

# Westfair Business Journal

## Westfair's 2023 Persons of the Year

BY PHIL HALL / phall@westfairinc.com and  
BY PETER KATZ / pkatz@westfairinc.com

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WILLIAM BALTER



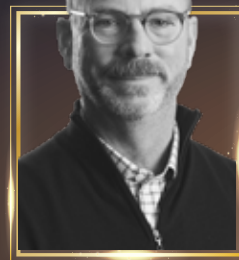
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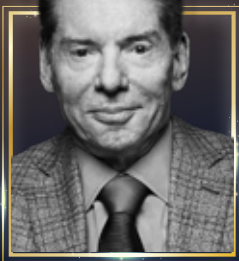
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NED SULLIVAN



KARA WHELAN

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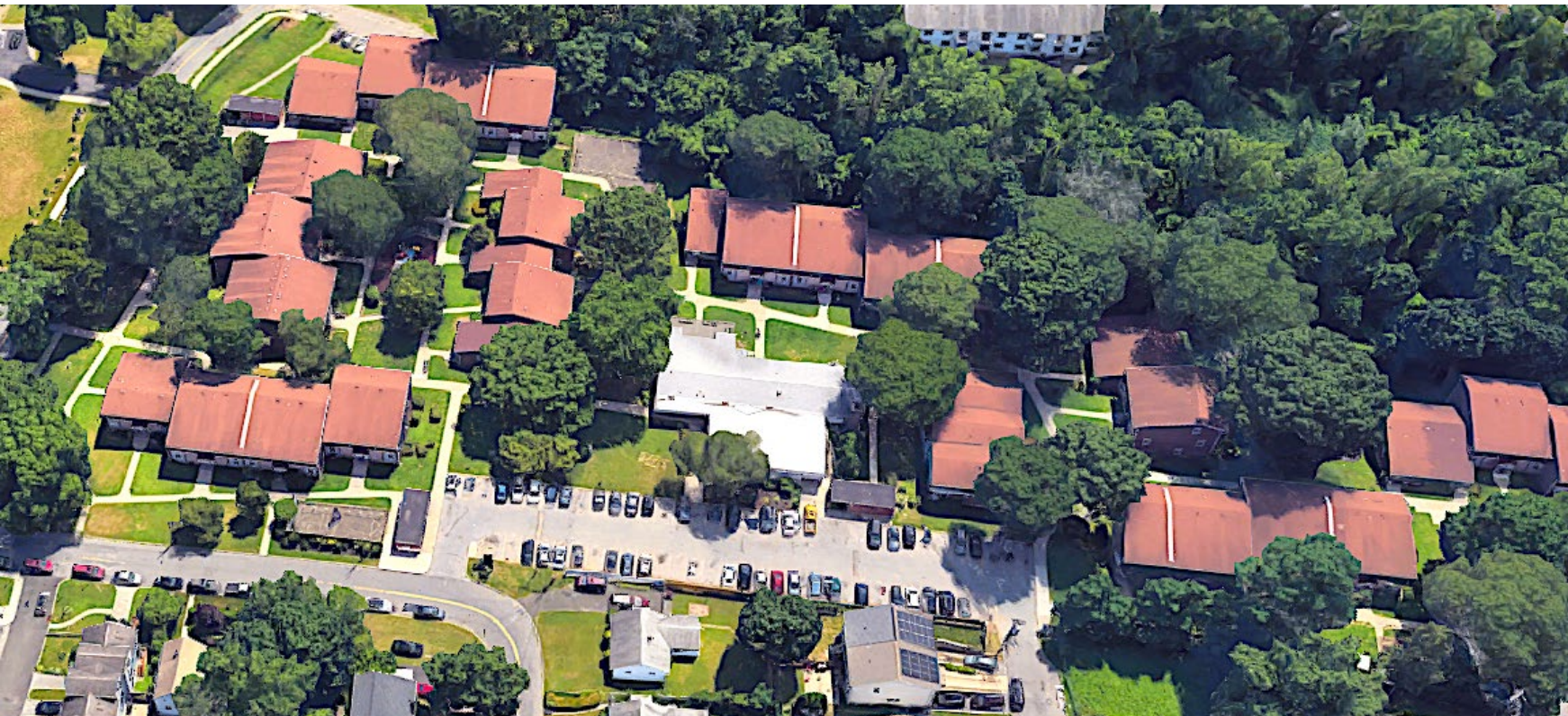
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# Greenburgh Housing Authority wants to demolish apartments, build new

BY PETER KATZ / pkatz@westfairinc.com



Greenburgh Housing Authority's Maple Street development. Satellite photo via Google Maps.

"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."

- 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 leading ideas 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 su-

per-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 neigh-

borhood. 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.



Proposed five building layout by Greenburgh Housing Authority.





# What's next for the economy in 2024?

BY JUSTIN MCGOWN / [jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)

Danbury-based Union Savings Bank held a webinar on Dec. 11 providing an economic outlook for the coming year. The forecast was based on current and historical trends plus investor sentiment polling, and the resulting analysis depicted 2024 as a year with challenges.

Keith Wirtz, chief investment officer for Union Savings Bank, began the webinar by looking back at 2023.

“I think the big surprises emanate from two things that were expected when the year started,” Wirtz said. “Wall Street was expecting a recession in 2023. It never happened. We’re actually pacing to finish the year somewhere around two, two and a half percent of growth of the economy, that’s much better than what people were expecting back in January.”

“The other big surprise,” Wirtz continued, “was that people were expecting a bear market in the stock market.”

Even though neither of those predictions came to pass, Wirtz noted that while the year was far better than expected, there were negative surprises as well.

“The volatility we’ve seen in the credit markets as well as what happened in the Middle East, those are the two things that I think were negative stories for this year so far,” he said.

Index funds, the bond market and the international stock market were all ending the year on a high note, according to Wirtz, with the S&P 500 on the cusp of wrapping 2023 25% higher – this was fueled by a rallying market that occurred the week of the bank’s webinar.

“So, we’re seeing really generous returns emanating from the cap of markets,” he noted. “I looked at the S&P 500 about five minutes ago, the yield stands at a price point of 4,719. That’s basically where we were two years ago. So, we’ve gone through 247 months of substantial movements in the marketplace but we’re basically right back where we were at the end of 2021.”

Wirtz noted that artificial intelligence seemed to be one of the best performing investments, but then

added how “cash equivalent yields are providing a return somewhere north of 5%, say 5.40, 5.45. Pretty nice returns. There’s been an attraction [in cash] for a lot of investors who have suffered through two or three years of volatility during this pandemic environment.”

Wirtz polled the webinar audience and found it evenly split on whether 2024 would see a recession.

“As I think about 2024,” Wirtz said, “our point of view today is that we think the U.S. economy is going to continue to grow, but things are slowing down and we’re forecasting for next year, real growth at around 1%.”

Wirtz pointed to consumer confidence as an important consideration, sharing a Bloomberg chart that illustrated that 70% of the country’s real GDP activity is represented by household spending.

“That’s a huge variable, something to watch, and one of the reasons why we’re thinking it’s going to be a below average experience next year,” Wirtz said. “We’re expecting a pullback coming from households in 2024.”

Lower, but not negative, investment rates are anticipated in government spending, private investment and exports according to Wirtz. Imports are expected to see a decline of 18% year-over-year through 2024, leading to a consensus growth rate of only 1.1%, according to Wirtz. He also agreed with the assessment put forward by Bloomberg that the chances of a recession driven by either declining investment or government spending stand at about 50/50.

Wirtz predicted the coming year may see a change in trajectory for interest rates.

“The kind of signals I’m seeing are that we’re expecting rate cuts to occur starting in March and Wall Street is looking for four, maybe as many as five rate cuts next year. The consensus view emanating from what I see in the signals from the marketplace is that we may see the Fed fund rate closer to four percent by the time the year concludes,” Wirtz said.

According to his interpretation of

economic trends and the Federal Reserve’s strategy, Wirtz expected rate cuts to come closer to the end of 2024.

“Their reputation has been damaged as a result of this spike in inflation, and we believe that they’re going to want substantial confirmation before they actually consider a pivot,” he stated.

In Wirtz’s view, the past few years represented the bottoming out of yield curves and the end of a 40-year bull market, specifically on March 9, 2020, as the Covid pandemic greatly accelerated a number of existing trends. He indicated a chart comparing the Treasury Yield curves on March 9, 2020, and the date of the presentation, highlighting the stark difference between the 1% yield of a 30-year bond only three years ago with the roughly 4% yield for one purchased that day.”

“That is the moment in time where

I think interest rates in the treasury market reached lows that we’ll never see again. I think that’s the lowest yield curve that I’ll see for the balance of my investment career,” Wirtz said.

“And, I would suggest, it’s going to be the lowest level of interest rate you are going to see for the balance if you’re going to keep on working as well.”

Wirtz concluded by summarizing that modest growth of the economy seems likely, rendering bonds the most advantageous investment in terms of returns but with stocks and cash also seeing positive returns. However, he added the caveat that there were still variables that could throw off all of these calculations, particularly “an anxious election experience, because it’s going to be really hard to predict.”



Keith Wirtz

“I think the big surprises emanate from two things that were expected when the year started.”

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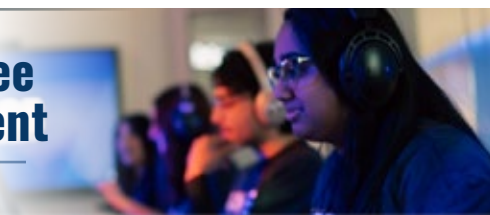
## ► Pace to offer degree in game development

Pace University's Seidenberg School of Computer Science and Information Systems will introduce a Bachelor of Science (B.S.) program in game development in the Fall 2024 semester.

The program will support diverse career paths, including roles such as gameplay programmer, virtual reality software developer, mobile developer, AI programmer, level designer and game designer. According to the university, one of the objectives of the program is for students to successfully publish a game in an app store – an initiative that is designed to provide students with monetization strategy

skills and the experience of working within a development team.

“As of 2020, the game industry is larger than the film and sports industry combined,” said Carmine Guida, professor of computer science and director of the game development program at Pace. “Our new Game Development major is highly project-based, enabling our students to graduate with a diverse portfolio of styles and genres of games. All are welcome to apply. Students who love technology and want to use it for creative pursuits thrive in this new major.”



## ► College starts search for new president

The board of trustees of Newburgh-based Mount Saint Mary College has announced the search for its next president.

In a posting on the Chronicle of Higher Education, the college defined its mission as seeking “to create an environment, which fosters close student-faculty interaction that enables students to reach their full potential as lifelong learners.” The board defined the role of president as being both a CEO and chief ambassador.

“The new president will both honor the college’s traditions while also reinvigorating Mount Saint Mary College and renewing it to a position of visibility and strength in the Hudson Valley region and in the broader higher education landscape,” the job posting stated. “The Mount’s next

president will embrace its mission to educate students with a curriculum based in the liberal arts and sciences and shaped by strong ethical values, while providing career preparation and co-curricular programming that meet the expectations of today’s students. The president will share a commitment to justice, service and Dominican values. Critical to the president’s success is a visible presence on the campus and in the community as a leader who exemplifies the college’s four pillars of Dominican life. The president should embody Mount Saint Mary College’s aspiration to “Be the Spark” in making a positive difference in the world.”

Applications for the position are being accepted through Jan. 29, 2024.

Fr. Gregoire Fluett has served as interim president since September. He replaced Dr. Jason N. Adsit, who opted not to renew his contract with the college.



## ► Wall Street Theater is acquired

Norwalk’s Wall Street Theater is being acquired by the New Haven Center for Performing Arts LLC (NHCPA).

The financial aspects of the acquisition were not disclosed. The deal was first reported by the Nancy on Norwalk blog, which noted the acquisition comes at a time when the theater faces an eviction by Patriot Bank through a foreclosure action – the theater’s debt is believed to be roughly \$9 million. The theater could avoid eviction if it reimburses the bank for \$3.1 million.

“With NHCPA’s decades of experience and relationships, exceptional musical performances will be brought to the Norwalk community in 2024 and for many years to come,” said the organizations in announcing the deal. “The Wall Street Theater represents a strategic move to further enhance its commitment to providing exceptional and diverse entertainment experiences. This acquisition aligns with the

organization’s vision to foster a vibrant and inclusive arts community, creating a hub for creativity in Norwalk and the surrounding areas.”

NHCPA operates the New Haven venues College Street Music Hall and Westville Music Bowl. Wall Street Theater has shows booked through April, including concerts by A Flock of Seagulls, Cowboy Junkies, The Wolfe Tones and Men Without Hats.

“With NHCPA’s storied professional experience, we will build on Wall Street Theater Company Inc.’s restoration and provide world-class entertainment,” said NHCPA Facility Manager Keith Mahler. “NHCPA looks forward to working with Fairfield County partners established by Wall Street Theater Company Inc. and will work to strengthen these relationships.”



## ► American Battery Materials completes reverse stock split

American Battery Materials Inc. (OTC: BLTH), a Greenwich-headquartered minerals extraction company, has completed a 1-for-300 reverse stock split of its issued and outstanding common stock.

The common stock is now trading on a split-adjusted basis on the OTC Marketplace under the symbol “BLTH,” with a new CUSIP number of 10319B209. As a result of the reverse stock split, the number of outstanding shares of common stock will be reduced from approximately 3.3 billion to approximately 11 million. No fractional shares will be issued in connection with the reverse stock split, and stockholders who would otherwise be entitled to a fractional share will automatically be entitled to rounding up of their fractional share to the nearest whole share.

“We are grateful to our stockholders for supporting the motion to effect a reverse split, and our new transfer agent, Transfer Online, for enabling the process,” said David Graber, chairman and co-CEO. “This sets us on a pathway to listing on a senior exchange to bring additional long-term value for our fellow shareholders. We look forward to providing further updates on this front as they develop and we move closer to an uplisting.”



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# New grant cycle to help fund Connecticut's manufacturing future

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Connecticut manufacturers seeking to explore new technologies and train their staff to use them can make use of the Manufacturing Voucher Program (MVP), which opened its latest round of grant applications on Dec. 1.

The program, which is administered by the Connecticut Center for Advanced Technology (CCAT), provides up to \$100,000 across multiple applications in matching funding for manufacturing businesses that seek to acquire new equipment alongside the expertise to make full use of the latest technology. First-time applicants can receive matching funds at a ratio of 2:1 for a proposed project, while repeat applicants will need to have more capital ready to go at a ratio of 3:1.

The funding is provided by the Connecticut Department of Economic and Community Development's (DECD) Manufacturing Innovation Fund.

"I happen to have the privilege of administering seven of the nine programs at the CCAT," said Paul Striebe, the organization's program manager. "Our programs are all focused on the manufacturing supply chain in Connecticut, so eligible applicants for these funding programs are small to mid-sized manufacturing companies, generally from three to 300 employees."

Striebe noted there are a range of other programs focusing on larger and smaller businesses, and manufacturers should be aware that there

are substantial sums of grant money available.

"In all, there's well over \$200,000 available to every manufacturer in the state at the moment," Striebe said. He encouraged manufacturers of all sizes to explore what options are available to them, while the MVP is focused on providing new machines and productivity tools, it is not the only opportunity he hopes manufacturers will explore.

