

Westfair Business Journal

Stelios
Stavrianos

The power and glory of **silence**

BY PHIL HALL / phall@westfairinc.com

Page 6

Greenburgh
Housing Authority
wants to demolish
apartments,
build new

Page 2

Understanding the
tax implications
when selling a
business

Page 5

Regional college and
university roundup

Page 7

New year, new you

Page 11

JAN
01
2024

Greenburgh Housing Authority wants to demolish apartments, build new

BY PETER KATZ / pkatz@westfairinc.com

"In 2014 to 2016 \$1.4 million was spent toward sewer backups and all those issues."

- Raju Abraham

The Greenburgh Housing Authority (GHA) has gone before the Greenburgh Town Board and Planning Board seeking feedback on its concept for tearing down GHA's low-income garden apartment complex on Maple Street and replacing it with a group of multistory apartment buildings. It's known as the Maple Street State Site and is in the Fairview section of Greenburgh. The garden complex currently has 131 apartments. The new concept involves construction of five elevator-equipped buildings of up to four stories in order to create 190 apartments at the site.

The Maple Street site is bordered by Interstate 287 on the south and Old Tarrytown Road on the north. The garden apartment complex was built about 60 years ago and is described as dilapidated and in need of major repairs.

Bishop Wilbert Preston, chair of the GHA, said they were presenting "some drawings, some dreams and some ideas" to get feedback on the possibilities and to get some leads on how things can be done.

"We'd like to preserve and expand housing in the Town of Greenburgh," Preston said. "As all of us know, housing is (at) a premium, and when it comes to affordable housing, low-income housing, those kinds of, those

types of housing, it is a super-premium."

GHA Executive Director Raju Abraham said, "This project was built using state funds in 1961 so it's almost 63 years old and most of the stuff is outdated. The infrastructure underground is very old. The Housing Authority has been facing a lot of challenges to maintain the site."

Abraham explained that between 2006 and 2008 New York state provided approximately \$5.6 million for a small modernization program at the Maple Street development.

"In 2014 to 2016 \$1.4 million was spent toward sewer backups and all those issues," Abraham said. "We have a strategic vision to revitalize this project. We're looking at expanding the housing opportunities and to preserve housing in the town of Greenburgh."

Architect Ed Vogel, principal with the firm Warshauer Mellusi Warshauer based in Elmsford said that the existing garden-style complex has two- and three-story buildings. He said that the Housing Authority has a desire to replace the failing infrastructure and also to improve the living and quality of life conditions

that the residents have. He said that in order to do that they had to change the type of apartment buildings that would be at the site.

"From garden apartments we're now moving into apartment-style living with elevators," Vogel said. "This affords us a better organization on the site and then access into the neighborhood. We have connectivity and extension of the existing road network from the neighborhood into our site and then there's also access back out to Old Tarrytown Road. This does a couple of things: this improves public safety and this also improves emergency access into the site itself."

Vogel said that the new layout addresses a need for additional parking and also respects the existing trees along Old Tarrytown Road and the streetscape that is there now.

He said that additional work is needed to detect existing site features that call for special attention in planning, such as existing steep slopes and a stream that feeds into the Bronx River.

Vogel said that the new development might intrude slightly into a buffer designed to protect the stream but there also is an opportunity to clean up the embankment that leads to the stream and possibly develop a passive recreation use. He said they are trying to maintain existing open space between buildings on the site and pointed out that the new parking layout and new

trees that would be planted act as a buffer to the adjacent neighborhood.

Vogel said that all of the apartments would be affordable housing to serve a range of income levels from about 80% of the Area Median Income (AMI) to 40% of AMI.

Greenburgh Town Supervisor Paul Feiner said, "I am very excited about this initiative. We need more low income and affordable housing in Greenburgh and in the entire county. I get a few calls a day from residents and would be residents who are in desperate need of a place to live."

Feiner pointed out that an extensive environmental review would be required when full plans are submitted for consideration.

"Flooding has been an ongoing concern," Feiner said. "The Town Board considered reconstruction an opportunity to address this by potentially raising the elevation, adjusting the embankments and setbacks. In addition to county, state, federal aid the GHA hopes to tap into for addressing the affordable housing crisis, there could also be funds available for the flood mitigation efforts and for focusing the project on green decarbonization measures."

Feiner said that it could be a few years until construction begins and then there might be a few years of construction once the project gets underway.

Audubon demands reparations for trees destroyed at Pruyn Sanctuary

BY BILL HELTZEL / bheltzel@westfairinc.com



Saw Mill River Audubon Society has sued a Chappaqua couple for allegedly removing numerous trees from Pruyn Sanctuary.

Audubon is demanding reparations from Yosef Harous and Rebecca Cole Marshall, in a complaint filed Dec. 19 in Westchester Supreme Court, for "actions that constitute an offense to public morals."

Pruyn Sanctuary is a 92-acre reserve in New Castle that includes hiking trails; boardwalks through the Gedney Swamp; a butterfly and hummingbird garden; and habitat for trees, native

plants and birds. Audubon's headquarters is on the west side of the sanctuary near Millwood.

Harous and Marshall own a 5.25-acre property that abuts the east side of the sanctuary.

On July 19, according to the complaint, a New Castle environmental official alerted Audubon that violation notices had been issued to the couple for removing more than 500 trees from their property and from the sanctuary.

Audubon discovered piles of tree trunks stacked eight feet high on its

land, according to the complaint. The organization calculated that more than 30 mature sanctuary trees had been bulldozed and more trees were so severely damaged that they would probably die.

The group also determined that trees, debris and fill from the couple's property were dumped on its property and that the debris and fill changed the sanctuary's slope and drainage.

Audubon claims it is entitled to \$250 per tree or three times the market value if the trees had been harvested, or both, as well as the costs of repairing damages to the land.

The group characterizes its demands as reparations for restoring the property to its previous condition.

Audubon is also seeking unspecified punitive damages for alleged trespass and for creating public and private nuisances.

The organization is represented by Purchase attorney Perry Dean Freedman.

People in the News



JORGE GUANTER
GXO LOGISTICS

Greenwich-headquartered GXO Logistics Inc. has appointed Jorge Guanter as the new president of its Americas and Asia Pacific business. He will succeed Eduardo Pelleissone, who is departing from GXO in March 2024.

In his new role, Guanter will have responsibility for managing GXO's operations in 12 countries, with a priority focus on North America; GXO currently employs approximately 33,000 team members across more than 400 warehouse locations in the Americas and Asia Pacific. Since 2021, Guanter has served as the company's division president of industrials in the Americas and Asia Pacific business, where he served top brands, including Boeing, BP, Ingersoll-Rand and Raytheon. Prior to joining GXO, he held senior roles at Cargill and Airbus Military.

"Jorge brings a unique breadth of management and operations expertise having led our industrials division in North America as well as our operations in Asia, Latin America and Mexico," said Malcolm Wilson, CEO of GXO. "Jorge has a proven track record of developing and growing existing and new customers, delivering record sales growth, and providing excellent customer service which, is at the heart of every successful company."



DR. GUY TALMOR
ENT AND ALLERGY ASSOCIATES

Tarrytown-headquartered ENT and Allergy Associates LLP (ENTA) announced that otolaryngologist Dr. Guy Talmor will be joining its West Nyack clinical site beginning Aug.

1, 2024, where he will be treating adult and pediatric patients.

Talmor has co-authored numerous published reports and presented on diverse topics such as Vocal Fold Motion Impairment, Voice Therapy, Nasoseptal

Flap Necrosis, and Sclerotherapy in relation to the head and neck. He earned his Bachelor of Science degree in physiology and neuroscience from the University of California at San Diego and went on to receive his medical degree from the Keck School of Medicine of University of Southern California, graduating summa cum laude. Talmor will complete his ENT residency at Rutgers New Jersey Medical School in June 2024.

"Dr. Talmor's experience and expertise will elevate the West Nyack office's already exceptional reputation," said Dr. Steven Gold, vice president of ENTA and chairman of the ENTA Recruitment Committee. "He is a terrific example of our effort to recruit the nation's top doctors and deliver the highest quality medical care to our patients."



ELENA ATEVA
AMERICARES

Stamford-headquartered Americares has hired Elena Ateva for the position of climate and disaster resilience director.

In her new role, Ateva will direct the nonprofit's global programming that addresses the health impacts of climate change, including the Climate Resilience for Frontline Clinics Toolkit and the Climate Health Equity for Community Clinics Program both collaborations with the Center for Climate, Health, and the Global Environment at Harvard T.H. Chan School of Public Health (Harvard Chan C-CHANGE). Americares' climate resilience work is designed to offer health providers and clinic staff serving low-income and uninsured patients with resources to protect patients from hurricanes, wildfires, flooding, extreme heat and other weather events intensified by climate change.

Prior to joining Americares, Ateva served as deputy director of heat, health and gender at the Atlantic Council's Adrienne Arsht-Rockefeller Foundation Resilience Center, which

focuses on individual and community climate resilience. Earlier in her career, Ateva worked for the White Ribbon Alliance for seven years, where she held a number of leadership roles, including senior advocacy and communications manager, and maternal health advisor for the USAID Health Policy Plus project.

"With more than 15 years of proven experience executing mission-driven programming in the health and human rights space, Elena is an incredibly valuable addition to the organization," said Americares Senior Vice President of Programs and Chief Medical Officer Dr. Julie Varughese. "She will be instrumental in advancing and expanding our climate and disaster resilience work globally."



DR. MARINA VAN ZUYLEN
BARD COLLEGE

Bard College announced that Dr. Marina van Zuylen, professor of French and comparative literature, has been named the first Clemente Chair in the Humanities.

The Clemente Course in the Humanities provides free college humanities course for adults facing economic hardship in adverse circumstances. Van Zuylen is the national academic director of the Clemente Course in the Humanities and has taught at Harvard, Columbia, Princeton, and the University of Paris VII.

"I can think of no better inaugural Clemente chair than Marina van Zuylen, said Jonathan Becker, vice president for academic affairs at Annandale-on-Hudson's Bard College. "Marina is a dedicated teacher, a brilliant writer and researcher, and has demonstrated time and again her commitment to the Clemente mission of bringing rigorous liberal arts and sciences education to adults facing adverse circumstances."



MICHAEL BALLO JR.
TAMARACK COUNTRY CLUB

Greenwich's Tamarack Country Club announced the hiring of Michael Ballo Jr. as head golf professional, effective Jan. 15.

In his new job, Ballo will oversee the golf program at Tamarack, including golf operations, tournament planning and execution, instruction and merchandising. A Class-A member of the PGA of America, Ballo most recently spent four years as an assistant golf professional at Westchester Country Club in Rye. Prior to that, Ballo Jr. began his club professional career on the assistant staff at Winged Foot Golf Club in Mamaroneck. He is currently the Met PGA Assistants Association president and serves on the Met PGA Tournament and Education Committees.

"Mike comes to us with an impressive background in golf, and we believe he will be a tremendous asset to our club," said Tamarack Country Club President Chris Thompson. "We have every confidence that Mike's expertise and passion for the game will further elevate the golf experience at Tamarack for every member and guest."



JOE HUBBARD
AVAIO DIGITAL PARTNERS

AVAIO Digital Partners, a Stamford-headquartered developer of data centers, has named Joe Hubbard as the new senior director for global design and delivery.

In his new role, Hubbard will oversee the design and construction of the company's hyperscale projects across North America and Europe. Hubbard has nearly three decades of experience in the digital infrastructure industry and was most recently senior director of design at Digital Realty Trust, where he led the design and construction supervision of numerous mission-critical facilities across North America.

"Adding Joe to the AVAIO team adds a substantial depth of data center design and construction expertise to our talented group. As the new driving force behind our project designs, his insights will be pivotal in providing innovative and sustainable solutions to meet the unique demands of our hyperscale customers," said Mark McComiskey, partner at AVAIO Digital.



▶ Two new tenants at Port Chester's Post Road Plaza

Simone Development Companies announced the signing of two new leases totaling 4,485 square feet of retail space at Post Road Plaza at 260-262 Boston Post Road (US Route 1) in Port Chester.

Mercadito Farm, a farmer's market-style grocery, has signed a new long-term lease for 3,485 square feet while the tax preparation chain H&B Block leased a 1,000-square-foot unit.

"We are very pleased to have fully leased this 63,000-square foot retail center with a mix of service retail, national chains and local businesses"

said Joanna Simone, principal and president of leasing and property management operations for Simone Development Companies. "Its close proximity to major highways and abundant free parking makes this an attractive location for today's leading retailers."

Other tenants in Post Road Plaza include LA Fitness as the anchor plus European Wax Center, Mattress Firm, Nothing Bundt Cakes, Domino's Pizza, Subway, Nailed It Spa, Pet Spa Center, Ella's Beauty Lounge and Wei Wong Kitchen.

▶ Feds give approval for Tweed expansion plans

Tweed New Haven Airport has received federal approval of its \$165 million proposal to expand operations with the extension of its runway and the construction of a larger terminal on the East Haven side of the facility.

The Federal Aviation Administration (FAA) published the 25-page "Finding of No Significant Impact and Record of Decision" on Friday afternoon, and the report determined that a larger terminal and longer runway would reduce noise and air pollution.

"The FAA believes that with respect to the Proposed Action, there are no outstanding environmental issues within FAA jurisdiction to be studied or NEPA requirements that have not been met," the report said.

The FAA's decision was welcomed by Gov. Ned Lamont and New Haven Mayor Justin Elicker, although East Haven Mayor Joe



Carfora criticized the agency.

"It is certainly an understatement to say that I am disappointed," Carfora said in a statement. "The substantial impact that the proposed action will have on our community is monumental. Our experts, and my staff will fully evaluate the FAA's findings before announcing our next steps."

The airport had tried for years to extend its runway to attract more commercial flights. Currently, the budget carrier Avelo Airlines is the only commercial carrier at Tweed, where it operates an East Coast hub.



▶ Hochul vetoes bill banning noncompete agreements

Gov. Kathy Hochul vetoed a bill that would have prohibited employers in the state from enacting noncompete agreements.

Hochul insisted that she supports ending the use of noncompete agreements for low- and middle-income workers, but her efforts to hammer out a compromise with the Democrat-controlled legislature to keep noncompete clauses for workers earning over \$250,000 failed.

"I continue to recognize the urgent need to restrict noncompete agreements for middle-class and low-wage workers, and am open to future legislation that achieves the right balance," she wrote in a veto letter released on Saturday.

Noncompete agreements prevent workers from taking a new job or starting a business for a specific period of time after leaving their employer. While traditionally associated with executive talent, in recent years such agreements have been applied to a wider variety of workers, including baristas and security guards.

The proposed bill was supported by organized labor, including AFL-CIO of New York, and opposed by the state's business community leaders. In her veto, Hochul also observed, "New York has a highly competitive economic climate and is home to many different industries. These companies have legitimate interests that cannot be met with the legislation's one-size-fits-all approach."

Different states have their own laws relating to the subject, and the U.S. Federal Trade Commission is preparing a final rule to create a national standard on how employers can use noncompete agreements.



No matter what business you're in, we're into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)
phall@westfairinc.com
(Fairfield County news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS
Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES
Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Phil Hall
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Justin McGown
Research Coordinator • Luis Flores,
Sebastian Flores

ART
Creative Director
Dan Viteri
Art Director
Diana Castillo
Marketing Coordinator
Carolyn Meaney

EVENTS
Marketing & Events Manager
Natalie Holland

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Larissa Lobo, Mike Tarzia

AUDIENCE DEVELOPMENT
Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

ADMINISTRATION
Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.

A MEMBER OF
NEW YORK PRESS ASSOCIATION
NYPA
FOUNDED 1917

Understanding the tax implications when selling a business

Contributing
Writer

NORMAN G. GRILL

Selling a business is complex, especially the tax consequences.

If you're thinking about selling, it is critical to make sure your financials are in order to obtain an accurate valuation of your business's worth and to develop a tax-planning strategy to maximize profits from the sale.

ACCURATE FINANCIAL STATEMENTS

The importance of preparing your business financials before listing your business for sale cannot be overstated. Whether you use a business broker or word of mouth, rest assured that potential buyers will scrutinize every aspect of your business. Not being able to quickly produce financial statements, current and prior years' balance sheets, profit and loss statements, tax returns, equipment lists, product inventories and property appraisals and lease agreements may lead to loss of the sale.

BUSINESS VALUATION

Many business owners have no idea what their business is worth. Some may underestimate whereas others overestimate sometimes significantly. Obtaining a third-party business valuation allows business owners to set

a price that is realistic for potential buyers while achieving maximum value.

TAX CONSEQUENCES OF SELLING

As a business owner you probably think of your business as a single entity sold as a lump sum. The IRS, however, views a business as a collection of assets. Profit from the sale of these assets may be subject to short- and long-term capital gains tax, depreciation recapture of Section 1245 and Section 1250 real property, and federal and state income taxes.

For IRS purposes each asset sold must be classified as capital assets, depreciable property used in the business, real property used in the business, goodwill, or property held for sale to customers, such as inventory or stock in trade. Assets are considered tangible (real estate, machinery, and inventory) or intangible (goodwill or trade name).

The gain (or loss) on each asset sold is figured separately. For instance, the sale of capital assets results in capital gain or loss whereas the sale of inventory results in ordinary income or loss, with each taxed accordingly.

DEPRECIABLE PROPERTY

Section 1231 gains and losses are

the taxable gains and losses from Section 1231 transactions such as sales or exchanges of real property or depreciable personal property held longer than one year. Their treatment as ordinary or capital depends on whether you have a net gain or a net loss from all your Section 1231 transactions.

When you dispose of depreciable property (Section 1245 property or Section 1250 property) at a gain, you may have to recognize all or part of the gain as ordinary income under the depreciation recapture rules. Any remaining gain is a Section 1231 gain.

BUSINESS STRUCTURE

Your business structure (i.e., business entity) also affects the way your business is taxed when it is sold. Sole proprietorships, partnerships, and LLCs (Limited Liability Companies) are considered "pass-through" entities and each asset is sold separately. As such there is more flexibility when structuring a sale to benefit both the buyer and seller in terms of tax consequences.

C-corporations and S-corporations have different entity structures, and sale of assets and stock are subject to more complex regulations. For example, when assets of a C-corporation are sold, the seller is taxed twice. The corporation pays tax on any gains realized when the assets are sold, and shareholders pay capital gains tax

when the corporation is dissolved.

However, when a C-corporation sells stock the seller only pays capital gains tax on the profit from the sale, which is generally at the long-term capital gains tax rate. S-corporations are taxed similarly to partnerships in that there is no double taxation when assets are sold. Income (or loss) flows through shareholders, who report it on their individual tax returns.

This column is for information only and should not be viewed as advice. Selling a business often involves complicated federal and state tax rules and regulations. If you're thinking of selling your business, consider getting experienced professional assistance.



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.



Founder of Rye investment firm charged in \$20M bank swindle

BY BILL HELTZEL / bheltzel@westfairinc.com

The founder of a Rye investment firm has been accused of stealing more than \$20 million from a Manhattan bank.

U.S. Attorney Damian Williams charged John A. Hanratty, 49, with bank fraud and wire fraud in a Dec. 15 criminal complaint. He was arrested Dec. 18 in Puerto Rico.

Hanratty was licensed as an attorney in 2002 and served as chief compliance officer for Options Trading Associates, Purchase, from 2002 to 2018. In 2010, he formed Ebury Street Capital, in Rye.

Ebury was in the business of buying

municipal tax liens and managing real estate.

Local governments create the liens when real estate owners are delinquent on their property taxes. Investors buy the liens at public auctions, according to the criminal complaint, because they can pay interest rates up to 36% annually until the property taxes are repaid, or because they can gain ownership of the properties through foreclosure proceedings.

From 2017 to 2019, a subsidiary of Emigrant Bank in Manhattan approved \$20 million in credit for Ebury, for buying tax liens.

The liens were offered as collateral, and Hanratty summarized their value on spreadsheets submitted to the bank. But he listed liens that Ebury did not own, according to the criminal complaint, and double-counted liens it did own.

A 2021 spreadsheet, for instance, allegedly listed 6,782 tax liens when Ebury only controlled 518, according to a complaint filed by Emigrant Bank last year in Manhattan Supreme Court.

Instead of using the bank credit to buy more liens or for ordinary business expenses, the criminal complaint states, Hanratty paid back investors

who were threatening to sue Ebury.

In 2019, investors did just that. Several New Jersey trust funds that had contributed nearly \$3 million for Ebury partnerships, beginning in 2015, sued Ebury in Westchester Supreme Court.

When they exercised their right to withdraw from the partnerships and collect profits in 2018, Ebury issued 15 checks totaling more than \$4.4 million, according to the civil complaint. But Ebury had sufficient funds to cover only two checks totaling \$350,000.

Hanratty had exhausted the line of credit, according to the criminal complaint, and owed Emigrant more than \$20 million in principal and interest.

He moved to Puerto Rico in 2019, and sold his house on Halsted Place, Rye, for more than \$1.5 million in 2020. Ebury, according to a New York corporation record, is now based in San Juan, PR.

Hanratty did not reply to an email asking for his side of the story.

From 2017 to 2019, a subsidiary of Emigrant Bank in Manhattan approved \$20 million in credit for Ebury, for buying tax liens.

Throughout the history of civilization, many great minds offered notable words about the value of silence. Some opinions saw the proverbial bigger picture – the ancient Chinese philosopher Lao Tzu remarked, “Silence is a source of great strength” – while some were more facetious in their advice – humorist Will Rogers quipped, “Never miss a good chance to shut up” – and others pointed out the overlap between silence and emotional frailty – writer William S. Burroughs said, “Silence is only frightening to people who are compulsively verbalizing.”

The concept of silence within today’s digital age of instant messaging was examined by Stelios Stavrianos, founder and CEO of Stamford’s The CoreBev Group, during the recent TEDxHartford event in Hartford.

