. Filed Oct. 16.

Nsenkeng, Peter N., Brooklyn. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$664,500. Filed Oct. 10.

NV Property Holdings LLC, Wappingers Falls. Seller: Hough Macaulay Robert, Rhinebeck. Property: 115 Montgomery St., Rhinebeck. Amount: \$550,000. Filed Oct. 11.

Oey, Johnson Elvina Fayme, New York. Seller: Grove Home Construction LLC, Poughkeepsie. Property: 134 Ridgeline Drive, Poughkeepsie. Amount: \$564,500. Filed Oct. 19.

Osorio, Orlando, Newburgh. Seller: Danae Realty LLC, Little Neck. Property: 259 Church St., Poughkeepsie. Amount: \$375,000. Filed Oct. 16.

Pratt, Daniel H., Poughkeepsie. Seller: M and J Flip LLC, Carmel. Property: 142 Rosewood Drive, Wappinger. Amount: \$501,000. Filed Oct. 18.

RC Property Holdings 2 Inc., Patterson. Seller: MEM Private Real Estate LLC, Closter, New Jersey. Property: in Poughkeepsie. Amount: \$370,000. Filed Oct. 16.

Riario, Grace, Washingtonville. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$629,000. Filed Oct. 19.

Salazar, Nigli Yanira Aguirre, Mahopac. Seller: US Bank Trust NA Dallas, Texas. Property: 7 Kelly Court, Stormville. Amount: \$370,000. Filed Oct. 16.

Salt Boutique Lab LLC, Wappingers Falls. Seller: Brent Realty LLC, Wappingers Falls. Property: 70 E. Main St., Wappingers Falls. Amount: \$625,000. Filed Oct. 13.

Sharma, Nitin, Jericho. Seller: ALYBA Realty LLC, Hopewell Junction. Property: in LaGrange. Amount: \$525,000. Filed Oct. 13.

Sheafe Woods Realty LLC, Wappingers Falls. Seller: Michael V. Mazzeo Jr. Trust, Hopewell Junction. Property: 10 Fox Run, East Fishkill. Amount: \$175,000. Filed Oct. 11.

TD Contractor Corp., Clinton Corners. Seller: Carmela Uzzo, Clinton Corners. Property: 1463 Centre Road, Rhinebeck. Amount: \$212,000. Filed Oct. 16.

Zaman, Ridwan, Hopewell Junction. Seller: Enterprise Development Group LLC, Hopewell Junction. Property: Stonecrest Court, Beekman. Amount: \$168,000. Filed Oct. 10.

JUDGMENTS

A&W Products Company Inc., Port Jervis. \$591,406 in favor of Neupex Company Ltd., Taipei, Taiwan. Filed Oct. 23.

Alday II, James R., Pine Bush. \$5,951 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Oct. 23.

Almedina, Jonathan A., Monroe. \$1,890 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 23.

Alvarenga, Daniel, Goshen. \$8,616 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 23.

Alvarez, Melissa, New Windsor. \$7,547 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 19.

Breuer, Moses, Monroe. \$9,191 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Oct. 19.

Broadwell, David S., Pine Bush. \$6,248 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 17.

Brody, Scott, Middletown. \$1,926 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 18.

Bunt, Walter Jr., Cornwall-on-Hudson. \$4,675 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 24.

Butler, Pamela, Monroe. \$1,311 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Oct. 23.

Cellular Store Inc. and **Berger Malka**, Monroe. \$100,324 in favor of Hamilton Equity Group LLC, New York. Filed Oct. 17.

City Skyline Inc., Warwick. \$31,934 in favor of American Builders & Contractors Supply Company Inc. and ABC Supply Company Inc., Beloit, Wisconsin. Filed Oct. 23.

Colon, Nevelson, Middletown. \$6,316 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 20.

Cooper, John, Walden. \$3,684 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Oct. 20.

Curbelo, Juan Manuel and **Vanessa Curbelo**, Pine Bush. \$6,322 in favor of Underhill Realty LLC, New York. Filed Oct. 17.

Desir, Mallory, Monroe. \$1,725 in favor of Capital One Bank, Richmond, Virginia. Filed Oct. 24.

Dupre, Bryan, Middletown. \$1,605 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 18.

Eight West LLC, et al, Warwick. \$838,829 in favor of First Financial Bank, El Dorado, Arizona. Filed Oct. 20.

Fitzpatrick, Tamara, Pine Bush. \$4,344 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 24.

Frankel, Beila, Monroe. \$32,258 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 23.

Fripp, Jade N., Middletown. \$1,089 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Oct. 18.

Golshevsky, Baruch, Monroe. \$2,809 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 23.

Greaux, Louis, Middletown. \$4,936 in favor of Citibank and Department Stores National Bank, Sioux Falls, South Dakota. Filed Oct. 17.

Greco, Kristina, Goshen. \$6,309 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 23.

Hammond, Justin, Middletown. \$7,333 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 19.

Harris, Rikka, Middletown. \$12,320 in favor of Gordon R. Fiero, North Pole, Florida. Filed Oct. 18.

Hazelterrence, Middletown. \$16,678 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Oct. 23.

Hernandez, Doris, Middletown. \$6,700 in favor of Mordchie Winkler, Monroe. Filed Oct. 17.

Holbrook, Todd M., Monroe. \$7,530 in favor of Capital One, Glen Allen, Virginia. Filed Oct. 23.

Jones, Carol A., Chester. \$2,557 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 20.

Jones, Destiny, Middletown. \$3,592 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 19.

Jones, Luke, Monroe. \$2,082 in favor of Calco Building Maintenance Chemical Supply & Equipment Corp., et al, Middletown. Filed Oct. 17.

Katz, Fischel, Monroe. \$4,092 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 19.

King, Grady, Monroe. \$8,591 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 19.

Knapp, Amy R., Middletown. \$8,223 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 24.

Landru, Walt, et al, Greenwood Lake. \$3,116 in favor of Oradell Animal Hospital, Paramus, New Jersey. Filed Oct. 23.

Lynch, Kimberly A., New Windsor. \$4,980 in favor of Capital One Bank, Glen Allen, Virginia. Filed Oct. 23.

Marshall, Steve Jr., Warwick. \$7,308 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 24.

Martinez, Albert, Bronx. \$1,071 in favor of Caddis Funding LLC, Greenville, South Carolina. Filed Oct. 18.

Masloski, Jill, Newburgh. \$2,161 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Oct. 19.

Mohan, Dewkoemar M., Middletown. \$36,491 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

Monk, Jestine, Newburgh. \$3,654 in favor of Lander Street Partners III LP, Kingston. Filed Oct. 24.

Morales, Eddie, Middletown. \$2,083 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 18.

Morales, Ruth M., Middletown. \$3,257 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 18.

Nicholas, Emily, Tuxedo Park. \$2,844 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Oct. 17.

Nicholis, Candace Claurice, Newburgh. \$15,591 in favor of Prestige Financial Services Inc., Draper, Utah. Filed Oct. 17.

Otero, Melissa M., Bronx. \$3,446 in favor of Great Seneca Financial Corp., Rockville, Maryland. Filed Oct. 18.

Pasenti Inc. and **Louis A. Pasciuto**, Sugar Loaf. \$324,044 in favor of American Funding Services, Jericho. Filed Oct. 19.