"There are other programs as well that are more focused on cybersecurity assessments, industry 4.0 technologies, robotics and artificial intelligence," he added. "And then on the workforce side we have programs that provide wage subsidies under the apprenticeship funding program, where we will help subsidize some of the cost of manufacturers onboarding and having active apprentices in house."

The grants are largely matching programs, which require manufacturers to have some "skin in the game."

Ron Angelo, the president and CEO of CCAT and a former DECD deputy commissioner, noted the

availability of the funding represented significant public investment and praised the state for committing to support the manufacturing ecosystem, something he said is necessary in the current economy.

"These companies, they're hearing from their customers that they need to advance technology wise. They need to advance their workforce capabilities," Angelo said. "CCAT is an applied technology center, and we're going into our 20th year, and I think we've developed what I consider to be the best model in the country to deliver this funding. And what this funding does, is it 'de-risks.'"

Angelo emphasized that CCAT works with companies to ensure the grants are used effectively, making sure that it is not used solely to acquire new equipment but also to integrate it into a manufacturer's workflow and ensure staff are properly trained in its use. CCAT also provides demonstrations of the technology and opportunities to speak with technical experts so that manufacturers can make well-informed decisions about the role the technology can play in their business.

Angelo highlighted the Additive Manufacturing Adoption Program, which will begin accepting applications on Jan. 1, 2024. While the ability to use 3D printing technology or similar techniques using metals or ceramics can be transformative, only

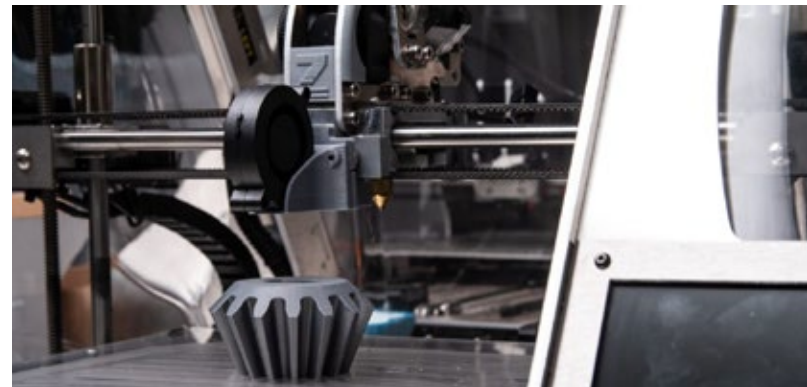


Photo by ZMorph Fab 3D Printer / Pixabay.

six \$100,000 grants are available. He added that companies may want to consider exploring how the current MVP program can provide a way for them to seek upgrades that might be less flashy but are potentially more impactful ahead of the technology's wider adoption.

"We always try to marry technology with training, you can't just come in and say, 'I want to get an additive manufacturing tool,'" Angelo said. "Yeah, we all think we do, but do you have an idea about what you're thinking to do with it? We de-risk through technology awareness, and we de-risk financially as well. When you put those two together it's an incredibly powerful tool."

Further information about individual grant programs for manufacturers can be found online at <https://grants.ccat.us/s/funding-programs>.



Paul Striebe



Ron Angelo

## Putnam farm demands \$171,461 for unclaimed Christmas trees

BY BILL HELTZEL / bheltzel@westfairinc.com

A Putnam County Christmas tree farm is suing NYC Tree Lady for \$171,461 for allegedly ducking payment for 610 trees.

Cockburn Farm LLC accused Heather Neville of fraud and breach of contract, in a complaint originally filed in Putnam Supreme Court and moved to federal court in White Plains on Dec. 5.

Sean Barton, owner and operator of Cockburn Farm, sells Christmas trees in Garrison.

Neville, of Somers Point, New Jersey, retails Christmas trees at seven

locations in New York City.

"Many people call me the 'Tree Lady' or the 'Tree Whisperer,'" she states on her website, "being that I have

a sixth sense in finding my customers the perfect tree."

On Sept. 13, NYC Tree Lady ordered 1,300 balsam firs, ranging from five feet to 10 feet and priced from \$38 to \$80 each. The invoice indicates that the trees were to be shipped from Nova Scotia, Canada, to Garrison.

The price was set at \$72,445, for an average of \$55.73 per tree.

Neville charges from \$150 to \$845

for Canadian balsam Christmas trees, according to her website.

Neville arranged for 690 trees to be shipped to her and she paid \$33,380, according to the complaint, but she allegedly refused to take delivery of 610 trees or pay the \$39,065 balance.

Cockburn Farm stored the unclaimed trees and then chipped and disposed them for \$3,800, according to the complaint.

Peekskill attorney Andrea N. Catalina argues that Neville must pay Cockburn Farm \$42,865 for breach of contract and an additional \$128,596 in treble damages for fraud.

Neville did not reply to a message asking for her side of the story.





# Westfair's



**William Balter,**  
co-founder and principal  
of WBP Development,  
Chappaqua

Balter is being cited for building his company into a leading developer of affordable housing projects when many of his fellow developers focus on market rate and luxury housing. At the same time, WBP Development is active with other segments of the real estate market. In September, a \$51 million affordable housing project in Peekskill that Balter had developed with the Housing Action Council had its ribbon cutting.



**Noam Bramson,**  
Mayor of New Rochelle

Bramson served 18 years as mayor and is being cited for his consistent leadership in government that has included the dramatic redevelopment of New Rochelle's downtown. After he leaves office at the end of the year, Bramson will become executive director of the nonprofit energy organization Sustainable Westchester. Before he was elected mayor, Bramson served on the New Rochelle City Council for ten years. In addition to advocating for the redevelopment of New Rochelle's downtown, Bramson has been a steady environmental advocate and created new land use policies in the city, including promotion of open space.



**John Chidsey,**  
CEO of Subway, Shelton

This has been quite a busy year for Chidsey and his sandwich shop chain. During the course of 2023, Chidsey relocated Subway's headquarters from Milford to Shelton while opening a dual headquarters in Miami, expanded its menu offerings to stay competitive in the fast-food sector, announced new senior leadership to shake up operations, signed a deal to open 4,000 eateries across China, and negotiated the company's acquisition by the private equity firm Roark Capital. The latter achievement is being scrutinized by the U.S. Federal Trade Commission because Roark also owns the Jimmy John's and Arby's chains – a decision on that should be coming next month. And all of this raises an obvious question: what could Chidsey do in 2024 to top his astonishing accomplishment slate for 2023?



**John Gomes,**  
candidate for  
Mayor of Bridgeport.

In September's Democratic primary for Bridgeport's mayoralty, the former business executive was leading with the in-person votes but lost when the absentee ballots pushed the results in favor of incumbent Joe Ganim. This was the same result as the 2019 primary, when the Ganim-favoring absentee vote count bore no resemblance to the in-person balloting that favored his challenger, State Sen. Marilyn Moore. But unlike Moore, Gomes produced video evidence of absentee ballot tampering by Ganim campaign workers and he successfully sued to force do-overs of the primary and general election, which have been scheduled for early 2024.



**Robert Halmi,**  
CEO of Great  
Point Studios, Yonkers

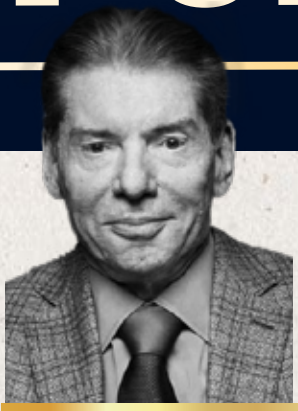
A veteran film and TV producer, Halmi is being recognized for his vision in creating movie and TV production facilities in Yonkers, leading the city to adopt the slogan, "Hollywood on Hudson." Halmi has extensive experience in motion picture and television production, and founded the Hallmark Channel. He was instrumental in bringing the Lionsgate Studios to downtown Yonkers and in Lionsgate's expansion. He recently broke ground for a separate studio campus to be occupied by Mediapro in northwest Yonkers and is finalizing plans to build studios at the former Leake & Watts campus in southwest Yonkers.



During 2023, Westchester and Fairfield County saw an astonishing display of leadership across multiple industries and sectors. Some of this leadership resulted in headline-grabbing stories while others worked quietly to generate change for the better.

In compiling our list for 2023's Persons of the Year, we are reminded of the often-repeated statement about how one person can change the world. Within industries as diverse as real estate, entertainment, cryptocurrency, food service, government and nonprofits, our Persons of the Year brought about change for the better.

# Persons of the Year



**Vince McMahon,**  
executive chairman of TKO  
Group Holdings, Stamford

The year's most dramatic corporate comeback involved Vince McMahon's return to the leadership of WWE in January, seven months after he stepped down in the middle of a scandal involving hush money payment to former female employees accusing him of harassment. McMahon used his majority stake in WWE to force his way back in charge and then deftly negotiated a merger deal with Endeavor Group Holdings, owner of the Ultimate Fighting Championship, to form the new TKO Group. TKO noted that "federal law enforcement agents executed a search warrant and served a federal grand jury subpoena" last July on him, although no charges were brought. He is viewed by some as Fairfield County's most provocative and unpredictable business leader.



**Siphon Simela,**  
CEO of Matrix Rental Solu-  
tions, Stamford

Simela defines Matrix as "a rental application management platform that sits on top of a universal application. The idea is a single application with a single screening for the tenant." Simela's two-year-old company is currently working with Connecticut's Department of Housing on a pilot program in five cities to see if his platform can enable residents to get into homes faster. The entrepreneur has been honored twice by Westfair this year, as part of the 40 Under Forty cohort and as an award winner in last month's Millennial & Gen Z Awards, while Stamford Mayor Caroline Simmons led the ribbon-cutting ceremony at his new Stamford office last April.



**Michael Sonneshein,**  
CEO of Grayscale  
Investments, Stamford

It's not every day that a company takes the U.S. Securities and Exchange Commission (SEC) to court and wins, but in August Grayscale scored a legal victory when the D.C. Circuit Court of Appeals rejected the SEC's decision to deny conversion of its Grayscale Bitcoin Trust into an exchange-traded fund (ETF). The court called the denial "arbitrary and capricious." The SEC opted not to pursue the matter further in the courts and Sonneshein declared his company's victory as "a historic milestone for American investors, the Bitcoin ecosystem, and all those who have been advocating for Bitcoin exposure through the added protections of the ETF wrapper." The SEC had not approved the conversion Sonneshein sought as of late December.



**Ned Sullivan,**  
president of Scenic Hudson,  
Poughkeepsie

Since being established in 1963, Scenic Hudson has been a leader in the protection of land, air and water in the Hudson Valley from the hazards of pollution and uncontrolled development. Sullivan became president of Scenic Hudson in 1999 and he is recognized as one of the most prominent forces in environmental protection and preservation. Among his career honors are the Eleanor Roosevelt Val-Kill Medal in 2007 and the Land Trust Alliance's National Land Trust Excellence Award in 2011. Before taking on his leadership role at Scenic Hudson, Sullivan was deputy commissioner of the New York State Department of Environmental Conservation from 1987 to 1995.



**Kara Whelan,**  
president of the Westchester  
Land Trust, Bedford Hills

Whelan was named president last year, after having been with the nonprofit since 2012, and has been involved in negotiating land acquisitions and directing the organization's fundraising, communications and community engagement programs. In 2016, she helped launch and coordinate the Hudson to Housatonic Regional Conservation Partnership, which takes a regional approach to land preservation. Prior to joining the Westchester Land Trust, Whelan was with the Greenwich Land Trust, the U.S. Environmental Protection Agency, Trustees of Reservations, and the City Parks Foundation.



# 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  
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# People in the News

in the oversight of the nonprofit's strategic plan and overall operations.

Torres brings more than 30 years working in the nonprofit human services field to The Arc Westchester; he was previously CEO of AHRC

Suffolk. He is a New York State Licensed Clinical Social Worker and is also the ex-captain of the ladder company of his volunteer fire department.

"Having working closely with Mr. Torres during his tenure at AHRC Suffolk, I am confident that his leadership will greatly benefit our organization." Tibi Guzmán, executive director and CEO of The Arc Westchester, said. "I look forward to teaming up with him in advancing strategic initiatives that support both our mission and talented staff."



**KEVIN GRIGG**  
CBIA

The Connecticut Business & Industry Association (CBIA) announced the election of Kevin Grigg as its new chairman of the board of directors.

Grigg is CEO of Fuss & Neil, a Manchester-based engineering, planning, and design firm. He succeeds Matt McSpedon, who is the Shelton-based executive director for Connecticut and the mid-Hudson middle market for JP Morgan Chase Bank NA.

"From the day he was elected to the board, Kevin has been a very engaged and thought-provoking director on both policy and operational matters," said CBIA president and CEO Chris DiPentima. "He is viewed as a leader among his peers and his elevation to the chair role is welcomed by many, including his fellow directors, past director-emeriti, and CBIA staff. We are all excited by Kevin's leadership and look forward to where it will take us."



**PAUL H. TORRES**  
THE ARC WESTCHESTER

The Arc Westchester announced the appointment of Paul H. Torres as deputy executive director and chief strategy officer.

In his new role, Torres will oversee the organization's program operations – including residential, day and community innovations services – as well as the Children's School for Early Development. Torres will also be involved



**DAVID MANN**  
SPONSORUNITED

SponsorUnited, a Stamford-headquartered sports and entertainment intelligence platform tracking over 1.6 million sponsorships and endorsements for 330,000 brands, has hired David Mann as chief financial officer (CFO).

Mann comes to SponsorUnited from Replsly, a Boston-based growth equity-backed company, where he served as CFO and played a key role in supporting the company's initial public offering. Earlier in his career, he held financial leadership positions at Tufts Health Plan (now Point32Health) and Raytheon, and he also worked in investment banking at Citibank, research at the Federal Reserve Bank of Boston, and treasury at GTECH (now IGT). He received an MBA from Duke University's Fuqua School of Business.

"As we continue to scale and innovate at SponsorUnited, David's deep expertise in financial strategy and operations, combined with his proven success in high-growth environments, is valuable to our overarching vision and objectives," said Bob Lynch, founder and CEO of SponsorUnited. "His expertise in financial leadership, particularly in fast-paced companies, will steer us into the next phase of growth and success."



**PAUL MARTINO**  
FORGE HEALTH

Forge Health, a White Plains-based provider of value-based mental health and substance use care, has appointed Paul Martino as chairman of the board of directors.

Martino succeeds Tim Wentworth, who stepped down prior to becoming the new CEO of Walgreens Boots Alliance. Martino has more than 30 years of leadership and health-care industry experience and is the co-founder of VillageMD, a value-based care company for primary, multispecialty, and urgent care. Prior to VillageMD, he was senior vice president of clinical strategy and innovation at Anthem/WellPoint, where he was instrumental in architecting

"Paul uniquely understands the challenges that the health-care system faces in trying to deliver the best health outcomes for their patients and shares our same commitment to driving innovation and improving care delivery at the interface of behavioral health and physical medicine," said Eric Frieman, co-founder, and CEO of Forge Health. "His success in driving transformative health-care innovation, coupled with his remarkable business acumen, make him the ideal partner to advance the Forge Health mission. We are humbled that he has chosen Forge Health as the first board to serve as chair."



**EWOUT STEENBERGEN**  
BOOKING HOLDINGS

Norwalk-based Booking Holdings Inc. announced Ewout Steenbergen will join the company as executive vice president and chief financial officer (CFO), effective March 15, 2024.