“Silence can be so strange,” said Stavrianos. “We’re not used to it anymore. Twenty years ago, we were still writing letters to one another. Sometimes we wouldn’t hear back for months. Now, we write an email in the morning and expect to hear back by the afternoon or on the same time period. We called one another – you didn’t know who was on the other line before you answered and sometimes they can leave your message. Today, we get sent a message instantly. We can even see the exact moment someone’s read our message.”

To emphasize his point, Stavrianos held up his cell phone, peeked at its screen and declared, “Oh, look, message read five minutes ago. Why haven’t they come back to me?”

Stavrianos noted the transition from the “more analog” past to today’s digital state of immediate messaging has created changes in how people adapt to new environments – but this evolution comes with new problems.

“Our brains are highly adaptable, a quality known as neuroplasticity,” he continued. “Repeated behaviors in our brain can strengthen

certain pathways. And if our behaviors consistently lean towards impatience, due to the influence of technology, it can result in reshaping these pathways over time, making our impatience more of a default setting.”

Stavrianos observed that social media and other online communication platforms “often leverage dopamine driven feedback loops” that create a reward motivation for the user if there is an instant response to a posting or message.

“When we come to expect these quick hits of pleasure, it can make waiting for longer term rewards feel much less appealing,” he warned. “Advancement in technology has literally rewired our brains, making us less patient and more demanding of the immediate. With all this change happening in our brains, we now feel the need to respond fast to communicate quickly.”

For Stavrianos, this has warped how people interact, often forcing people to

engage in and expect immediate communications while becoming anxious if a speedy reply is not forthcoming. The role of silence within a realm of constant communications has made people uncomfortable.

During his presentation, Stavrianos recalled a Harvard University study where people were given the choice of sitting in a room for 15 minutes in complete silence – the only option for breaking the silence was to push a button that would result in a jolt of electricity into their bodies. The people in the experiments received a jolt prior to the start of the experiment, so they knew what to expect. But half of the people in the experiment opted to push the button and get electrocuted rather than be forced to endure 15 minutes of silence.

“People are uncomfortable in silence – we look to break silence whenever we feel a void,” Stavrianos stated.

In order to gain a greater understanding about the discomfort surrounding silence, Stavrianos said he devoted much of his free time over the past four years to researching how silence can benefit the communications process.

“To answer these questions, I interviewed dozens of experts ranging from speech language pathologist, neurologists, and even FBI hostage negotiators,” he recalled. “One common theme that speech language pathologists find is that people typically don’t give their communication partner enough time to respond. They teach to make strong eye contact, and to look your communication partner in the face to pick up on cues when it’s okay to start speaking again. Very simple

techniques. But in today’s modern age of communication, it’s nearly impossible to do that over text or an email. And it’s even sometimes challenging to do over phone call or video call. A great amount of miscommunication happens via nontraditional methods, via modern methods, when emphasis on tone and facial expressions are entirely absent.”

“Perhaps the most interesting thing I learned from speech language pathology is that silence is learned, not innate,” he continued. “That means we’re born being bad listeners. And if silence is learned, that means it’s a skill, somewhat of its own language. Something we need to practice and get better at. If we’re always speaking, then we’re not listening. Silence gives someone permission to say what they want.”

From his interviews with FBI hostage negotiators, Stavrianos learned that in a “tense environment where every word you said mattered, then sometimes the words you didn’t say were even more important.” He admitted it took “incredibly strong willpower to just be quiet and let the person speak. Thus, silence is a critical component of hostage negotiation.”

Stavrianos admitted that one doesn’t need to be a hostage negotiator to apply their skills to daily communications. He recommended that people learn to pause and not to be in a constant state of speaking.

“We’re not robots,” he said. “We’re not meant to respond and communicate at the speed of light. Certainly not at the speed of modern communication. Communication is not a race. When used properly, silence gives us the power that we need to be better speakers that our listeners it allows the ones closest to us to share their feelings allows us the ability to think about what we’re going to say before we say something we don’t mean.”



Stelios Stavrianos during his recent TEDxHartford presentation; photo courtesy TEDxHartford.

“People are uncomfortable in silence – we look to break silence whenever we feel a void.”

CONNECT WITH
WESTFAIR
BUSINESS JOURNAL

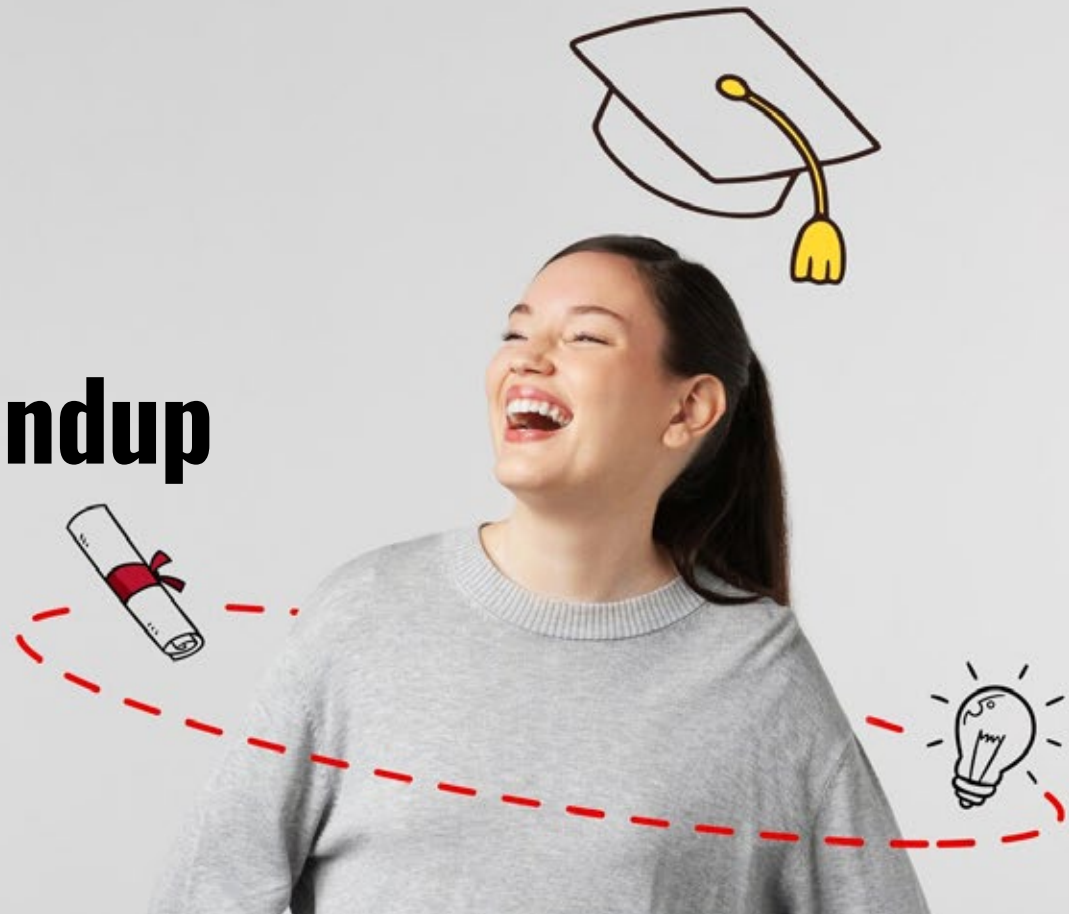


westfaironline.com

Regional college and university roundup

BY PHIL HALL / phall@westfairinc.com

As the Fall 2023 semester closes and preparations are underway for the Spring 2024 semester, the region's colleges and universities are busy with new academic offerings, new achievements by faculty and staff and new goals for the future.



Here is a round-up of what's been happening lately at the Connecticut and New York schools of higher education.



ALBERTUS MAGNUS COLLEGE

Albertus Magnus College announced that its Master of Science in Human Services (MSHS) degree has obtained full accreditation from the Council for Standards in Human Service Education (CSHSE) Board.

The New Haven-based school is one of only three Human Services Masters programs in the country to obtain this recognition and the only one on the East Coast. The 39-credit MSHS program is designed to prepare students to pursue careers in various human and social service settings by gaining advanced professional knowledge and skills to work in leadership positions with a diverse range of clients and populations.

"With courses like Case Management, Counseling Techniques and Addictions Counseling, our students learn to advocate for individual clients and communities, as well as apply legal and ethical standards to the delivery of Human Services," said Professor Carol Huckaby, director of the program.



EASTERN CONNECTICUT STATE UNIVERSITY

Eastern Connecticut State University (ECSU) is offering four accelerated online graduate programs in the Spring 2024 semester.

The new online courses are focused on accounting, management, special education and applied data science – the latter is a new program. All four programs will be offered with courses that are seven weeks long, allowing students to potentially earn a master's degree in one year.

The courses are asynchronous, meaning that students can engage with the materials on their own schedule. Students will have opportunities for online meetings through virtual class discussions and virtual faculty office hours.

"This makes our advanced graduate programs responsive to students' needs," said Niti Pandey, dean of the School of Education and Professional Studies and the Graduate Division, adding that the new format is intended "to meet our working adult learners where they are in terms of their continuing education and work-life needs."

The graduate courses will have rolling applications for courses that start at the beginning of the fall, spring, and summer semesters; online class sizes will be capped at 25 students.

The cost per credit hour is \$714 with a per-semester fee of \$60. Financial aid is available through resources such as student loans, veteran's benefits and employer tuition assistance programs.



Fairfield UNIVERSITY

FAIRFIELD UNIVERSITY

Fairfield University's Regina A. Quick Center for the Arts is continuing its presentation of Metropolitan Opera programming through The Met: Live in HD, which features live and encore opera transmissions, special interviews, and behind-the-scenes features.

The Quick's Kelley Theatre is the only venue in Fairfield County to offer access to these productions. The Met: Live in HD's 2024 Quick Center screenings include Verdi's "Nabucco" (Jan. 6), Bizet's "Carmen" (Jan. 27), Verdi's "La Forza del Destino" (March 9), Gounod's "Roméo et Juliette" (March 23), Puccini's "La Rondine" (April 20) and Puccini's "Madama Butterfly" (May 21). All of the presentations begin at 1 p.m. and will be preceded by pre-screening talks by Dr. Orin Grossman and Dr. Michael Ciavaglia of Fairfield University at 12:00 p.m.

Tickets are now on sale at quick-center.com for \$35 for each performance, \$30 for seniors, and \$25 for Quick Members.

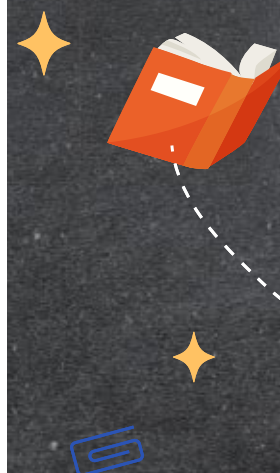


IONA UNIVERSITY

An Iona University undergraduate research team led by endowed professor Dr. Sunghee Lee authored an article titled "Aspirin Interacts with Cholesterol-Containing Membranes in a pH-Dependent Manner," which was published in Langmuir, an American Chemical Society publication.

The article explained that aspirin, in the presence of cholesterol, increases water permeability, but is contingent upon how much cholesterol is in the body and the pH. A fusion of data from varying research techniques such as calorimetry, confocal Raman microspectrophotometry, and interfacial tensiometric measurements demonstrated that aspirin has greater effects in a neutral state. These results communicated a deeper comprehension of the varying effects of aspirin on cell membranes while offering further insight into the understanding of the gastrointestinal issues induced by the long-term use of this important nonsteroidal anti-inflammatory.

Students worked alongside Dr. Lee through "Project Symphony," a research group designed to conduct research at the interface of chemistry, biology, physics, and medicine with a highly dynamic group of interdisciplinary team members.



“I am proud to share a great achievement with the undergraduate research team,” said Lee. “Their diligence and hard work successfully paid off – congratulations!”



MANHATTAN COLLEGE

Judith Plaskow, professor emerita of religious studies at Manhattan College, is among the eight inductees into the National Women’s Hall of Fame for 2024.

Plaskow’s awardee biography cited her notability by stating, “Judith Plaskow is an American theologian, author and activist known for being the first Jewish feminist theologian. She earned her doctorate from Yale University in 1975 and spent over three decades teaching religious studies at Manhattan College. Plaskow launched the Journal of Feminist Studies in Religion in 1985 and served as the journal’s editor for its first 10 years and from 2012 to 2016. Plaskow also helped found B’not Esh, a Jewish feminist spirituality collective and served as president of the American Academy of Religion.”

Plaskow began teaching at Manhattan College in 1979 and received Doctor of Humane Letters degrees from Hebrew Union College (New York campus) and the Reconstructionist Rabbinical College. This year’s Hall of Fame class will be officially inducted at a March 2024 ceremony in New York City that will be broadcast on public television – her fellow inductees include tennis star Serena Williams and civil rights activist Ruby Bridges.

“When I actually read it and looked at the list of past inductees, I was blown away,” Plaskow said, admitting that she had initially deleted the induction email, thinking it was part of a fundraising campaign. “Me in a Hall of Fame with Harriet Tubman, Elizabeth Cady Stanton, Sojourner Truth, Michelle Obama and Ruth Bader Ginsberg? What I feel good about is that I’m the first inductee with a degree in religious studies and the first whose work focuses on Judaism. I will bring to light the exciting work that has been accomplished in those areas.”



MERCY UNIVERSITY

Mercy University announced its ‘A’ credit rating has been reaffirmed by Standard & Poor’s (S&P) Global Ratings services for higher education.

In a press statement, the school said S&P voted to affirm the ‘A’ rating after reviewing Mercy’s most recent financial and enrollment data, which proved a stable outlook for the institution. The rating reaffirms Mercy’s capacity to meet its financial commitments and maintain a healthy and stable financial outlook, the school added, noting that it has maintained its ‘A’ rating since 2012.

“To fulfill Mercy University’s mission to redefine higher education so that students receive not only access to education but the supports they need to graduate, we must maintain a financially robust institution,” said Dr. Susan L. Parish, president of Mercy University. “Today’s reaffirmation of our Standard & Poor’s rating reflects just that: disciplined, strong leadership which guides our decision-making and strategically invests in Mercy’s long-term future.”



MOUNT SAINT MARY COLLEGE

Mount Saint Mary College’s baseball team recently raised more than \$30,000 during their Spring Trips fundraising campaign.

The fundraiser ran for roughly a week, with each athlete writing a personal message on their donation profile; donors could select which athlete they would like to support. Most players exceeded their goal of raising \$1,000 each, with Frankie Signorelli of Staten Island raising the most funds at \$2,450.

The funds generated by this initiative will offset the team’s travel costs for the upcoming spring season as well as to purchase new team gear and equipment. During February

and March, the team will head south three times for games against the University of Mary Washington in Virginia and Greensboro College in North Carolina, as well as participating in the RussMatt Central Florida Invitational.



SUNY PURCHASE

Two members of the SUNY Purchase faculty were among the nominees for the upcoming Grammy Awards.

Nicole Zuraitis, a lecturer of jazz studies – voice, received the Best Jazz Vocal Album nomination for “How Love Begins.” Zuraitis’ arrangement of Dolly Parton’s “Jolene,” co-written with renowned drummer and band-leader Dan Pugach, was nominated for a 2019 Grammy.

Assistant Professor of Music Silas Brown ’10 earned two nominations for engineering and producing, respectively. Brown’s nominations are for Best Engineered Album, Classical (An Engineer’s Award) for “Contemporary American Composers (Riccardo Muti & Chicago Symphony Orchestra)” and in the Best Classical Compendium competition for “Passion For Bach And Coltrane featuring Alex Brown, Harlem Quartet, Imani Winds, Edward Perez, Neal Smith, and A.B. Spellman.” He won the 2014 Grammy as producer of the Evelyn Glennie / Albany Symphony recording of “Corigliano’s Conjuror” (Best Soloist Performance with Orchestra) and in 2011 as mastering engineer on the Chicago Symphony Orchestra’s “Verdi Requiem” recording (Best Classical Album). In 2017, he was nominated in the Best Engineered Album, Classical category for “Shadow of Sirius.”



UNIVERSITY OF CONNECTICUT

The University of Connecticut has unveiled a 10-year strategic plan that will go into effect in 2024 and cover the period through 2034.

The plan includes four key performance indicators (KPIs) identified

by President Radenka Maric that include reaching and maintaining a six-year graduation rate of 90% or more, receiving at least \$500 million in research funding annually, reach a balance of \$1 billion in the university’s endowment, and achieving carbon neutrality by 2030 and a carbon zero state by 2040.

The UConn Board of Trustees unanimously adopted the strategic plan at its Dec. 6 meeting. Margaret Feeney, UConn’s executive director of strategic planning and initiatives, announced the plan by stating, “People love this university. They care deeply about the student outcomes and care deeply about this university’s impact on society.”



University of Hartford

UNIVERSITY OF HARTFORD

The University of Hartford is adding field hockey and men’s and women’s tennis to its intercollegiate athletics offerings beginning in Fall 2024, with varsity competition to launch in Fall 2025.

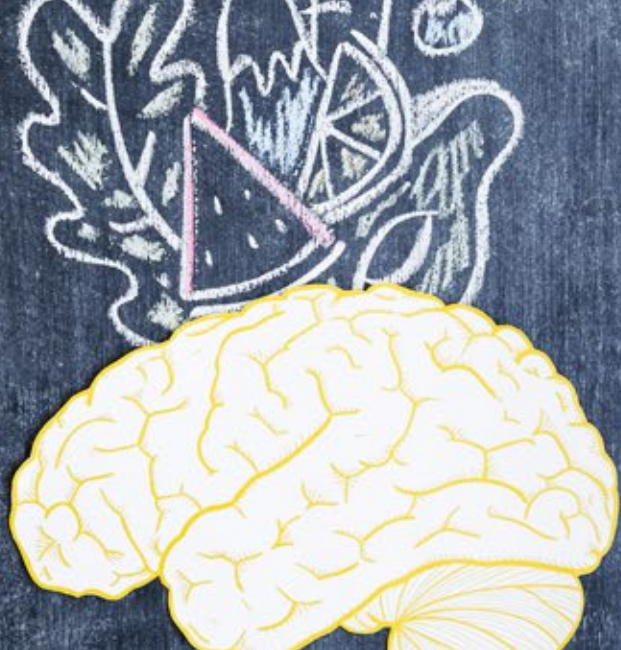
The additions will increase the number of intercollegiate sports offered by the university to 20. The Hawks are first-year members of the Commonwealth Coast Conference (CCC), an NCAA Division III athletics conference comprising 10 colleges and universities throughout the New England region. Field hockey and men’s and women’s tennis are among the 20 intercollegiate sports in which the CCC administers championships.

“We are pleased to open up to our students more avenues to participate in intercollegiate athletics,” said Aaron Isaacs, vice president for student success and dean of students. “The growth and popularity of field hockey in the United States is significant, and tennis is a sport also growing in our part of the country, with data showing this year that the sport has surpassed one million players in New England for the first time ever.”

CONNECT WITH

WESTFAIR
BUSINESS JOURNAL





Study finds diet, STAT4 protein, both key to combating Alzheimer's

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Patric Stanton, Ph.D., a professor of cell biology and anatomy and neurology at New York Medical College (NYMC) in Valhalla, is a co-author of a new study that links diet and Alzheimer's. *Courtesy NYMC.*

“Inflammation in the brain is a critical force in the generation and progression of Alzheimer's disease”

- Patric Stanton

New research, spearheaded by New York Medical College (NYMC) in Valhalla, may offer hope in understanding and preventing Alzheimer's and other forms of dementia, which afflict 5.8 million Americans, <https://www.cdc.gov/aging/publications/features/Alz-Greater-Risk.html> with women and minorities such as African Americans and Hispanics increasingly at greater risk.

The study, led by researchers at NYMC and Eastern Virginia Medical School and published in *Nature Communications Biology* has revealed a crucial link among diet, inflammation and Alzheimer's disease, shedding light on potential pathways for intervention.

“Inflammation in the brain is a critical force in the generation and progression of Alzheimer's disease,” said study co-author Patric Stanton, Ph.D., a professor of cell biology and anatomy and neurology at NYMC. “The Western diet, which is high in fat and cholesterol, can further

increase this inflammation. We found that preventing a certain protein from activating genes that cause inflammation can protect the brain from the effects of the Western diet. This discovery offers the incredibly exciting

prospect of new treatments that may slow or even stop Alzheimer's disease in its tracks.”

According to the study, which was supported by a grant from the National Institutes of Health (NIH), there is a well-known association among diabetes, metabolic syndrome and an increased risk of cognitive dysfunction and Alzheimer's disease. Diabetes in particular can lead to atherosclerosis and vascular inflammation, which are thought to trigger Alzheimer's disease in susceptible individuals. The Western diet is a major cause of metabolic issues.

“A better understanding of the causes of early brain dysfunction could lead to earlier identification and treatments to improve care and outcomes for patients,” said Jerry Nadler, M.D., former dean of the School of Medicine and adjunct professor of pharmacology at NYMC and associate chief of staff for research and development at the Northern California Veterans Health System.

The research focused on the transcription factor, STAT4, which plays a significant role in inflammation activation in the body. When STAT4 was intact, prolonged feeding with a Western diet led to a diabetes-like metabolic syndrome characterized by impaired sensitivity to glucose and insulin, indicating early diabetes. However, genetically modified mice lacking STAT4 in their brains were fully protected when fed the same diet and showed less brain activation of a range of inflammatory genes.

One of the most exciting findings from the study involved its impact on memory,” Stanton said. “While

long-term, synaptic activity-dependent plasticity, a process underlying memory formation, was found to be impaired by the Western diet, this damage was prevented when STAT4 was not present. This suggests that early changes linked to Alzheimer's disease can be prevented, even on the high-fat diet, through targeted deletion of STAT4.”