Pasenti Inc. and **Pasciuto Lou**, Sugar Loaf. \$647,568 in favor of Prime Rebar LLC, Bridgewater. Filed Oct. 20.

Pena, Phillippe, Walden. \$7,788 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 19.

Plimley, Brendon, Marlboro. \$4,684 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 19.

Quinones, Gilbert, Bronx. \$2,085 in favor of Erin Services Company LLC, New York. Filed Oct. 18.

Quintana, Alex, Bronx. \$1,920 in favor of Caddis Funding LLC, Greenville, South Carolina. Filed Oct. 18.

Reyes, Regina, Montgomery. \$20,099 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 17.

Reyna, Barbara, New Windsor. \$3,087 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Oct. 17.

Rivera, Alejandra and **Julio Trujillo**, Newburgh. \$4,998 in favor of DRA Meadow Hill LLC and Meadow Ridge Luxury Apartments, Newburgh. Filed Oct. 17.

Rodriguez, Felipe, Monroe. \$11,674 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

Seipp, Shaun, Maybrook. \$4,537 in favor of Discover Bank, New Albany, Ohio. Filed Oct. 23.

Simpson, Brandon, Oitsville. \$5,449 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 19.

Stewar, Andre D., Middletown. \$3,759 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 17.

Stroud, Adriana, Newburgh. \$4,270 in favor of Belvedere Housing LP, Newburgh. Filed Oct. 17.

Tekel, Debra A., Harriman. \$2,237 in favor of Capital One Bank, Glen Allen, Virginia. Filed Oct. 23.

Vasquez, Carlos and **Edna Rivera**, Goshen. \$9,374 in favor of Wainco Goshen LLC, South Orange, New Jersey. Filed Oct. 17.

Voorhees, Cynthia, Middletown. \$1,717 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Oct. 19.

Waizenegger, Aalihya M., Port Jervis. \$2,469 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 19.

Mechanic's Liens

208 Estates Holdings LLC, as owner. \$420,357 in favor of Pro Sitework Inc., Property: in Blooming Grove. Filed Nov. 1.

80 Jefferson Boulevard LLC as owner. \$19,625 in favor of GNG Drywall Inc. Property: 80 Jefferson Blvd., Fishkill. Filed Oct. 31.

Atkeson, Nakesha, as owner. \$27,374 in favor of Astar Heating & Air LLC, Property: 469 Eatontown Road, Port Jervis. Filed Nov. 1.

Fiore, Nicole Marie and **Jason Fiore** as owner. \$22,765 in favor of Pro Form Contracting Inc. Property: 93 Davis Road, Pleasant Valley. Filed Oct. 27.

Nyarko, Antony Paul, as owner. \$16,352 in favor of Astar Heating & Air LLC. Property: 12 Black Stallion Court, Middletown. Filed Nov. 1.

Osmani, Taulant, as owner. \$252,750 in favor of Gruda Enterprises Inc. Property: in Newburgh. Filed Oct. 27.

Rodriguez, Raul and **Cynthia Cortijo**, as owner. \$9,260 in favor of Builder Services Group Inc. and Red Lion Insulation, Property: in Woodbury. Filed Nov. 1.

Sohan, Brian J. and **Allison J. Sohan** as owner. \$15,000 in favor of George Stoll Construction Inc. Property: 16 Mildred Ave., Poughkeepsie. Filed Oct. 31.

Wist, Mark C. and **Deborah A. Wist**, as owner. \$5,785 in favor of Builder Services Group Inc. and Red Lion Insulation, Property: in Chester. Filed Nov. 1.

NEW BUSINESSES

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

Partnerships

Treasures of Eden, 45 Saint John St., Goshen 10924. c/o William M. Nefertiti and Sobala Nefertiti. Filed Nov. 1.

Sole Proprietorships

Advanced Business Solutions of Hudson Valley, 210 Brola Road, Middletown 10940. c/o Danielle Anneliese Heinz. Filed Oct. 30.

Augies Goods, 2 Bellevue Road, Fort Montgomery 10922. c/o Agustin Israel Rodriguez. Filed Oct. 31.

Bless My Skin, 12 Little Collabar Road, Montgomery 12549. c/o Christine M. Dottin. Filed Nov. 1.

Eco Logic Property Services, 44 Sophia Lane, Brewster 10509. c/o Timothy Keith. Filed Nov. 1.

Ehitan Handyman Services, 190 Main St., Goshen 10924. c/o Jose Luis Lopez Hernandez. Filed Oct. 30.

Elle By Design, 243 Route 17k, Newburgh 12550. c/o Laura K. Miressi Fanizzi. Filed Oct. 31.

ICH BA Renovations, 1751 US 6, Carmel 10512. c/o Manuel A. Ich Ba. Filed Oct. 27.

Miller Lawn Care, 49 Mountainside Road, Warwick 10990. c/o Scott Hobart Miller Jr. Filed Nov. 1.

Pilates Den, 3182 USZ 9, Cold Spring 10516. c/o Meghan Sabas. Filed Nov. 1.

Practical Construction Management, 14 Ellison Drive, New Windsor 12553. c/o Mitchell Greig. Filed Nov. 1.

Royalty Dry Cleaning, 109 Wallkill Road, Walden 12586. c/o Dawn Marie Sweed. Filed Oct. 30.

Saras Cleaning Services, 20 Jay St., New Windsor 12553. c/o Sara Galan. Filed Nov. 1.

Superpro, 72 Woodbine Drive, Mahopac 10541. c/o Thomas Conforti. Filed Oct. 31.

Tinos Tacos, 70 Mill St., Newburgh 12550. c/o Guerrero Faustino Rosas. Filed Oct. 30.

Turner Brothers Construction, 37 Fowler St., Port Jervis 12771. c/o Rosario Jr. Cala. Filed Nov. 1.

BUILDING PERMITS

Commercial

AP Construction, Stamford, contractor for Seven 07 Summer LLC. Perform interior fit-out of 2,566-square-foot corporate office space on third floor at 707 Summer St., Stamford. Estimated cost: \$250,000. Filed Oct. 20.

AP Construction, Stamford, contractor for Seven 07 Summer LLC. Perform replacement alterations at 707 Summer St., Stamford. Estimated cost: \$220,000. Filed Oct. 23.

Ashforth Properties Construction Inc., Stamford, contractor for Stamford Hospitality LP. Perform structural repair of a portion of second-level parking garage deck damaged by fire at 2701 Summer St., Stamford. Estimated cost: \$801,974. Filed Oct. 25.

Ben Krupinski Builder LC, East Hampton, New York, contractor for 5-15 Broad Street Associates LLC. Perform replacement alterations at 15 Broad St., Unit 2B, Stamford. Estimated cost: SN/A. Filed Oct. 20.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce 400 Atlantic St. to its core, Stamford. Estimated cost: \$85,000. Filed Oct. 4.

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

Blackwell Construction LLC, Fairfield, contractor for Stamford Washington Office LLC. Perform replacement alterations at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$518,198. Filed Oct. 24.

BLS Construction LLC, Stamford, contractor for Johnson Bo Sing LLC. Remove existing restaurant equipment, sitting counter, kitchen hood, walk-in cooler and one existing bathroom before installing new partition walls with metal studs and gypsum boards at 1019 E. Main St., Stamford. Estimated cost: \$18,000. Filed Oct. 25.