Steenbergen joins Booking Holdings from S&P Global, where he most recently served as executive vice president and CFO. Prior to joining S&P, he was executive vice president and CFO of Voya Financial Inc. He also serves as chairman of the board of

directors of UNICEF USA.

In his new role, he will lead Booking Holdings' worldwide finance organization. He succeeds David Goulden, who announced his retirement earlier this year after six years with the company.

"Booking Holdings sits at the epicenter of digital travel innovation, and I am pleased to be joining the company at such an exciting time for the industry and its stakeholders," said Steenbergen. "I look forward to working alongside the company's strong leadership team to continue the company's growth, capitalize on the long-term opportunities in front of us, and achieve our strategic objectives."



**SHANE BELL**  
MOUNT SAINT MARY COLLEGE

Shane Bell has been hired as the new athletic director at Mount Saint Mary College in Newburgh, effective Jan. 3, announced Elaine O'Grady, vice president for Students.

Bell, a 2006 graduate of the Mount, brings more than a dozen years of experience as both an administrator and a student-athlete. Bell comes to the Mount from the Army West Point Athletic Association, where he spent 12 seasons and was promoted to associate athletic director for operations and event management in 2019. In 2023, he assumed the additional responsibilities of overseeing facilities and capital projects.

"I am truly humbled and appreciative of the opportunity to come back to Mount Saint Mary College as the Director of Athletics," Bell said. "I fell in love with the Mount when I was still in high school and my years as student-athlete at the college were some of the most rewarding of my life. The ability to come back to campus to lead this department, as we strive for academic and athletic success, is a privilege. My family and I are incredibly excited."

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Michael Liptrot

Michael Liptrot is senior counsel at the firm Tully Rinckey PLLC, where he focuses his practice on family and matrimonial law.

# Mediation vs. Litigation: Choosing the right path for your divorce

BY MICHAEL LIPTROT

Divorce is a life-altering event that creates a variety of challenges, not the least of which is deciding how to navigate the legal process. The emotional and financial stakes are high, and the choices you make can have long-lasting implications. For many, divorce conjures up images of judges in black robes and attorneys being “bulldogs” in the court. This, of course, is divorce litigation, but another increasingly popular approach is divorce mediation. However, mediation is not for everyone, and each option has its own unique set of advantages and drawbacks. Ultimately, the best choice for you will depend on your unique circumstances, and the best way to make that choice is to be fully informed of each approach.

In this article, we will delve into the complexities of mediation versus litigation, providing you with the essential information you need to choose the right path for your divorce.

## UNDERSTANDING DIVORCE OPTIONS

When facing the emotional and financial complexities of divorce, understanding your legal options is the first crucial step toward a resolution.

In general, there are two primary methods for resolving divorce cases: mediation and litigation. While both aim to settle disputes like property division, child custody and spousal support, they differ significantly in their approach, cost-effectiveness and emotional toll.

In mediation, a neutral third-party mediator facilitates discussions between both parties, aiming to find middle-ground solutions for the disputed issues. This method focuses on the parties working to-

gether to reach consensus on the issues surrounding their divorce. Compared to traditional courtroom litigation, mediation is often less time-consuming and can be more cost-effective, making it a viable option for couples who are willing to communicate and compromise and may not have the resources to litigate their case.

Litigation is the traditional court process whereby one party files for divorce, thus becoming the plaintiff, while the other party is designated as the defen-

dant. The divorce is a lawsuit just like any other civil suit, which makes the process inherently adversarial. Absent the parties coming to a settlement, a judge will make the final decisions regarding the issues of your divorce, for example, custody, child support, spousal maintenance and the division of marital property, based on the evidence and arguments presented at trial. This method can be more time-consuming and expensive than mediation. However, it may be necessary in cases of high levels of conflict, intimate partner violence, or where one party is concealing critical financial information.

Understanding these options is the first step in making an informed decision about your divorce process. It is always advisable to consult a family law attorney to assess which method aligns best with your situation, as divorce has significant consequences for your finances and your family’s makeup.

## MEDIATION: AN AMICABLE ALTERNATIVE

Mediation offers a more cooperative and less confrontational approach to divorce. In this setting, a neutral third-party mediator facilitates conversations between you and your spouse, focusing on finding middle-ground solutions to disputed issues. Unlike litigation, mediation promotes open dialogue and allows both parties to have

a say in the final agreement.

The mediator’s role is not to decide who is right or wrong, but rather to guide the conversation in a way that helps both parties reach a mutually satisfactory agreement. This method is particularly effective for couples who wish to maintain a cordial relationship post-divorce, especially when children are involved.

One of the key advantages of mediation is its cost-effectiveness. Because you’re avoiding a lengthy court process, you’re likely to save both time and money. Additionally, mediation can be a quicker route to finalizing your divorce, as it doesn’t involve the court system’s often time-consuming procedures. Perhaps most importantly, the resulting agreement between the parties is likely to be more durable as it was achieved through a cooperative process.

## LITIGATION: THE TRADITIONAL APPROACH

Litigation is the more conventional route for resolving divorce disputes and involves often-complex financial and legal procedures within the court system. Unlike mediation, where a mediator facilitates the discussion between the parties, in litigation, the parties are adversaries, often having an attorney represent them to make arguments on their behalf. Furthermore, the decision-making power is in the hands of a judge as opposed to the parties themselves.

In litigation, each party presents their case, often through a family law attorney, and the judge makes rulings on property division, child custody, spousal support, and other contested issues. The parties are subject to the court rules regarding financial disclosure, and the parties are further empowered with the right to subpoena information that may not be willingly forthcoming from the other side.

While litigation can provide a clear “winner” or “loser” in disputes, it’s often a more time-consuming and expensive process. Additionally, the adversarial nature of litigation can exacerbate emotional tensions, making it less ideal for couples who wish to maintain a civil relationship post-divorce. However, in cases involving intimate partner violence, litigation provides survivors with a method of getting divorced without having to face their abuser, as they will have a representative to confront the other party on their behalf.



CONTINUE PAGE 17 >>

Contributing Writer





## Apartment buildings with 65 units proposed for Beacon

BY PETER KATZ / pkatz@westfairinc.com

Beekman Arts Center LLC and Bay Ridge Studios LLC have proposed constructing two four-story mixed-use buildings that would have 65 apartments and 14,088 square feet of first-floor commercial space on a lot at 45 Beekman St. and two adjoining lots fronting on High Street in Beacon. The planned construction site is across from Beacon's City Hall.

The three lots would be merged into a single lot of 1.78-acres. The parcel is within the City of Beacon's Local Waterfront Revitalization Program (LWRP) area.

According to Attorney Taylor M. Palmer of the White Plains-based law firm Cuddy & Feder, the existing three-story commercial building on the 45 Beekman St. parcel will be demolished.

"We understand that this building has previously been used in connection with commercial uses including offices, artist studios, a costume store and automotive storage," Palmer said. "Based on our review of historical aerials of the High Street parcels, at least between 2000 and approximately 2017, the High Street parcels were used as a contractor's storage yard."

The two High Street parcels currently are vacant. Palmer pointed out that the application was designed to be zoning-compliant from the standpoints of use and dimensions with the exception of

the off-street parking requirements, which will require a variance.

"The commercial space proposed within each building has not yet been defined as strictly retail or office space," Palmer said. For the purposes of the traffic and parking

analysis prepared for the project, all commercial space is assumed to be retail space in order to provide a conservative analysis of traffic and parking conditions."

Palmer said that there would be 89 off-street parking spaces provided for the two new buildings. Fifty-four surface parking spaces are proposed behind the new buildings and 35 spaces are proposed within the garage level beneath the building that would be built at 45 Beekman St. The off-street parking areas will be accessed by the existing driveways located off of Tompkins Avenue and Beekman Street. Existing sidewalks are located along Beekman Street, High Street, Tompkins Avenue and North Avenue (NYS Route 9D).

The 45 Beekman St. building would offer 8,670 square feet of commercial space on the first floor and 2,410 square feet of tenant amenity space. The second, third and fourth floors of the building would have 37 dwelling units. There would be 20 one-bedroom apartments and 17

two-bedroom apartments

The High Street building would have 5,418 square feet of commercial space on the first floor along with 3,420 square feet of tenant amenity space. The second, third and fourth floors would have 28 dwelling units of which 13 would be one-bedroom apartments and 15 would be two-bedroom units.

Palmer said that the entrances of the buildings will front on Beekman Street and the developers are currently contemplating installing landscaping and related streetscape improvements within the New York State Department of Transportation Right-of-Way along the North Avenue (Route 9D) frontage in order to increase the attractiveness of the premises as viewed from the abutting roadways.

Palmer said that there has been a vision for the site location to be part of an attractive gateway to Beacon and that the LWRP calls for properties within its boundaries to be linked to and integrated with downtown Beacon and other points of interest.

"The applicants desire to redevelop the premises to increase the attractiveness of the frontages along North Avenue and Beekman Street and to support the vitality and sustainability of the Beekman Street corridor with commercial mixed uses," Palmer said. "This location is well-suited for mixed-use development, given the character of the surrounding commercial and residential developments."

Palmer pointed out that a traffic

study prepared for the project by Colliers Engineering & Design, which includes a shared parking analysis concluded that the project is not anticipated to have a significant impact on traffic conditions in its vicinity. He said that a detailed landscaping plan was being prepared.

Architect Aryeh Siegel told the Dec. 12 meeting of the Beacon Planning Board, "We're at the beginning stages of the project but for both buildings the main bulk of the building goes up three stories and then there's a set back fourth story. We'll make sure to screen the rooftop equipment."

Siegel said that they are looking at incorporating areas of a green roof and solar panels. He said that the facade of both buildings will be a mix of brick and Hardie board siding.

"Basically the building design is intended to fit in with neighboring buildings and act as a connection to the Main Street corridor," Siegel said.

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## Lennar gets ready for renamed development in Tuxedo

BY PETER KATZ / pkatz@westfairinc.com

Real estate developer Lennar, which is headquartered in Miami, is moving ahead with a development in the Orange County town of Tuxedo that it had proposed to the local government along with developer Related Companies. Tuxedo approved an Amended Special Permit for the development of the Tuxedo Farms Development Project, now known as Tuxedo Reserve, consisting of 1,609 residents in a variety of single-family homes, townhouses and apartment buildings. A portion of the project is in the village of Sloatsburg. Related Companies and Lennar had been described as being partners in the project.

Now, Lennar has announced that it has acquired nine neighborhoods in the project from Related Companies that have a total of 1,273 home sites. Lennar did not disclose a purchase price for the acquisition. The Tuxedo Farms project was planned for a 2,247-acre property, of which approx-

imately 1,744 acres was to remain as open space.

According to Anthony Mignone, who is the New Jersey and New York division president for Lennar, "We are excited to expand our presence in the New York market and to have the opportunity to bring our design expertise and industry-leading innovation to this one-of-a-kind location in this prestigious setting. We look forward

to partnering with the town of Tuxedo, New York, to make this master-planned community a destination of choice for those desirous of the Hudson Valley home ownership lifestyle."

It's not as if the Tuxedo Farms project is anything new. It was first proposed in the mid-1980s and met



Rendering of central area at Tuxedo Farms.

with stiff opposition from environmental groups. In 2007, Tuxedo granted approval for the first 103 houses to be built on the massive property. A special permit had been issued in 2015 and the amended special permit increased the number of approved units from 1,195 to 1,609. The total number of bedrooms in the project was increased from 3,324 to 3,574. The amended special permit called for 269 single-family homes and not less than 174 duplex

units to be built.

The 2015 Special Permit required the developer to offer to donate as a gift to the local public school system an approximately 40-acre parcel for use as a future school site that also could accommodate athletic fields, playing fields, or other recreation facilities and also pay the school district \$2.5 million. The amended special permit requires the developer to construct an approximately 4,000-square-foot community event building.

## \$11.6M trail opens in Poughkeepsie

BY PETER KATZ / pkatz@westfairinc.com



Rendering of dual pathway for pedestrians and bicyclists.

The first phase of Dutchess County's urban trail project in Poughkeepsie has been named after former Dutchess County Executive Marcus (Mike) Molinaro, who now is serving in Congress. The trail segment has been opened for public use. The Marcus J. Molinaro Northside Line (MJM Northside Line) was named after Molinaro in honor of his commitment to Dutchess County parks and his service to the county. He was the county executive before resigning after having been elected to Congress.

Molinaro joined Dutchess County Executive William F.X. O'Neil at a gathering of public officials and representatives from Scenic Hudson, Walkway Over the Hudson and Marist College at the trail for the naming ceremony.

The MJM Northside Line is 16 to 22 feet wide and a dual-lane pathway for pedestrians and bicyclists. It covers 1.2 miles from the new Hudson Heritage Plaza in the Town of Poughkeepsie to Parker Avenue (State Route 9G) in the City of Poughkeepsie. The trail, which is open around the clock, features lighting and is monitored by security cameras and law enforcement patrols. Plans call for it to be plowed as necessary during the winter months. Other amenities include secure bike parking, bench seating and bike repair stations.

O'Neil said, "This trail is a fantastic new connection for residents, visitors and students alike. For those looking to save on gas, the Northside Line is a fast, safe path to bike or walk to work or school. And for those looking to get more exercise, this split-use trail is a

perfect way to safely connect to our popular WRS Dutchess Rail Trail and the world-renowned Walkway Over the Hudson."

The MJM Northside Line was constructed along a former CSX rail line that was purchased by Scenic Hudson. The nonprofit transferred ownership of the property to the county in 2019. Construction on the trail segment began last year. The project's cost was \$11.6 million and was funded in part by the federal government's American Rescue Plan.

"We were proud to work closely with CSX to secure this land and then turn it over to Dutchess County," said Seth McKee, executive director of The Scenic Hudson Land Trust Inc., and Land Programs. "We are proud to continue to work ... to bring open space into neighborhoods, by building climate-mart infrastructure and ensuring equity and nature are front and center."

A formal public ribbon cutting for the new trail segment is expected to be held in the spring. Directional signs and safety railings still need to be installed.



# A holiday season for the heart

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"The holidays are a busy, often stressful, time for many of us."

- Mitchell S.V. Elkind

Geopolitical and financial stressors. More shopping, cooking and hosting, resulting in more bills. High expectations. Get-togethers with distant and/or difficult relatives. Travel and weather nightmares. Virus season.

Is it any wonder that more people die from heart attacks during the last week of December than at any other time of the year? But the American Heart Association (AHA), the world's leading voluntary organization on heart and brain health, said that being aware of this annual phenomenon and taking a few important, heart-healthy steps may not only save lives but bring you the season's much bandied-about joy.

"The holidays are a busy, often stressful, time for many of us," said AHA's Chief Clinical Science Officer Mitchell S.V. Elkind, M.D., M.S., FAHA. "Routines are disrupted. We may tend to eat and drink more and exercise and relax less. We're getting too little sleep and experiencing too much stress. We also may not be listening to our bodies or paying attention to warning signs, thinking a trip to the doctor can wait until after the new year. While we don't know exactly why there are more deadly heart attacks during this time of year, it's important to be aware that all of these factors can be snowballing contributors to increasing the risk for a deadly cardiac event."