Living your way to a healthier brain

As we age, our brains can become glitchy – much like a computer. Medical experts increasingly believe keeping a healthy brain is the key to mental and physical well-being. While there is no cure for dementia – the umbrella term for a number of cognitive-impairment conditions like Alzheimer's – optimizing brain health through diet, exercise, sleep and reading can help.

Recently, wellness site Life Extension released a study on the Best & Worst States for Brain Health after analyzing the most recent data from the Centers for Disease Control and Prevention (CDC) and others.

The study shows Vermont residents have the healthiest brains in the United States, followed by Oregon, Colorado, Washington, D.C., and Massa-

chusetts. Louisiana was last.

Vermont ranked in the top three in six of the seven categories analyzed, including leading the nation in eating fruits and vegetables and reading to children. Louisiana ranked in the bottom 10 states in six of the seven categories analyzed, including reading literature and sleeping.

As for Connecticut and New York, they finished 18th and 19th respectively. Both states scored high in eating their fruits and veggies, meditation interest and daily reading to children age 5 and younger. They could do a better job at longer breastfeeding, getting enough sleep and reading literature. Where both states scored lowest (bottom 10) was in adult exercise, even though almost three-quarters of adults in the Nutmeg and Empire states exercise. Even so, this is not a brain health deal-breaker. According to Life Extension:

“In general, the top-ranked states tend to eat fruits and vegetables every day, get enough sleep, read literature for fun and to their children, breast-feed for longer and have an interest in meditation. Interestingly, regular exercise had a weaker association with a state's overall score than the other six metrics.”

The reason reading literature is important, neurologists have said, <https://www.nytimes.com/2022/07/06/well/mind/memory-loss-prevention.html> is because it forces you to remember a plotline that you can't look up the way you can a date in history or a scientific fact.

With that said, Life Extension executive Michael Smith, M.D. offered these three tips for improving your mind:

1. Feed your brain – The Mediterranean diet has been lauded by the National Institutes of Health's National Institute on

Aging. Staples of this brain-healthy approach to eating include fruits, vegetables, whole grains, legumes (such as lentils, beans, peas, chickpeas and peanuts) and healthy fats from fish, olive oil, avocado and nuts.

2. Bolster your nutrition – Fill any gaps in your diet with vitamins and minerals. Don't like fatty fish? Take omega-3 supplements instead to improve brain function. Take a brain health quiz for personalized recommendations if you are not sure where to start.

3. Learn new things – Harvard Medical School recommends practicing a new, challenging activity to maintain cognitive skills. Examples may include learning a new language, or taking on a creative discipline like painting, writing fiction or studying a musical instrument.

– Georgette Gouveia

WOMEN in Power

DISCOVER THE INSPIRING STORIES OF TRAILBLAZING WOMEN CEOS WHO LEVERAGE CREATIVITY AND STRATEGIC THINKING TO REDEFINE INDUSTRIES, EFFECTIVELY SMASHING THROUGH THE PROVERBIAL GLASS CEILING WHILE SEAMLESSLY BLENDING LEADERSHIP PROWESS WITH A HARMONIOUS WORK-LIFE BALANCE. LEARN FROM THE TRANSFORMATIVE IMPACT BROUGHT BY DR. JOAN FALLON, DIANE KELLY AND CHERYL MCKISSACK DANIEL.



Joan Fallon
Founder and CEO
Curemark



Diane Kelly
Executive Vice President
and Chief Operating Officer
Greenwich Hospital



Cheryl McKissack Daniel
President and CEO
McKissack & McKissack



MODERATOR
Catherine Sabol
Partner
Citrin Cooperman

WEDNESDAY
JANUARY

24

8:30 - 10:30 A.M.

Manhattanville College
2900 Purchase Street, Purchase

PRESENTED BY



CITRINCOOPERMAN®

**Register: [westfaironline.com/
WomeninPower2024](https://westfaironline.com/WomeninPower2024)**

For event information, contact Natalie Holland at nholland@westfairinc.com
For all other inquires, contact Anne Jordan at anne@westfairinc.com



New year, new you

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“Social fitness is when we are honest with ourselves about where we are devoting our time and making sure we tend to the connections that will help us thrive in the new year and beyond.”

It's time once again for all those New Year's resolutions that will be gone by February. But they needn't be all or nothing. Part of forming or increasing good habits is making incremental change. Here are a few suggestions that you can implement this winter to get the new year off to the right start, courtesy of Christina Burns, spa director at the Emerson Resort & Spa in Mount Tremper, a wellness trove nestled in the Catskill Mountains:

Focus on proper sleep – “Getting good sleep has emerged as a top trend for 2024 travel,” Burns said. Whether you're visiting a resort like Emerson or hunkering down at home during the Northern Hemisphere's longer nights, make good shuteye a priority for bolstering your immune system and energy, which will also make you less likely to reach for junk food.

Practice mindful eating – Dieting and the new class of diet drugs seem to be on everyone's lips these days – witness Oprah Winfrey's latest weight loss – but particularly as we head into the new year. “While it is important to practice enjoying treats in moderation, we can also embrace the season's bounty by incorporating fruits and vegetables like apples, pumpkins and squash into our meals,” Burns said, noting that the Emerson's Spa Bites Menu offers choices that balance fruits, vegetables, carbohydrates and proteins to help you maintain a nutritious diet.

Don't let winter cancel your outdoor workouts – There are

many benefits to running toward, rather than away from, the great outdoors in the wintry months, Burns said. Begin or end your day with a walk or a bike ride. (Even some shoveling or mid-winter yard work, like clearing brush or leaves, will help you get in touch with nature and work up a sweat, though it's best

to check with your doctor and the weather service before plunging into an outdoor routine.)

Take part in a “digital detox” – No matter how ubiquitous “digital detoxing” is, most of us don't take enough time away from our devices. “Challenge yourself to cut your screen time in half for a week,” Burns said. “Phone cleansing tips to achieve this goal include putting your phone on “do not disturb,” charging your phone on the other side of the room, leaving your phone behind while eating and having at least one social media-free day.”

Recharge with a planned mental-health day – We take on extra work and rush around to enjoy the holidays and then grow anxious or depressed as the vast desert that is the January catch-up looms. “Planning a mental-health day into your schedule, or even just a limited time away from your usual responsibilities, can help reduce feelings of burnout, increase productivity, develop boundaries and improve morale,” Burns said.

Invest in yourself and oth-

ers – Plan a vacation or a weekend getaway to help break up the winter. Get involved with a local nonprofit or take advantage of the Jan. 16 tax deadline to donate to a favorite charity. Doing good for others releases the brain's “feel good” chemicals, including serotonin, dopamine and oxytocin.

Prioritize fun that stretches you – “Adventure is an essential part of life,” Burns said. “By breaking out of your normal routine, you not only expand your mind, build up your bravery and learn life lessons, but you also fire up the same regions of the brain that are activated when getting a reward.” Think of trying a new sport, learning a new language or studying a musical instrument for starters.

Be kind to your mind, body and soul – To head into 2024 refreshed, it is important to take care of our whole selves, Burns said: “As the days get colder, be sure to take care of yourself mentally and physically by practicing mindfulness and self-compassion. If we aren't kind to ourselves, we can't fully be kind to others.”

Exercise your “social fitness” in 2024 – “A new year provides the opportunity for a new way of life,” Burns added. “We often hear that success, happiness and achievement come from careers, but avoiding social connection to ‘get stuff done’ can often have the opposite effect. Working too hard can increase stress, depression and burnout, while taking breaks in the workplace and reaching out to family and friends can go a long way. “Social fitness is when we are honest with ourselves

about where we are devoting our time and making sure we tend to the connections that will help us thrive in the new year and beyond.”

Christina Burns is spa director at the Emerson Resort & Spa in Mount Tremper, New York, where wellness is a holistic experience. The resort's activities include guided nature walks; workshops like “Build Your Own Kaleidoscope;” hiking, skiing, snowboarding and snowshoeing at nearby Belleayre Mountain; and the spa's “Chakra Renewal” experience, which uses tarot card reading, a crystal reiki session and more to expand the mind. To encourage self-care in 2024, Emerson has added a 20% room rate discount for all booking packages and a 30% discount to extend your weekend stay a little longer.

CONNECT WITH

WESTFAIR
BUSINESS JOURNAL



westfaironline.com

Wander into Nômade of Westport

BY JEREMY WAYNE / jwayne@westfairinc.com

You might balk at paying \$8 for a bottle of sparkling water, but at least Nômade knows how to serve it. Which is to say, lightly chilled, with a separate glass full of ice, wedges of both lemon and lime and a long silver spoon. Customized bubbles if you will.

Much else is customized at this year-old, rip-roaring success of a casual, all-day restaurant, which has won plaudits in Westport, including the welcome by name. “Now you have a nice time,” our host said, greeting me by the name I had booked under and offering me and my guest a choice of seating areas – main dining room, covered terrace or bar. I didn’t know if “have a nice time” was a behest or a command, but I assured her we’d try our best.

I loved the customized look of this place, too, by which I mean characterful. Two bars you can eat and drink at, two fireplaces, random books, hidden corners, cozy ingle-nook tables and more exposed ones for the exhibitionists among you. Plus, the plushiest banquettes you ever did park your derriere on, soft

caramel leather with great support cushions and even headrests behind. Add in old brickwork turned white, seriously old and thick wooden beams, assorted carvings, plates, blankets and tall funnel-shaped African woven baskets

and you get the picture.

The menu is customized, too, or perhaps I mean nomadic, wandering even. A bit of this, a bit of that – retro throwbacks like chicken liver mousse; garlicky mushrooms; fried brie come back 1993. All is forgiven! and those ubiquitous deviled eggs, which I’ve seen on four restaurant menus in as many weeks. These are also more contemporary dishes like avocado with truffle, crispy rice and an innovative chicken gumbo and, in the main courses, a halibut “collar,” cooked in the traditional manner of skate wing, with capers and herbed (rather than “black”) butter.

Dishes we particularly enjoyed? A daily special of comforting leek and potato soup; that chicken liver mousse, served with cornichons and a roasted, buttered baguette; a (lunchtime only)



Nômade interior. Photographs courtesy nomadewestport.com.

prime Bronx-cured ham and triple cream Brie sandwich and a terrific plate, or rather wooden board, of fish and hand-cut chips, with coleslaw and a tangy homemade tartar sauce. The three generous pieces of Icelandic cod were beautifully crisp if just a touch greasy in their India Pale Ale (IPA)-battered crust. And we loved those top-notch fries, a mountain of them served in grease-proof paper.

And let’s hear it, too, for the Seafood Boil, a miscellany of steamed and poached Pei mussels, Manila clams, Gulf shrimp and more besides bathing in a cilantro broth, which in spite of its rather off-putting name (“boil” conjuring up all manner of things, but none of them especially appetizing) turned out to be a remarkably fine dish.

Food allergies I should mention are taken seriously at Nômade, as they should be, with allergens clearly listed for each dish by way of a numbered legend. But I must admit to a sardonic moment reading through the numbers that are given to each dish, which started to look more and more like a “Give the next number in the sequence” Mensa IQ test than anything related to food. Indeed, getting our order successfully taken for a dish of duck fried rice (3, 4, 5, 6, 10, 11, 13) felt more like cracking the Enigma code than simply asking for a bowl of rice.

Low points? The bread – four slices of an overly floured baguette, which looked like it needed another five minutes in the oven, served with butter pre-whipped with honey and paprika. Perhaps I’m the exception but these sweet butters don’t quite do it for me,



Nômade fish and chips. Photograph by Jeremy Wayne.

especially at the start of the meal when I want to get into savory gear. Let’s hear it for a return to cold, hard butter preferably unsalted please – and I say this as a salt fiend. And service, while generally smooth, had the odd, unimportant wobble. I think we all had to suppress a smile when a very young and evidently nervous runner placed a bowl of soup so near the edge of the table it practically toppled off. I’ve been there myself, believe me, waiting tables. Serving can be nerve-racking and not only in the early days when you’re still learning on the job. So, no matter, Nômade. We still love you.

Let me close by saying how much I’ve enjoyed “talking tables” with you in 2023. Meanwhile, happy nomadic dining and here’s to another year of great eating in 2024.

For more, visit nomadewestport.com.



Stay informed with the only

Local business news

in your area



For \$1 a week

westfaironline.com





From left: Sam Berger; Tara Berger; Janelle Berger; Greg Berger, honoree, president of Robert Martin Company; Rabbi Levi Levitin, executive director, JBN; and Chayale Levitin, marketing director, JBN.

JEWISH BUSINESS NETWORK GALA HONOREES

Greg Berger, president of Robert Martin Company, was honored at the Jewish Business Network (JBN) of Rivertowns-Westchester annual Breakfast Gala and Business Forum Dec. 14 at the Tarrytown House Estate, Biddle Mansion.

The JBN Gala featured a celebratory breakfast and honoree recognition of JBN leaders Greg Berger, president, Robert Martin Company; Robert Glazer, EVP, ENT & Allergy Associates; and Robert Friedland, chairman, Westrock Development.

A special tribute was held for The Friedland Young Leaders and a Rising Star Award was presented to Molly Selin, product marketing manager, LightBox. A keynote address was delivered by Mario J. Gabelli, CEO, GAMCO Investors and Master of Ceremonies was Larry Gottlieb, managing director, Robert Martin Company. The event also featured a special Menorah Lighting and Shine a Light for Israel ceremony.

The JBN, Jewish Business Network, based in the Rivertowns section of Westchester, assists Jewish business leaders, C-Suite executives and young professionals with developing meaning-

ful relationships and business growth enhanced with Jewish values and traditions.

Since its founding by the late Robert F. Weinberg and Martin S. Berger 65 years ago, Robert Martin Company has flourished into a pioneering, fully integrated real estate company with a record of successfully acquiring, developing and managing investment properties primarily in Westchester and Fairfield counties, but with a reach now extending across the country into new markets and business categories. Led today by CEO Tim Jones and President Greg Berger and a team of highly skilled industry professionals, the firm (and its affiliates) have acquired and developed real estate totaling over 20 million square feet of industrial, residential, retail and office properties. With a long and prominent history of innovation and entrepreneurship – starting with the then-development of the modern suburban office park – Robert Martin Company (and/or its affiliates) continue evolving and expanding this considerable business portfolio to include one of the largest Dunkin' Donut franchise owner and operators in the United States and developer of the recently launched Tesoro Club luxury golf club community in Florida's famed Treasure Coast region.



STATE GRANTS FOR THE ARC

The Arc Westchester, a not-for-profit organization supporting people with developmental disabilities in Westchester County, has been awarded \$190,309 in grants from the Trustee Management Board of NYSARC Trust Services to support The Arc Westchester's guardianship and recreation programs.

NYSARC Trust Services administers supplemental needs trusts (SNT) and pooled trusts that can make dramatic improvements to the lives of people with disabilities by enabling individuals to maintain financial eligibility for Medicaid and other means-tested government benefit programs. For 2023, NYSARC Trust Services fulfilled its commitment to enhancing the lives of people with disabilities by awarding a total of \$2,697,980 to The Arc New York Chapters statewide.

This year, The Arc Westchester received \$180,700 to provide guardianship services for people with intellectual and developmental disabilities who would not otherwise have a legal guardian or advocate. Supported by Chapter staff and community volunteers, The Arc Westchester's Guardianship Program currently provides primary guardianship support and services to 30 people and assists 33 more as a standby or alternate standby guardian. An additional part-time staff advocate was added in 2023. Some funds were provided to hold an in-person celebration during the summer. In addition, guardianship staff continue to provide educational seminars to school personnel and families requesting information on guardianship, petitioning the Surrogate Court and Supported Decision-making.

NYSARC Trust Services also awarded The Arc Westchester \$9,609 to support new recreational opportunities and enrich the lives of the more than 2,000 people it serves. The Arc Westchester used the recreation grant funds to develop additional wellness and fitness activities, explore the community through recreational day trips, and enhance programs at their summer college experience and camp excursions.

The Arc Westchester, founded in 1949, 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.

NYSARC Trust Services has administered supplemental needs trusts since 1972, helping thousands of people with disabilities protect their eligibility for government benefits and improve their quality of life.



A rolled-up diploma tied with a red ribbon and seal, a black graduation cap with a tassel, and a stack of books.

EDUCATION

PARTNER INSIGHTS

JAN. 1, 2024

New Year's resolution, realized.

Setting up kids for success tops New Year's resolutions for parents.

Year-end is a time for parents to reflect and plan ahead, which increasingly includes taking a fresh look at school options for their kids. Post-pandemic, more and more middle school parents are rethinking their approach to schooling, seeking academic and social success in 2024.

Westchester middle school parents considering new schools in the New Year are not alone. A 2023 study by the Education Trust of New York reports that “the pandemic has accelerated an exodus of students from traditional public schools” in every region of New York state. Some local families find that an all-girls, independent, Catholic education is a wise choice for their daughters.

Enter Ursuline Middle School.

Since 1897, The Ursuline School has put girls at the center of all they do by

educating, inspiring, and empowering students in the spirit of Saint Angela Merici. Ursuline girls develop self-confidence and sisterhood, a powerful combination for adolescents that has served generations of Ursuline students well.

Principal Theresa Napoli beams as she describes how Ursuline middle schoolers benefit from small classes, state-of-the-art facilities, and careful guidance from accomplished faculty. Its modern campus is an inviting setting where values like academic excellence and the development of the whole person are difference-makers.

Napoli shares three common questions parents ask when considering Ursuline Middle School.

1- Will my daughter be challenged?

Ursuline's well-rounded, girl-centered curriculum provides a balanced approach

to learning. Students develop life skills in a thoughtfully constructed academic program that includes computer science, personal development, and the arts. Ursuline middle schoolers recognize their strengths quickly and benefit from involvement with the high school, participating in service projects, and treasured traditions.

2- Will she find her way?

Ursuline helps girls expand their circle of friends in a nurturing environment. Students discover their passions with diverse opportunities in clubs, student government, and athletics as the bonds of sisterhood take hold. Student life for middle schoolers is friend-forming, leadership-training, and transformative.

3- Will she feel valued?

Undoubtedly, adolescents thrive when they feel valued. Ursuline gets it. Middle

schoolers shine early on in leadership roles and gain a true sense of belonging. The all-girls environment is a supportive place for personal growth in a community deeply rooted in Ursuline tradition. Highly skilled faculty members, specialists in educating girls, help students reach their potential. In short, Ursuline educators are invested in students.

In grades 6-8, girls gain self-confidence and outstanding preparation for the upper grades. The middle school provides a smooth transition to Ursuline's top-notch high school curriculum, which offers engaging new pathways to success in college and career. “It's the power of all-girls, Ursuline style,” says Napoli. “Come see for yourself!”

Interested? Visit their website or call Director of Admissions Erin Johnston at 914-500-6212.



THE
URSULINE
SCHOOL



Discover our Middle School

1354 North Avenue
New Rochelle, NY 10804
914.636.3950
ursulinenewrochelle.org



EDUCATE
*a balanced
approach
to learning*



INSPIRE
*a time
to discover
your passions*



EMPOWER
*a supportive
place for
personal growth*

REIMAGINE YOUR FUTURE

SACRED HEART UNIVERSITY WELCH COLLEGE OF BUSINESS AND TECHNOLOGY

Gain a competitive advantage in the workplace and reach your potential with our innovative programs, state-of-the-art facilities and highly skilled faculty.

DOCTORAL DEGREE

Doctor of Business Administration in Finance

MASTER'S DEGREES

Accounting
Business Administration (MBA) (100% Online option)
Business Analytics (100% Online option)
Computer Science & Information Technology
Cybersecurity
Digital Marketing
Finance & Investment Management
Strategic Human Resource Management

GRADUATE CERTIFICATES

Business Analytics, Coding,
Intelligent Computing, Leadership & more

www.sacredheart.edu/businesscareer



**BEST
PART-TIME MBA
U.S. NEWS &
WORLD REPORT**



**JACK WELCH COLLEGE
OF BUSINESS & TECHNOLOGY**

Sacred Heart University

Opening Pathways to Marine Studies and Aquaculture Research

Connecticut's growing aquaculture industry is catching the wind in its sails and getting some navigational assistance from Southern Connecticut State University's Emma Cross. As part of a team that received a nearly \$400,000 grant this year, Cross, an assistant professor in the Department of the Environment, Geography and Marine Sciences, is helping to design pathways to education for high school students interested in aquaculture, including students at the state's three magnet high schools for marine studies.

Aquaculture – the underwater equivalent of agriculture – comprises the farming and harvesting of fin fish such as salmon or cod, shellfish like oysters or mussels, and algae such as kelp. The grant, administered by Connecticut Sea Grant, is one of 10 grants totaling than \$3 million awarded by the National Oceanic and Atmospheric Administration's Sea Grant for workforce development and support.

Cross was already working with New Haven's Sound School and now adds Groton's Marine Science Magnet School and Bridgeport's Regional Aquaculture

Science and Technology Education Center to the fold. While the popularity of the marine science magnet schools is clear, it is also evident that high school graduates tend to leave Connecticut to study marine sciences and often don't return.

"We're very much at the beginning," Cross says, but the goal of the grant is "to try to retain them for their university career and to stay and work in Connecticut."

Cross is working to create curriculum for Early College Experience classes that can be taught at the magnet schools by qualified instructors and allow high school students to earn college credits at little or no cost. She is also working to expand the college-level offerings around aquaculture at Southern.

There was already a connection between the university and the Sound School, where undergraduate students are helping to culture seaweed in a lab at the high school while high school students engage in college-level research opportunities through the Werth Center for Coastal and Marine Studies. Currently, students at both schools are studying a warm water species of kelp, *Gracilaria*



SCSU Academic Science and Laboratory Building.

tikvahiae. They are considering the viability and economic feasibility of farming this species, which can be used as a food thickener, as climate change leads to rising water temperatures in Long Island Sound and around the world.