BLT Management LLC, Stamford, contractor for One Elmcroft Stamford LLC. Reduce 5th and 6th floors to their core at 100 Elmcroft Road, Stamford. Estimated cost: \$182,000. Filed Oct. 3.

BLT Management LLC, Stamford, contractor for Two Harbor Point Square LLC. Perform replacement alterations at 100 Washington Blvd., Stamford. Estimated cost: \$750. Filed Oct. 19.

Capital Equities LLC, Norwalk, contractor for Capital Equities LLC. Change of ownership at 38-48 N. Main St., Norwalk. Estimated cost: \$1,000. Filed Sept. 29.

Cobre, Stamford, contractor for Cobre. Perform the installation of two dual-pedestal electric vehicle charging and all related electrical activities, paint and mark EV charging parking spaces, and install necessary parking signs at 181 Harbor Drive, Stamford. Estimated cost: \$30,000. Filed Oct. 17.

Consigli Construction Company Inc., Milford, Massachusetts, contractor for Greenwich Hospital. Reduce third-floor office space to kits core at 2015 W. Main St., Stamford. Estimated cost: \$362,033. Filed Oct. 3.

Conte Construction, Norwalk, contractor for Bridgeport Roman Catholic Diocese Corp. Construct storm drainage at 139 W. Rocks Road, Norwalk. Estimated cost: \$56,000. Filed Sept. 29.

Crown Building Solution Service LLC, Norwalk, contractor for Conference Corporation Northeastern. Perform replacement alterations at 244 East Ave., Norwalk. Estimated cost: \$45,000. Filed Sept. 29.

Culbertson Company of New York, Hawthorne, New York, contractor for Four Stamford Plaza Owner LLC. Perform structural repairs to masonry walls enclosing fire stairs at parking structure at 107 Elm St., Stamford. Estimated cost: \$587,000. Filed Oct. 23.

Dauch Jr., Frederick R., Wallingford, contractor for Juliana Enterprises LLC. Install a pad-mount EV charging station with bollard protection for private dealership use only at 35 Magee Ave., Stamford. Estimated cost: \$15,000. Filed Oct. 2.

Detulio, Mark A., Prospect, contractor for UB High Ridge Spe LLC. Install a building sign in retail center at 1101 High Ridge Road, Stamford. Estimated cost: \$5,000. Filed Oct. 23.

JMLS Consulting Services LLC, Norwalk, contractor for Way Pointe I Holding UT LLC. Perform replacement alterations at 515 West Ave., Norwalk. Estimated cost: \$782,000. Filed Sept. 29.

Palcon, Norwalk, contractor for MG 607 Main LLC. Perform replacement alterations at 555 Main Ave., Norwalk. Estimated cost: \$200,000. Filed Sept. 28.

Yi, Sonny, Norwalk, contractor for Sonny Yi. Perform replacement alterations at 213 Main St., Norwalk. Estimated cost: \$1,000. Filed Sept. 28.

Residential

AF Contracting LLC, Stamford, contractor for Digesu Vanderson. Construct small addition over existing garage and perform renovations on first and second floors and attic at 30 Soundview Drive, Stamford. Estimated cost: \$150,000. Filed Oct. 12.

Araujo Decking Construction LLC, Danbury, contractor for Nicolas Doche and Joanas Pjetri. Replace decking, railing and stairs on existing deck; footings and frame to remain at 168 Cascade Road, Stamford. Estimated cost: \$36,000. Filed Oct. 5.

Araujo Decking Construction LLC, Norwalk, contractor for Tyeke R. and Tania P. Sullivan. Expand existing deck at rear of single-family residence at 6 Newtown Court, Norwalk. Estimated cost: \$25,000. Filed Sept. 29.

Ayars, Mark D., Stamford, contractor for Antonio and Andree Fiorino. Repair existing roof at back with no alterations at 578 Scofieldtown Road, Stamford. Estimated cost: \$1,800. Filed Oct. 10.

Barbot, Steven N., Greenwich, contractor for Michael Bilt. Renovate primary bathroom at 1 Broad St., Unit Ph25a, Stamford. Estimated cost: \$12,142. Filed Oct. 4.

Bolivar Home Improvements Corp., Putnam Valley, New York, contractor for Donna Jo and Jonathan A. Lucas. Renovate existing bathroom at 14 Crestwood Drive, Stamford. Estimated cost: \$15,000. Filed Oct. 13.

Brown Roofing Company Inc., Seymour, contractor for Rocco L. Tolla and Jessica Tolla. Perform roofing and siding replacement and remove chimney at 201 Nichols Ave., Stamford. Estimated cost: \$85,910. Filed Oct. 17.

Brown Roofing Company Inc., Seymour, contractor for Jeremy T. Fehrs and Lindsay A. McCarthy. Strip and reroof 11 Westwood Road, Stamford. Estimated cost: \$7,705. Filed Oct. 25.

Cares Contracting LLC, Wilton, contractor for Linda Lau. Strip and reroof 82 W. North St., Stamford. Estimated cost: \$14,000. Filed Oct. 6.

Carpentry Unlimited Inc., Stamford, contractor for Matthew J. and Meghan C. Osowiecki. Perform replacement alterations at 39 Sea Beach Drive, Stamford. Estimated cost: \$300,000. Filed Oct. 6.

CMF Construction Services LLC, Stamford, contractor for Judith and Seth Lerner. Remove in-ground pool and surrounding patio at 32 Greenbrier Lane, Stamford. Estimated cost: \$7,500. Filed Oct. 26.

Conboy, Christopher Jr., Stamford, contractor for Christopher Conboy Jr. Complete remaining work for a master bathroom and staircase in an existing structure at 42 Camore St., Stamford. Estimated cost: \$7,500. Filed Oct. 30.

Daniel, D'Arinzo, Stamford, contractor for Adam Rattner and Esther Gibofsky. Install a 22 KW generator, 200-amp transfer switch and three above-ground, 125 gallon tanks at 5 Very Merry Road, Stamford. Estimated cost: \$12,960. Filed Oct. 5.

Daniele, Joseph M. and Maria Daniele, Stamford, contractor for Joseph M. and Maria Daniele. Replace existing deck, add covered canopy at top and new concrete footings as required at 316 Haig Ave., Stamford. Estimated cost: \$17,000. Filed Oct. 6.

David's Roofing and Restoration LLC, Chappaqua, New York, contractor for Tamara Hey. Perform a residential roof replacement at 528 Den Road, Stamford. Estimated cost: \$12,050. Filed Oct. 18.

DiGiorgi Roofing & Siding Inc., Beacon Falls, contractor for Joseph Jr. and Elizabeth M. Calandrelli. Construct replacement deck and stairs at 63 Hilltop Ave., Stamford. Estimated cost: \$14,976. Filed Oct. 20.

Dippolito, Charles Jr. and Jeanette A. Dippolito, Stamford, contractor for Charles Dippolito Jr. and Jeanette A. Dippolito Construct retaining wall and perform site work at pool patios for steps and pergola at 35 Black Rock Road, Stamford. Estimated cost: \$200,000. Filed Oct. 17.

Doherty, Allison, Stamford, contractor for Allison Doherty. Legalize above-ground hot tub installed on existing patio at 172 Fairview Ave., Stamford. Estimated cost: \$9,000. Filed Oct. 17.