Scientific research finds an uptick in cardiac events during the winter holiday season. A study published in *Circulation*, the flagship journal of the AHA, reported that more cardiac deaths occur on Dec. 25 than on any other day of the year. The second largest number of cardiac deaths occurs on Dec. 26 and the third largest number on Jan. 1.

Winter weather has been noted as a trigger for increased heart attack risk due to restricted blood flow through constricted vessels caused by cold temperatures. However, another study published in *Circulation* found that even in the mild climate of Los Angeles County, about a third more heart attack deaths occur in December and January than in June through September. These findings were supported by a study published in the *Journal of the American Heart Association* by researchers in New Zealand, where the December holidays fall during the Southern Hemisphere's summer season.

"Research also shows that the biggest increases in these holiday heart

attack deaths are among people who are not in a hospital," Elkind added. "This highlights the importance of recognizing symptoms and seeking immediate medical care. Don't ignore heart attack warning signs,

because you don't want to spoil the holidays. The consequences could be much worse. It also calls attention to the need for increased awareness of knowing how to perform hands-only CPR. You could be out holiday shopping, enjoying an office party or spending time at a family gathering and witness someone having a heart attack and going into cardiac arrest. Starting CPR immediately and calling 911 could be the difference in life or death in those situations. Hands-only CPR is something nearly everyone can learn and do."

Elkind notes that while it's important to live heart-healthy all year long, there are a few tips you should gift yourself and your loved ones with during the holiday season:

- Know the symptoms and take action — Heart attack signs vary in men and women, and it's important to recognize them early and call 911 for help. The sooner medical treatment begins, the better the chances of survival and preventing heart damage.
- Celebrate in moderation — Eating healthfully during the holidays doesn't have to mean depriving yourself. There are still ways to eat smart. Look for small, healthy changes and swaps you can make so you continue to feel your best while eating and drinking in moderation, and don't forget to watch your salt intake.
- Plan for peace on earth and goodwill toward yourself — Make time to take care of yourself during the busy holiday. Reduce stress from family interactions, strained finances, hectic schedules and other stressors prevalent this time of year, including traveling.
- Keep moving — The AHA recommends at least 150 minutes

of physical activity per week, but this number usually drops during the hustle and bustle of the holidays. Get creative with ways to stay active, even if it's going for a family walk or another fun activity you can do with your loved ones.

- Stick to your meds — Busy holidays can cause you to skip medications, forgetting them when away from home or not getting refills in a timely manner. Stay on top of your meds and be sure to keep tabs on your blood pressure numbers.

**For more, visit [heart.org](http://heart.org).**





## WIN City Labs Initiative with WCC Students Unveils Ways to Use Public Art to Promote Peekskill's Economy and Tourism

**T**he Westchester Innovation Network's (WIN) City Labs initiative and students at Iona University recently unveiled new ideas on how Peekskill can leverage its public art to promote economic development and tourism.

During their December 12 report to Peekskill's economic development specialist Matthew D. Rudikoff, the students recommended that Peekskill partner with students at the Westchester Community College Center for the Arts to bring augmented reality and gaming capabilities to the Discover Peekskill app. Augmented reality is a smartphone-based interactive experience that enhances the real world with computer-generated perceptual information like animations, graphics, or sound.

"Some of our research brought us to Overlyapp.com, an open-source, no-code augmented reality platform that students at WCC would be able to manage without a computer science degree," said Rob Kissner, GaelVentures program manager at Iona's Hynes Institute for Entrepreneurship & Innovation, who oversaw the students' work. "We're in a technology renaissance that makes redesigns of the Peekskill app more accessible versus before when you might have had to write a check for \$40,000 to an app development company."

The students in Iona's Introduction to Ideation and Design Thinking class also suggested drone-art events; a sculpture path from the riverfront to downtown; and an app-based shuttle service that can move people from the train station to downtown like New Rochelle's CircuitNR.

The students presented their ideas after spending six weeks studying how Peekskill can modernize public art with technology; engage new audiences, businesses, and residents; improve travel from the riverfront to downtown; and attract more visitors.

The proposed gaming elements on the Discover Peekskill app would allow users to build points for each public art site visited. The collected points would then allow users to unlock discounts or free items at participating local businesses.

Rudikoff praised the students' ideas and he suggested that they should formulate next steps that Peekskill should take to implement some of the ideas. "How do you put it in action? That may be a follow-up in terms of what do you do as a local government person?" said Rudikoff.

The Iona-Peekskill City Labs collaboration is part of the Business Council of Westchester's WIN-related efforts to propel innovation as the underpinning

for the future economic growth of Westchester. WIN's City Labs spotlights a host community and teams that municipality with individuals focused on identifying projects to assist in delivering immediate economic benefit to that community and its residents through innovation.

Business Council of Westchester President and CEO Marsha Gordon called the students' presentation thoughtful and professional. "You've really taken the strong basis that's (in Discover Peekskill) and built upon it and shown how it can be improved," Gordon told the students. "It may be a

question of getting funding to hire student interns to bring this to the next step and then be able to hand it off to WCC."

The WIN program and Iona University will continue to work with a different Westchester municipality every semester and the program is currently seeking a new municipality to partner with for the fall semester. Municipalities interested in partnering with WIN should contact the Business Council of Westchester.

### **Can Your Business Benefit from WIN?**

The Business Council of Westchester is committed to helping entrepreneurs bring their ideas to life through the support of its diverse business ecosystem in Westchester County through its WIN initiative.

Its network is composed of small and mid-sized companies, professional services firms, and non-profits along with some of the most well-known brands in the world like Pepsico, MasterCard, Heineken, and Regeneron. It also includes some of the largest hospitals and healthcare systems in the world and many colleges and universities.

To learn more about becoming an Innovation Partner or joining the WIN program, please contact Luiz Aragon at [laragon@thebcw.org](mailto:laragon@thebcw.org).



Seated, BCW President and CEO Marsha Gordon with Matthew D. Rudikoff, Economic Development Specialist for the City of Peekskill.

The Business Council of Westchester is the county's only business membership organization focusing on economic development and advocacy. It is the county's largest and most prestigious business membership organization representing more than 1,000 members, including multinational corporations, hospitals, universities, biotech pioneers, not-for-profits, entrepreneurs and companies of all sizes. As the most influential economic development and advocacy organization in Westchester, The Business Council of Westchester's members enjoy unparalleled access to today's top thought leaders, diverse business development opportunities and lawmakers at all levels of government. The BCW Data Exchange provides the latest demographic research to help guide smart business decisions. The LEAP program, a one-of-a-kind initiative, gives members direct access to lobbying efforts at the county, state and national levels on issues that directly affect their businesses. Build, Connect and Win with The Business Council of Westchester.

**Visit [thebcw.org](http://thebcw.org) to connect today.**





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Benjamin Steakhouse's main dining room with fireplace. Photographs courtesy Benjamin Steakhouse.

# Benjamin Steakhouse is PDF (pretty darn fabulous)

BY JEREMY WAYNE / jwayne@westfairinc.com

The restaurant founded in 2010 by two Benjamins, Ben Sinanaj and Benjamin Prelvukaj, Peter Luger alumni whose mothership is on 41st Street in Manhattan.

Steakhouses are not unique to the United States. The Spanish and Argentinians have them and call them asadores. The English have them and call them chophouses. But they are undoubtedly a very American thing. A touch of history, old wood, a whiff of smoke and a hint of money: A great American steakhouse is a combination of all of the above.

My favorite steakhouse? That's a tough one, but I'd have to give a shout out to the Okeechobee Grill, established in 1947, a modest little spot (at least from the outside) on the wrong side of the tracks in West Palm Beach, Florida. Heavens, does it look the part – and taste it.

As does Benjamin Steakhouse – the restaurant founded in 2010 by two Benjamins, Ben Sinanaj and Benjamin Prelvukaj, Peter Luger alumni whose mothership is on 41st

Street in Manhattan. So it's not surprising that the Hartsdale restaurant was near-capacity in its two expansive first-floor dining rooms on my recent Sunday night visit.

Seating here is eminently comfortable, with round tables as well as generous square ones where two can eat comfortably at right-angles to one another, rather than opposite, a seating arrangement I favor. For one thing it makes for better hearing. You are less inclined to shout. (Beware: Benjamin is not a quiet restaurant, but as these things go, nor is it a horrendously noisy one.) With handsome parquet floors, leather aplenty, Tiffany lamps and a log fire burning, the designer has cleverly given Benjamin the requisite patina of age. It feels clubby, a restaurant of substance, but also cozy and intimate. (By the way, it also wins my prize for the most tasteful restaurant Christmas decorations.)

In addition to the main dining floors, nine separate private dining areas allow for all manner of private parties, from small and intimate dinners to larger celebrations, power gatherings and weddings receptions. On the night I visited, General Manager Albert Belegu monitored the dining rooms, eyes everywhere – a manager, I thought, who has seen it all and would leave nothing to chance. It was a pleasure, too, watching his superbly-trained staff in action, well-drilled and confident, working as a team.

From a menu which is large but not overwhelming, my server, Nick, talked me expertly through the appetizers – tartares, baked clams, jumbo shrimp,

soups, salads and the like; before an in-depth explanation of the offerings from the raw bar, where along with the mollusks and gastropods Kaviari Oscitre prestige Russian caviar is also an option. He then moved on to the various cuts of beef – the restaurant has resisted the “Wagyu” way, wisely, in my view, choosing to serve only USDA prime beef, which certainly makes ordering simpler – and the pros and cons of the various stages of “doneness.” He then left me to consider my choices, along with a wine list so heavy it almost needed a winch to lift it. There are more than 600 wines, with many large bottle formats, making it ideal for a family party this time of year.

Just after ordering, a breadbasket arrived with soft rolls and focaccia, along with whipped butter. Therein followed a sizeable seafood platter, featuring large, local Blue Point oysters, creamy West Coast Kumamoto oysters, clams, jumbo shrimp, white crab meat, a crab claw and half a lobster, served with a classic mignonette (a sauce of vinegar, minced shallots and pepper for the oysters) as well as a marinara sauce and mayonnaise. I followed it with a lobster bisque, which was pale and creamy but with little trace of the brandy that is the bisque's hallmark. It struck me as more of a chowder than a bisque.

The porterhouse is Benjamin's best-selling main course, and you can order it for two, three or four. Ask nicely and the chef may be able to cut a porterhouse for one, as he did for me. This was still a humongous piece of meat, one that came sizzling and sliced, the sirloin and the filet on opposite sides of the bones, its ‘jus’ a natural sauce, served on an impressively hot plate. While it is said that com-

parisons are odious, this remarkable steak, and the perfect cooking of it, easily matched – in honesty, probably surpassed – an identical cut I ate at Luger's a couple of years back.

If you're not quite up for a porterhouse, other cuts are, of course, available, including filet mignon, sirloin and rib eye, as well as a delectable-looking rack of lamb, a Benjamin burger and several fish and shellfish options. Accompaniments were steak fries and earthy-tasting “creamless” creamed spinach, the cream substituted with a white roux. A bottle of Benjamin's own steak sauce sits proudly on each table.

Dining alone, I drank a modest Pouilly Fumé, followed by an almost inky black Ribera del Duero – the region north of Madrid known for its plummy reds – both served by the glass in elegant stemware, which made drinking them an additional pleasure.

I didn't want dessert, but as GM Belegu pointed out, if you haven't tried Benjamin's pecan pie, served with ice cream and whipped cream, you haven't really been to Benjamin's, so try it I did and PDF – pretty darn fabulous – it was, too.

Besides the original Benjamin Steakhouse in Manhattan and the Hartsdale restaurant, the Benjamin Restaurant Group also operates Benjamin Prime on E. 40th Street and the Seafire Grill on E. 48th Street in the Big Apple. Now I learn there are plans to open two new restaurants, one an upscale fish restaurant close to Hartsdale.

Well, if Benjamin's fish is anything like its steak, I'm there – and fish lovers, watch this space.

*For more, visit [benjaminsteakhouse.com/Westchester](http://benjaminsteakhouse.com/Westchester).*







<< PAGE 10

Understanding these options is the first step in making an informed decision about your divorce process.

### PROS AND CONS OF EACH METHOD

When weighing your options for divorce mediation vs. litigation, consider the pros and cons of each method in order to make an informed decision. Here is a breakdown of some of the most common factors to assess.

#### Pros of mediation:

- Cost-effective: generally less expensive than litigation.
- Time-saving: avoids the lengthy court process.
- Amicable: promotes open dialogue and cooperation.
- Flexible: allows for customized solutions tailored to both parties' needs. Also, allows the parties to set a timetable for resolving their issues.

#### Cons of mediation:

- No guaranteed resolution: either party can walk away without an agreement.
- Less formal: lacks the legal rigor of a court trial.
- Limited in scope: may not be suitable for complex cases involving intricate financial arrangements or high-conflict situations.
- Not appropriate in cases involving IPV

#### Pros of litigation:

- Structured: follows a formal court process.
- Comprehensive: can address complex financial and legal issues.
- Mandatory disclosure: parties are required by court rules to disclose their finances, and parties' attorneys are imbued with subpoena power.

#### Cons of litigation:

- Expensive: legal fees can quickly add up.
- Time-consuming: court proceedings can drag on for months or even years.
- Adversarial: can create or exacerbate emotional tension between parties.
- Rigid: parties must adhere to the timetable set forth by the judge, i.e., disclosure deadlines, appearing for court conferences, attending depositions/trial.

### LEGAL REQUIREMENTS FOR DIVORCE

Whether you opt for either mediation or litigation, there are legal prerequisites that must be met in any divorce case. Generally speaking, in order to obtain a divorce, you must resolve all of the issues of your marriage, i.e., custody, child support, spousal maintenance, equitable distribution, declaration of separate property, and the payment of counsel and expert fees. How you resolve those issues is an essential decision that will have significant consequences on your divorce process. Know that you have the option to mediate or litigate and you should weigh those options carefully.

In mediation, the mediator facilitates the discussion and helps both parties reach an agreement on issues like property division, child custody, and spousal support. The mediator's role is to keep the conversation focused and suggest strategies that make both parties content enough to settle the matter.

In litigation, the court process is more formal and follows a set structure. A judge will review the evidence and make rulings on various aspects of your specific divorce case. If there are children from the marriage or previous marriages, then depending on the individual situation and level of contention in your case, the court may also appoint a third attorney, such as a Guardian Ad Litem

or Child's Representative, to investigate each parent's fitness and determine the child's best interests.