Cross will draw on her own experience as an aquaculture researcher to craft the curriculum. In addition to the work at Sound School, Cross has consulted on kelp farming in Long Island Sound and shellfish farming off Martha's Vineyard.

She recently returned from a research expedition to Iceland where several SCSU graduate and undergraduate students accompanied her, thanks to a Creative Activity and Student Engagement grant from the dean of Arts & Sciences.

In Iceland, Southern has been given a rare opportunity to conduct baseline research at the proposed site of a new fin fish farm. Development of the proposed farm has been delayed by local opposition, allowing time for



Students working in the algae lab at the Sound School in New Haven.

Students work on culturing seaweed in the algae lab at the Sound School in New Haven.



Students analyzing zooplankton samples at the University of Akureyri in Iceland

researchers to gather data on water quality and biodiversity in the Seydis Fjordur in east Iceland. The two-week trip was part of an expanded study abroad opportunity offered by the Department of Environment, Geography and Marine Sciences, exploring the relationship between economy and the environment.

It is rare, Cross says, to have the chance to gather baseline data before a fish farm is created.

Should the farm be developed, researchers will then be able to continue to track changes in water quality – temperature, salinity, pH and oxygen levels, and stability (clarity of water) – to monitor its environmental impact.

“It’s a great thing for students to see firsthand the different aquaculture possibilities,” Cross says. “My students want to have an impact that benefits the environment. We want to understand how aquaculture is impacting the environment and balance that with how to feed our ever-growing human population. It’s really important for students to think about these topical issues. The research is needed for companies to be responsible.”

Throughout the Iceland trip, students were directly involved in the fieldwork, including Go-Pro camera data collection at different depths, plankton tows to gather tiny organisms, and environmental DNA (EDNA) meta barcoding to determine what organisms have been in the field of study recently.

Students are learning the research skills they will need to join the workforce and grow the aquaculture industry responsibly. With the CT Sea Grant to develop curriculum, Cross hopes to open those opportunities up to more young people interested in aquaculture and encourage them to stay in Connecticut.

ADVANCE YOUR CAREER WITH A GRADUATE DEGREE FROM SOUTHERN



Wondering if there’s room for graduate school in your busy life?

Southern’s School of Graduate and Professional Studies provides you with affordable market-driven programs delivered in flexible formats that will fit your schedule and help to advance your career.

VISIT GRAD.SOUTHERNCT.EDU

BUSINESS

- Business Analytics, GC
- Healthcare Administration, GC
- Human Resources Management, GC
- Master of Business Administration, MBA***
Accelerated, Accounting, Finance, Healthcare Administration, International Business, Management, Marketing

BLUE ECONOMY AND SCIENTIFIC INNOVATION

- Applied Behavior Analysis, GC
- Applied Physics, MS
- Applied Statistics, GC
- Biology, MS
- Chemistry, MS, Professional Science Masters
- Coastal Resilience, MSc
- Computer Science, MS* *Cybersecurity, Software Development*
- Computing Foundations, GC
- Data Science, GC
- Environmental Studies, MS
- Integrative Biological Diversity, MS
- Physics Nanotechnology, Post-Masters Certificate

EDUCATION

- Applied Behavior Analysis, MS
- Assistive Technology, GC
- Bilingual Extension Program, GC
- Bilingual Multicultural Education/TESOL, MS
- Classroom Teacher Specialist, 6th Year
- Counseling, Education and Supervision, EdD*
- Curriculum and Instruction, MS
Digital Teaching and Learning, Elementary Education, Curriculum, Equity and Justice in Education, Language, Literacy and Culture, Science Education, STEM Education
- Education, MA, 6th Year
- Educational Leadership, EdD, 6th Year
General, Intermediate Administrator
- Library and Information Science, MLIS**
- Master of Arts in Teaching, MAT
Bilingual/Elementary Education, Early Childhood, Elementary Education, Grades 7-12 Concentrations: Biology, Chemistry, Earth Science, English, Mathematics, Physics

- Reading, MS, 6th Year
- Reading and Language Arts Consultant, Post-Masters Certificate
- Remedial Reading and Language Arts Specialist, GC
- School Library Media, Certificate
Cross Endorsement, Initial Teacher Certification
- Special Education, MS, 6th Year
Assistive Technology, Autism Spectrum Disorders and other Developmental Disabilities, Emotional and Behavioral Disorders, Learning Disabilities

MOVEMENT SCIENCES

- Master in Athletic Training, MAT
- Exercise Science, MS
Clinical Exercise Science, Human Performance, Sport Psychology
- Physical Activity and Chronic Disease, MS

HEALTH AND WELLNESS

- Addiction Counseling, Post-Master’s Certificate**
- Clinical Mental Health Counseling, MS, Post-Masters Certificate
- Communication Disorders, MS
- Exercise Science, MS
Clinical Exercise Science, Human Performance, Sport Psychology
- Marriage and Family Therapy, MFT
- Master In Athletic Training, MAT
- Nursing, MSN, Post-Masters Certificate
Clinical Nurse Leader, Family Nurse Practitioner, Nurse Educator
- Nursing Education, EdD**
- Nurse Educator, MSN
- Physical Activity and Chronic Disease, MS

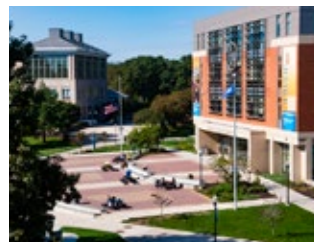
- Psychology, MA
- Public Health, MPH Health Promotion***
- Public Health, Executive, MPH
Executive Management and Leadership
- School Counseling, MS, 6th Year, Post-Masters Certificate
- School Health Education, MS***
- School Psychology, MS, 6th Year*
- Social Work, MSW
Clinical Practice, Community Practice: Community Organization, Policy, and Leadership
- Social Work, DWS**
- Social Work & Women & Gender Studies, MSW/MA
- Women’s & Gender Studies, MA, GC***

LIBERAL ARTS

- Creative Writing, MFA
- English, MA, MS
- History, MA, GC
- Master of Public Administration, MPA
- Political Science, MS
- Romance Languages, MS
French, Italian, Spanish
- Sociology, MS
- Women’s & Gender Studies, MA, Certificate

RECREATION & SPORT MANAGEMENT

- Recreation and Leisure Studies, MS* or ****
Child Life, Recreation Administration, Recreation Therapy
- Sport and Entertainment Management, MS
Athletics Administration, Sport Management, Entertainment Management



SOUTHERN CONNECTICUT STATE UNIVERSITY

School of Graduate & Professional Studies

GC= Graduate Certificate

* Hybrid

*** Online or on-ground

** Fully online

**** Online options

Business? Technology?

Combine both with a WCSU MIS degree



Stamford resident Darline Fleurimond is studying Management Information Systems at Western Connecticut State University in Danbury. Photo courtesy Denise Sweeney

DANBURY, Connecticut – For many high school students, the task of deciding where to study and what to study can be daunting. For Darline Fleurimond, a 2022 Stamford High School graduate, the process became easier after she participated in an online “mini MBA” program for girls in high school, Girls with Impact.

“This program played a key role in helping me decide to pursue a business degree,” Fleurimond said. “However, I found myself uncertain about what major within the business realm – until I attended a Western Connecticut State University Ansell School of Business Open House. After hearing a Management Information

Systems professor speak about the program, I knew MIS was for me.”

WCSU Management Information Systems Department Chair and Professor Dr. Tom Yoon said students who have an interest in business and technology and are curious about how technology is used in business are perfect candidates for the MIS program. Those who like to use logic and critical thinking to analyze problems also would benefit from pursuing an MIS degree, he added.

“Management Information Systems is a critical field that combines business and technology to help organizations achieve their goals more effectively,” Yoon

explained. “MIS bridges the gap between business and technology and equips students with a solid understanding of both business principles and technological tools, which allows them to comprehend the needs of businesses and use technology to develop solutions that improve efficiency, productivity and profitability.”

This is exactly what Fleurimond had hoped for when enrolling at WCSU. “I’m pursuing a Management Information Systems degree because of my interest in business and the fact that technology is the future,” she said. “MIS is the perfect combination of both. An MIS degree offers diverse career opportunities and provides a holistic understanding of both the technical aspects and the strategic and operational needs of a business. I aspire to be a lifelong learner. Technology is a dynamic field; therefore, continuous learning is essential in this field. I will also be able to use the skills learned in MIS for my entrepreneurial pursuits.”

Yoon cited a list of career possibilities for MIS graduates. Business system analyst, IT project manager, database administrator, network administrator, IT consultant, information security analyst, data science and IT helpdesk technician were just some of the few he mentioned. For a self-starter like Fleurimond, the options are limitless.

A Kathwari Honors student at WCSU, Fleurimond is already active in the university’s Student Government Association (SGA). “I’ve taken on roles such as representative, senator and chair of the Graduating Class Affairs Committee,” she said. “Outside of campus, I have also dedicated my time to getting involved in my local community.” Fleurimond received a Heart & Purpose Scholarship and was named SGA Outstanding Senator in

2022-23.

Fleurimond, who will graduate in 2026, said her decision to study Management Information Systems at WCSU was a good one. “The MIS professors have valuable industry experience and knowledge, which helps prepare us for our careers with their real-world insights. WCSU professors genuinely care for their students’ success and will go the extra mile to provide support. I would recommend WestConn to other students, given the many opportunities available here to help you succeed.”

Yoon said the Ansell School of Business’ Association to Advance Collegiate Schools of Business (AACSB) accreditation, a pinnacle of achievement for business schools, will open doors for graduates like Fleurimond. “Our MIS program was established more than 40 years ago and is one of the first in Connecticut to offer the Information Security curriculum,” he added. “Students can pursue a degree in either MIS or Cybersecurity and benefit from small class sizes, hands-on learning and highly qualified faculty with extensive experience in the MIS field.”

Fleurimond plans to enter the information security field and explore entrepreneurial ventures after graduation. She said her experience in WCSU’s Kathwari Honors Program has provided “a learning environment beyond the traditional classroom setting, offering exclusive classes and access to programs, events and learning experiences just for honors students.” The MIS program, she said, “has provided a structure that allows me to take elective classes so I can customize my education based on my specific interests and career goals.”

For more information, contact WCSU Communications and Marketing at pr@wcsu.edu.



Find yourself at

WCSU

Apply today! wcsu.edu



Ancell School of Business

- AACSB Accredited, Business Education Alliance
- High quality, personalized learning approach
- Innovative MBA and MHA programs
- New: MS Homeland Security



Macricostas School of Arts and Sciences

- 10 majors and 6 departments in the Humanities
- 6 majors and 2 departments in Social Services
- 10 majors and 5 departments in STEM



School of Professional Studies

- Top ranked Nursing Program in Connecticut
- Integrate theory with application and practice
- Doctoral programs in Nursing and Education



School of Visual and Performing Arts

- Award-winning shows
- Fully accredited, rigorous programs taught by experienced professionals
- Conservatory-level education at the affordable cost of a public university

Western Connecticut State University
Admissions, 181 White Street, Danbury, CT 06810



wcsu.edu

CT, NY and NJ residents all pay same in-state tuition rate
All other states pay only our low national rate and we offer over 100 scholarships in all fields.



NEW YORK MEDICAL COLLEGE

A M E M B E R O F T O U R O U N I V E R S I T Y

School of Health Sciences and Practice

Advance Your Career

Get the tools to improve the quality of life of the people in their communities. Through our wide-ranging graduate and certificate programs, we are committed to addressing the various social and environmental determinants of health that affect the world.

We are proud to educate tomorrow's leaders in:

- Public Health
- Bioethics
- Physical Therapy
- Speech-Language Pathology

Apply Now

nymc.edu/shsp

40 Sunshine Cottage Road, Valhalla, NY 10595 | SHSP_admissions@nymc.edu | (914) 594-4510



We're doing good.
We're Goodwill.



NONPROFIT SUPPORTS 36 LOCAL VETERANS

Goodwill of Western and Northern Connecticut (GWNC) announced it has helped connect 36 veterans across Fairfield County, who were experiencing or at-risk of homelessness, housing or employment. This milestone comes at the halfway point of executing a three-year grant program, the Homeless Veterans' Reintegration Program, which provides occupational training, job search and placement assistance, and other employment-related services to veterans experiencing or at-risk of homelessness.

"Our veterans sacrifice years of their lives to serve our country," Heather Marquis, vice president of human services, Goodwill of Western and Northern Connecticut, said. "We are proud to support these heroes by providing job training, identifying employment opportunities and helping them to secure housing."

One of the veterans who has benefited

from GWNC's program is Rico McDonald, who served in the United States Marine Corps and Reserves for 20-years. During that time, he was stationed in Southeast Asia and even served time at the Pentagon. McDonald relocated to the Danbury area two-years ago, to be closer to his adult children and learned about GWNC's program during his employment search. He currently works full time in GWNC's Danbury retail store and was connected to housing through a collaboration between GWNC and HUD-VASH.

"It's hard moving back and trying to find work," McDonald said. "The team at Goodwill helped me get a job at the Danbury store and then find a better, more affordable place to live. I'm proud to work for a company that provides services like these to other veterans in our community."

GWNC's Homeless Veterans' Reintegration Program helps veterans overcome bar-

riers to reliable housing and employment.

The program focuses primarily on homeless female veterans and veterans with children, incarcerated veterans and other veterans experiencing homelessness. GWNC is actively working with 10 veterans, at this time, through the program, which is delivered in partnership with the Department of Labor, Veterans' Employment and Training Service (DOL-VETS).

Goodwill of Western and Northern Connecticut is one of 56 nonprofit organizations, state and local workforce investment boards, tribal governments and faith-based and community organizations that were awarded the three-year grant.

Goodwill is a nonprofit organization, which last year helped 918 Connecticut residents find work. It is headquartered in Bridgeport, and has store, donation and career-center locations around the state.



George K. Asante

HOUSING COUNSEL DIRECTOR APPOINTED

Westchester County Executive George Latimer has appointed George K. Asante as the director of the Office of Housing Counsel in Westchester County. Asante brings over a decade of legal experience, dedication to justice and a proven track record of leadership within the legal services community.

Latimer said, "When looking for someone to lead this new and important county function, George stood out as someone with a deep understanding of the legal landscape in Westchester. His passion for justice and proven ability to navigate complex legal issues make him an excellent choice for this role...."

In his previous role as attorney in charge of the Mount Vernon office at Legal Services of the Hudson Valley, Asante demonstrated a commitment to advocating for vulnerable populations and addressing systemic barriers. His extensive background in overseeing litigation and advocacy on behalf of tenants, particularly in Westchester County, equips him with unique insights into the local legal landscape.

Under the general direction of the commissioner of Social Services, Asante in his new role will be responsible for leading the development and coordination of the Office of Housing Counsel, focusing on providing eviction prevention legal services for income-eligible individuals on landlord/tenant issues handled by the court and at administrative hearings.



Gail Fattizzi, center in green shirt, 2023 president of the HG Realtor Foundation, presents a \$5,000 donation to The Bridge Fund of Westchester.

HGAR REACHES OUT WITH DONATION

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$5,000 to The Bridge Fund of Westchester in White Plains, which strives to prevent homelessness for vulnerable, working poor individuals and families who are threatened with the loss of their housing, but often do not qualify for emergency

government assistance.

The Bridge Fund provides interest-free loans or grants to pay rental arrears to keep clients in their affordable housing. In addition, the organization provides personal budget counseling and free money management workshops.

The average assistance in Westchester is \$1,600, and \$1,800 in New York City. These low-cost loans not only save individuals and families from homelessness, but also save thousands of dollars in costs for shelter housing. In Westchester, housing a family in a public shelter costs more than \$50,000 annually.

"The Bridge Fund of New York is incredibly grateful to the Hudson Gateway Realtor® Foundation for its donation," said Anthony Sabia, executive director, The Bridge Fund of New York. "The funding provided will help us to prevent multiple working poor families from losing their housing."

Established in 2004 and relaunched in 2013, the HG Realtor Foundation has donated hundreds of thousands of dollars to charities and nonprofits throughout the Hudson Valley. It is the second largest Realtor® Association in New York, and one of the largest in the country.



From left: Deputy Mayor Patricia Riley, Councilman Ramon Fernandez, Antonio Knott, Councilman Dwight Douglas, Councilman Robert Scott, Dennis Adams, Councilman Brian Fassett, Lisa McClain, Councilwoman Kathleen Talbot, Harriet Ray, Jay Buckiewicz, City Manager Matt Alexander, and Mayor Vivian McKenzie. *Photo courtesy of the city of Peekskill.*

THE CITY OF PEEKSKILL APPOINTS FIVE RESIDENTS TO SERVE ON THE CIVILIAN COMPLAINT REVIEW BOARD

The city of Peekskill Common Council appointed five residents to serve on the Civilian Complaint Review Board (CCRB) during its Council meeting on Monday, Nov. 27. The five members appointed to the CCRB are Dennis Adams, Jay Buckiewicz, Antonio Knott, Lisa McClain, and Harriet Ray. The CCRB provides a governmental structure to fairly investigate, review and dispose of civilian complaints made against police officers, giving due regard for the rights and interests of both the civilians and police officers.

“I am excited for the appointment of these five individuals to serve on our Civilian Complaint Review Board,” said Mayor Vivian McKenzie. “The creation of a Civilian Complaint Review Board was one of the recommendations formed by our Police Reform Task Force and I look forward to the CCRB finally coming to fruition as our city takes steps to further enhance our police department, improve communications between the police and the community, and provide opportunities for citizens to be heard.”

Adams is a 30-year Peekskill resident who has served as an officer for the United States Navy and is currently a ConEd utility manager where he provides expertise in electric distribution construction, operations and emergency response. Adams is also a head coach for Downstate Volleyball Club and has been actively involved in the Peekskill City School

District as a girls’ volleyball coach across the modified junior varsity and varsity levels.

Buckiewicz has resided in the city of Peekskill for 40 years and worked as a clinical psychologist at the United States Veterans Affairs at Montrose for 37 years until his retirement in December 2020. As a clinical psychologist for the VA Montrose, Buckiewicz provided individual and group psychotherapy to outpatient and hospitalized veterans, directed services for incarcerated veterans in the New York State Department of Corrections, and performed compensation and pension examinations for veterans seeking service-connected disability claims. Since his retirement, Buckiewicz has been an active member of the Peekskill NAACP where he is currently chair of the Environmental Justice Committee. As a member of the CCRB, Buckiewicz looks forward to educating the community about the workings of the police department, increasing community action and providing greater transparency.

Knott has been a city of Peekskill resident for five years and is currently a senior finance manager for Fair Health Inc., a nonprofit organization where he leads all finance-related activities, including accounting, budgeting, financial planning and analysis. Outside of his professional career, Knott is actively involved in Peekskill Pride, a nonprofit organization supporting the LGBTQIA+

community, where he serves as a treasurer. Knott was a co-chair of the Peekskill Police Reform Task Force where he helped lead and prepare a plan of recommendations with input from the community and members of the task force.

McClain has been a city of Peekskill resident since September 2022, and is currently a supervising investigator for the New York Department of Corrections where she supervises and acts as a tour commander in a large unit performing disciplinary investigations and ensures the integrity, professionalism and accountability of staff based on policy, procedures, rules and regulations. In addition to her career, McClain is currently a student at The New School where she will receive a Ph.D. in Public and Urban Policy.

Ray has resided in the city of Peekskill for over 29 years working as a senior billing expeditor for the Department of Pulmonary Medicine, Division of Pulmonary Associates & Critical Care Medicine until her retirement in 2016. She looks forward to representing the diversity that comprises the community and gain a broader perspective of the legal system so that she can make carefully informed decisions.

The goal of the CCRB is to increase community engagement, empower all members of the Peekskill community, inspire public confidence in Peekskill’s law enforcement, maximize communication and understand-

ing between the police and the community, facilitate and foster civilian participation in the process of the investigation, become involved in the decision-making process and ultimate action upon complaints of police misconduct, and to improve police accountability. In addition to the five civilian members, the CCRB will also consist of two police officers in good standing. The five civilian members were nominated by a committee of prominent leaders from Peekskill’s NAACP, Latin, White, Black, Asian, clergy and LGTBQ+ communities, with a final approval made by the Common Council after conducting a full background check and reviewing criteria. All members of the CCRB will be appointed for a two-year term and will serve without compensation.

The city of Peekskill is a thriving, historic community located on the banks of the Hudson River. Just under one hour north of New York City, Peekskill is culturally and economically vibrant with abundant natural resources due to its location on the river and at the gateway to the Hudson Highlands. With over three miles of continuous parkland, the waterfront is a regional destination with a variety of active and passive recreation, as well as breathtaking views of the Hudson River. The downtown area features an array of dining establishments, a growing arts community, and is a hub for new generation technology and multimedia.



AWARD-WINNING HOMECARE SERVICES EXPANDED

Assisted Living Services Inc., a family-owned, nonmedical home care agency in Cheshire and Westport, Connecticut, has acquired Day Kimball Health's Day Kimball Homemakers Inc. Terms of the sale were not disclosed. The acquisition is an expansion of services now available to the approximately 880,000 residents ages 60 and older across the state.

Both organizations are committed to a smooth transition for employees and clients, and all Day Kimball Homemakers employees have been offered positions with Assisted Living Services. As such, Day Kimball Homemakers' clients will not experience any interruption in services. Day Kimball Health-care at Home is unaffected by the recent sale and will continue to offer high-quality home health care and hospice services.

"The professionals at Assisted Living Services have nearly 30 years of delivering exceptional experience and share the same values and commitment to excellence as Day Kimball Homemakers," said R. Kyle Kramer, CEO, Day Kimball Health.

Assisted Living Services cares for elderly individuals and couples in a variety of settings – from private homes to retirement communities and senior living communities, offering either competitive hourly or live-in home care services for each family's flexibility. The company provides free in-home evaluations that outline specific care goals for elderly clients with the ultimate goal of helping them age safely and happily.