Doherty, Allison, Stamford, contractor for Allison Doherty. Install naturally gas fed, 24 KW generator on existing pad at 172 Fairview Ave., Stamford. Estimated cost: \$12,000. Filed Oct. 11.

Earthlight Technologies LLC, Ellington, contractor for Joseph A. Gerics and Karina H. Strobl. Install roof-mounted solar panels at 231 Weed Ave., Stamford. Estimated cost: \$19,100. Filed Oct. 27.

Ecker, William D. and Charlesanna D. Ecker, Stamford, contractor for William D. Ecker and Charlesanna D. Ecker. Renovate kitchen area with new cabinets and appliances installed into original location except for the dishwasher, which is relocated to the other side of the sink at 226 Dundee Road, Stamford. Estimated cost: \$90,000. Filed Oct. 11.

Essential Builders Connecticut LLC, Scarsdale, New York, contractor for Sumedh Gostu. Perform replacement alterations at 596 Glenbrook Road, Unit 1, Stamford. Estimated cost: \$21,000. Filed Oct. 27.

Evolve Building Group LLC, Norwalk, contractor for Harry Fackelmayer. Renovate porch and steps at 17 Crockett St., Norwalk. Estimated cost: \$226,000. Filed Sept. 29.

Featherston, Phyllis M., Norwalk, contractor for Phyllis M. Featherston. Renovate single-family residence at 148 E. Rocks Road, Norwalk. Estimated cost: \$100,000. Filed Sept. 28.

Flying Colors Roofing LLC, Brookfield, contractor for James A. and Lorraine T. Masone. Strip roof and re-roof 366 Soundview Ave., Stamford. Estimated cost: \$21,500. Filed Oct. 2.

Franzoso Contracting, Croton-on-Hudson, New York, contractor for Randy and Margaret Lipsitz. Legalize a deck renovation at 92 Alexandra Drive, Stamford. Estimated cost: \$19,130. Filed Oct. 10.

Fusco, Dean P., Wethersfield, contractor for David and Jayne Hirshfield. Install a Generac generator, to be powered by 120-gallon propane tanks at 74 Briarwood Lane, Stamford. Estimated cost: \$19,950. Filed Oct. 24.

G.A.Castro Construction LLC, Stamford, contractor for Mahmood and Fatima Tahir. Replace roof at 234 Fifth St., Stamford. Estimated cost: \$30,000. Filed Oct. 19.

G.A.Castro Construction LLC, Stamford, contractor for Jen Hui Wang. Perform a roof and siding replacement at 71 Alvord Lane, Stamford. Estimated cost: \$30,000. Filed Oct. 13.

Guiltec Development LLC, Stamford, contractor for Louise M. and Kevin A. McQuillan. Repair and renovate all areas affected by fire damage at 49 Brooklawn Ave., Stamford. Estimated cost: \$275,000. Filed Oct. 5.

Gunner LLC, Stamford, contractor for Christina and Robert F. Kavanaugh. Strip and reroof 20 Glen Terrace, Stamford. Estimated cost: \$10,321. Filed Oct. 10.

H&J Roofing LLC, Norwalk, contractor for Karen A. Blackie. Strip and reroof 4 Yost St., Norwalk. Estimated cost: \$11,500. Filed Sept. 28.

JC Construction Service LLC, Norwalk, contractor for James S. Alkon and Helen Tuckner. Strip and reroof 5 Blackstone Drive, Norwalk. Estimated cost: \$15,442. Filed Sept. 29.

JC Construction Service LLC, Norwalk, contractor for Richard Harry Hulit Jr. Reduce size of existing deck at 3 Decker St., Norwalk. Estimated cost: \$7,950. Filed Sept. 29.

Rhino Back Roofing LLC, Norwalk, contractor for Vasilios Z. Diamantis. Strip and reroof 32 Maher Drive, Norwalk. Estimated cost: \$10,366. Filed Sept. 29.

Zakhar, Theodore, Norwalk, contractor for Michael C. Staff. Strip and reroof 11 Blue Mountain Road, Norwalk. Estimated cost: \$18,600. Filed Sept. 28.

COURT CASES

Bridgeport Superior Court

Fraad, William D., Stuart, Florida. Filed by Ricardo Ulysse, Stamford. Plaintiff's attorney: John Patrick Casey O'Brien, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6127458-S. Filed Sept. 21.

Genetti, Jon, et al, Stratford. Filed by Claudia Siguenza-Lopez Norwalk. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6127872-S. Filed Oct. 5.

Kery, Timothy F., et al, Fairfield. Filed by Donna Gill, Monroe. Plaintiff's attorney: Shipman & Goodwin LLP, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other relief the court deems appropriate. Case no. FBT-CV-23-6127588-S. Filed Sept. 26.

Marcolini, Jessica, et al, Fairfield. Filed by Justin Jaffer, Ansonia. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6128108-S. Filed Sept. 7.

Danbury Superior Court

Antonie, Chelsea, et al, Bethel. Filed by Stephanie Almeida, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047361-S. Filed Sept. 6.

Danbury Properties Inc. et al, Fairfield. Filed by Gary Kurpiewski, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff was lawfully on the premises controlled by the defendants, when he was caused to slip and fall due to gasoline located on the driveway/parking lot thereby causing him to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047735-S. Filed Oct. 12.

Marks, Kimberly, et al, Newtown. Filed by Jacob Fitzgerald, Newtown. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered injuries caused by the defendants and seeks more than \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047718-S. Filed Oct. 10.

Travis, Maryellen, Brookfield. Filed by Mary Benz, Danbury. Plaintiff's attorney: Daniel Stephen DiBartolomeo, Brookfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047905-S. Filed Oct. 25.

Villa, Blanca, Danbury. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association that issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6047354-S. Filed Sept. 5.

Stamford Superior Court

Brown, Kevin W., Darien. Filed by Capital One N.A., McLean, Virginia. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association that issued a credit account to the defendant who failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-23-6062903-S. Filed Aug. 28.

Flores, Karen, Bridgeport. Filed by Kemylym Munoz, Stamford. Plaintiff's attorney: Carlson & Dumeer LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6063124-S. Filed Sept. 13.

Gu, Steven, Stamford. Filed by Oamic Ingredients LLC, Wyoming. Plaintiff's attorney: Andrew Alan Feinstein, Mystic. Action: The plaintiff and defendant entered into a consulting and confidentiality agreement, which the defendant allegedly violated, The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6063464-S. Filed Oct. 4.

Shishulina, Elena, et al, Stamford. Filed by Agatha F. Cobert, Stamford. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6063540-S. Filed Oct. 10.

DEEDS

Commercial

1455 Newfield Avenue LLC, Stamford. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 1455 Newfield Ave., Stamford. Amount: \$1,050,000. Filed Oct. 20.

AC & TR LLC, Norwalk. Seller: Robert Hyman and Patricia Hyman, Dix Hills, New York. Property: 50 North St., 107, Stamford. Amount: \$197,000. Filed Oct. 18.

All Bright Capital Holdings LLC, Greenwich. Seller: Christopher Franco and Rachel Franco, Greenwich. Property: Unit A, Harbor House, Greenwich. Amount: \$10. Filed Oct. 17.

Bennett, David and Melissa S. Bennett, Greenwich. Seller: Flippin' CT LLC, Branford. Property: 7 Meadow Drive, Greenwich. Amount: \$1,825,000. Filed Oct. 17.