#### Consult a Divorce Lawyer to Understand Your Options

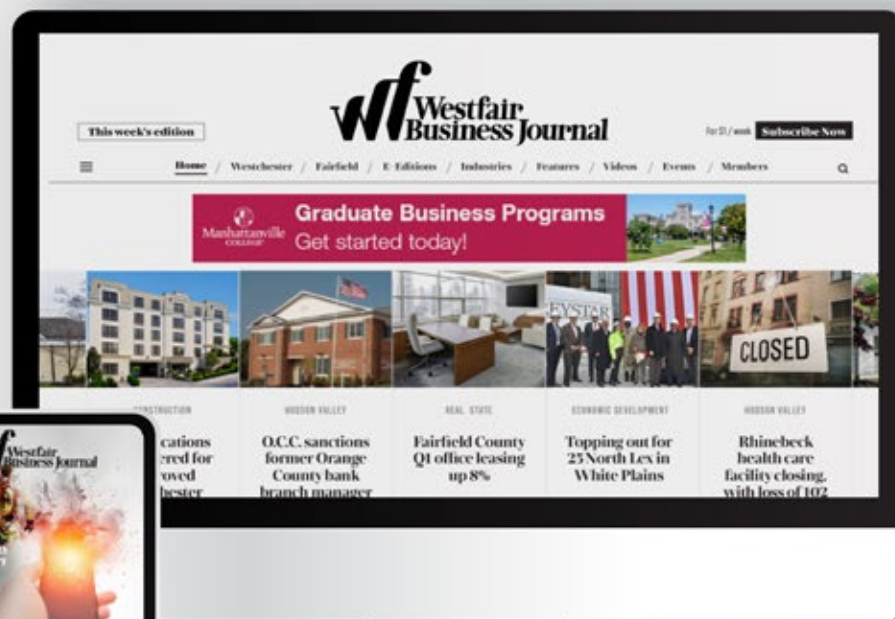
Choosing the right path for your divorce is a critical decision that will impact your life in different ways. Whether you opt for mediation or litigation, make sure you are well-informed about the pros and cons of each method. Mediation offers a more cooperative and cost-effective approach, while litigation provides a structured process using professional representatives (attorneys) to advocate for your preferred outcome. Your decision to mediate or litigate will ultimately depend on your unique circumstances, including the particular facts of your case and your relationship with your spouse.

If you're still unsure about which path to take, consulting a family law attorney can provide invaluable insights tailored to your situation. They can help you navigate the complexities of the divorce process, whether it involves intricate financial arrangements or issues related to child custody and spousal support.

You don't have to tackle this challenging life event alone. Reach out to our experienced family law attorneys today for a consultation and take the first step in choosing the right path for your divorce.

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Jordan Buning

Jordan Buning is president of ddm marketing + communications, a leading marketing agency for highly complex and highly regulated industries.

Special Report

Marketing and Advertising

# 5 B2B marketing trends for 2024

BY JORDAN BUNING

This time a year ago, marketers planning their 2023 budgets were bracing for a recession. A common motto might have been “fasten your seatbelts, folks, we’re going to be in for a bumpy ride.”

Your view now might be blue skies ahead, or you know there's going to be some turbulence, but it's time to get airborne. The motto for 2024: “How do we take control of this plane and move more aggressively?”

Mere survival is no longer the operating principle. Fifty-six percent of marketers say their companies plan to take risks when it comes to business strategy. That might entail an aggressive growth strategy, like a big purchase to broaden your organization’s capabilities. Maybe it means pushing a new product before customers, or emphasizing something different in your portfolio. Maybe it means marketing your brand in new parts of the globe. All of the above tend to signal “we’re not just surviving anymore — we’re going to be successful and grow.”

Sometimes, aggressive business tactics and survival tactics present similarly. Continued volatility in the health-care sector could lead to more mergers and acquisitions; aggressive spending in the tech sector could yield the same strategy. In either case, the ethos is the same: if you aren’t growing you’re dying, so figure out a way to stay profitable through some form of expansion.

Looking ahead, here are the top five marketing trends for 2024, all of which emphasize agility and aggressiveness in its many forms.

## 1. IDENTIFYING BETTER, MORE ACTIONABLE DATA AND PUTTING IT TO USE

Marketers are constantly gaining new ways of collecting data on their customers and clients. But not all data is created equal. Sorting through it all to form an actionable strategy is perhaps the top challenge of the information age. That’s particularly true in an aggressive strategic environment.

One-third of marketers believe decisions take too long at their company. Using data to uncover what works and why is essential to speeding up decisions and demonstrating impact. For marketers who feel like they have the data they need, that data might come from disparate sources. Some of it, they control. Some, their vendors control. Some of it is actionable, some is not.

Say you want to increase your combined social media following through your brand’s various channels by 50 percent. If your main priority is to sell more of a specific product, social media growth doesn’t necessarily align with that specific objective. Hone in on the data that matters, and figure out what to do with it. The organizations that do this best will gain a tremendous competitive advantage.

## 2. THE BUYER’S JOURNEY TAKES AN ALTERNATE ROUTE

Customers want a personalized, “self-serve” experience that doesn’t require speaking to a salesperson every step of the way. It’s a lasting if unintended consequence of the

Covid-19 pandemic, when organizations of all stripes figured out how to operate electronically or remotely. For marketers, an important question persists: Do we really need a salesperson meeting with the customer or client at every step of their journey? Or should we wait, let the customer use our digital tools to do her research, then meet with her when she has a question?

Increasingly, the latter route presents more favorably to consumers and the brands they do business with. Deciding how to adapt it for your organization can help sell more, manage a travel budget better (instead of chasing every lead), and manage customer relationships further down the sales funnel. This should come as good news for salespeople who formerly had to memorize complicated scripts, but now might only need to answer a few questions specific to a prospective client’s business.

This approach allows marketers to create customizable content and messaging and deliver it via the buyer’s preferred channels. If you aren’t already all-in on personalization and customization, 2024 is the time.

## 3. HYBRID SELLING

Effectively a combination of our first two trends, the move toward hybrid selling — the right mix of in-person interaction, remote contact, and e-commerce tools — answers the logical question of how best to deploy human resources in a digital age. The answer? Offload what you can to your digital tools, then utilize the most actionable data so your salespeople can anticipate where a buyer is in their journey.

Some organizations are taking deep dives into behavioral science, predicting probabilistic outcomes based on the digital behavior of customers. (A rudimentary example: when someone taps x on our mobile app, it’s best to do y.) A completely automated decision tree facilitates this thought process, but ultimately a human salesperson will need to execute when called upon. The buyer feels like someone’s responding to their every need, but it’s actually an educated guess based on an algorithm.

Some advanced knowledge of your organization’s digital tools will be necessary to anticipate scenarios where, for example, you know a potential customer is at Step 1+x in their process. But the payoff is tangible. One study found that when salespeople are working remotely, they

can interact with four times as many accounts in a given period. Anticipate hybrid selling practices to become the norm in B2B environments.

## 4. GREATER FOCUS ON CUSTOMER SUCCESS AND RETENTION

Typically, most of a company’s revenue will come from repeat customers and clients. The ability to retain a client is a more cost-effective way to grow revenue compared to finding new ones. But what are you going to do about it?

Customer experience, according to one estimate, can exponentially improve the experience of your existing customers — enough to widen the gap between customer acquisition costs and customer lifetime value by up to eight times. Converting the first-time buyer into a loyal, trusting customer makes practical sense.

Customer lifetime value has become increasingly important for sustainable business growth. For those customers who have already advanced through the sales funnel and discovered what your company is about, a more personal touch may be necessary — but worth the extra effort.

## 5. DATA PRIVACY AND SECURITY COMPLIANCE

While you’re focusing on customer success and retention, consider the central role of establishing trust. To convert potential clients and customers, they need to trust your ability to limit their risk by safeguarding their private data.

As data protection regulations evolve, there are more ways to mismanage online data every year. Marketers must more aggressively prioritize data privacy and security to build trust with their clients. Europe has stricter guidelines for securing customer data than most of the United States. Providing visitors to your website the opt-out of data collection is increasingly necessary. Mismanaging the data you do collect is also a legal minefield. Press the wrong button, and you run the risk of lawsuits from upset customers.

Even if few of your clients click on a privacy policy that explains what you do with their information, the few who do will appreciate that it’s thorough and in compliance with the law — so make sure it’s both.

B2B





# Stratford's TD Vietnam Palace reopens with new management

BY JUSTIN MCGOWN / [jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)

Stratford's TD Vietnam Palace celebrated its new ownership on Dec. 12 with a ribbon cutting and luncheon for members of the Stratford Chamber of Commerce.

Located at the Stationhouse Square shopping plaza at 2505 Main St., the restaurant is known for having a railroad caboose, which makes up part of the dining area. The TD in the restaurant's name once stood for "Tom and Dina" Nguyen, who converted the former diner into a Vietnamese restaurant and owned it until Kate Sun and husband Ming Lin became the current owners.

"We actually took over eight months ago," Sun admitted as the staff served a selection of popular lunch items, including spring rolls, desserts and other light fare. "But we were slowly setting everything up to get ready. We treat it like a home. We really put our efforts into it, me and my husband."

Sun said she was excited to reopen the caboose for dining, as well as

provide an updated and expanded menu featuring vegetarian and vegan options alongside rotating desserts and a bigger emphasis on the dine-in experience. A liquor license also distinguishes

the new ownership and helps build the atmosphere of the cozy eatery.

Sun also noted improvements to the takeout experience, which makes up a significant part of the business, such as providing reusable bowls for to-go orders instead of packing pho in a cheaper cylindrical container.

"It's family," Sun explained when asked what motivated the couple's decision to take ownership of the Palace. "We have a five-year-old son, and we want to provide him with all the best, so we started our new business so we can have more time to spend with the family. Even from the start it takes time to build up the business, but I think we'll definitely keep doing better."

According to Sun, the Stratford business community has been both supportive and welcoming and she

appreciated the personal interest local officials have taken, including Mayor Laura Hoydick, who encouraged the couple to host the belated ribbon cutting.

"I always love sharing good news," Hoydick explained. "And they've had a really successful transition from Tom and Denise to Kate and Lin. Their food's delicious and they've improved the establishment. You can have wine or beer with dinner or even lunch now and they're opening up the caboose again. They just seem like a really great couple. It's a great business opportunity for them and we want them to be successful."

Hoydick characterized the ribbon cutting as a continuation of the city's successful Shop Small and Shop Local campaigns coordinated by the economic development office in November.

"We need to continue that throughout the whole year because, obviously, our small business is the mainstay of our economy here," she said. "Businesses like TD Vietnam are really what



Stratford's all about."

Hoydick also observed that TD Vietnam contributed to the diverse dining options across Stratford.

"We have another Vietnamese Restaurant up at the north end of town, several Chinese restaurants, with a Jamaican restaurant, and a Turkish restaurant," she continued. "We are used to different types of foods, and we love that uniqueness. I think because of the quality of their food and their establishment here in the shopping center I think Kate and Lin stand a really good chance of being successful."

▲ The railroad caboose that serves as part of TD Vietnam's dining room; photo by Justin McGown.

If you want marketing that gets results, start with creativity that wins awards.



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Beth Leonard Hollis (center, wearing red quarter-zip fleece) was joined by a dozen Stew Leonard's Team Members to volunteer at Norwalk-based Filling In the Blanks. Whose co-founder Shawnee Knight is seen in the black sweater. Photo courtesy of Stew Leonard's.

## STEW LEONARD'S PARTNERS WITH LOCAL CHARITY TO FEED HUNGRY CHILDREN

On Tuesday, Dec. 5, a team from Stew Leonard's volunteered at Norwalk-based Filling In The Blanks, which fights childhood hunger by providing children in need with meals on the weekends. Stew's volunteers filled more than 2,500 bags of food that morning. Beth Leonard Hollis, daughter of the late store founder Stew Leonard Sr., was recently introduced to the organization's founders Shawnee Knight and Tina Kramer, and knew that their mission aligned perfectly with Stew Leonard's and the Leonard family.

Beth said, "I think back to our grandfather, Charles Leo Leonard, when he was delivering milk during the depression. One day there was a note on the door of one of his customers. It said, 'No milk today.' My grandfather knew that they had a houseful of children and babies who needed milk, but the family couldn't afford to pay. My grandfather delivered it anyway and said, 'I will be the one to decide when you stop your milk delivery. Pay me when you can.' That family still shops at Stew's today."

Stew Leonard's is currently donating milk, bread and yogurt to Filling In the Blanks' mobile pantry and is working to organize another morning of service with Stew Leonard's volunteers.

## THOUSANDS OF HOME-BAKED COOKIES HELP RAISE FUNDS FOR SENIOR CENTER



From left: Waterstone Senior Advisor Jeanie Ricci, Waterstone Community Outreach Coordinator Dean Brown and Laurie Pensiero of Osborne Homecare.

Everyone loves holiday cookies and when you add cocktails to that, how can you miss? That was the concept behind Cookie and Cocktails, a fundraiser created by Waterstone on High Ridge and Osborne Homecare to raise funds for the Stamford Senior Center, which is in need of exercise equipment for its seniors said Jeanie Ricci, senior advisor at Waterstone. She added, "We thought this would be a good way to create holiday cheer while raising money for a good cause."

Laurie Pensiero of Osborne Home Health baked 6,700 cookies in her own oven at home for the event. The evening also featured a live jazz performance. Located at 215 High Ridge Road on a beautiful campus next to a conservation area, Waterstone on High Ridge is an elegant hotel-style community for seniors 62+ offering independent living, assisted living and memory care with a full array of best-in-class amenities and services.

It is the latest best-in-class independent senior living community created by leaders in the field – EPOCH Senior Living is the owner/operator and National Development is the owner/developer.



Helayne Scheier

## HOTEL-STYLE SENIOR LIVING GAINS AN ADVISOR

Waterstone of Westchester has appointed Helayne Scheier as its new senior advisor to assist with marketing, community outreach and customer service.

She comes to Waterstone with more than 18 years' experience in the senior living industry.

In her role as senior advisor Scheier will be responsible for all aspects of internal and

external sales and marketing. She will also build relationships with families, clients and prospective families within the community and referral sources.

"Helayne brings enthusiasm to the job of senior advisor here at Waterstone," said Waterstone of Westchester Executive Director Lauren Freifeld. "Her many years of experience in the senior living industry plus her familiarity with the Westchester community make her a perfect fit for Waterstone of Westchester."

Located on Bloomingdale Road in White Plains, Waterstone of Westchester is an elegant boutique hotel-style community for seniors featuring 62+ independent living residences with best-in-class amenities and supportive services designed to provide seniors with independence, connection and socialization. Residents enjoy a full array of exceptional amenities, including a movie theater, fitness center, indoor pool, lobby bar, art studio and salon. Services include chauffeured car service, garage parking and on-site concierge. Gourmet cuisine, which is served in a variety of onsite dining venues, is prepared by professional chefs who use locally sourced and seasonal ingredients.

Residents also benefit from access to home care services through an on-site partnership with VNS Westchester that allows residents to receive the assistance they need to stay healthy and engaged.



## ULTIMATE MEN'S GROOMING EXPERIENCE



**S**YR Skincare for Men, known for its cutting-edge technology and scientific skincare solutions, has recently opened its first studio in White Plains, New York, in collaboration with Handlebar Salon, a highly regarded men's grooming establishment. Together they will introduce the ultimate men's grooming experience, blending traditional esthetics with innovative techniques.

With SYR Studio's unique blend of advanced technology and scientific ingredients, coupled with Handlebar Salon's team of skilled master barbers/stylists, customers can expect exceptional service.

SYR Studio is leading the revolution in men's grooming with its cutting-edge laser and skincare services introducing Laser Barbering, a groundbreaking hair reduction process and permanent solution that guarantees a shave line free from ingrown hairs.

Handlebar Salon, known for its expertise and attention to detail, ensures customers not only look their best but also feel their best. Whether seeking a classic cut or a bold new style, their team of master barbers/stylists will provide an exceptional grooming experience, leaving customers feeling confident and rejuvenated.