"It's our mission to build upon and grow the strong tradition that Day Kimball Homemakers has established among the senior population in the area, while bringing some enhanced services to the community," said Mario D'Aquila, chief operating officer at Assisted Living Services.

D'Aquila noted that Assisted Living Services is unique within the home care industry in that all of its homemaker and companion providers are employees, who undergo a thorough, state and national criminal background check, a Department of Homeland Security check and professional and employment references as part of the hiring process. As such, they are eligible for health-care benefits, 401k plan options, and longevity bonuses. Additionally, employees have the opportunity to be interviewed by an independent third-party survey company to share their feedback and testimonials on how the agency can improve their work experience. Lastly, the company continually invests in its caregiving staff by offering ongoing education courses, special certifications and monetary rewards for going above and beyond in their positions.

"It's been our life's work to provide only the highest caliber of care to Connecticut's aging residents, while giving peace of mind to the families that love them," said D'Aquila.

Assisted Living Services Inc. (ALS) has provided quality care to residents across Connecticut with more than 700 employees and caregivers. It was ranked on the 2020 Inc. 5000 list of fastest-growing companies and recognized by Home Care Pulse® as a "Best of Home Care Leader in Excellence," a designation given to the best home care providers in the nation.

Day Kimball Health is a nonprofit community health-care system, which includes northeast Connecticut as well as nearby Massachusetts and Rhode Island communities. Day Kimball Health's comprehensive network employs more than 1,000 staff, including nearly 300 associated, highly skilled physicians, surgeons and specialists.

MOHEGAN SUN

Mohegan Sun in Uncasville, Connecticut, has officially been named "Best Casino with Live Entertainment" in the 2024 Newsweek Readers' Choice awards. Nominees for this contest are editorially driven with contributions from a panel of travel experts. The final list is determined by "Newsweek" editors, and then a public vote occurred during the month of December.

"We are honored to be named 'Best Casino with Live Entertainment' by Newsweek," said Tom Cantone, president of Sports & Entertainment for Mohegan. "This is another acknowledgement and recognition of the men and women who work nonstop every day to be the best in the country. They are the reason Mohegan's entertainment brand is consistently named No. 1 and is celebrated by guests and artists worldwide."

Mohegan Sun's award-winning, 10,000-seat Arena is a leader in the entertainment business, hosting headlining performers like Billy Joel, Fleetwood Mac, Bruce Springsteen, Taylor Swift, Bon Jovi, Beyoncé, Thomas Rhett, Ariana Grande, and countless others. Exciting acts scheduled for Mohegan Sun Arena in 2024 include Dancing With The Stars, 311, Tom Segura, Nelly, Jo Koy, Bert Kreischer, NF, and Avenged Sevenfold. Matt Rife also stops at Mohegan Sun Arena in February 2024 with a record-breaking and unprecedented five-show run.

Major sporting events, including championship boxing, MMA, professional wrestling, college and professional basketball have also found a home at Mohegan Sun. Additionally, Mohegan Sun Arena is home to WNBA powerhouse, the Connecticut Sun, which just announced its 2024 season schedule.

Located in the center of the action in Casino of the Earth, the 300-seat Wolf Den offers free, weekly entertainment for guests 21 years of age and over. Guests can enjoy full beverage



service, a state-of-the-art sound system, intimate seating and top performances by entertainers from almost every musical genre with no cover charge and no minimum.

Mohegan Sun has received additional, entertainment-focused, year-end honors that include a "Best Live Music Venue in Connecticut" award from "The New London Day" and a "Best Casino Venue" nomination from "Pollstar." In its history, Mohegan Sun has won 19 national entertainment-focused awards.

Owned by Mohegan, Mohegan Sun is one of the largest, most spectacular entertainment, gaming, dining and shopping destinations in the United States. Situated on 185 acres along the Thames River in scenic southeastern Connecticut, it is home to two unique casinos, 1,600 deluxe hotel rooms, two world-class spas, a golf course, over 70 shops, restaurants and bars as well as three award-winning entertainment venues, including a 10,000-seat arena. Mohegan Sun is within easy access of New York, Boston, Hartford and Providence and located 15 minutes from the museums, antique shops and waterfront of Mystic Country.

Stay informed
with the only
Local business news
in your area

For \$1
a week



WESTCHESTER

COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Dec.
20 - 26

**Global Dwelling LLC,
High Falls, John
Kotsides, managing
member,**
23-36040-CGM: Chapter 11,
assets \$108,035, liabilities
\$757,485.
Attorney: Michelle L. Trier.

**Monsey 26 Realty LLC,
Liberty, Ana Mendez,
member,**
23-36053-CGM: Chapter
7, assets and liabilities
\$100,000 - \$500,000.
Attorney: pro se.

U.S. District Court, White
Plains
Local business cases, Dec.
20 - 26

**District No. 9 Painting
Industry Funds, White
Plains vs. Dame
Contracting Inc.,
Mattituck,**
23-cv-11013-PMH: Employee
Retirement Income Security
Act.
Attorney: Dana L. Henke.

**Edy Miguel vs. L&M
Velardo Contracting
Corp., Ossining,**
23-cv-11016-PMH: Fair Labor
Standards Act.
Attorney: Lina Stillman.

**Sumfinidade Unipessoal
LDS, Portugal vs. Triforce
Commercial Real Estate,
Mount Vernon,**
23-cv-11019-KMK: Copyright
infringement.
Attorney: Craig B. Sanders.

**Yvette Silvestri,
Middletown vs. Walmart
Supercenter, Middletown,
et al,**
23-cv-11075-KMK: Personal
injury, removal from Orange
Supreme Court.
Attorneys: Jeffrey Shalke for
plaintiff, Patricia A. O'Connor
for defendant.

**Teamsters Funds,
Elmsford vs. Transit
Construction Corp.,
Yonkers, et al,**
23-cv-11081-KMK: Employee
Retirement Income Act.
Attorney: Daniel E. Kornfeld.

**Katarzyna Chicon vs. New
Roc Parcel 1A Retail LLC,
New Rochelle, et al,**
23-cv-11129-NSR: Americans
with Disabilities Act.
Attorney: Robert G. Hanski.

**Ronniery de la Cruz,
Mohegan Lake, et al,
vs. Legoland New York,
Goshen,**
23-cv-11141-KMK: New York
Arts and Cultural Affairs Law,
class action.
Attorney: Philip L. Fraietta.

**Raymond Clardy and
Imari Armstrong,
Ulster County vs. Your
Hometown Mover, New
Paltz, et al,**
23-cv-11172-NSR: Fair Labor
Standards Act, class action.
Attorneys: Yale B. Pollack,
Jacob Aronauer.

**Cease Fire LLC,
Vancouver, WA vs.
Ceasefire Inspections
Inc., Spring Valley, et al,**
23-cv-11191-NSR: Trademark
infringement.
Attorney: Ian M. Christy.

**AMMEX Corp., Kent, WA
vs. Genuine Products
Supply, Monroe,**
23-mc-498-CS: Motion to
compel compliance with
subpoena.
Attorney: Terence W.
McCormick.

DEEDS

Above \$1 million

**162 181 E. Main Street
LLC,** White Plains. Seller:
Bocada 162 Main Street
LLC, Cranston, Rhode Island.
Property: 162 E. Main St.,
Greenburgh. Amount: \$2
million. Filed Dec. 6.

207 Lookout South LLC,
Tarrytown. Seller: Stella and
Fernando Mateo, Tarrytown.
Property: 16 Rivers Edge
Drive, 207, Greenburgh.
Amount: \$1.6 million. Filed
Dec. 6.

**261 Washington Avenue
LLC,** New Rochelle. Seller:
City of New Rochelle School
District, New Rochelle.
Property: 261 Washington
Ave., New Rochelle. Amount:
\$1.7 million. Filed Dec. 7.

432 West William LLC,
White Plains. Seller: Chabla
Segundo JP, Port Chester.
Property: 432 William St.,
Rye Town. Amount: \$1.2 mil-
lion. Filed Dec. 8.

8 Alden PI LLC, Dobbs
Ferry. Seller: Simpson
Swanderlynn and Walker
D'Andrea, Mount Vernon.
Property: 8 Alden Place, 4,
Mount Vernon. Amount: \$1.8
million. Filed Dec. 7.

AR Vernon LLC, Brooklyn.
Seller: Minaret Associates
LLC, Valley Stream. Property:
240 Third St., Mount Vernon.
Amount: \$2.4 million. Filed
Dec. 6.

**Baldwin-Endico Realty
Association Inc.,** Mount
Vernon. Seller: 300 N. Mack
LLC, Mount Vernon. Property:
300 MacQuesten Parkway,
Mount Vernon. Amount: \$14.1
million. Filed Dec. 6.

Bardon Realty Corp.,
Ardley. Seller: 186 Roberts
LLC, Yonkers. Property:
186 Roberts Ave., Yonkers.
Amount: \$2.5 million. Filed
Dec. 8.

Casadone, Susan P.,
Pleasantville. Seller: 31 Lenox
Capital LLC, Thornwood.
Property: 31 Lenox Ave.,
Mount Pleasant. Amount: \$1.1
million. Filed Dec. 6.

**Hudson-Westchester
Radio Inc.,** New Rochelle.
Seller: 411 Fifth Avenue New
Rochelle LLC, New Rochelle.
Property: 411 Fifth Ave., New
Rochelle. Amount: \$2.9 mil-
lion. Filed Dec. 6.

**Jodine & Jennifer Realty
Inc.,** Croton-on-Hudson.
Seller: Carmel Riverside LLC,
Dobbs Ferry. Property: 425
S. Riverside Ave., Cortlandt.
Amount: \$2.2 million. Filed
Dec. 11.

**Maplewood Swimming
Club Inc.,** Hartsdale. Seller:
Santa Maria Hartsdale Corp.,
Elmsford. Property: 202 W.
Hartsdale Ave., Greenburgh.
Amount: \$1.2 million. Filed
Dec. 11.

S. Decision LLC, Bronx.
Seller: Liu Wenzhao, Rye.
Property: 3 Frederick Court,
Rye City. Amount: \$1.6 million.
Filed Dec. 8.

Samberg, Lynn, Sarasota,
Florida. Seller: 6 Cove Road
LLC, New York. Property:
6 Cove Road, Lewisboro.
Amount: \$4 million. Filed
Dec. 8.

**Scarsdale-Harney
Company LLC,** New York.
Seller: 700 Scarsdale LLC,
White Plains. Property: 700
Scarsdale Ave., Eastchester.
Amount: \$11.5 million. Filed
Dec. 6.

Titicus Dog-Hill LLC,
North Salem. Seller: Dog Hill
Estates LLC, North Salem.
Property: 753 Titicus Road,
North Salem. Amount: \$15.2
million. Filed Dec. 8.

**Toll Northeast V
Corp.,** Fort Washington,
Pennsylvania. Seller: Jill
Herman Revocable Living
Trust, Dobbs Ferry. Property:
16 Wallace Way, New Castle.
Amount: \$1.5 million. Filed
Dec. 7.

Below \$1 million

11 Westhaven Lane LLC,
White Plains. Seller: Stuart
Kolbert, Irvington. Property:
10 City Place, 15G, White
Plains. Amount: \$790,000.
Filed Dec. 11.

128 Primrose LLC, Bronx.
Seller: Hadidiatou K. Goudiaby,
Mount Vernon. Property: 128
Primrose Ave., Mount Vernon.
Amount: \$805,000. Filed
Dec. 11.

204 Irving Avenue Corp.,
Port Chester. Seller: 204
Irving Two LLC, New York.
Property: 204 Irving Ave., Rye
Town. Amount: \$925,000.
Filed Dec. 11.

Anderson, Frances, East
Islip. Seller: 149 Woodland
Avenue LLC, Scarsdale.
Property: 149 Woodland
Ave., New Rochelle. Amount:
\$830,000. Filed Dec. 11.

Beck, John, Dobbs Ferry.
Seller: 450 Broadway LLC,
Dobbs Ferry. Property: 450
Broadway, Greenburgh.
Amount: \$550,000. Filed
Dec. 11.

Brewster, Christopher J.,
Rye. Seller: 713 Westchester
Avenue LLC, Rye. Property: 713
Westchester Ave., Rye Town.
Amount: \$325,000. Filed
Dec. 6.

Brown, Karen, New York.
Seller: Lyndel Corp., Cross
River. Property: 3850 Foothill
St., Yorktown. Amount:
\$225,000. Filed Dec. 6.

Cherico, Julie, White Plains.
Seller: Mem Flipp Corp., White
Plains. Property: 1040 Oregon
Road, Cortlandt. Amount:
\$256,000. Filed Dec. 6.

**Chestnut Oak Association
LLC,** Carlsbad, California.
Seller: Steven Palmesi, New
York. Property: 370 N. Greeley
Ave., New Castle. Amount:
\$350,000. Filed Dec. 7.

Chin, Alphonso, Yonkers.
Seller: NBZJ LLC, Yonkers.
Property: 139 Glover Ave.,
Yonkers. Amount: \$670,000.
Filed Dec. 11.

Chocolate Sky LLC,
Chatom, New Jersey. Seller:
Danielle McGovern, Sleepy
Hollow. Property: 39
Stormytown Road, Ossining.
Amount: \$570,000. Filed Dec.
11.

Euclid Place LLC, New
Rochelle. Seller: Troy R. Fender,
New Rochelle. Property: 2
Euclid Place, New Rochelle.
Amount: \$760,000. Filed Dec.
11.

Goubeaud, Joseph G.,
Mount Vernon. Seller: Lakeview
Loan Servicing LLC, Buffalo.
Property: 14 Russell Ave., New
Rochelle. Amount: \$477,000.
Filed Dec. 11.

H&B Partners Inc.,
Nanuet. Seller: Alice Z.
Gullotta, Ossining. Property:
7-01 Briarcliff Drive South,
Ossining. Amount: \$380,000.
Filed Dec. 7.

AVPORTS



Request For Proposal

Avports LLC, as the management
agent for the County of
Westchester for the
management of the
Westchester County Airport is
seeking qualified companies to
provide janitorial services at the
terminal building and related
support facilities at the Airport.
Interested companies can view
the RFP at
<https://HPNRFPTiiny.site>
or contact
LKWR@westchestercountyny.gov
for more information.

Kimchi Estates Inc., Peekskill. Seller: Campus Condos LLC, Croton-on-Hudson. Property: 1 Beecher Lane, C9, Peekskill. Amount: \$165,000. Filed Dec. 6.

Lambert, Joan M., Pittsboro, North Carolina. Seller: SGB Realty Group LLC, Monroe. Property: 2399 Loring Place, Yorktown. Amount: \$466,000. Filed Dec. 11.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Sarah Wolf, Ossining. Property: 100 Legend Drive, Unit 105, Mount Pleasant. Amount: \$893,000. Filed Dec. 11.

McLaren, Neville, Mount Vernon. Seller: 9 Mile Residential Group LLC, Greenwich, Connecticut. Property: 290 Summit Ave., Mount Vernon. Amount: \$510,000. Filed Dec. 11.

MNB Realty Development Corp., Yonkers. Seller: Jennings Wayne, New York. Property: 15 Mulberry St., Yonkers. Amount: \$995,000. Filed Dec. 11.

Pawling Holdings LLC, Port Chester. Seller: Bernadette Fryer, Yonkers. Property: 263-265 N. Ridge St., 263B, Rye Town. Amount: \$310,000. Filed Dec. 7.

Pennymac Services Inc., Westlake Village, California. Seller: 155 Hawthorne K2 LLC, Edison, New Jersey. Property: 155 Hawthorne Ave., Yonkers. Amount: \$420,000. Filed Dec. 8.

S+T 68 West House LLC, New York. Seller: Alexander A. Tokarz, Dobbs Ferry. Property: 100 Cedar St., Greenburgh. Amount: \$470,000. Filed Dec. 11.

Shelburne Road Realty LLC, Tuckahoe. Seller: Jain Realty LLC, Scarsdale. Property: 55 Elm St., New Rochelle. Amount: \$360,000. Filed Dec. 8.

Sidoli, Harry, Venice, Florida. Seller: Cider Court LLC, New York. Property: 16 Elm Road, Cortlandt. Amount: \$165,000. Filed Dec. 6.

Stahl Mount Vernon LLC, Hyde Park. Seller: KBB Temple LLC, Bronx. Property: 134 Fourth Ave., Mount Vernon. Amount: \$425,000. Filed Dec. 8.

Wp59 LLC, White Plains. Seller: Claudio Cajamara, White Plains. Property: 62 McLean Ave., Greenburgh. Amount: \$235,000. Filed Dec. 6.

WORKERS' COMPENSATION BOARD

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

B12 Enterprises LLC d.b.a. **The Original Frameless Shower Doors,** Eastchester. Amount: \$21,000.

Finishing Touches of Westchester LLC, Port Chester. Amount: \$1,000.

First Class Autocare Corp., Yonkers. Amount: \$6,000.

Graphen Inc., Scarsdale. Amount: \$21,000.

Iphotoart Inc., White Plains. Amount: \$34,500.

Little Years Daycare Inc., Harrison. Amount: \$2,250.

Lough Allen Masonry Inc., Yonkers. Amount: \$1,500.

Westchester Watermains & Sewers LLC d.b.a. **O'Grady Plumbing LLC,** Yonkers. Amount: \$21,000.

JUDGMENTS

Abasi, Jabbar Jahi, Mount Vernon. \$5,650 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Angel, Triana Clara C., Ossining. \$11,222 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Annechiarico, Scott J., Yonkers. \$6,682 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

Araujo, Richer M., White Plains. \$22,112 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 30.

Baez, Juan J., Bronxville. \$6,984 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Bernardez, Yeison P., Mount Vernon. \$2,428 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Bhagya Realty Holding LLC, Bronxville. \$28,437 in favor of Langan Court Inc., Parsippany, New Jersey. Filed Dec. 6.

Blanco, Linda, Ossining. \$2,857 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

Bluhdorn, Paige, Brewster. \$611,227 in favor of Bondy Trey, Wappingers Falls. Filed Dec. 4.

Bonny, Joan P., Mount Vernon. \$1,662 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

Borkor, Maudlyn, Yonkers. \$2,414 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

Bowen, Lena M., Yonkers. \$2,084 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 5.

Calabro, Stephen P., Ossining. \$2,453 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

Campbell, Karen, Mount Vernon. \$2,590 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

Capers, Zachary M., Mount Vernon. \$4,940 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Car Busters Auto Recycling LLC, Brooklyn. \$232,491 in favor of Flex New York LLC, Pleasantville. Filed Nov. 29.

Clark, Cecil N., White Plains. \$2,806 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 5.

Conklin, Vincent C., Ossining. \$3,340 in favor of Capital One NA, McLean, Virginia. Filed Dec. 4.

Contrada, Petra, Harrison. \$6,151 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 27.

Correa, Ospina Melissa, Yonkers. \$3,916 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Costa, Sandra, Yorktown Heights. \$7,794 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 5.

Couch, Denzel A., Yonkers. \$4,773 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Daci, Halit, Yonkers. \$20,622 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 1.

Davis, Cyrano, Yonkers. \$6,797 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

DeFalco, Dana, Yorktown Heights. \$1,850 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 29.

DeMarco, Jonathan Z., Mount Kisco. \$15,464 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Denizard, Veronica I., Mount Kisco. \$1,800 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Nov. 29.

DiDomenico, Joseph F., Ossining. \$12,018 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

Direnzo, Ernesto A., Yorktown Heights. \$5,609 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Nov. 29.

Edwards, Beatrice, Mount Vernon. \$3,353 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Feil, Jennifer, Yonkers. \$4,871 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

Feliciano, Stephanie, Yonkers. \$5,631 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Fontalvo, Ever, Yonkers. \$2,272 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 6.

Frederick, Alisha, New Rochelle. \$33,817 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Dec. 5.

Gallick, Sabrina, Crompond. \$1,704 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed Dec. 4.

Garcia, Emely I., Yonkers. \$2,674 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Gilbert, Mary, Valhalla. \$3,509 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Girgis, Nadine D., Croton-on-Hudson. \$18,117 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Glass Link LLC, Irvington. \$14,813 in favor of IPFS of New York LLC, Jersey City, New Jersey. Filed Dec. 6.

Grande, Angela, Yonkers. \$1,815 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 6.

Green, Vivienne R., Mount Vernon. \$6,632 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Nov. 29.

Guere, Pablo, Yonkers. \$12,002 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Hamilton, Cheryl D., Hartsdale. \$7,841 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

Hanson, Kristen, New Rochelle. \$18,435 in favor of Kelly McQueen, Madison, Wisconsin. Filed Nov. 29.

Hernandez, Sergio S., New Rochelle. \$5,578 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 6.

Isberg, Todd M., Mamaroneck. \$17,564 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Jackson, Raymond A., White Plains. \$2,907 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

Jimenez, Courtney, Yorktown Heights. \$1,941 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

Karaqi, Pal, Thornwood. \$10,523 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

Karia, Jamie, Scarsdale. \$9,261 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Legal Records

Kingston, Kimola, Mount Vernon. \$3,640 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Lange, Edward, Elmsford. \$2,736 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 4.

Liotta, Alfred J., Yonkers. \$10,316 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Lombardi, Richard, New Rochelle. \$38,679 in favor of American National Bank, Sandy, Utah. Filed Dec. 6.

Marks, Lareese, Port Chester. \$5,258 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

Matts, Gerald W., Port Chester. \$4,191 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Mercado, Marcia, Yonkers. \$9,965 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

Nunez, Jeffrey B., Ossining. \$3,612 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

Nunez, Polanco Josue, Tarrytown. \$2,165 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 6.

Ofori, Desmond, New Rochelle. \$3,883 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Ofori, Isaac A., Yonkers. \$7,655 in favor of Hannon De Palma LLC, White Plains. Filed Dec. 6.

Orozco, Sanchez C., White Plains. \$8,748 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 4.