Burton, Kevin and Leah Burton, Stamford. Seller: 25 Sound Ave., Stamford. Property: 25 Sound Ave., Stamford. Amount: \$1,850,000. Filed Oct. 18.

Cloverleaf LLC, Fairfield. Seller: 60 Brett LLC, New York, New York. Property: 22 Brett Road, Fairfield. Amount: \$0. Filed Oct. 25.

Dublin Hill Trust, Stamford. Seller: 46 Dublin Hill LLC, Stamford. Property: 46 Dublin Hill Drive, Greenwich. Amount: \$10. Filed Oct. 18.

Esposito, Ralph, Greenwich. Seller: South Water Street Owner LLC, New York, New York. Property: 88 S. Water St., Unit 306, Greenwich. Amount: \$10. Filed Oct. 19.

Greenwich American Residential Inc., New York, New York. Seller: Greenwich American Inc., New York, New York. Property: King Street, Greenwich. Amount: \$10. Filed Oct. 20.

GSQ Properties LLC, Stamford. Seller: Xiaoying Li, Hicksville, New York. Property: 22 Glenbrook Road, Unit 107, Stamford. Amount: \$123,000. Filed Oct. 19.

GSQ Properties LLC, Stamford. Seller: Zhongzhi Kou, Stamford. Property: 22 Glenbrook Road, Unit 207, Stamford. Amount: \$130,000. Filed Oct. 19.

Louie 15 LLC, Greenwich. Seller: 3 Hekma LLC, Dumont, New Jersey. Property: 3 Hekma Road, Greenwich. Amount: \$10. Filed Oct. 18.

Singh, Rohit and Shweta Singh, Old Greenwich. Seller: 21 Park Ave LLC, Old Greenwich. Property: Lot 71, Map No. 2, Old Greenwich. Amount: \$1. Filed Oct. 19.

Stewart, Tracia Tokiea, Darien. Seller: US Bank NA, Houston, Texas. Property: 75 Lynnbrook Road, Fairfield. Amount: \$475,000. Filed Oct. 25.

Tishchenko, Viacheslav, Easton. Seller: John Schmitz and Megan Muir, Greenwich. Property: 328 Delavan Ave., Greenwich. Amount: \$0. Filed Oct. 18.

TPG 1064 E. Putnam Avenue LLC, New York, New York. Seller: JC Corp., Riverside. Property: 1064-1076 E. Putnam Ave., Riverside. Amount: \$5,750,000. Filed Oct. 18.

ZZ Vineyard LLC, Greenwich. Seller: Jordan Saper and Jill Rittmaster, Greenwich. Property: 40 S. Stanwich Road, Greenwich. Amount: \$10. Filed Oct. 17.

Residential

Alderman, Susan, Stamford. Seller: John William Doherty, Stamford. Property: 168 Belltown Road, Unit D9, Stamford. Amount: \$430,000. Filed Oct. 16.

Alexander, Christopher and Jenna Alexander, Sarasota, Florida. Seller: Justin A. D'Aloia and Mary Katherine Ann Houston, Fairfield. Property: 1615 Cross Highway, Fairfield. Amount: \$1,900,000. Filed Oct. 25.

Allman, Pamela, Fairfield. Seller: Eleanor M. Weinstein, Fairfield. Property: 954 S. Pine Creek Road, Fairfield. Amount: \$925,000. Filed Oct. 25.

Avila, Andres and Kalley Avila, Stamford. Seller: Erik C. Vander Kolk and Christina C. Vander Kolk, Stamford. Property: 892 Shippan Ave., Unit D, Stamford. Amount: \$690,000. Filed Oct. 18.

Beach, Guy, Norwalk. Seller: Karin L. Burns, Cincinnati, Ohio. Property: 2289 Bedford St., Unit G7, Stamford. Amount: \$386,000. Filed Oct. 18.

Bookal, Karen, Stamford. Seller: Diane Kintgen, Harrisburg, Pennsylvania. Property: 2437 Bedford St., Unit G4, Stamford. Amount: \$485,000. Filed Oct. 17.

Bryant, Odell D. and Damaris Anne Bryant, Forest Hills, New York. Seller: Clifford Tamis and Sally Tamis, Greenwich. Property: 15 Lafayette Court, Unit 1E, Greenwich. Amount: \$825,000. Filed Oct. 20.

Buchanan, James Michael and Dora Thagouras, Stamford. Seller: Sara Elizabeth Wiedenhaefer, Stamford. Property: 637 Summer St., Unit 24, Stamford. Amount: \$261,000. Filed Oct. 18.

Cavalieri, Francesca and Kristin Anne Cefalu, Bridgeport. Seller: Michael Liebowitz and Adele Jacobs, Fairfield. Property: 240 Sunnyridge Ave., Unit 88, Fairfield. Amount: \$290,000. Filed Oct. 23.

Ceccarelli, Silvio and Eileen Sacharski, Harrison, New Jersey. Seller: Joshua Timothy Cheung and Chiahao Chen, Stamford. Property: 2539 Bedford St., Unit 34D, Stamford. Amount: \$460,000. Filed Oct. 19.

Cheng, Kevin and **Zhenzhu Huang**, Cos Cob. Seller: Malcolm T. Robinson and Diana L. Robinson, Jupiter, Florida. Property: 11 Pond Place, Greenwich. Amount: \$1,600,000. Filed Oct. 17.

Cooney, Michael J., Stamford. Seller: Terence M. Finneson and Anne Louise Finneson, Stamford. Property: 10 Minivale Road, Stamford. Amount: \$752,500. Filed Oct. 20.

Dziemianko, Barbara and **Marcin Dziemianko**, Greenwich. Seller: Maria Shclover and Maxim Shclover, Stamford. Property: 444 Bedford St., Unit 9E, Stamford. Amount: \$335,000. Filed Oct. 19.

Essner, Christian, Stamford. Seller: James R. Nalbandian, Stamford. Property: 40 Oenoke Place, Unit 13, Riverwood. Amount: \$557,000. Filed Oct. 19.

Faria, Alan L. and **Brunamara Vieira Faria**, Stamford. Seller: Vanderson DiGesú and Claudia DiGesú, Stamford. Property: 30 Soundview Drive, Stamford. Amount: \$594,000. Filed Oct. 18.

Fernandez, Marlene and **Juan Pablo Fernandez**, Stamford. Seller: Juan P. Fernandez and Marlene Fernandez, Stamford. Property: 50 Red Fox Road, Stamford. Amount: \$0. Filed Oct. 16.

Frassetto, Donald and **Julie Frassetto**, Trumbull. Seller: George B. Tyler Jr., Fairfield. Property: 75 Gate Ridge Road, Fairfield. Amount: \$367,500. Filed Oct. 23.

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

Questions and comments regarding this section should be directed to:

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

Grempe, William J. and **Christine Grempe**, Riverside. Seller: William J. Grempe, Riverside. Property: Unit 504, The Greenwich Chateau Condominium, Greenwich. Amount: N/A. Filed Oct. 20.

Griffin, Daniel and **Denise Whitman**, Greenwich. Seller: Marjorie K. Dillon and Sharon Knox Douglas, Georgetown, Texas. Property: 255 Shore Road, Greenwich. Amount: \$2,710,000. Filed Oct. 16.