## MAGAZINE NAMES THE OSBORN AS ONE OF THE BEST CONTINUING CARE RETIREMENT COMMUNITIES IN NATION

**T**he Osborn in Rye has been recognized as one of the nation's "Best Continuing Care Retirement Communities" on the "Newsweek" inaugural list. It is the only retirement community in Westchester County and one of only 10 in New York state to earn this accolade.

"It is very gratifying to receive this recognition as one of the best Continuing Care Retirement Communities in New York and the nation according to Newsweek's rating process," said Matthew G. Anderson, president and CEO of The Osborn. "The dedication of our staff, the amazing programs and services we offer, the sense of community fostered by our residents, and the beauty of our magnificent campus attract residents from all over Westchester and Fairfield counties and beyond," he added.

According to Newsweek, Continuing

Care Retirement Communities (CCRCs) are emerging as a desirable option for seniors looking for both the independence they want and the care they may need. There are approximately 2,000 CCRCs in the United States, and that number is expected to continue to increase as the population ages. The Osborn has also been honored for excellence recently by several other organizations.

A private, nonprofit, continuum of care community, The Osborn founded in 1908 and based in Rye, New York, offers independent living, assisted living, memory care, and Skilled Nursing, as well as Inpatient and outpatient rehabilitation care. In addition to residential and health-care services on its 56-acre campus, the organization provides home care and companion services in Westchester and Fairfield counties through Osborn Home Care.



Gary Grandstaff: photo courtesy of Tompkins Bank.

## BANKING REGIONAL MANAGER APPOINTED

**I**n a celebration of professional growth, Tompkins Community Bank has announced the promotion of Gary Grandstaff to senior vice president, commercial banking regional manager. He will oversee a team of community lenders as well as manage and develop commercial loan relationships alongside teams in Westchester and Bronx counties.

"For the last five years, Gary has been an indispensable member of our commercial banking team," said William Dunkel, commercial lending division manager. "His commitment to fostering growth within the communities we serve is inspiring, and we are eager to see his continued impact in this new role."

A 30-year veteran of the banking and financial services industry, Grandstaff served KeyBank's Poughkeepsie branches prior to joining Tompkins. He previously was the chair and board member of Vassar-Warner Home's Property Board, a board member of the Mount Kisco Chamber of Commerce, a committee member of New York City Autism Speaks, and regularly volunteered with United Way of Putnam/Westchester.

Founded in 1836, Tompkins Community Bank serves the central, western and Hudson Valley regions of New York, and the southeastern region of Pennsylvania. Through its unique local decision-making model, the bank offers personalized service and exceptional responsiveness, while delivering a broad range of products and services for consumers and businesses. Insurance services are offered through Tompkins Insurance Agencies, and wealth management services are available through Tompkins Financial Advisors.

## WOMEN-OWNED LAW FIRM EXPANDS

**F**ullerton Beck LLP, a women-owned litigation law firm based in White Plains, has expanded in the tri-state area by opening an office in Melville, Long Island. In addition to White Plains, the firm also has an office in North Haven, Connecticut.

Jason Aaron, who has been with the firm since its formation in 2018, will act as the managing partner of the new office. The Melville office will also be a new home to the firm's current attorneys, who previously worked in White Plains but live in the Long Island/Queens area.

"The new office allows us to attract skilled attorneys interested in working for us but not willing to

commute to White Plains," said Katherine Beck, a founding firm partner. "Furthermore, the proximity to our clients on Long Island will enable us to better service them."

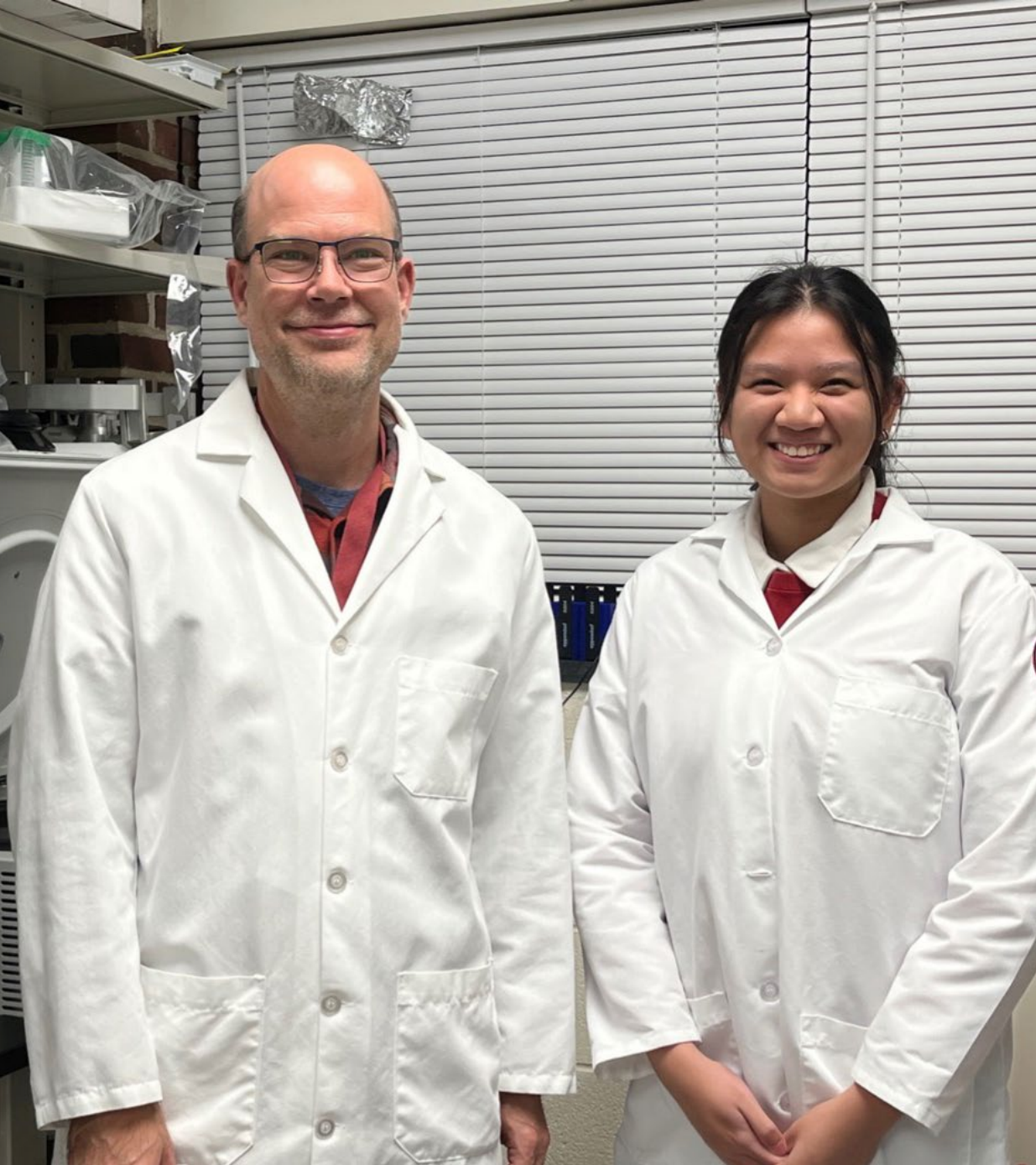
"In addition, we are thrilled to give Jason the opportunity to further grow as a lawyer and as a leader," added Eileen Fullerton, Fullerton Beck co-founder and managing partner. "He has already demonstrated his abilities time and time again, which is how he earned his promotion to partner and now managing partner in only five years. We are excited and optimistic about this next chapter in his career."

Fullerton Beck's Melville office is located at Melville Corporate Center, 105 Maxess Road, Suite 131.



JASON AARON





Dr. Christopher Whitehurst and Keishanne Bernal.

## HIGH SCHOOL STUDENT'S PUBLISHED RESEARCH

Keishanne Bernal, a senior at Westlake High School in Thornwood, New York, is now a published author of her first scientific study, as a result of the mentorship of Christopher Whitehurst, Ph.D., assistant professor of pathology, microbiology and immunology and of biochemistry and molecular biology at New York Medical College (NYMC). The study, which was conducted at NYMC last summer and published in "Virus Research" in September 2023, explores the increased incidence of Epstein-Barr Virus (EBV) reactivation in Covid-19 patients.

"I was already interested in virology due to the Covid-19 pandemic but when I learned more about the research on EBV that Dr. Whitehurst's lab works on and EBV's possible relationship to

Long Covid, it really drove it home for me," said Bernal, who sought out research with Whitehurst as part of a science research course offered at Westlake High School.

"From our earliest meetings, Dr. Whitehurst expressed interest in helping me get published but it wasn't until after we conducted the research, and I was writing up my paper in preparation for science fairs that I realized that a publication was possible," said Bernal, who has a particular interest in pharmacology and plans to pursue a

career working as a scientist in the medical field developing treatments for diseases.

The study at NYMC used samples collected when the Omicron variant was the dominant strain of Covid-19 in the area to determine if Covid-19 infection promoted EBV reactivation.

"Reactivation of EBV has been reported among the critically ill and in patients suffering from Long Covid and this reactivation is associated with complicating symptoms, including autoimmune disease, chronic fatigue syndrome and various other malignancies," said Whitehurst. "Our results suggest that infection with Covid-19 did reactivate EBV at a higher rate than for non-Covid patients, findings that can help guide treatment for Covid patients in the future."

"I've enjoyed having Keishanne in the lab," said Whitehurst. "She is very intelligent, detail oriented, and extremely hard-working. She accomplished so much during her time here and I am excited to see her scientific journey continue."

Founded in 1860, New York Medical College is one of the oldest and largest health sciences colleges in the country with nearly 2,000 students and 475 residents and clinical fellows, more than 2,100 faculty members and 26,280 living alumni. The college, which joined Touro University in 2011, is located in Westchester County, New York.



Blanca Lopez

## CHIEF PLANNER APPOINTED

Furthering his goal to bring experienced leadership to Westchester County government, County Executive George Latimer has appointed Blanca Lopez as commissioner of the Westchester County Department of Planning, Susan Darling has been named chief planner, Leonard Gruenfeld has been named program director for community development, and Craig Lader was named director of transportation planning.

Latimer said, "Blanca Lopez was appointed as an advisor on Fair and Affordable Housing at the start of our administration, and she has demonstrated a lifelong passion for affordable housing and community services for vulnerable families. Blanca's dedication to the people of Westchester County is on display every day, and this promotion is very well-earned."

Prior to serving as commissioner, Lopez served as acting and deputy commissioner of planning. She also served as assistant director of operations for Westchester County responsible for oversight of all county housing-related programs. Lopez brings over two decades of experience in community development, urban planning and housing.

## GRATITUDE TO CHILDREN'S HOSPITAL

In a tearful demonstration of thanks, Farmingdale School District officials in Long Island recently traveled to Westchester to thank doctors and staff at WMCHHealth's Maria Fareri Children's Hospital for saving the lives of students who were involved in a September bus crash involving Farmingdale High School students.

School superintendent Paul DeFendi was among the staff who presented 15 boxes of cards and letters from elementary school students with an outpouring of gratitude. Choked with emotions, DeFendi and the district's school nurse told Maria Fareri doctors how much the district appreciated the care their students received.

WMCHHealth's Bon Secours Community Hospital in Port Jervis, New York, and St. Anthony Community Hospital in Warwick, New York, also cared for bus crash victims and representatives from both hospitals were on hand to receive the thank you notes. Victims cared for at these hospitals were either treated and released or transferred to WMCHHealth's Maria Fareri Children's Hospital and Westchester Medical Center for care. At one point, 12 bus crash victims were at Maria Fareri Children's Hospital/Westchester Medical Center.



## HUDSON VALLEY NONPROFIT GIVES BACK

New Hope Community in Loch Sheldrake, has spent the past month giving back to the community, ensuring families throughout Sullivan County enjoy the holiday season. The nonprofit organization, which provides person-centered services and supports for people with intellectual and developmental disabilities (I/DD), planned multiple events to provide those in need with holiday hope and cheer in the way of gifts, hot meals and monetary donations.

“Helping our neighbors has always been a focus and an integral part of who we are at New Hope Community,” said Debra McGinness, CEO. “While we prioritize ways to partner with like-minded organizations throughout the year, during the holidays the team steps up immensely for the good of this great community. I am so proud to be part of an organization that puts others first and to work alongside exceptional people who value and are invested in improving the health and well-being of our community. We feel privileged to contribute in such a meaningful way.”

Among the many New Hope Community activities was the Dec. 12th event, which provided 580 complete meals to those in need.

The dinners were made possible by donations from area restaurants and retailers.

Established in 1975, New Hope Community provides supports for individuals with intellectual and other developmental disabilities and is recognized today as a leading provider in the human services field. Its breadth of services includes clinical and nursing care, residential services, day programming, community habilitation, self-direction, support brokers, service navigators, education, recreation and leisure activities, a robust supported employment program and summer programs for youths.

In 2020, New Hope Community merged with Select Human Services Inc. (SHS) of Pleasantville, New York, a not-for-profit voluntary agency providing services in Westchester, Putnam and Rockland counties. The combined organization provides services to more than 700 people and employs more than 1,000 staff.



## CONNECTICUT AND NEW YORK JOIN IN \$700M SETTLEMENT WITH GOOGLE PLAY STORE

Connecticut Attorney General William Tong and his New York counterpart Letitia James are part of a bipartisan group of attorneys general announcing a \$700 million agreement with Google in their lawsuit about the search engine’s anticompetitive conduct with the Google Play Store.

Under the terms of the agreement, Google will pay \$630 million in restitution, minus costs and fees, to consumers who made purchases on the Google Play Store between August 2016 and September 2023 and were harmed by Google’s anticompetitive practices. Google will pay the states an additional \$70 million for their sovereign claims. The attorneys general sued Google in 2021 alleging that Google unlawfully monopolized the market Android app distribution and in-app payment processing.

“Today’s settlement is a loud and clear message to Big Tech — attorneys general across the country are unified, and we are prepared to use the full weight of our collective authority to ensure free and fair access to the digital marketplace,” said Tong, adding this was “the first resolution in a series of enforcement actions attorneys general are taking against Google over its illegal monopoly practices and anticompetitive exclusionary contracts and conduct. I expect 2024 will be an active and aggressive year for attorneys general taking on Big Tech.”

“No company, no matter how large or powerful, is allowed to corner a market and use its influence to overcharge consumers and smother competition,” said James. “For too long, Google abused its market share to unfairly raise prices and block developers from selling products in other app stores. Under this agreement, New Yorkers and millions of consumers nationwide will get money back after being overcharged for Google’s app store services.”

The lawsuit was brought by the attorneys general of all 50 states, the District of Columbia and the territories of Puerto Rico and the Virgin Islands.

## FUNDING AVAILABLE FOR HV CULTURAL ACTIVITIES

Arts Mid-Hudson in Poughkeepsie recently announced the Statewide Community Regrant Program, a funding program with more than \$250,000 in funds to support the arts in Dutchess, Orange and Ulster counties. The funding is available to individual artists to create new work in 2024 and to nonprofit organizations, individual artists, libraries and municipalities for arts and cultural activities in 2024. Eligible projects may include, but are not limited to exhibits, performances, concerts, festivals, in-school and community workshops, screenings, readings, cultural programming and the creation of work. Grant awards are determined by a peer review panel made up of community members.