Ortiz, Charles, New Rochelle. \$3,020 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Dec. 6.

Oyeshola, Jodi, Mount Vernon. \$25,764 in favor of Joshua B. Hyman, M.D. PLLC, New York. Filed Dec. 5.

Paul-Pascal, Joanne K., Rye Brook. \$13,947 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 1.

Paz, Adrian M., Ossining. \$4,455 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Perez, Carlos F., Yonkers. \$5,139 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Pesavento, Andrew, Cortlandt Manor. \$1,499 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

Pollard, Kamesha, Yonkers. \$7,250 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 6.

Ponciano, Rodolfo, Yonkers. \$12,961 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

Quezada, Jefferson, Thornwood. \$7,251 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 5.

Reyes, Jennifer K., Mount Vernon. \$3,850 in favor of Capital One NA, McLean, Virginia. Filed Dec. 4.

Rhodes, Gabrielle, Eastchester. \$1,993 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 27.

Rivera, Andrew, White Plains. \$3,015 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Romano, Ryan J., Dobbs Ferry. \$23,994 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 6.

Russ, Sandra M., Yorktown Heights. \$3,517 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Santos, Perpetua, Pound Ridge. \$2,624 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 27.

Sewell, Nathaniel E., Mount Vernon. \$2,831 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 4.

Shea, LisaAnn, Yonkers. \$1,980 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 6.

Sheehy, James M., Bronxville. \$5,807 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 4.

Solis, Flora, Peekskill. \$9,757 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 27.

Ventura, Wendy, Yonkers. \$2,926 in favor of Capital One NA, McLean, Virginia. Filed Dec. 6.

Williams, Kirby R., New Rochelle. \$6,153 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 4.

Zamora, Albert, Peekskill. \$8,704 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 6.

LIS PENDENS

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

Barbieri Dana, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$373,000 affecting property located at 39 Hillcrest Road, Hartsdale. Filed Dec. 7.

Ciffone, Carolyn, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 156 Hungerford Road, Briarcliff Manor. Filed Dec. 13.

Citibank NA, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$547,000 affecting property located at 55 Ramsey Ave., Yonkers. Filed Dec. 13.

Heirs & Distributees, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$412,000 affecting property located at 1564 Kimble Ave., Yorktown. Filed Dec. 12.

Macchia-Aguila, Alessandra, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$399,000 affecting property located at 64 Palisade Ave., White Plains. Filed Dec. 7.

Oya, Madhy M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$361,000 affecting property located at 89 Jack Road, Cortlandt Manor. Filed Dec. 13.

MECHANIC'S LIENS

Benedict Avenue Owners Corp., Mount Pleasant. \$23,080 in favor of Edgeboro International Inc., Milltown, New Jersey. Filed Dec. 11.

Crossroads II LLC, White Plains. \$3,585 in favor of BAC Electrical Construction Company I, Thornwood. Filed Dec. 11.

Kondaur Capital Real Property 2 LLC, Greenburgh. \$16,750 in favor of Bamms HVAC & Plumbing LLC, Yorktown. Filed Dec. 12.

RXR 587 Main Owner LLC, New Rochelle. \$5,012 in favor of TF Andrew Carpet One Floor & Home, New Rochelle. Filed Dec. 11.

NEW BUSINESSES

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

Sole Proprietorships

AS King, 1333a North Ave., New Rochelle 10804. c/o Andrene Thompson King. Filed Dec. 12.

Aquino HVAC Co., 1411 Fox Glen Drive, Hartsdale 10530. c/o Juan Aquino. Filed Dec. 13.

Beauty For Bees, 3 Hanford Place, Tarrytown 10591. c/o Mai Mai Margues. Filed Dec. 12.

Brugger Bookkeeping, 6 Dove Court, Croton-on-Hudson 10520. c/o Christine McGowan Brugger. Filed Dec. 12.

Chef Delight Cuisine, 105 S. Fulton Ave., Mount Vernon 10550. c/o. Filed Dec. 13.

Cinnamon Flour, 14 Marble Ave., Pleasantville 10570. c/o Eber Otoniel Moran Milla. Filed Dec. 12.

E&H Painting & More, 127 Fairview Ave., Port Chester 10573. c/o Humberto Granda and Edson Sanchez. Filed Dec. 11.

Jeans Reimagined, 10 Dassern Drive, Apt. D, Dobbs Ferry 10522. c/o Janice Smith. Filed Dec. 8.

Lillys Company Plus, 205 W. Post Road, White Plains 10606. c/o Liliam M. Iniguez Alvarado. Filed Dec. 12.

Massageworks Of Westchester, 522 N. State Road, Briarcliff Manor 10510. c/o Christine McGowan Brugger. Filed Dec. 12.

Melos Shop, 1853 Central Park Ave., Yonkers 10710. c/o Marivel Guerra. Filed Dec. 12.

Ollies Tree & Landscape, 300 Welcher Ave., Peekskill 10566. c/o Oliver Grant Cooperman. Filed Dec. 13.

Price-Rite Transportation, 434 S. Sixth Ave., Mount Vernon 10550. c/o Annetta Guest. Filed Dec. 11.

Services & Solutions, 37 Kendall Ave., Sleepy Hollow 10591. c/o Luis D. Tenezaca. Filed Dec. 13.

Social Snap, 9 Dove Court, G, Croton-on-Hudson 10520. c/o Michael Dones. Filed Dec. 8.

Young King Culture, 12 Minerva Place, Apt. 21, White Plains 10601. c/o Raji Jones Jr. Filed Dec. 8.

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

Above \$1 million

Loan Funder LLC Series 61854, as owner. Lender: 2 Alamo LLC. Property: 2 Alamo Court, Monroe. Amount: \$1.8 million. Filed Dec. 1.

Below \$1 million

Bank of Greene County, as owner. Lender: Shawn and Stephanie Jackson. Property: in Newburgh. Amount: \$335,000. Filed Nov. 28.

M&T Bank, as owner. Lender: Domenico N. and Denise Levato. Property: 17 Thomas Jefferson Place, Middletown. Amount: \$327,000. Filed Nov. 27.

O'Donnell & Sons Inc. as owner. Lender: O'Donnell & Sons Inc. Property: in Beacon. Amount: \$700,000. Filed Nov. 30.

PML Facility LLC, as owner. Lender: 2sycamoreIn LLC. Property: in Rockland. Amount: \$163,900. Filed Nov. 30.

Sharestates Investments LLC, as owner. Lender: Newburgh SHG 119 LLC. Property: in Newburgh. Amount: \$220,000. Filed Nov. 30.

Walden Savings Bank, as owner. Lender: Jones Alden. Property: in Newburgh. Amount: \$546,000. Filed Nov. 29.

Walden Savings Bank, as owner. Lender: Katelin and Michael Frittola Michael. Property: in Warwick. Amount: \$726,000. Filed Nov. 30.

DEEDS

Above \$1 million

2 Sharewood LLC, Spring Valley. Seller: 2 Sherwood LLC, Airmont. Property: 2 Sherwood Ave., Spring Valley. Amount: \$1.2 million. Filed Nov. 1.

EFB 5 21 Trust, Brooklyn. Seller: AMEC Broadway Inc., Haverstraw. Property: 50 and 52 Broadway, Haverstraw. Amount: \$1 million. Filed Nov. 8.

Goldberger, Yidi, Spring Valley. Seller: Roberts Estate Corp., Brooklyn. Property: 3 Roberts Road, Monsey. Amount: \$1.2 million. Filed Nov. 2.

Gottesman, Abraham, Monsey. Seller: Francis Empire LLC, Monroe. Property: 20 Francis Place, Monsey. Amount: \$1.3 million. Filed Nov. 3.

Greenfield, Joseph and **Jordana Baruchov**, Monsey. Seller: MF 1 Waldron LLC, Monsey. Property: 7 Charlotte Drive, Wesley Hills. Amount: \$1.1 million. Filed Nov. 10.

Hager, Zev, Monsey. Seller: 11 Manor LLC, Chester. Property: 11 Manor Drive, Monsey. Amount: \$1.2 million. Filed Nov. 6.

Weisz, Miriam, Spring Valley. Seller: 53 South Madison LLC, Brooklyn. Property: 53 S. Madison Ave., Spring Valley. Amount: \$1.4 million. Filed Nov. 10.

Wells Fargo Bank NA, Columbia, Maryland. Seller: Jay R. Golland, referee, et al, New City. Property: 10 Ducey Court, Pomona. Amount: \$1.3 million. Filed Nov. 6.

West Funston Holdings LLC, Monsey. Seller: Valley View Associates New York LLC, East Rutherford, New Jersey. Property: 15 W. Funston Ave., Spring Valley. Amount: \$3.4 million. Filed Nov. 9.

Below \$1 million

147 Kearsing LLC, Paramus, New Jersey. Seller: 306 Blueberry LLC, Nanuet. Property: 147 Kearsing Parkway, Spring Valley. Amount: \$403,000. Filed Nov. 8.

190 Grandview LLC, Nanuet. Seller: Matthew Gunsch, et al, Nanuet. Property: 40 Fairview Ave., Nanuet. Amount: \$575,000. Filed Nov. 3.

54 Fourth Avenue LLC, Blauvelt. Seller: Roselin Group LLC, et al, New York. Property: 54 Fourth Ave., Nyack. Amount: \$750,000. Filed Nov. 10.

Berger, Aron, Monsey. Seller: Yesh Ramapo LLC, Spring Valley. Property: 3 Buena Vista Ave., Spring Valley. Amount: \$678,000. Filed Nov. 7.

Breuer, Malky, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 6 Zinkiv Ave., Spring Valley. Amount: \$723,000. Filed Nov. 2.

Deutsche Bank Trust Company Americas-Trust, Lake Zurich, Illinois. Seller: Nicole A. Greenwald, referee, and Jose R. Urena, New City. Property: 64 Captain Shankey Drive, Garnerville. Amount: \$537,862. Filed Nov. 6.

Einhorn, Sheah and **Dovid-Aif Braun**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 64 Ostereh Blvd., New Square. Amount: \$762,000. Filed Nov. 1.

Feder, Joel, Monroe. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4216 Corner St., Spring Valley. Amount: \$889,000. Filed Nov. 8.

Greenfeld, Motty, Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4103 Corner St., Spring Valley. Amount: \$949,000. Filed Nov. 3.

Grunwald, Yisroel and **Rachel Grunwald**, Brooklyn. Seller: Edison Manor LLC, Nanuet. Property: 63 Meron Road, Monsey. Amount: \$999,000. Filed Nov. 7.

JD Holly LLC, Spring Valley. Seller: Rockland County, Clarkstown. Property: 9 Forest Road, Sloatsburg. Amount: \$1,254. Filed Nov. 6.

JD Holly LLC, Spring Valley. Seller: Rockland County, Clarkstown. Property: 21 Crest Road, Sloatsburg. Amount: \$4,617. Filed Nov. 6.

Kaff, Mordechai and **Sosha Knobloch**, Spring Valley. Seller: Francis Empire LLC, Monroe. Property: 20 Francis Place, Monsey. Amount: \$640,000. Filed Nov. 7.

Kraus, Dov and **Goldy Herskovits**, Spring Valley. Seller: 1 Murin Street LLC, Airmont. Property: 3 Hoffman St., Spring Valley. Amount: \$999,999. Filed Nov. 6.

Lebrecht, Blima, Spring Valley. Seller: 20 Merrick Drive LLC, Monsey. Property: 20 Merrick Drive, Spring Valley. Amount: \$968,000. Filed Nov. 9.

Lefkovits, Herman, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 47 Hybrid Road, Monsey. Amount: \$924,000. Filed Nov. 7.

M&T Bank, Buffalo. Seller: Catherine Southern, referee, et al, Haverstraw. Property: 69 Zarriello Lane, West Haverstraw. Amount: \$280,658. Filed Nov. 10.

Mindick, Shimshon, Miami, Florida. Seller: The Bank of New York Mellon-Trust, et al, Coppell, Texas. Property: 2 Rookery Circle, New City. Amount: \$630,000. Filed Nov. 1.

Pomona Point Associates Ltd., Spring Valley. Seller: Velocity House Buyers LLC, Monroe. Property: 100 Dowd St., Haverstraw. Amount: \$163,000. Filed Nov. 2.

Prosperity Landscaping Inc., Nanuet. Seller: Ciro Evangelista, Jersey City, New Jersey. Property: 120 Sterling Mine Road, Sloatsburg. Amount: \$50,000. Filed Nov. 6.

Rockland Gardens Housing Partners LP, Nanuet. Seller: Rockland Gardens Associates LP, Seattle, Washington. Property: 84 N. Franklin St., Nyack. Amount: \$15,000,000. Filed Nov. 10.

Rosenberg, Mayer, Monsey. Seller: Merrick Equities LLC, Brooklyn. Property: 8 Merrick Lane, Spring Valley. Amount: \$850,000. Filed Nov. 8.

Schneid, Yair, Suffern. Seller: US Bank National Trust and Hudson Homes Management LLC, Dallas, Texas. Property: 1 Hunt Court, Pomona. Amount: \$800,000. Filed Nov. 1.

Sloatsburg Panoramic Estates LLC, Spring Valley. Seller: Rockland County, Clarkstown. Property: 11 Forest Road, Sloatsburg. Amount: \$1,253. Filed Nov. 6.

Sloatsburg Panoramic Estates LLC, Spring Valley. Seller: Rockland County, Clarkstown. Property: 19 Forest Road, Sloatsburg. Amount: \$2,616. Filed Nov. 6.

Sloatsburg Panoramic Estates LLC, Spring Valley. Seller: Rockland County, Clarkstown. Property: 27 Crest Road, Sloatsburg. Amount: \$8,736. Filed Nov. 6.

South Pearl Enterprises LLC, Monsey. Seller: 31 Pearl LLC, Spring Valley. Property: 31 S. Pearl St., Pearl River. Amount: \$340,000. Filed Nov. 9.

Taaffe, Rory, Pearl River. Seller: Emmanuel Zervakis Revocable Trust, et al, Middletown. Property: 5 Darian Court, Pomona. Amount: \$240,000. Filed Nov. 10.

Tallia, John and **Kelly Tallia**, Orangeburg. Seller: 3A Church Lane LLC, West Nyack. Property: 3 Church Lane, Valley Cottage. Amount: \$272,000. Filed Nov. 3.

Teti LLC, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 108 Tetiev Way, New Square. Amount: \$680,000. Filed Nov. 6.

Velocity House Buyers LLC, Monroe. Seller: Michael Czubak, deceased, et al, Haverstraw. Property: 100 Dowd St., Haverstraw. Amount: \$131,000. Filed Nov. 2.

JUDGMENTS

Aviles, Joseph, Brewster. \$8,629 in favor of Sunmark Credit Union, Latham. Filed Nov. 28.

Bellenchia, Anita, Mahopac. \$7,157 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 29.

Bibona, Regina M., Patterson. \$2,665 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 15.

Bocus, Rinaldo, Carmel. \$2,981 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 1.

Bozsik, Ryan E., Cold Spring. \$4,491 in favor of Capital One NA, McLean, Virginia. Filed Nov. 8.

Burke, Patricia E. and **Patricia E. Rossano**, Patterson. \$9,528 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Nov. 9.

Capao, Ricardo, Mahopac. \$1,745 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 16.

Defino, Anthony, Mahopac. \$5,516 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 2.

Demarr, Stephanie, Carmel. \$6,943 in favor of Capital One NA, Richmond, Virginia. Filed Nov. 15.

DePalma Jr., Richard M., Carmel. \$2,309 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 28.

DeSanctis, Philip T., Mahopac. \$4,059 in favor of Capital One NA, Richmond, Virginia. Filed Nov. 6.

Donahue, Janet A., Carmel. \$1,393 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 3.

Doscas, Peter J., Mahopac. \$12,265 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 22.

Flocco, Maryanne, Patterson. \$4,436 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 29.

Geerman, Frans, Putnam Valley. \$9,197 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 6.

Gjelaj, Vera, Lake Peekskill. \$4,255 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 13.

Grosso, Manal M., Bloomingberg. \$3,990 in favor of D'Agostino Law Office PC, Pleasantville. Filed Nov. 8.

Hernandez, Martin, Carmel. \$1,326 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 8.

Hill, Frederick and **Collisart LLC**, Cold Spring. \$30,341 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 29.

Jettelson, Daniel, Patterson. \$22,543 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Nov. 7.

Juarez, Jimenez Felix, Monroe. \$1,715 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 1.

Judd, Mahealani and **Mahealani Stokes**, Newburgh. \$5,026 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 30.

Kastanis Jr., James T., Putnam Valley. \$17,227 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 15.

Knief, Kritina L., Putnam Valley. \$19,020 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

Lemon, Mark, Cold Spring. \$10,086 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 22.

Lion Express Inc., Putnam Valley. \$16,651 in favor of Van Liner Insurance Co., Richfield, Ohio. Filed Nov. 29.

Marranca, Gino, Carmel. \$4,174 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Nov. 17.

Mejias, Winder K., Carmel. \$2,421 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 15.

Monica Grover PCA, Yorktown Heights. \$353,611 in favor of Regions Bank, Kingwood, Texas. Filed Nov. 17.

Naclerio, Edward, Mahopac. \$9,917 in favor of Capital One NA, Richmond, Virginia. Filed Nov. 20.

Ortiz, Pedro, Brewster. \$3,606 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

Pannullo, Carlo, Carmel. \$8,255 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 22.

Perez, Jose O., Mahopac. \$1,315 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

Quiridunbay, Carlos A., Carmel. \$2,834 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 15.

Robinson Jr., Kenneth, Mahopac. \$36,338 in favor of Sofi Lending Corp., North Birmingham, Alabama. Filed Nov. 13.

Rodriguez, Ramon, Carmel. \$5,483 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 7.

Rogener, Raymond J., Brewster. \$10,313 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 29.

Ruocco, Anne, Carmel. \$1,317 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 7.

Sabetti, Stefano, Mahopac. \$1,870 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 8.

Salem Landscaping and Maintenance Inc., Brewster. \$22,711 in favor of Site One Landscape Supply LLC, Greenwich, Connecticut. Filed Nov. 8.

Silverstein, Kirsten, Cold Spring. \$7,525 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Nov. 3.

Singer, Jared Keith, Mahopac. \$35,445 in favor of Symphony Holdings Inc., Ossining. Filed Nov. 13.

Skivington, Justine M., Newburgh. \$4,469 in favor of Capital One, Richmond, Virginia. Filed Dec. 1.

Sobieski, Gloria A., Carmel. \$18,458 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 3.

Stockburger, Teresa P., Brewster. \$3,441 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 1.

Tierney, Jaelyn, Patterson. \$1,337 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 13.

Trujillo, Derreck, Walden. \$8,453 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 30.

Varricchio, Bret, Cold Spring. \$64,941 in favor of LSLNY LLC and LSL Advisors, New York. Filed Nov. 20.

Vukel, Maria, Mahopac. \$8,448 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 22.

Wells, Kornelya, Brewster. \$1,603 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 22.

Zimmerman, Abraham, Monroe. \$3,347 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 1.

MECHANIC'S LIENS

Amelia Realty LLC, as owner. \$13,343 in favor of Interstate Plus Lakeland Lumber Corp. Property: 8 Bay View Terrace, Newburgh. Filed Dec. 7.

AUA Holdings BSD LLC, as owner. \$15,575 in favor of Craft Exteriors LLC. Property: 131 Spook Rock Road, Ramapo. Filed Dec. 4.

BVS Poughkeepsie LLC, as owner. \$18,298 in favor of Durante Rentals LLC. Property: 621-645 Dutchess Turnpike, Poughkeepsie. Filed Nov. 28.

Carmel Fire Department Inc., as owner. \$46,965 in favor of DJ Heating & Air Conditioning Inc. Property: 94 Gleneida Ave., Carmel. Filed Dec. 5.

DRC Group of New York LLC, as owner. \$2,412 in favor of CRP Sanitation Inc. Property: 188 Joes Hill Road, Brewster. Filed Nov. 30.

Falber, Mercedes, as owner. \$4,027 in favor of Southern New York Windows Inc., et al. Property: 37 Union St., Montgomery. Filed Dec. 5.

Macchia, Anthony, as owner. \$6,000 in favor of Snow Fountain Supply Property: 114 Hillside Ave., Dover. Filed Dec. 1.

POK Academy LLC, as owner. \$71,868 in favor of Gallagher Bassett Services Inc. Property: 19-21 Academy St., Poughkeepsie. Filed Dec. 5.

Silo Ridge Condo III LLC, as owner. \$259,092 in favor of Nesc Inc. Property: 4651 Route 22, Amenia. Filed Nov. 28.

STEF Two Realty LLC, as owner. \$646,780 in favor of CEC Steel LLC. Property: 20 Dunnigan Drive, Ramapo. Filed Nov. 27.

Storage Bin Inc., as owner. \$1,127 in favor of Trap Zap Environmental Systems Inc. Property: 2255 Route 9, Poughkeepsie. Filed Nov. 27.

NEW BUSINESSES

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

Sole Proprietorships

Needle Baubles by Sue, 90 Quaker Ave., Cornwall-on-Hudson 12518. c/o Susan E. Hoff. Filed Dec. 5.

Nick Fix It, 148 Wilson Road, Sparrowbush 12780. c/o Nicholas R. Soules. Filed Dec. 7.

Real Clean, 22 Foxhill Drive, Middletown 10940. c/o Isabel Santiago. Filed Dec. 6.

S&S Soul Food, 97 Deer Court Drive, Middletown 10940. c/o Paulette E. Huggins. Filed Dec. 8.

Street Pickers of Orange County, 110 Clinton St., Montgomery 12549. c/o George Malek Malko. Filed Dec. 1.

Sues Business Solutions, 8 Jill Road, Highland Mills 10930. c/o Boothe Patrice Suzanne Alston. Filed Dec. 5.