Hickernell, Thomas and **Dana Hickernell**, Riverside. Seller: Thomas Hickernell and Dana Hickernell, Riverside. Property: 45 Lockwood Lane, Riverside. Amount: \$1. Filed Oct. 17.

Houston, Mary Katherine A., Fairfield. Seller: Carol L. Wacker, Fairfield. Property: 355 Greenfield Hill Road, Fairfield. Amount: \$1,190,000. Filed Oct. 27.

Jeffe, Peter E., New York, New York. Seller: David Bennett and Melissa S. Bennett, Greenwich. Property: 375 Stanwich Road, Greenwich. Amount: \$4,100,000. Filed Oct. 16.

Jiang, Yufei, Stamford. Seller: Kevin Mohr and Jennifer Cosio Mohr, Stamford. Property: 1900 Summer St., Unit 16, Stamford. Amount: \$508,000. Filed Oct. 18.

Lahotska, Maksim and **Volha Lahotska**, Harrison, New York. Seller: Vijayaprakash Annadi Sharmila Anugu, Stamford. Property: 240 Wardwell St., Unit 23, Stamford. Amount: \$385,000. Filed Oct. 18.

Levy, Claude, Yonkers, New York. Seller: Brita McKeithan, Stamford. Property: 93 Spruce St., Unit 2, Stamford. Amount: \$201,450. Filed Oct. 19.

Lopez Pac, Jennifer and **Carlos Alberto Lopez**, Stamford. Seller: Anibal Dotta and Laura Dotta, Stamford. Property: 29 Stone Wall Drive, Stamford. Amount: \$665,000. Filed Oct. 20.

Martinaj, Besmir, Flushing, New York. Seller: Radoslaw Srednicki, Stamford. Property: 68 West Ave., Stamford. Amount: \$650,000. Filed Oct. 18.

Minasian, Nicolas, Norwalk. Seller: Gary Bivona and Dawn Bivona, Stamford. Property: 130 Summer St., Unit 2A, Stamford. Amount: \$235,000. Filed Oct. 19.

Novak, Marc and **Ashley Salerno**, Stamford. Seller: Amanda V. Goncalves and Jonathan Goncalves, Greenwich. Property: 6 Cliff Ave., Greenwich. Amount: \$1. Filed Oct. 17.

Pavlofsky, Andrew and **Elisabeth Pavlofsky**, Fairfield. Seller: Kenneth J. Haener and Gracy S. Haener, Fairfield. Property: 15 Oliva Place, Fairfield. Amount: \$1,098,500. Filed Oct. 23.

Pecora Jr., Joseph A., Greenwich. Seller: Patrick R. Gil, Greenwich. Property: Pemberwick Road, Greenwich. Amount: \$650,000. Filed Oct. 16.

Sklar, Jamie, Bridgeport. Seller: Michael N. Reitman and Ellen D. Reitman, Fairfield. Property: 245 Valley Road, Fairfield. Amount: \$1,080,000. Filed Oct. 24.

Spoto, John Michael and **Nicole Cristine Dastoli**, Stamford. Seller: Marguerite A. Farfaglia, Stamford. Property: 152 Russet Road, Stamford. Amount: \$650,000. Filed Oct. 17.

Stelluti III, Michael A. and **Valerie Gialanella**, New Rochelle, New York. Seller: Timothy M. Alexander and Phyllis R. Alexander, Greenwich. Property: Lot 3, Map 5891, Glenville. Amount: \$10. Filed Oct. 18.

Tishchenko, Viacheslav, Easton. Seller: John Schmitz and Megan Muir, Greenwich. Property: 328 Delavan Ave., Greenwich. Amount: \$0. Filed Oct. 18.

Villarosa, Milagros Mae B. and **Alvin T. Ortez Jr.**, Stamford. Seller: Andrew C. Manousos, Greenwich. Property: 237 Sylvan Knoll Road, Stamford. Amount: \$290,000. Filed Oct. 17.

Wang, Nicole, Stamford. Seller: Hao Xing, Stamford. Property: 71 Strawberry Hill Ave., Unit 311, Stamford. Amount: \$205,000. Filed Oct. 18.

Wang, Zheng and **Ze Jia Zhang**, Stamford. Seller: William J. Gestal Jr. and Susan L. Gestal, Greenwich. Property: 33 Deep Gorge Road, Greenwich. Amount: \$1,500,000. Filed Oct. 18.

LIS PENDENS

23 Victory Street LLC, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 23 Victory St., Stamford. Action: foreclose defendants' mortgage. Filed Sept. 5.

780 Summer Street LLC, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 780 Summer St., Stamford. Action: foreclose defendants' mortgage. Filed Sept. 6.

Cappello, Ronald J., Fairfield. Filed by Korde & Associates PC, New London, for Ridgewood Savings Bank. Property: 131 Toilsome Hill Road, Fairfield. Action: foreclose defendant's mortgage. Filed Sept. 21.

Carafotes, Michael, Fairfield. Filed by Laliberte Law LLC, Milford, for Diana Carafotes. Property: 84-86 Adelaide St., Fairfield. Action: foreclose defendant's mortgage. Filed Sept. 21.

Couch, Patricia E., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: Lot 132, Map 7562, Stamford. Action: foreclose defendants' mortgage. Filed Sept. 6.

Delgado, Rafael, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for The Bank of New York Mellon. Property: 43 Tuttle St., Stamford. Action: foreclose defendants' mortgage. Filed Sept. 5.

Gramigna, Nicholas, et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for Vincenza Kosta. Property: 270 Nutmeg Lane, Fairfield. Action: foreclose defendants' mortgage. Filed Sept. 21.

Kelly, Christopher J., et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 161 Berrian Road, Stamford. Action: foreclose defendants' mortgage. Filed Sept. 6.

Lindstrom, Scott, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 66 Clinton St., Fairfield. Action: foreclose defendants' mortgage. Filed Sept. 20.

Reilly, James C., et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Carrington Mortgage Services LLC. Property: 105 Glenville St., Greenwich. Action: foreclose defendants' mortgage. Filed Sept. 22.

Rock Pile Golf Club-Greenwich, et al, Greenwich. Filed by Stephen G. Walko, Greenwich, for Allen Construction & Consulting LLC. Property: 600 W. Putnam Ave., Greenwich. Action: foreclose defendants' mortgage. Filed Sept. 7.

Tiso, Daniel W., et al, Greenwich. Filed by Brock & Scott PLLC, Pawtucket, Rhode Island, for Nationstar Mortgage LLC. Property: Unit 305, Common II Condo, Greenwich. Action: foreclose defendants' mortgage. Filed Sept. 11.

Twenty Six Diaz Street LLC, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 26 Diaz St., Stamford. Action: foreclose defendants' mortgage. Filed Sept. 5.

Van Den Berg Winston, Julia, et al, Greenwich. Filed by Pilicy Ryan & Ward PC, Watertown, for Greenwich Green Condominium I, Inc. Property: Unit 203, Building 2, Greenwich Green Condominium I, Greenwich. Action: foreclose defendants' mortgage. Filed Sept. 22.

MORTGAGES

10 Rose Bear Rapids LLC, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 10 Rapids Lane, Greenwich. Amount: \$6,760,000. Filed Sept. 19.

41 Mohawk Lane LLC, Greenwich, by Vicki Johnson. Lender: Secure Capital Group LLC, 611 Access Road, First floor, Stratford. Property: 41 Mohawk Lane, Greenwich. Amount: \$700,000. Filed Sept. 20.