The three distinct grant programs are Community Arts Grants, which provide project support for arts and cultural activities open to the general public; the Individual Artist Commission, which supports the creation of new work by an artist. The project must engage a segment of the community through a small-scale public presentation of the work or community involvement during the creative process of the artists’ project; and the Arts Learning Grant, which supports sequential, skill-based workshop series focused on the arts and artistic process. Projects can take place in-school during the school day and/or in after-school and community-based settings for youth and/or senior learners.

*View the Q&A schedule and RSVP <https://interland3.donorperfect.net/weblink/WebLink.aspx?name=E231621&id=411> deadline at 845-454-3222 or [grants@artsmidhudson.org](mailto:grants@artsmidhudson.org).*



## BIG Y PHARMACY SETS VACCINATION RECORDS

Big Y Pharmacy and Wellness Centers continue to set records at their third communitywide event at all Big Y supermarket locations throughout Massachusetts and Connecticut through a combination of their pharmacy locations and on-site clinics for all customers, employees and their families with a variety of vaccines. Big Y Pharmacy teams administered over 19,000 vaccines between flu and Covid-19 vaccines during the 2023 Big Y Big Vax week.

Overall, Big Y Pharmacies have administered more than 26,000 flu shots this year. Health officials continue to make another urgent push to encourage the public to get vaccinated. Experts say it’s not too late to get vaccinated. Each Big Y Pharmacy location still offers flu vaccines, no appointment is necessary.

According to Dave Argento, senior manager of pharmacy operations, “As we continue to expand our community vaccination program, we are grateful to our pharmacy staff and store teams for their efforts especially during Big Y Vax Week. Their dedication to protecting our friends and neighbors through our immunization program has made a tremendous impact in the area we serve.”

Big Y Foods is one of the largest independently owned supermarket chains in New England operating from locations throughout Massachusetts and Connecticut.

Big Y has been recognized by “Forbes” as a Best-in-State Employer in Massachusetts and Connecticut.

## NEW HOUSING COMPLEX NEARS COMPLETION



Helping to fill the widely reported housing gap in Dutchess County, Birchwood Commons, LaGrange, New York’s newest multifamily development, is soon slated for occupancy. For the first time, guests can officially tour a model unit to get a feel of what it will be like to be a member of the Birchwood Commons community. At over 1,150 square feet per unit, each of Birchwood Commons’ 20 residencies across four buildings features high-end finishes, open floor plans, individual storage rooms and private patios. The complex’s prime location provides easy access to Route 82, Route 55, and the Taconic State Parkway. Residents will move into Birchwood Commons’ first apartments, in its Admiral building, this spring, according to Mid-Hudson Construction Management, the project’s contractor.

*For rental applications or to schedule a tour of the model unit, visit [birchwoodcommonsny.com](http://birchwoodcommonsny.com).*





## BOYS & GIRLS CLUB LAUNCHES MENTAL HEALTH WELLNESS PROGRAM

Recognizing the need for mental health services for youth, The Boys & Girls Club of Northern Westchester has started a Comprehensive Wellness Center. The program is available to children 3-18 who participate in the club's more than 40 programs in addition to their families, staff and community members.

The growing prevalence of mental health issues among children and adolescents ranging from eating disorders, ADHA, depression and anxiety, is resulting in a rise in substance abuse, violence and suicide, according to the National Institute of Mental Health.

Alyzza Ozer, Boys & Girls Club of Northern Westchester CEO, said the club's mission was to provide a safe positive environment for children and an important part of that was recognizing the stress that children live under and helping to support them.

Funded by a grant from Westchester County and led by two mental health professionals, the program seeks to provide support and healthy outlets for the Boys & Girls Club community to regulate emotions, communicate more effectively, cope with stress and manage conflict through productive problem-solving skills.

"The unique impact of our wellness center at the Boys and Girls Club of Northern Westchester is transformative, creating a meaningful and lasting experience of health, well-being, and empowerment for the community/communities we serve," said Ozer. "We are so grateful to Westchester County and our County Legislator Erika Pierce for providing us with the funding to start this program."

In addition to mental health counseling, the program provides art therapy and other therapeutic activities and incorporates physi-

cal activities for overall wellness. Boys & Girls Club staff have so far received more than 40 hours of training to give them strategies to incorporate mental health philosophies into all the club's programming.

"As a nation, we are in the midst of a mental health-care crisis, and no group is feeling that crisis more keenly than our children. I could not be more proud to be able to assist the Boys & Girls Club of Northern Westchester in bringing critical care to this vulnerable and most precious of populations. Kudos to them for prioritizing this work, and putting this program together," said Pierce.

Dr. Alana Pudalov, who along with Mental Health Counselor Bryant Srouer oversees the program, said she is already seeing results.

"The positive changes observed in the students' behavior and academic performance are noticeable," said Pudalov, DSW, LCSW, MAPP, SIFI.

"The importance of being clinicians who have grown up in the club and local community and serve that same community cannot be overstated. As a liaison between social services and the community, we possess a unique perspective and understanding of the specific needs, challenges, and strengths of the people we serve," said Ozer.

The Boys and Girls Club provides age and developmentally appropriate programs and curricula designed to foster academic success, good character and leadership development, and healthy lifestyles for ages 3 to 18. It provides youth with a safe, positive environment where they can learn and grow and feel a sense of belonging, and it partners with school districts and local organizations to ensure each child receives the educational supports and enrichment they deserve.

## DESIGN FIRM AWARDED FOR SOCIAL JUSTICE INITIATIVES

Hoffmann Architects + Engineers, a design firm specializing in the rehabilitation of building exteriors, received a Justice, Equity, Diversity and Inclusion (J.E.D.I.) Award from the American Institute of Architects Connecticut Chapter. The award recognizes an AIA Connecticut member firm that has made a significant impact in increasing gender and racial diversity and supporting equity and inclusion, both within their organization and in the design and construction industry.

The award was presented at the AIA Connecticut Awards Gala on Thursday, Dec. 7, at the Aqua Turf Club in Plantsville, Connecticut.

Launched in 2021 to encourage measurable steps toward greater diversity and a more inclusive company culture, the AIA Connecticut J.E.D.I. Challenge invites firms to take a pledge citing action items they plan to pursue, both immediately and in the long term. To keep participants accountable, AIA Connecticut presents the opportunity each year to complete the J.E.D.I. Challenge Action Item Survey, reporting on concrete initiatives and results of their diversity and inclusion work over the past 12 months.

Of those firms completing the survey in 2023, just five were identified as exemplary in J.E.D.I. programming, hiring, advancement and advocacy. Hoffmann was recognized as one such honoree.

On presenting the 2023 J.E.D.I. Award, Gina Calabro, executive director of AIA Connecticut, highlighted "the impressive advances Hoffmann Architects + Engineers have made in providing an equitable, diverse and inclusive environment." She noted that the award serves "to recognize the firms who have made the greatest strides in increasing gender and racial diversity in their practice and in the overall profession."

Hoffmann was the sole recipient of the inaugural AIA Connecticut J.E.D.I. Award in 2021, when 11 firms took the J.E.D.I. Challenge Pledge. This year, AIA Connecticut saw a 300% increase in firms participating in the J.E.D.I. Challenge, with 32 firms pledging to take on systemic racism and inequity. From among these participants, AIA Connecticut selected five for the J.E.D.I. Award. Recognized with Hoffmann were Amenta Emma Architects, CPG Architects, JCJ Architecture, and Pickard Chilton Architects.

"I want to recognize the leadership of AIA Connecticut and the J.E.D.I. Knowledge Community in inspiring so many architecture practices across the state to make a commitment to real and measurable change in the space of diversity and inclusion," said Alison Hoffmann, communications manager and chair of the Diversity and Inclusion Committee at Hoffmann, when accepting the award.

Some of Hoffmann's notable initiatives in the space of diversity, equity, inclusion and justice include:

- Establishing the Hoffmann Diversity



Advancement Scholarship in collaboration with the Connecticut Architecture Foundation, which offers tuition assistance along with a paid internship.

- Launching an employee Student Loan Repayment Benefit to support staff in paying down student debt, which disproportionately impacts people of color.
- Mentoring K-12 students through leadership roles with the ACE Mentor Program and the National Organization of Minority Architects (NOMA).
- Organizing volunteer days and donation drives with Habitat for Humanity, the United Way of Greater New Haven, Connecticut Foodshare, Loaves & Fishes, Martha's Table, NY Common Pantry, JDRF, local public-school districts and other community organizations.
- Hosting educational workshops for staff with DEI consultants, as well as its Diversity and Inclusion Book and Film Club.
- Recruiting and hiring staff from a wide spectrum of backgrounds, experiences and identities.
- Conducting surveys on company culture and developing strategies that address staff feedback.
- Maintaining a DEI blog for employees with events, media, volunteer opportunities, affinity groups, activism and outreach and other resources.
- Supporting employee advancement through professional development and conferences that promote social justice and equity.

Hoffmann's Diversity and Inclusion Committee encompasses diverse employee voices, varied not only in race and gender, but also in age, experience and job responsibilities. The committee, which has grown to include more than 25% of the staff, meets regularly to expand the firm's programming and brainstorm new ways to create an inclusive company culture.

Founded in 1977, Hoffmann Architects + Engineers specializes in the rehabilitation of building enclosures. The firm's work focuses on the exteriors of existing structures, diagnosing and resolving deterioration within facades, roofing systems, windows, waterproofing materials, plazas/terraces, parking garages and historic and landmark structures.

AIA Connecticut, a statewide chapter of the American Institute of Architects, serves the architectural profession, encourages design excellence and works to improve society through a concern for the quality of the built and natural environments. Members commit themselves to the highest standards of practice and code of ethics that addresses responsibilities to the public, clients, the building industry, and the art and science of architecture.



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## WESTCHESTER

## DEEDS

## Above \$1 million

**1053 Saw Mill River LLC,** Yonkers. Seller: Crest Realty of Yonkers LLC, Yonkers. Property: 1063 Saw Mill River Road, Yonkers. Amount: \$1.3 million. Filed Dec. 1.

**53 First Street Operating LLC,** Bronx. Seller: Patrick S. Tierney, Bronx. Property: 53 First St., Yonkers. Amount: \$1.1 million. Filed Dec. 6.

**90 Maple Avenue LLC,** Katonah. Seller: Homesmart LLC, Bedford Hills. Property: 90 Maple Ave., Mount Kisco. Amount: \$1.1 million. Filed Dec. 1.

**Aspiration Properties & Equites LLC,** Chester. Seller: Bosco P. Livingston, Mamaroneck. Property: 15 Dorchester Drive, Rye Town. Amount: \$1.3 million. Filed Dec. 6.

**Freidfertig, Caroline,** Scarsdale. Seller: ELLP LLC, New York. Property: 20 Sherbrooke Road, Scarsdale. Amount: \$6.2 million. Filed Dec. 5.

**Goldberg, Sondra,** Rye. Seller: Mesana Property Group LLC, White Plains. Property: 2 Red Oak Drive, Rye City. Amount: \$1.1 million. Filed Dec. 4.

**J&A Renos LLC,** Harrison. Seller: Nolan and Erin Kartholl, Glendale. Property: 16 Saddle Court, North Castle. Amount: \$1 million. Filed Dec. 4.

**Jonah Estates LLC,** White Plains. Seller: Nilza Properties LLC, Mount Kisco. Property: 8-14 William St., Ossining. Amount: \$1.5 million. Filed Dec. 1.

**Klein, Elaine B.,** Scarsdale. Seller: Silver Ridge Development LLC, Hartsdale. Property: 20 Carhage Lane, Scarsdale. Amount: \$1.4 million. Filed Dec. 4.

**Ryan, Robert D.,** Cross River. Seller: 18 FM LLC, New York. Property: 18 Fox Meadow Road, Scarsdale. Amount: \$2.5 million. Filed Dec. 5.

**Samms Invest LLC,** Darien, Connecticut. Seller: Aziz 586 LLC, White Plains. Property: 586 N. Broadway, White Plains. Amount: \$1.1 million. Filed Dec. 1.

**Smith, Lawrence E.,** Harrison. Seller: 110 Haviland Road LLC, Rye. Property: 110 Haviland Road, Harrison. Amount: \$1.6 million. Filed Dec. 1.

**Vedovino, Deidre,** Pleasantville. Seller: 36 Orchard Street LLC, Brewster. Property: 32 Orchard St., Mount Pleasant. Amount: \$1.2 million. Filed Dec. 1.

## Below \$1 million

**50 Water Corp.,** Scarsdale. Seller: 1490 Outlook Ave., Apt. 1G LLC, Eastchester. Property: 50 Water St., Eastchester. Amount: \$995,000. Filed Dec. 4.

**609 and 801 Midland LLC,** Yonkers. Seller: Soringa Coates-Nembhard, New York. Property: 1376 Midland Ave., Yonkers. Amount: \$485,000. Filed Dec. 5.

**73 Spring Street LLC,** Mount Kisco. Seller: Akter Farzana, Yonkers. Property: 73 Spring St., 3H, Ossining. Amount: \$335,000. Filed Dec. 5.

**80 Orchard Street LLC,** Yonkers. Seller: 80 Orchard LLC, Brooklyn. Property: 80 Orchard St., Yonkers. Amount: \$990,000. Filed Dec. 1.

**Buonamici, Adolph A.,** White Plains. Seller: Federal Home Loan Mortgage Corp., Carrollton, Texas. Property: 39 Green Hill Road, Lewisboro. Amount: \$581,000. Filed Dec. 1.

**Chaucer Street LLC,** Hartsdale. Seller: Jovan Mayfield, Bronxville. Property: 51 Chaucer St., Greenburgh. Amount: \$701,000. Filed Dec. 4.

**Convent of Mary Reparatrix Inc.,** Yonkers. Seller: Charlene Mullings, Mount Vernon. Property: 287 Hayward St., Yonkers. Amount: \$850,000. Filed Dec. 5.

**Davis, Karen,** Mount Vernon. Seller: Immaculate LLC, Huntington. Property: 12 Martens Place, Mount Vernon. Amount: \$215,000. Filed Nov. 30.

**Eagleton, Mary A.,** Yonkers. Seller: Dream 32 LLC, Yonkers. Property: 32 Sterling Ave., Yonkers. Amount: \$440,000. Filed Dec. 1.

**Fegan Realty Inc.,** Eastchester. Seller: Cleveland Habari, New Rochelle. Property: 28 Fegan St., Yonkers. Amount: \$365,000. Filed Nov. 30.

**Girardi, Rose,** Bedford. Seller: 26 Chestnut Rye LLC, Rye. Property: 26 Chestnut St., Rye City. Amount: \$865,000. Filed Nov. 30.

**Guzzetta, Donato,** Mamaroneck. Seller: 703 Grove Street LLC, Harrison. Property: 703 Grove St., Rye Town. Amount: \$180,000. Filed Dec. 5.

**Hudson Walk LLC,** Yonkers. Seller: Hudson Walk Apartments LLC, Yonkers. Property: 409 Warburton Ave., Yonkers. Amount: \$525,000. Filed Dec. 4.

**JD Venture Capital LLC,** White Plains. Seller: 327 S. Fifth Avenue Inc., Mount Vernon. Property: 562 S. 5th Ave., Mount Vernon. Amount: \$225,000. Filed Nov. 30.