Team Fierce Empowering Women, 2 Hermitage Road, Brewster 10509. c/o Anulsa Ledesma. Filed Dec. 8.

Tito Gomez General Contracting, 10 Knox Drive, New Windsor 12553. c/o Luis A. Liguichuzhca Gomez. Filed Dec. 8.

BUILDING PERMITS

Commercial

Nations Roof of New England LLC, West Haven, contractor for AI I/Stamford Senior Housing Propco LLC. Replace porch roof and pavers on patio area at 251 Turn of River Road, Stamford. Estimated cost: \$238,000. Filed Nov. 21.

Pavarini North East Construction Company LLC, Stamford, contractor for ESRT First Stamford Place SPE LLC. Perform replacement alterations at 151 Greenwich Ave., Unit 100, Stamford. Estimated cost: \$158,926. Filed Nov. 21.

Petretti & Associates LLC, New York, New York, contractor for Harbor Drive Acquisitions LLC. Renovate elevator lobbies and corridors on first, third and fourth floors at 208 Harbor Drive, Unit 1, Stamford. Estimated cost: \$200,000. Filed Nov. 13.

RXR/Cappelli Atlantic Station, Stamford, contractor for RXR/Cappelli Atlantic Station. Install one back-lit channel letter sign on the Atlantic Street side of the building. Also, install one non-illuminated acrylic letter sign on the alley side of the building at 355 Atlantic St., Stamford. Estimated cost: \$4,000. Filed Nov. 9.

Stamford Hospitality LP, Stamford, contractor for Stamford Hospitality LP. Install temporary tents for private party at 2701 Summer St., Stamford. Estimated cost: \$15,129. Filed Nov. 22.

Stampar Associates LLC, Stamford, contractor for Stampar Associates LLC. Install one set of LED channel letters on storefront at 1980 W. Main St., Stamford. Estimated cost: \$4,500. Filed Nov. 7.

Storm Shield Roofing LLC, Waterbury, contractor for JCD Investments LLC. Tear off shingles, add drip edge, ridge cap, chimney flashing and detach and reset gutter at 17 Rose Park Ave., Stamford. Estimated cost: \$13,389. Filed Nov. 28.

Three 79 Ponus Ridge LLC, Stamford, contractor for Three 79 Ponus Ridge LLC. Perform a first-floor interior renovation for 2,622 Pilates Studio at 1051 Long Ridge Road, Stamford. Estimated cost: \$200,000. Filed Nov. 8.

Viking Construction Inc., Bridgeport, contractor for CRE Holding LLC. Alter future open workspace. Provide new window openings in exterior walls with new storefront windows and new kitchenette at 1 Cummings Point Road, Stamford. Estimated cost: \$325,000. Filed Nov. 8.

Y&W New York Construction Inc., Brooklyn, New York, contractor for PMF Washington Associates LLC. Complete interior renovation and construction of an Indian restaurant using existing grease trap from previous restaurant at 1033 Washington Blvd., Stamford. Estimated cost: \$200,000. Filed Nov. 16.

RESIDENTIAL

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Walter A. Whitehead Jr. Perform replacement alterations at 69 Iroquois Road, Stamford. Estimated cost: \$24,989. Filed Nov. 21.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Patrick J. and Kerry Faughnan. Perform replacement alterations at 124 Dannel Drive, Stamford. Estimated cost: \$26,533. Filed Nov. 21.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Nazrule Mohammed and Nurafroza Hassain. Perform replacement alterations at 43 Givens Ave., Stamford. Estimated cost: \$38,260. Filed Nov. 29.

Procter, Edward and Charlotte Procter, Stamford, contractor for Edward and Charlotte Procter. Renovate an open walk-up attic space into a bedroom, bathroom and office. Work to include framing, electrical, plumbing and HVAC modifications at 592 W. Hill Road, Stamford. Estimated cost: \$30,000. Filed Nov. 15.

Rex Roofing Company of Stamford Inc., Stamford, contractor for James and Simone Van Der Merwe. Replace roof shingles at 108 Slice Drive, Stamford. Estimated cost: \$26,112. Filed Nov. 2.

Rhino Back Roofing LLC, Simsbury, contractor for Caroline Faith Reilly. Removal and reroofing at 44 Lawton Ave., Stamford. Estimated cost: \$21,117. Filed Nov. 20.

Riga LLC, Norwalk, contractor for Yu Eric and Yip Cara. Removal and reroofing at 53 Dagmar Road, Stamford. Estimated cost: \$26,825. Filed Nov. 7.

Robert, Martin, Bethel, contractor for Jane and David Novick. Install a Generac generator and 10-circuit automatic transfer switch. The generator will be powered by propane, which will be stored in an above-ground tank adjacent to the generator at 146 Blackberry Drive, Stamford. Estimated cost: \$8,600. Filed Nov. 27.

Ruiz, Marion R. and Santiago Consuelo Duque, Stamford, contractor for Marion R. Ruiz. Replace the current roof to shingles and replace gutters at 60 Maitland Road, Stamford. Estimated cost: \$5,000. Filed Nov. 20.

Santagata Brothers Tile & Marble Company Inc., Stamford, contractor for Delia Gerarda. Legitimize removal of fourth family kitchen to convert back to three family making one apartment consisting of two floors at 8 Barry Place, Stamford. Estimated cost: \$6,000. Filed Nov. 14.

Sargeant, Robert S., Greenwich, contractor for Gary Blick. Install a Generac generator at back of house behind garage and install a 3/4" gas line from existing 1000-gallon propane tank to generator at 312 Erskine Road, Stamford. Estimated cost: \$18,000. Filed Nov. 30.

Savkat Inc., Bristol, contractor for Irene I. Komarynsky. Install roof-mounted solar panels at 20 Whistler Place, Stamford. Estimated cost: \$61,000. Filed Nov. 14.

Schede, Louis C., Stamford, contractor for Stuart Graber. Install a new natural gas generator at right side of house at 164 Janes Lane, Stamford. Estimated cost: \$16,000. Filed Nov. 20.

Suchocki Krzysztof and Suchocki Aldona, Stamford, contractor for Krzysztof Suchocki. Build a new addition and renovation at 77 MacGregor Drive, Stamford. Estimated cost: \$150,000. Filed Nov. 30.

Sunrun Installation Services Inc., San Francisco, California, contractor for Suada and Saban Siljkovic. Install roof-mounted solar panels at 20 Wyndover Lane North, Stamford. Estimated cost: \$64,162. Filed Nov. 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Adam and Halina Pawelski. Install roof-mounted solar panels at 21 Ledge Lane, Stamford. Estimated cost: \$17,296. Filed Nov. 14.

Sunrun Installation Services Inc., San Francisco, California, contractor for Joshua and Dina Rich. Install roof-mounted solar panels at 219 Shelter Rock Road, Stamford. Estimated cost: \$32,206. Filed Nov. 14.

Sunrun Installation Services Inc., San Francisco, California, contractor for Patty J. Garcia and Ernesto D. Taveras. Install roof-mounted solar panels at 82 Wedgemere Road, Stamford. Estimated cost: \$35,348. Filed Nov. 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Angel A. and Angel E. Mazariegos. Install roof-mounted solar panels at 33 Pamlynn Road, Stamford. Estimated cost: \$33,609. Filed Nov. 29.

Tesla Energy Operations Inc., Fremont, California, contractor for Bhatnagar Gaurav. Install 63 roof mounted solar panels and three energy storage systems at 229 E. Hunting Ridge Road, Stamford. Estimated cost: \$86,741. Filed Nov. 17.

Tesla Energy Operations Inc., Fremont, California, contractor for Dorah Ford. Install roof-mounted solar panels at 56 Nichols Ave., Stamford. Estimated cost: \$33,278. Filed Nov. 21.

The Barn Yard Enterprises Inc., Ellington, contractor for John Ciro and Ann Garfano. Place a fully built barn on a gravel pad at least 10 feet from back of property line and 34 feet from side of property line at 89 Slice Drive, Stamford. Estimated cost: \$14,600. Filed Nov. 2.

Thomas, Valeo, Blairstown, New Jersey, contractor for Melissa N. and Adam E. Schenk. Install one-foot, lag bolts, flashing and racking for roof-mounted solar PV system at 145 Old North Stamford Road, Stamford. Estimated cost: \$58,500. Filed Nov. 30.

Trinity Solar Inc., Cheshire, contractor for Colleen R. Walsh. Install roof-mounted solar panels at 26 Pine Hill Terrace, Stamford. Estimated cost: \$40,000. Filed Nov. 27.

US-Juarez Roofing LLC, Stamford, contractor for Samuel Eduardo US-Juarez. Remove old asphalt shingles and install new standing seam metal panels: remove old vinyl siding and install new hardie plank siding at 38 Woods End Road, Stamford. Estimated cost: \$35,000. Filed Nov. 13.

Valeo, Thomas, Blairstown, New Jersey, contractor for Jill N. Afrin Living Trust. Install one-foot, lag bolts, flashing and racking for 23.085 KW roof-mounted solar PV system at 135 Edward Place, Stamford. Estimated cost: \$77,000. Filed Nov. 7.

Venture Home Solar LLC, Southington, contractor for Charley Talledo Torrenjon and Maria O. Diaz. Install roof-mounted solar panels at 52 Diaz St., Stamford. Estimated cost: \$37,320. Filed Nov. 15.

Venture Home Solar LLC, Southington, contractor for Ming Li. Install roof-mounted solar panels at 40 Wardwell St., Stamford. Estimated cost: \$22,426. Filed Nov. 30.

Vinylume Inc., Stamford, contractor for Edward E. and Donald W. McCormick. Install new vinyl siding on entire house with applicable accessories at 66 Cascade Road, Stamford. Estimated cost: \$24,860. Filed Nov. 1.

Vinylume Inc., Stamford, contractor for Samir and Melina Hodzic. Install new vinyl siding to entire house with all applicable accessories at 752 Hope St., Stamford. Estimated cost: \$37,123. Filed Nov. 3.

Vinylume Inc., Stamford, contractor for Christopher and Lisa Amarosa. Remove existing wood siding and install new vinyl siding with all applicable accessories at 72 Gutzon Borglum Road, Stamford. Estimated cost: \$52,350. Filed Nov. 8.

Vinylume Inc., Stamford, contractor for Rebecca L. Isenstein. Install vinyl siding with all applicable accessories and underalignments at 157 Skyview Drive, Stamford. Estimated cost: \$46,840. Filed Nov. 29.

Welcome Homes Connecticut LLC, New York, New York, contractor for Jacob and Rachel Horowitz. Perform a standby generator installation, with propane as the fuel source at 47 Konandreas Drive, Stamford. Estimated cost: \$12,000. Filed Nov. 22.

Westchester Building & Design Company Inc., West Harrison, New York, contractor for Toby Miller. Perform a cosmetic rehab of existing bathroom and kitchen, including refacing of cabinetry, staircase and painting at 90 Barnes Road, Stamford. Estimated cost: \$89,998. Filed Nov. 22.

WG Home Improvement Contractor LLC, New Haven, contractor for Francis Dionisio. Remodel and update kitchen and bathroom at 30 Hillside Ave., Stamford. Estimated cost: \$121,350. Filed Nov. 28.

White Home Products Inc., Stratford, contractor for Chris and Kiriaki Bellos. Reroof 80 Mayflower Ave., Stamford. Estimated cost: \$21,000. Filed Nov. 13.

WR Quality Remodeling LLC, Fairfield, contractor for Lori Anne Dunn. Reroof, reside and replace four windows at 1360 Bedford St., Stamford. Estimated cost: \$10,450. Filed Nov. 30.

Zakhar, Theodore, Norwalk, contractor for Gerard A. Farley and Jennifer A. Corsano. Reroof 133 Rolling Wood Drive, Stamford. Estimated cost: \$15,250. Filed Nov. 13.

COURT CASES

Bridgeport Superior Court

Gooden, Dondre, et al, Bridgeport. Filed by Raymond Benson, Bridgeport. Plaintiff's attorney: The Bonadies Law Firm LLC, Hamden. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 monetary in damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6128713-S. Filed Nov. 6.

Morrison, Jacqueline, et al, Bridgeport. Filed by Victoria Oglesby, Derby. 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-23-6128307-S. Filed Oct. 23.

Seriakovo, Galina, et al, Redding. Filed by Lynn Dudas, Redding. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. Action: The plaintiff's dog was attacked and injured by the defendants' dogs without any provocation when the plaintiff was taking a walk with her dog. 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-23-6128916-S. Filed Nov. 13.

Urbanik, Agnieszka, Bridgeport. Filed by Dyan Smith, Bridgeport. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. 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-23-6128474-S. Filed Oct. 30.

Danbury Superior Court

Chacon, Ines, et al, Danbury. Filed by Vicente Nunez, Danbury. Plaintiff's attorney: Cramer & Anderson LLC, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 monetary in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047690-S. Filed Oct. 6.

Lee, Martin R., Sherman. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047688-S. Filed Oct. 6.

Petiprin, Mark E., et al, Brookfield. Filed by PennyMac Loan Services LLC, Westlake Village, California. Plaintiff's attorney: McCalla Raymer Leibert Pierce LLC, Hartford. Action: The plaintiff was assigned the defendants' mortgage property. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises and monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047313-S. Filed Aug. 30.

Pitts, Kenneth G., et al, Waterbury. Filed by Dean Sotiro, Danbury. Plaintiff's attorney: McCarthy & Taylor LLP, New Milford. Action: The plaintiff attempted to extinguish a fire on Interstate 84. As the plaintiff returned to his tow truck he bent forward and leaned against the front of his truck as he attempted to clear his lungs of the smoke he had inhaled. The firetruck operated by defendant struck the rear portion of the plaintiff's tow truck pushing it forward and knocking the plaintiff to the pavement. The force of the collision caused the tow truck to run over the body of the plaintiff, causing severe injuries. The plaintiff seeks more than \$15,000 monetary in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047536-S. Filed Sept. 25.

Stamford Superior Court

Argueta-Marroquin, Walter A., et al, Norwalk. Filed by Lucien N. Brooks, Stratford. Plaintiff's attorney: Carmody Torrance Sandak & Hennessey LLP, Stamford. 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-23-6063598-S. Filed Oct. 16.

Blue, Sharon, Norwalk. Filed by The Norwalk Hospital Association, Norwalk. Plaintiff's attorney: Gambardella Cipriano Gottlieb & Hathaway, Hamden. Action: The plaintiff provided hospital services and supplies to the defendan who has neglected or refused to pay the plaintiff causing monetary damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6063608-S. Filed Oct. 16.

Keel, Patty A., et al, Norwalk. Filed by Melissa M. Miranda, Stratford. Plaintiff's attorney: Sergei Lemberg, Wilton. 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-23-6063522-S. Filed Oct. 10.

Patino-Muriel, Valeria, Norwalk. Filed by Juan Rauno, Norwalk. Plaintiff's attorney: Lawrence Thomas Somma, Stamford. 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-23-6063505-S. Filed Oct. 6.

DEEDS

Commercial

1 Rogers Road LLC, Hartford. Seller: Thomas L. Rich, Stamford. Property: Ocean Drive West, Stamford. Amount: \$2,315,000. Filed Dec. 8.

91 Strawberry Hill LLC, Stamford. Seller: Reinaldo Ortiz, Stamford. Property: 91 Strawberry Hill Ave., No. 223, Stamford. Amount: \$280,000. Filed Dec. 5.

Acquisitions Connecticut LLC, Queensvillage, New York. Seller: Richard J. Borges, Zephyrhills, Florida. Property: 252 Brion Drive, Fairfield. Amount: \$470,000. Filed Dec. 11.

AP Realty Associates LLC, Greenwich. Seller: CJH Realty Inc., Greenwich. Property: 123 Mason St., Units 4, 5, 8 and 9, Greenwich. Amount: \$10. Filed Dec. 14.

CLT Murray LLC, Fairfield. Seller: Indian Spring Limited Partnership, Greenwich. Property: 4 Stillman Lane, Greenwich. Amount: \$10. Filed Dec. 11.

CLT Sherwood Farm LLC, Fairfield. Seller: Indian Spring Limited Partnership, Greenwich. Property: 4 Sherwood Farm Lane, Greenwich. Amount: \$10. Filed Dec. 11.

D'Acosta, James Wade, Fairfield. Seller: 2010 Stratfield LLC, Fairfield. Property: 2010 Stratfield Road, Fairfield. Amount: \$826,000. Filed Dec. 15.

Elysium 201 LLC, Greenwich. Seller: Joshua L. Mack and Aaron L. Mack, New York, New York. Property: 201 Byram Shore Road, Greenwich. Amount: \$7,500,000. Filed Dec. 14.

Grunberg, Michael, Aventura, Florida. Seller: Winter Enterprises LLC, Stamford. Property: 1 Rogers Road, Stamford. Amount: \$597,325. Filed Dec. 8.

Hillock, Christopher and Julie Hillock, Darien. Seller: SABECT LLC, McLean, Virginia. Property: 787 Fairfield Beach Road, Fairfield. Amount: \$1,055,000. Filed Dec. 13.

Huang, Qiuyun and Yi Yang, Stamford. Seller: Eliria Investments LLC, Stamford. Property: 833 Summer St., Unit 2B, Stamford. Amount: \$400,000. Filed Dec. 4.

Software Development Engineering Manager, Synchrony Bank, Stamford, CT. Dsgn modrnrs APIs archtctre tht supprts prdct prfrmnc, scablbty, scurtty, & mnagablt. Req Bach's deg, or foreign equiv deg in Bus, Data Anlytcs, Info Tech, or rel, & six (6) yrs of rel wrk exp.; OR the emplyr will acct eight (8) yrs of rel wrk exp. Emplyr will acct any sutbl cmbntn of eductn, trning, or exp. Telecmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0037 in subject line to: kristine.mackey@syf.com.

Hufnagel, Alec and Lauren Hufnagel, Old Greenwich. Seller: 12 St. Claire LLC, Old Greenwich. Property: 12 St. Claire Ave., Old Greenwich. Amount: \$10. Filed Dec. 15.

Koa Capital LLC, Fairfield. Seller: 1610 Post Road LLC, Fairfield. Property: 1610-1618 Post Road Fairfield. Amount: \$2,440,000. Filed Dec. 13.

Love, Jordan and Robin Love, Key West, Florida. Seller: Woodbine 3 LLC, Stamford. Property: 42 Woodbine Road, Stamford. Amount: \$1,649,000. Filed Dec. 5.

Mallozzi, Benedetto and Antoinette Mallozzi, Stamford. Seller: 1 Rock Spring Road LLC, Stamford. Property: 1 Rock Spring Road, Stamford. Amount: SN/A. Filed Dec. 8.

Velaj Realty LLC, Stamford. Seller: Binake Velaj, Stamford. Property: 60 Iroquois Road, Stamford. Amount: SN/A. Filed Dec. 5.

RESIDENTIAL

Arboleda-Arenas, Cesar Andres, Fairfield. Seller: Michael L. Flatto and Michael Lee Flatto, Fairfield. Property: 3 Beacon View Drive, Fairfield. Amount: \$243,000. Filed Dec. 15.

Berhoff, Russell and Claire Padien, Greenwich. Seller: Michael Kiraly and Eileen M. Kiraly, Greenwich. Property: 30 Skylark Road, Greenwich. Amount: \$1,805,000. Filed Dec. 12.

Cancellieri, Andrea Lynn and Enzo Cancellieri, Stamford. Seller: Andres Vela McCarthy, Stamford. Property: 35 W. Broad St., Unit 105, Stamford. Amount: \$445,000. Filed Dec. 4.

Francia, Nicholas J. and Mary Elizabeth Francia, Fairfield. Seller: Carrie Sakey and Matthew Sakey, Fairfield. Property: 264 Penfield Road, Fairfield. Amount: \$2,337,000. Filed Dec. 13.

Fraser, Gordon J., Fairfield. Seller: Gordon J. Fraser, Fairfield. Property: 2730 Burr St., Fairfield. Amount: \$0. Filed Dec. 14.

Gilbert, Susan M., Greenwich. Seller: Shawn Thekkekara, Greenwich. Property: Units 6C and 6D, Harbor View Condominium, Greenwich. Amount: \$3,450,000. Filed Dec. 15.

Hagmeier, Robert and Qi Chen, Greenwich. Seller: Christopher DeMattie and Corrie Colwell, Greenwich. Property: 62 Greenwich Hills Drive, Greenwich. Amount: \$1,010,168. Filed Dec. 15.

Koka, Ajrush and Hidajete Koka, Kew Gardens, New York. Seller: Thomas J. Kipphut Jr. and Tomas J. Kipphut III, Darien. Property: 8 Wardwell St., Unit 2, Stamford. Amount: \$175,000. Filed Dec. 5.

Levine, Evan J. and Toby London Levine, Old Greenwich. Seller: Robert M. Goodchild and Judith M. Goodchild, Greenwich. Property: 195 Palmer Hill Road, Old Greenwich. Amount: \$1. Filed Dec. 15.

Littlejohn, Cynthia and Charles Littlejohn, Stamford. Seller: Cynthia Littlejohn, Stamford. Property: 2055 Shippan Ave., Stamford. Amount: \$1. Filed Dec. 5.

MacKenzie, G. David and Andrew C. MacKenzie, Minneapolis, Minnesota. Seller: G. David MacKenzie, Fairfield. Property: 505 Merwins Lane, Fairfield. Amount: SN/A. Filed Dec. 13.

Matheson, Whitney Elisabeth and Nicholas Howard Matheson, Fairfield. Seller: Leslie Martin Gasper, Fairfield. Property: 26 Overhill Road, Fairfield. Amount: \$790,000. Filed Dec. 13.

McGorty, Kirsten, Stamford. Seller: Joanna M. Woznik, Stamford. Property: 2289 Bedford St., Unit G20, Stamford. Amount: \$505,000. Filed Dec. 7.

Mennie, Christine, Fairfield. Seller: Frederick William, Fairfield. Property: 37 Southfield Road, Fairfield. Amount: \$695,000. Filed Dec. 11.