59 Cos Cob Avenue LLC, Greenwich, by Ricky M. Capozza. Lender: Deephaven Mortgage LLC, 3530 Toringdon Way, Suite 300, Charlotte, North Carolina. Property: 59 Cos Cob Ave., Cos Cob. Amount: \$227,000. Filed Sept. 26.

Adediran, Adegoke and **Nenore Adediran**, Fairfield, by Donald E. Wetmore. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 5 Sherley Place, Fairfield. Amount: \$100,000. Filed Sept. 27.

Baldwin III, Thomas Joseph and **Meghan Elizabeth Baldwin**, Stamford, by Heather Lewandorski. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 36 Henry St., Fairfield. Amount: \$375,000. Filed Sept. 22.

Bates, Eva Ann, Stamford, by Edward W. Zawacki. Lender: Provident Funding Associates LP, 1235 N. Dutton Ave., Suite E, Santa Rosa, California. Property: 422 Courtland Ave., Stamford. Amount: \$350,000. Filed Sept. 21.

Batista, Marilyn and **Jose Contreras**, Greenwich, by Thomas W. Ozimkoski Jr. Lender: Citadel Servicing Corp., 25531 Commercentre Drive, Suite 160, Lake Forest, California. Property: 57 Alexander St., Greenwich. Amount: \$800,000. Filed Sept. 21.

Beale, Marion, Greenwich, by Robert B. Potash. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 45 Etti Lane, Greenwich. Amount: \$250,000. Filed Sept. 19.

Bernstein, Michael and **Jessica Bernstein**, Greenwich, by Dawn K. Callahan. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 15 Juniper Lane, Greenwich. Amount: \$201,300. Filed Sept. 26.

Boaz, Nicole, White Plains, New York, by Daniel II. Walsh. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 11 Hollow Wood Lane, No. A, Greenwich. Amount: \$675,000. Filed Sept. 20.

Broadbery, Michael Mary and **Teodoro Angelo San Juan Umali**, Greenwich, by Sean Sappleton. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Sterling Road, Greenwich. Amount: \$208,200. Filed Sept. 19.

Buckley, Dennis Joseph and **Whitney T. Buckley**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 994 Valley Road, Fairfield. Amount: \$100,000. Filed Sept. 26.

Choy, Alfredo J. and **Sandra M. Choy**, Rye, New York, by Mayra M. Rios. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 70 Strawberry Hill Ave., 4-1C, Stamford. Amount: \$200,000. Filed Sept. 18.

Cope, Jeff and **Vanessa Cope**, Stamford, by Tamara L. Peterson. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 183 Blackberry Drive, Stamford. Amount: \$940,000. Filed Sept. 21.

De Graaf, Ploontje Helena and **Alexander Nicholas Harris**, Stamford, by Mitchell E. Moore. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 40 Ocean Drive East, Stamford. Amount: \$1,000,000. Filed Sept. 19.

Dilone, Carlos M., Bronx, New York, by Michael R. Lowitt. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 59 Courtland Ave., Unit 3B, Stamford. Amount: \$126,750. Filed Sept. 21.

Dinar, Omar K. and **Melissa M. Dinar**, Fairfield, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 715 Gilbert Highway, Fairfield. Amount: \$400,000. Filed Sept. 21.

Durkos, Jon and **Michelle Durkos**, Fairfield, by Jonathan A. Wetmore. Lender: US Bank NA 2800 Tamarack Road, Owensboro, Kentucky. Property: 240 Fulling Mill Lane, Fairfield. Amount: \$1,090,000. Filed Sept. 25.

Fish, Jonathan R. and **Joan Fish**, Fairfield, by Mina Tadrous. Lender: Home Equity Credit Agreement, Property: 107 Sasco Hill Terrace, Fairfield. Amount: \$175,000. Filed Sept. 26.

Fisher, John and **Molly Fisher**, New York, New York, by Andrew L. Wallach. Lender: PFS Inc., 177 North St., Easton. Property: 43 Bayberry Road, Fairfield. Amount: \$650,000. Filed Sept. 25.

Garskof, Josh, Fairfield, by N/A. Lender: The Milford Bank, 33 Broad St., Milford. Property: 87 Sachem Road, Fairfield. Amount: \$160,000. Filed Sept. 27.

Geddo, Marisa and **Giorgio Geddo**, Riverside, by Jonathan J. Martin. Lender: US Bank NA 2800 Tamarack Road, Owensboro, Kentucky. Property: 80 Doubling Road, Greenwich. Amount: \$1,200,000. Filed Sept. 25.

Goelz, Robert Cottrell and **Ishmael Goelz Pintado**, Norwalk, by Charles P. Abate. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 5 Hundley Court, Apt. 1B, Stamford. Amount: \$242,100. Filed Sept. 21.

Greenwich Advisors LLC, Greenwich, by John F. Slane Jr. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 6 Pintail Lane, Greenwich. Amount: \$1,031,875. Filed Sept. 20.

Henry, Anne and **Brayden Henry**, Fairfield, by Philip V. D'Alessio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 688 Wilson St., Fairfield. Amount: \$375,000. Filed Sept. 26.

Hossain, Shazad, Greenwich, by Antoinette R. Kaine. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 33 Talbot Lane, Unit 17, Greenwich. Amount: \$357,749. Filed Sept. 22.

Hutter, Kristine, Stamford, by Tom S. Ward Jr. Lender: US Bank NA 2800 Tamarack Road, Owensboro, Kentucky. Property: 2437 Bedford St., Unit E1, Stamford. Amount: \$150,000. Filed Sept. 18.

Huyhua, Isabel C. and **Amilcar D. Huyhua**, Stamford, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 304 Glenbrook Road, Stamford. Amount: \$107,400. Filed Sept. 21.

Impala Jatcee LLC, Stamford, by Raymond G. Baghdady. Lender: Live Oak Banking Company, 1741 Tiburon Drive, Wilmington, North Carolina. Property: 184 Selleck St., Stamford. Amount: \$5,000,000. Filed Sept. 19.

Kabilnitsky, Eugene and **Odette Kabilnitsky**, Stamford, by Heena Hussain. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 90 Coachlamp Lane, Stamford. Amount: \$319,718. Filed Sept. 20.

Kim, Katherine Y. and **Simon G. Lang**, Stamford, by Harutyun Berberyan. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 70 Strawberry Hill Ave., 1-2D, Stamford. Amount: \$121,442. Filed Sept. 20.

King, Beverly J. and **Robert E. King**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 44 Happy Hill Road, Stamford. Amount: \$69,000. Filed Sept. 18.

Kirpalani, Khush, Old Greenwich, by Margaret A. O'Neal. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 9 River Road, 403, Cos Cob. Amount: \$492,800. Filed Sept. 19.

Leao, Cristiano and **Fernando Leao**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 115 Lake Ave., Greenwich. Amount: \$350,000. Filed Sept. 19.

Lupo, Jonathan J. and **Kate Lupo**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 361 Field Point Road, Greenwich. Amount: \$1,000,000. Filed Sept. 26.

MacCarthy and **Mary E. O'Connor**, Greenwich, by Lisa Goffre Baird. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 105 Hamilton Ave., Greenwich. Amount: \$650,000. Filed Sept. 20.