Mintz, Philip, West Palm Beach, Florida. Seller: Zachary George and Karen Shrive, New Canaan. Property: 101 Perkins Road, Greenwich. Amount: \$5,400,000. Filed Dec. 13.

Nardilla, Gary and Joyce Nardilla, Stamford. Seller: Hui Altman and Lila Altman, Scarsdale, New York. Property: 3040 High Ridge Road, Stamford. Amount: \$863,800. Filed Dec. 8.

Parrigan, Jeremy and Nicholas Perrotta, Stamford. Seller: Anthony J. Foti and Rosemary O. Foti, Stamford. Property: 54 Alexandra Drive, Stamford. Amount: \$1,149,000. Filed Dec. 8.

Pedrick, Benjamin F. and Hayley A. Pedrick, Fairfield. Seller: Edward Vincent, Fairfield. Property: 38 Arbor Terrace, Fairfield. Amount: \$1,385,000. Filed Dec. 14.

Schietzelt, Jeffrey and Amanda Schietzelt, Greenwich. Seller: Crystal D. Berry and Joel W. Berry, Greenwich. Property: 27 Woods Ave., Greenwich. Amount: \$10. Filed Dec. 13.

Scocca, Troy and Victoria Bee, Stamford. Seller: John Stadyk Jr. and Erica Lynn Stadyk, Stamford. Property: 149 Long Hill Drive, Stamford. Amount: \$817,500. Filed Dec. 7.

Solorzano, Cynthia and Ramon Urgilez Villa, Stamford. Seller: Irma Aldave and Irma S. Sandshaw, Stamford. Property: 123 Seaton Road, Apt. 8-A-1 Stamford. Amount: \$200,000. Filed Dec. 7.

Velaj, Binake, Stamford. Seller: Emily T. Edelman, Stamford. Property: 60 Iroquois Road, Stamford. Amount: \$560,000. Filed Dec. 5.

Velez, Hector, Stamford. Seller: Brian M. Busby, Stamford. Property: 34 Crescent St., Unit 2E, Stamford. Amount: \$300,000. Filed Dec. 5.

Wilk, Andrew and Heather Wilk, Stamford. Seller: Madan Agarwal and Minoo Agarwal, Stamford. Property: 86 Rogers Road, Stamford. Amount: \$1,700,000. Filed Dec. 4.

Wussler, Allison Martin, Greenwich. Seller: Nancy A. Waesche and Joseph E. Waesche, Greenwich. Property: 173 Lake Ave., Greenwich. Amount: \$1. Filed Dec. 11.

Xu, Frank, Orinda, California. Seller: Barry Sean McInerney and Rosemary Theresa McInerney, Maran, Arizona. Property: 1 Broad St., Unit PH22E, Stamford. Amount: \$800,000. Filed Dec. 6.

Zhang, Gang and Jen Hui Wang, Stamford. Seller: Marlene Terranova, Stamford. Property: 2055 Long Ridge Road, Stamford. Amount: \$1,070,000. Filed Dec. 6.

Allen, Dean S. and Susan R. Allen, Greenwich, by Thomas J. Heagney. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 2 Fairgreen Lane, Old Greenwich. Amount: \$1,000,001. Filed Nov. 3.

Amity Whalley LLC, New Haven, by Amanda Tiernan. Lender: Siskorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 1070 Westover Road, Stamford. Amount: \$27,000. Filed Oct. 31.

Aspesi, Jacqueline Nicole, Stamford, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 1070 Westover Road, Stamford. Amount: \$27,000. Filed Oct. 31.

Bae, Myunghyun and Hyunjin Bae, Fairfield, by Sebastiano Tornatore. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 130 Hubbell Lane, Fairfield. Amount: \$824,000. Filed Nov. 2.

Birdie & Biscotti LLC, Greenwich, by Marlene E. Macaudo. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 24 Martin Dale North, Greenwich. Amount: \$2,375,000. Filed Oct. 31.

Bolduc, Jeffrey P. and Justine Cohen Bolduc, Greenwich, by Joe H. Lawson II. Lender: Webster Five Cents Savings Bank, 136 Thompson Road, Webster, Massachusetts. Property: 102 North St., Greenwich. Amount: \$300,000. Filed Oct. 31.

Brachfeld Parlaghy, Diego Alejandro, Flint, Michigan, by Thomas W. Ozimkoski Jr. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 7 Hillside Road, Greenwich. Amount: \$300,000. Filed Oct. 31.

Brennan, Mark and Kailey Malone Brennan, Fairfield, by Albert T. Strazza. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 120 Riders Lane, Fairfield. Amount: \$760,000. Filed Nov. 7.

Chiappetta, Lorenzo M. and Jessica Chiappetta, Charlotte, North Carolina, by Catherine M. Brennan. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 10 Essex Road, Greenwich. Amount: \$516,000. Filed Nov. 3.

LIS PENDENS

Cuautla, Hipolito, et al, Stamford. Filed by Pilicy Ryan & Wade PC, Stamford, for Second Fairlawn Condominium Inc. Property: Unit 29-D1, Second Fairlawn Condominium, Stamford. Action: foreclose defendants' mortgage. Filed Oct. 23.

Kakaletris, Nicholas, et al, Stamford. Filed by Korde & Associates PC, New London, for Nationstar Mortgage LLC. Property: Lot 8-A, Map 8814, Stamford. Action: foreclose defendants' mortgage. Filed Oct. 31.

Murphy, Daniel A. and Deborah K. Murphy, Stamford. Filed by Glass & Braus LLC, Fairfield, for FirstKey Master Funding 2021 - A Collateral Trust. Property: 96 Coolidge Ave., Stamford. Action: foreclose defendants' mortgage. Filed Oct. 27.

St. Louis, Geffrard, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for HSBC Bank USA NA. Property: 32 Lee St., Stamford. Action: foreclose defendants' mortgage. Filed Oct. 31.

MORTGAGES

30 Benenson Development LLC, Greenwich, by Gerald M. Fox III. Lender: First County Bank, 117 Prospect St., Stamford. Property: 30 Benenson Drive, Cos Cob. Amount: \$2,320,500. Filed Nov. 2.

Agüero Hernandez, Jerry, Torrington, by J. Scott McQuin. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 594 Knapps Highway, Fairfield. Amount: \$381,000. Filed Nov. 6.

Director, Data Scientist, Gartner, Inc., Stamford, CT.
 Develop differentiated analytical products using advanced statistical & machine learning methods. Large disparate datasets to formulate intelligible & actionable datasets. Req Master's deg or foreign equiv deg in Data Sci, Stats, Machine Learning, Comp Sci, Engg or rel + 2 yrs of rel work exp in applying analytic methodologies in a bus setting. Telecommuting permitted. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: 83273.

Cohen, Kevin F. and Rachel B. Cohen, Fairfield, by Shetal Nitin Malkan. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 44 Wyncum Valley Road, Fairfield. Amount: \$275,000. Filed Nov. 6.

Deleo Jr., Alfred A., Stamford, by Gerard Edens Fleurizard. Lender: First County Bank, 117 Prospect St., Stamford. Property: 862 Newfield Ave., Stamford. Amount: \$150,000. Filed Nov. 1.

Desimone, Anna, Greenwich, by Antonio Faretta. Lender: The Loan Store Inc., 6340 N. Campbell Ave., Suite 100, Tucson, Arizona. Property: 55 Greenwich Hills Drive, Greenwich. Amount: \$124,999. Filed Oct. 31.

Duong, Nguyen and Thi Thanh Tam Tran, Greenwich, by Lauren J. Mashe. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 98 Valley Road, Unit 10, Cos Cob. Amount: \$404,000. Filed Oct. 31.

Estela, Juan Miguel and Josefina Martinez, Old Greenwich, by Antonio Faretta. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 27 Shady Brook Lane, Old Greenwich. Amount: \$710,000. Filed Nov. 1.

Fague, Jeremy and Laurel Fague, Stamford, by Stephen J. Schelz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 44 Riverbank Drive, Stamford. Amount: \$726,200. Filed Nov. 1.

Fakhr Attia, Maikl Shawky, Fairfield, by Madalena E. Atilho. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 160 Katona Drive, Fairfield. Amount: \$722,000. Filed Nov. 3.

Fawcett, Sara and James Fawcett, Greenwich, by Jonathan T. Hoffman. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 9 Cary Road, Riverside. Amount: \$648,045. Filed Nov. 2.

Flanagan, Marc F., Fairfield, by Peyton Flake. Lender: City National Bank, 350 S. Grand Ave., Fifth floor, Los Angeles, California. Property: 205 Orchard Hill Drive, Fairfield. Amount: \$151,925. Filed Nov. 6.

Fuller, Norma and Daniel Fuller, Stamford, by William Gardner Plunkett. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 75 Highland Road, Stamford. Amount: \$30,000. Filed Oct. 30.

Gonzalez, Anthony M. and Katherina R. Bendezu-Gonzalez, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St, Charlotte, North Carolina. Property: 15 Rex St., Greenwich. Amount: \$117,500. Filed Nov. 2.

Grzywacz, Piotr and Joanna Dluzniewska, Wilton, by Seth J. Arnowitz. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 26 Alden St., Unit A, Stamford. Amount: \$360,000. Filed Nov. 1.

Imbrogno, Thomas and Lawrence Imbrogno III, Greenwich, by N/A. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 248 Byram Road, Greenwich. Amount: \$270,000. Filed Nov. 2.

Jackson, Thomas and Laura Bider, New York, New York, by Jonathan J. Martin. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 30 Sinaway Road, Cos Cob. Amount: \$1,020,600. Filed Oct. 31.

Kiraly, Eileen M. and Michael Kiraly, Greenwich, by John L. Vecchiolla. Lender: Advancial Federal Credit Union, 10000 N. Central Expressway, Suite 1400, Dallas, Texas. Property: 27 Rustic View Road, Greenwich. Amount: \$1,000,000. Filed Nov. 3.

Kochiss, Kevin, Milford, by Jeffrey M. Wasikowski. Lender: Homexpress Mortgage Corp, 1936 E. Deere Ave., Suite 200, Santa Ana, California. Property: 54 Catamount Road, Fairfield. Amount: \$1,206,000. Filed Nov. 3.

Lombardi, Michael Evan, Greenwich, by Jeremy E. Kaye. Lender: Nicholas Lombardi Jr. and Leslie Lombardi, 20035 Alana Court, Estero, Florida. Property: 26 Hettiefred Road, Greenwich. Amount: \$820,000. Filed Oct. 31.

Lombardia, Lane and Astreid G. Roa, Stamford, by Shetal Nitin Malkan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 16 Douglas Ave., No. B, Stamford. Amount: \$402,000. Filed Oct. 30.

Manek, Manish B., Stamford, by Charles P. Abate. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 19 Lindale St., Unit C, Stamford. Amount: \$340,800. Filed Nov. 1.

Martignetti III, Frank and Heather B. Apgar, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 50 Lewis Drive, Fairfield. Amount: \$34,500. Filed Nov. 7.

Martin, Gregory Scott, Stamford, by Michael S. Rosten. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 21 Quintard Terrace, Stamford. Amount: \$862,500. Filed Oct. 30.

Meehan, Beth and John Brent Shriver, Stamford, by Cynthia M. Saleme-Riccio. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 43 Bentwood Drive, Stamford. Amount: \$975,000. Filed Nov. 1.

Merrill, Allen and Alexandra Merrill, Flint, Michigan, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 14 Irvine Road, Old Greenwich. Amount: \$100,000. Filed Nov. 1.

MLW Design Build LLC, Redding, by Andrew S. Gale. Lender: HIB Funding LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 879 Riverside Drive, Fairfield. Amount: \$850,050. Filed Nov. 7.

Mollica, Frank, Fairfield, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 90 Pine Ridge Road, Fairfield. Amount: \$50,000. Filed Nov. 3.

Niebuhr, Kristen, Stamford, by Rui Moreira. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 183 West Trail, Stamford. Amount: \$246,100. Filed Oct. 31.

North 51 LLC, Greenwich, by Tanya Cruz. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 1-2, Elgin, Illinois. Property: 51 North St., Greenwich. Amount: \$1,000,000. Filed Nov. 3.

Nossiff, Gabrielle Hager and John G. Nossiff, Greenwich, by Aaron L. Hershman. Lender: Dime Bank, 290 Salem Turnpike, Norwich. Property: 53 Locust St., Unit 1, Greenwich. Amount: \$900,000. Filed Oct. 31.

O’Gara III, John M. and Michele Suer O’Gara, Old Greenwich, by Robert E. Colapietro. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 48 Park Ave., Old Greenwich. Amount: \$1,000,000. Filed Nov. 3.

Petrucelli, Taylor W. and Lauren Petrucelli, Fairfield, by Zionymarquize Q. Sohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 309 Fairview Ave., Fairfield. Amount: \$130,000. Filed Nov. 2.

Ponnaganti, Ravi and Sri Lakshmi Ponnaganti, Trumbull, by Nicholas A. D’Agosto IV. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 148 Quarter Horse Lane, Fairfield. Amount: \$1,300,000. Filed Nov. 6.

Ross, Eric and Jaime Ross, Stamford, by Tamara L. Peterson. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 4 Mohegan Ave, Stamford. Amount: \$475,500. Filed Oct. 31.

Sabia Jr., Salvatore, Cos Cob, by Matthew L. Corrente. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 564 River Road, Cos Cob. Amount: \$697,000. Filed Nov. 2.

Sadick, Christopher S. and Kelly A. Sadick, Fairfield, by Cameron Elizabeth Snyder. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 74 College Park Drive, Fairfield. Amount: \$493,000. Filed Nov. 3.

Sanford Kap LLC, Fairfield, by Francis A. Teodosio. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 59 Sanford St., Fairfield. Amount: \$555,000. Filed Nov. 2.

Sangermano, Angelina, Stamford, by John R. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road, Greenwich. Property: 80 Maple Tree Ave., Unit 12, Stamford. Amount: \$100,000. Filed Oct. 30.

Shaftel, Veronique Venerende and Andres Alejandro Moledo, Stamford, by Morris L. Barocas. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 45 Dora St., Unit A, Stamford. Amount: \$287,500. Filed Oct. 31.

Shwayhat, Nader Joseph and Katerina McCarthy Shwayhat, Old Greenwich, by Shetal Nitin Malkan. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 39 N. Ridge Road, Old Greenwich. Amount: \$350,000. Filed Nov. 2.

Striebe, Matthew, Fairfield, by Zionymarquize Q. Sohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 Euclid Ave., Fairfield. Amount: \$200,000. Filed Nov. 3.

Turcotte, Joel and Antonietta Turcotte, Stamford, by Jeremy E. Kaye. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 105 Ralsey Road, Stamford. Amount: \$1,180,000. Filed Oct. 31.

Van Fleet, Steven L. and Brenda L. Van Fleet, Southport, by Thomas W. Ozimkoski Jr. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 160 Range Road, Southport. Amount: \$840,000. Filed Nov. 7.

Vatanapradit, Prom, Scarsdale, New York, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 53 Tomac Ave., Old Greenwich. Amount: \$2,000,000. Filed Nov. 2.

Wong, Suzanne, Stamford, by Michael S. Rosten. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 23 Quintard Terrace, Stamford. Amount: \$1,012,500. Filed Oct. 30.

Wright, Nadine, Stamford, by Charlene M. Pederson. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 81 Ridge Park Ave., Stamford. Amount: \$417,000. Filed Nov. 1.

Wynne, Kimberly and Anthony Wynne, Stamford, by Robert B. Potash. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 6 Pemberwick Road, Greenwich. Amount: \$669,750. Filed Nov. 3.

Zanzarella, John and Erica Zanzarella, Stamford, by Sebastiano Tornatore. Lender: Citibank NA, 1000 Technology Drive, O’Fallon, Missouri. Property: 192 Lynam Road, Stamford. Amount: \$1,048,000. Filed Oct. 30.

Zanzarella, John, Stamford, by Sebastiano Tornatore. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 85 Camp Ave., 3C, Stamford. Amount: \$250,000. Filed Oct. 30.

NEW BUSINESSES

Bedford Street Diner, 935 Bedford St., Stamford 06902, c/o Food Services LLC. Filed Nov. 28.

Calodil, 1 Greyrock Place, Apt. 5146, Stamford 06901, c/o Christopher Amadeus. Filed Nov. 21.

Centercap Group, 3 Landmark Square, Fifth floor, Stamford 06901, c/o The Centercap Group LLC. Filed Nov. 17

Centercap Securities, 3 Landmark Square, Fifth floor, Stamford 06901, c/o Lisa Eyles Beeson. Filed Nov. 17

Ezekiel Cultural Community Center, 141 Franklin St., Suite B302, Stamford 06901, c/o Dianne Dixon. Filed Nov. 29.

Finishing Touch LLC, 38 Connecticut Ave., Apt. B4, Stamford 06902, c/o Ebony Sabrina Moss. Filed Nov. 29.

Jon Gallup, Constable, 19 High Ridge Road, Suite 3453, Stamford 06905, c/o Jon Gallup. Filed Nov. 30.

Kal Power-Washing, 19 Bouton Street East, Stamford 06907, c/o Bodays LLC. Filed Nov. 29.

Kumo Market Inc, 850 E. Main St., Unit C2-C3, Stamford 06902, c/o Yan Ling Chen. Filed Nov. 21.

La Quinta Inn Stamford, 135 Harvard Ave., Stamford 06902, c/o Harvard 135 LLC. Filed Nov. 30.

Madonia Restaurant & Bar, 1297 Long Ridge Road, Stamford 06903, c/o Jacade LLC. Filed Nov. 27.

Magna Lens, 108 Davenport Drive, Stamford 06902, c/o Gauss Technologies LLC. Filed Nov. 21.

Queen of the Clergy, 274 Strawberry Hill Ave., Stamford 06902, c/o Queen of The Clergy. Filed Nov. 28.

The Prospect Packie, 97 Prospect St., Stamford 06901, c/o Sunjs Beer, Wine & Liquor LLC. Filed Nov. 22.

Warsaw Deli, 9 Pulaski St., Stamford 06902, c/o Europol Group LLC. Filed Nov. 30.

VP, Credit Model Development, Synchrony Bank, Stamford, CT. Dvlp agile modlng sols to meet bus needs. Dvlp & monitr algrthms & tools to test ovrll prfrmnc, robstnss & stbly of the model. Req Bach’s deg or foreign equiv deg in Mathmtcs, Stats, fnanc, Econ, Engg, Anlytcs, or rel, & five (5) yrs of post-bach, prgrssv wrk exp. Telecmmtng prmttd. To apply, email resume to HR Manager referencng job code CT0038 in subject line to: kristine.mackey@syf.com.

Notice of Formation of Lajady Services LLC, Art. of Org. filed with SSNY on 12/7/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 76 Morningside Drive, Croton on Hudson NY 10520. LLC may engage in any lawful act or activity for which a limited liability company may be formed.

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2022 report for the year<\\#45>ending December 31, 2022 of The Estelle & Seymour Cohn Foundation is available for inspection at its principal office, 509 Remsens Lane, Oyster Bay, New York 11771 during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Paula Anne Hallman, Trustee. #63494

Notice of Formation of Top Grade Consulting LLC. Arts. of Org. filed with SSNY on 3/28/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to The LLC 100 High Point Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63497

Notice of Formation of TSZBioConsulting LLC. Arts. of Org. filed with SSNY on 10/05/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to The Limited Liability Company, 5 Renaissance Sq. PH9G, White Plains, NY 10601 Purpose: any lawful act or activity. #63498

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2022 report for the year<\\#45>ending December 31, 2022 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514, during regular @LEGAL1:business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, #63499

NOTICE OF FORMATION OF ALBIS BEAUTY SALON & SPA LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/27/23. Office location: Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom process against it may be served. SSNY shall mail a copy of the process to Alba Calero: 159 Main Street Ossining NY 10562 Purpose: any lawful business activity. #63500

NOTICE OF FORMATION OF Botanica Skincare Studio LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 06/21/23. Office location: Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom process against it may be served. SSNY shall mail a copy of the process to Natasha #63501

NOTICE OF FORMATION OF Modua Studio LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/22/23. Office location: Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom

process against it may be served. SSNY shall mail a copy of the process to Karen Nieves: 159 Main Street Ossining NY, 10562. Purpose: any lawful business activity. #63502

NOTICE OF FORMATION OF Pecado LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/26/23. Office location: Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom process against it may be served. SSNY shall mail a copy of the process to Vivian K Lozano: 159 Main Street Ossining, NY 10562. Purpose: any lawful business activity. #63503

NOTICE OF FORMATION OF STARK OFFICE SUITES OF TARRYTOWN LLC (LLC) a Limited Liability company. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/31/23. Office location: 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 process to the LLC c/o Stark Business Solutions, Inc., 445 Hamilton Avenue, Ste 1102, White Plains, NY 10601. Purpose: any lawful business activity. #63504

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (iLLC). NAME: 2023 Acquisition Fund, LLC. Articles of Organization filed with the Secretary of State of the State of New York (iSSNY) on 8/10/23. Office location: 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 process to: Cogency Global, 316 Berrhill Drive, Williamstown, NJ 08094. Purpose: any lawful business activity. #63507

64 South Road, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 11/6/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Gregory Martino, 41 Danner Ave, Harrison, NY 10528. General Purpose #63508

Notice of Formation of Limited Liability Company(LLC). The name of the LLC is: 180 West End. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: November 16, 2023. The County in which the Office is to be located: Westchester. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 22A New Street, Eastchester, NY 10709. Purpose: any lawful activity. #63513

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, January 25, 2024 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-notice. 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

D265183, PIN 881529, FA Proj Y240-8815-293, Westchester Co., RUSTIC RAIL REPLACEMENT - Various Locations., Bid Deposit: 5% of Bid (~ \$1,500,000.00), Goals: DBE: 10.00%