Marriott, Matthew C. and **Melissa D. Marriott**, New York, New York, by Marc J. Isaacs. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 1085 Galloping Hill Road, Fairfield. Amount: \$674,400. Filed Sept. 26.

Mascolo, Anthony Lee and **Pamela Mascolo**, Fairfield, by Jennifer Ives-Groebel. Lender: Litchfield Bancorp, 294 West St., Litchfield. Property: 2150 Sturges Highway, Fairfield. Amount: \$70,500. Filed Sept. 22.

Mateo, Daxter and **Nicole Mateo**, Fairfield, by Nicole M. Testa. Lender: Liberty Bank, 315 Main St., Middletown. Property: 66 Smith St., Fairfield. Amount: \$336,900. Filed Sept. 22.

Medina, Lizeth, Greenwich, by Joshua F. Gilman. Lender: Ally Bank, 601 S. Tryon St., Suite 100, Charlotte, North Carolina. Property: 14 Campfield Drive, Fairfield. Amount: \$200,000. Filed Sept. 22.

Melfi, Edmond E. and **Jeanne M. Melfi**, Oxford, by John R. Fiore. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 61 Seaview Ave., Unit 24, Stamford. Amount: \$299,900. Filed Sept. 18.

Milligan, Christopher and **Haylee Milligan**, Southport, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 75 Old South Road, Southport. Amount: \$5,000,000. Filed Sept. 27.

Niblock, Eliza and **Andrew Niblock**, Cos Cob, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Mead Ave., Cos Cob. Amount: \$25,000. Filed Sept. 20.

Olson, Katherine A. and **Randy C. Bilik**, Norwalk, by Gary R. Khachian. Lender: Mutual Security Credit Union Inc., 1000 Bridgeport Ave., Suite 503, Shelton. Property: 8 Skymeadow Drive, Stamford. Amount: \$520,000. Filed Sept. 20.

Owens, Kevin D. and **Dylan G. Owens**, Stamford, by Felicy B. Watson. Lender: Hudson United Mortgage LLC, 95 S. Middletown Road, Suite B, Nanuet, New York. Property: 272 Bullard St., Fairfield. Amount: \$569,494. Filed Sept. 27.

Pacelli Guzman, Eugenio and **Clara Elena Gutierrez**, Riverside, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 Riverside Ave., Greenwich. Amount: \$346,000. Filed Sept. 26.

Parvathaneni, Krishna Keerthika and **Venkata Rajendra Vamulapally**, Stamford, by Stephen J. Carriero. Lender: Garden State Home Loans Inc., 2091 Springdale Road, Suite 16, Cherry Hill, New Jersey. Property: 108 Sutton Drive East, Stamford. Amount: \$610,500. Filed Sept. 18.

Petrizzi III, Americo D. and **Sarah Newhouse Benisch**, Flint, Michigan, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 457 Stevenson Road, Fairfield. Amount: \$55,000. Filed Sept. 21.

Ponce de Leon, Victoria and **Dominic Ponce de Leon**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 577 Old Mill Road, Fairfield. Amount: \$200,000. Filed Sept. 21.

Pozniak, Malgorzata and **Miroslaw Akslar**, Norwalk, by Pamela J. Papazidis. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 20 Greenlawn Drive, Fairfield. Amount: \$488,750. Filed Sept. 25.

Rogers, Daniel R. and **Ann G. Rogers**, Westport, by Glen J. Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 85 Connecticut Ave., Greenwich. Amount: \$2,380,000. Filed Sept. 21.

Sabia, Joseph, Fairfield, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 5737 Park Ave., Fairfield. Amount: \$25,000. Filed Sept. 22.

Shaw, Anthony C. and **Charline S. Shaw**, Harlem, New York, by David P. Lasnick. Lender: Liberty Bank, 315 Main St., Middletown. Property: 24 Saint Charles Ave., Stamford. Amount: \$318,000. Filed Sept. 20.

Spellane, John M. and **Kim Spellane**, Greenwich, by David W. Hopper. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 94 Southfield Ave., Apt. 501, Stamford. Amount: \$482,600. Filed Sept. 19.

Thompson, Denise Anne and **Meghan Elizabeth Reilly Thompson**, New York, New York, by Robb Heering. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 149 Brookview Ave., Fairfield. Amount: \$501,200. Filed Sept. 21.

Water Harbor LLC, Port Saint Lucie, Florida, by John K. Taylor. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 18 Pilot Rock Lane, Riverside. Amount: \$2,000,000. Filed Sept. 19.

Waye, Jerome D. and **Marguerite B. Waye**, Greenwich, by Cesar Daniel Ortecho. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Burning Tree Road, Greenwich. Amount: \$325,000. Filed Sept. 27.

Wolpert, Jeannie A. and **Matthew S. Wolpert**, Stamford, by Tessa Perez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 160 Alton Road, Stamford. Amount: \$150,000. Filed Sept. 21.

Yanes, Byron, Stamford, by Seth J. Arnowitz. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 20 Chesterfield Road, Stamford. Amount: \$470,750. Filed Sept. 21.

NEW BUSINESSES

Connecticut Cannabis Company, 101 Merritt 7, Suite 300, Norwalk 06851, c/o Richard H. Thomas Jr. Filed Oct. 19.

Crispy Boy, 5 Cove Ave., Apt. 1, Norwalk 06855, c/o Chris Barrett. Filed Oct. 17.

Dorme, Daniel, 38 Truman St., Norwalk 06854, c/o Daniel Dorme. Filed Oct. 18.

Easton Prints, 46 Chestnut St., Norwalk 06854, c/o Evan Brookshire. Filed Oct. 17.

Fiore Capital Advisors, 11 Staples Court, Norwalk 06855, c/o Frank T. Fiore. Filed Oct. 16.

General Home Maint & Remod, 41 Mariners Lane, Stamford 06902, c/o Pedro L. Alvarado. Filed Oct. 20.

Guinness Open Gate Brewery, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Oct. 4.

JR92, 20 Garland Drive, Stamford 06907, c/o Joseph S. Ochoa. Filed Oct. 2.

KBJ Ridgeway Pizza, 2802 Summer St., Stamford 06902, c/o Elvis Jonathan Hernandez Cabrera. Filed Oct. 2.

KM Roofing & Siding, 18 Avenue B, Apt. 2, Norwalk 06854, c/o Max A. Aviles Arevalo. Filed Oct. 19.

Lawley LLC, 2777 Summer St., Stamford 06902, c/o Lawley Shoff Darby Lawley LLC. Filed Oct. 3.

P.B.D. Construction, 12 Belltown Road, B4, Stamford 06905, c/o Pavliuk Bohdan. Filed Oct. 3.

Servpro of Stamford, 173 Main St., Norwalk 06851, c/o Michael Keating. Filed Oct. 18.

Steel Sharpens Steel Mobile, 73 Third St., Stamford 06905, c/o Rafael Medina. Filed Oct. 3.

The Cocktail Collection Registrants, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Oct. 4.

We Hang Christmas Lights, 10 Mola Road, Norwalk 06851, c/o Justin Brown. Filed Oct. 25.

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

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

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265137, PIN 881440, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., MAINTENANCE - GRAFFITI REMOVAL, Various Locations in Various Villages and Towns., Bid Deposit: 5% of Bid (- \$20,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%

**NO MATTER
WHAT BUSINESS
YOU'RE IN,
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