**Kaplan, Cynthia P.,** Lenox, Massachusetts. Seller: LK Dale LLC, Mahopac. Property: 2 Vine Road, Somers. Amount: \$280,000. Filed Dec. 5.

**Kingdom Building Church International Inc.,** Yonkers. Seller: Terence Ferguson and Aaron King, Mount Vernon. Property: 274 Woodworth Ave., Yonkers. Amount: \$625,000. Filed Dec. 5.

**Lambrosa, Philip J.,** New Rochelle. Seller: Skepica Properties LLC, Hicksville. Property: 299 Webster Ave., New Rochelle. Amount: \$712,000. Filed Nov. 30.

**Lindas Contracting Makeover Inc.,** Mount Kisco. Seller: Hudson Valley Luxury Homes Inc., Somers. Property: 43 Rock Gate Farm Road, Bedford. Amount: \$725,000. Filed Nov. 30.

**MEM Flipp Corp.,** Bronxville. Seller: Laura E. Pedemonte Origoni, Yonkers. Property: 961 Parkway Place, Peekskill. Amount: \$499,000. Filed Nov. 30.

**Pawling Holdings LLC,** Port Chester. Seller: Vincent Mancusi, Harrison. Property: 265A N. Ridge St., Rye Town. Amount: \$310,000. Filed Dec. 1.

**Prabhu, Kara P.,** Ossining. Seller: Elle Aurora LLC, Ogden, Utah. Property: 22 Eldridge Ave., Ossining. Amount: \$851,000. Filed Dec. 5.

**R&M Yonkers 3 LLC,** Bayside. Seller: Rebecca J. Pfaffenbach, Yonkers. Property: 144 Hawthorne Ave., Yonkers. Amount: \$801,000. Filed Dec. 5.

**Robert & Tamora Miller III LLC,** Rye. Seller: Marcella Bonaiuto, Greenwich, Connecticut. Property: 48 Hawthorne Ave., Rye Town. Amount: \$900,000. Filed Dec. 4.

**Salman, Barry,** New Rochelle. Seller: Bank of America NA, Mount Laurel, New Jersey. Property: 28 Garibaldi Place, Rye Town. Amount: \$548,000. Filed Dec. 1.

**Vercesi, Joseph,** Tarrytown. Seller: Fogel Advisors LLC, Briarcliff Manor. Property: 63 Hamilton Place, Greenburgh. Amount: \$880,000. Filed Dec. 4.

**Your New Home LLC,** Peekskill. Seller: Christopher S. Barbera, Glendale. Property: 7 N. James St., Peekskill. Amount: \$195,000. Filed Dec. 4.

## JUDGMENTS

**Alba, Frank,** Yonkers. \$7,496 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Alford, Dolores,** Yonkers. \$4,838 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 29.

**Assoumou, Maureen C.,** Bowie, Maryland. \$623,246 in favor of 5AIF Nutmeg LLC, Irvine, California. Filed Nov. 28.

**Benson, Charles,** Yonkers. \$9,059 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

**Birch, Michael,** Middletown. \$6,503 in favor of Cintas Corp., Cincinnati, Ohio. Filed Nov. 29.

**Bravo, Anibal,** Yonkers. \$4,477 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 29.

**Brennan, Sean V.,** White Plains. \$50,000 in favor of Ahern Rentals Inc., Las Vegas, Nevada. Filed Nov. 28.

**Bryant, Simone,** Mount Vernon. \$2,147 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Burnette, Jaquan S.,** Ossining. \$5,556 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Cardoso, Marco A. Garcia,** West Harrison. \$3,349 in favor of Capital One NA, Richmond, Virginia. Filed Nov. 30.

**Chisolm, John,** White Plains. \$23,532 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 30.

**Colon, Kristin N.,** Yonkers. \$4,008 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 29.

**Conton, Amber E.,** White Plains. \$2,715 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Cote, John,** Peekskill. \$46,595 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 29.

**Curry, Joseph E.,** Verplanck. \$15,116 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 29.

**DeOliveira, Vanderlei A.,** Mount Vernon. \$10,551 in favor of Capital One NA, McLean, Virginia. Filed Nov. 30.

**ECAP Capital LLC,** Katonah. \$2,911,714 in favor of Tara Cohen, New York. Filed Nov. 28.

**Garcia, Anthony. P,** Mount Vernon. \$8,015 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 29.

**Goldstein, Lenice,** Yonkers. \$14,568 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 30.

**Grimes, Elna,** Croton-on-Hudson. \$3,409 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Nov. 29.

**Hannigan, Michael E.,** Yonkers. \$2,754 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Hawkins, Gloria,** Yonkers. \$5,568 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

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](mailto:LKWR@westchestercountyny.gov) for more information.



**Herrera, Carolina,** Yonkers. \$6,575 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 27.

**Hunter, Raphael,** Yonkers. \$3,185 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Hutter, Kenneth,** Elmsford. \$2,284 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Johnson, Christina W.,** Mount Vernon. \$3,993 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Joseph, Omari,** Mount Vernon. \$3,842 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Khan, Ashlyn K.,** Hartsdale. \$4,561 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**King, Devaron C.,** Mount Vernon. \$3,083 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 27.

**Kola, Chris,** Yorktown Heights. \$22,593 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Letizia, Crescenzo,** Yonkers. \$17,197 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Macedo, Joyce T.,** White Plains. \$3,967 in favor of Capital One NA, Richmond, Virginia. Filed Nov. 30.

**Martinez, Maria,** Yonkers. \$3,655 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 30.

**Matias, Vicente,** Yonkers. \$3,394 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

**Moore, Desiree,** Yonkers. \$2,597 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 30.

**Morrison, Donald,** Ossining. \$1,835 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Nikac, Viktor,** Katonah. \$9,459 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 27.

**O'Leary, Heather M.,** Croton-on-Hudson. \$5,712 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Onembo, Enongo M.,** Mount Vernon. \$6,529 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 30.

**Ortega, Amy Z.,** West Harrison. \$5,808 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 27.

**Ortega, Christopher,** White Plains. \$3,913 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Palacio, Harry E.,** Mount Kisco. \$1,900 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Panissidi, Dylan,** Somers. \$8,951 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 30.

**Polintan, Annie M. L.,** Yonkers. \$7,255 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Polintan, Annie Marie L.,** Yonkers. \$5,895 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Pratt & Dangelo Inc,** New Rochelle. \$17,500 in favor of Steven Epstein, White Plains. Filed Nov. 29.

**Rella, Sharon,** Yonkers. \$6,982 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 30.

**Reyes Angel M.,** Eastchester. \$6,498 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 27.

**Rutherford, Maxton Shenice J.,** Mamaroneck. \$4,412 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Scarpelli, Tara T.,** Mount Vernon. \$14,654 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Shea, Michael J.,** Cortlandt Manor. \$4,212 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Staff, Stephanie,** Cortlandt Manor. \$16,610 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Tew, Tarsha,** Mamaroneck. \$3,549 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 29.

**Tuy, Crystal,** New Rochelle. \$2,900 in favor of Capital One NA, McLean, Virginia. Filed Nov. 29.

**Tvert, Steven P.,** Yorktown Heights. \$28,720 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Nov. 27.

**Vernon, Spencer,** Yonkers. \$2,670 in favor of Capital One NA, McLean, Virginia. Filed Nov. 27.

**Wagner, David,** Irvington. \$43,083 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 29.

**Zayas-Marrero, Amaury,** Tarrytown. \$3,465 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 29.

**Zivan, Valian,** Mohegan Lake. \$9,953 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

## Lis Pendens

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

**1070 Park Estates LLC,** as owner. Filed by KMMKM Ltd. Action: Foreclosure of a mortgage in the principal amount of \$950,000 affecting property located at 1070 Lower South St., Peekskill. Filed Dec. 4.

**Aguila, Frederick,** 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.

**Alejos, Juan,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$673,000 affecting property located at 147 Reunion Road, White Plains. Filed Dec. 4.

**Basileo, Rosaria,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$820,000 affecting property located at 146 Locust Ave., Eastchester. Filed Dec. 4.

**Bernard, Tina S.,** as owner. Filed by PCSB Bank. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 119 Washington St., Mount Vernon. Filed Dec. 1.

**Bernard, Tina S.,** as owner. Filed by PCSB Bank. Action: Foreclosure of a mortgage in the principal amount of \$320,000 affecting property located at 415 S. Fourth Ave., Mount Vernon. Filed Dec. 1.

**Cartularo, Paul** (estate of) as owner. Filed by Wilmington National Trust. Action: Foreclosure of a mortgage in the principal amount of \$378,000 affecting property located at 17 Edward St., Harrison. Filed Dec. 6.

**Cortez, Jennifer,** as owner. Filed by Stone Bank. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 10 Granada Crescent, Apt. 2, White Plains. Filed Dec. 4.

**Dela Rosa, Guillermo,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 8 Bronson Ave., Eastchester. Filed Dec. 6.

**Erickson, Colden,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$595,000 affecting property located at 12 Turin Ave., Bedford. Filed Dec. 4.

**Goldstein, Marci L.,** as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$931,000 affecting property located at 5 Deerfield Lane, Scarsdale. Filed Dec. 4.

**Gonzalez, Omar,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$358,000 affecting property located at 117 DeHaven Drive, Unit 145, Yonkers. Filed Dec. 4.

**Hanrahan, Judith** (estate of) as owner. Filed by Longbridge Financial LLC. Action: Foreclosure of a mortgage in the principal amount of \$645,000 affecting property located at 57 Ramsey Ave., Yonkers. Filed Dec. 1.

**Harris, Diana D.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$331,000 affecting property located at 35 S. 14th Ave., Mount Vernon. Filed Dec. 4.

**Lewi, Yolanda,** as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$207,000 affecting property located at 150 Oak St., Yonkers. Filed Dec. 1.

**Rudy J., William J.** (heir and owner). Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$675,000 affecting property located at 1 Oakhill Road, Ardsley. Filed Dec. 4.

**Zhao, Dezhao,** as owner. Filed by Renascetur Group Inc. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 61 Croton Ave., Ossining. Filed Dec. 5.

## MECHANIC'S LIENS

**1001 Forest Ave Rye LLC,** Rye. \$4,700 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**1043 Mamaroneck Partners LLC,** Mamaroneck. \$26,732 in favor of Extech Operating LLC, Newark, New Jersey. Filed Dec. 7.

**696 Central LLC,** Greenburgh. \$3,263 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Burns Sean,** New Rochelle. \$11,000 in favor of Domenic J. Buccu, Yonkers. Filed Dec. 1.

**CRP/Post Bedford Hills Owner LLC,** Bedford. \$36,528 in favor of Extech Operating LLC, Newark, New Jersey. Filed Dec. 7.

**Empire South Broadway LLC,** White Plains. \$10,206 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Fougere, Daniel P.,** Mamaroneck. \$5,482 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Gottlock, Brian,** Mount Pleasant. \$2,542 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Harwood, Robert,** Greenburgh. \$105,687 in favor of Tiago & Sons Enterprises Inc., Lynbrook. Filed Dec. 1.

**Hopper, Corey,** Rye. \$2,178 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Hu, Difang,** Scarsdale. \$1,196 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Dec. 4.

**I Park Broadway LLC,** Yonkers. \$29,280 in favor of Laura Li Industries LLC, Purchase. Filed Nov. 30.

**Perez Jr., Marcus J.,** Peekskill. \$12,572 in favor of Soiltesting Inc., Oxford, Connecticut. Filed Dec. 1.

**Petro, Locust 2 LLC,** Mount Vernon. \$3,369 in favor of Hajoca Corp., Freeport. Filed Dec. 5.

**Shalett, Bruce,** Harrison. \$63,100 in favor of Pools by Sam LLC, Stamford, Connecticut. Filed Dec. 7.

**Smith, Bryan,** Peekskill. \$63,468 in favor of Apex Contracting & Remodeling South, Tomkins Cove. Filed Dec. 5.

**SNL Yonkers LLC,** Yonkers. \$15,000 in favor of Maspeth Contracting Corp., Maspeth. Filed Dec. 5.

**Tang, Quansheng,** Scarsdale. \$1,196 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Dec. 4.

## NEW BUSINESSES

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

## Sole Proprietorships

**Airampo Management,** 133 Deerhurst Road, Scarsdale 10583. c/o Libia Airampo. Filed Dec. 4.

**Anthony Pellegrino,** 75 Glen Forest St, Thornwood 10594. c/o Anthony Pellegrino. Filed Dec. 1.

**AP & A Homecare Agency,** 220 Yonkers Ave., 16A, Yonkers 10701. c/o Albert Ayensu-Peters. Filed Dec. 5.

**Beno Car Service Limo Anywhere,** 1 Barker St., Apt. 308, Mount Kisco 10549. c/o Abdelouahad Benovara. Filed Dec. 6.

**Beyond The Blueprint,** 174 Route 100, Katonah 10536. c/o Annalisa Burgio. Filed Dec. 4.

**Gemkalista365,** 255 S. Fifth Ave., Mount Vernon 10550. c/o Leonthyn R. Brown. Filed Dec. 7.

**Ignite Advisory,** 12 N. Dutcher St., Irvington 10533. c/o Daniel Unter. Filed Dec. 5.

**McPhersons Next Level Documents & Notary Services,** 35 Snowden Ave., Ossining 10562. c/o Dolores D. McPherson. Filed Dec. 5.

**Mount Vernon New Level E-Sport Club,** 33 N. Third Ave., Mount Vernon 10550. c/o Kevin Marlon Armstrong. Filed Dec. 1.

**New Age Security Guards,** 85 Riverdale Ave., Yonkers 10701. c/o Albert Ayensu-Peters. Filed Dec. 5.

**NRFD Hockey,** 170 Webster Ave., New Rochelle 10801. c/o Christopher Tortorella. Filed Dec. 5.

**Office Center Services,** 838 McLean Ave., Yonkers 10704. c/o Carol Ann Egan. Filed Dec. 7.

**Rayanon Smith,** P.O. Box 224, Mount Kisco 10549. c/o Rayanon Smith. Filed Dec. 4.

**Renewed Strength,** 843 Lyle Court, Peekskill 10566. c/o Leticia Bolorin. Filed Dec. 6.



## HUDSON VALLEY

## BUILDING LOANS

## Above \$1 million

**5 Francis LLC**, as owner. Lender: Northeast Community Bank. Property: 5 Francis Place, Monsey. Amount: \$3.1 million. Filed Nov. 22.

**Gruenzweig, Zev**, as owner. Lender: TD Bank NA. Property: 9 Eisenhower Ave., Spring Valley. Amount: \$1.3 million. Filed Dec. 1.

**Mosdos Meharam Brisk of Tashnad**, as owner. Lender: Northeast Community Bank. Property: 34 and 36 Illish Parkway, Spring Valley. Amount: \$5.7 million. Filed Nov. 24.

**Northeast Community Bank**, as owner. Lender: Stonegate Drive LLC. Property: 2 Stonegate Drive, Monroe. Amount: \$6.8 million. Filed Nov. 24.

**Raven Property Group LLC** as owner. Lender: Raven Property Group LLC. Property: in LaGrange. Amount: \$1.3 million. Filed Nov. 28.

Below \$1 million

**2 Valley View LLC**, as owner. Lender: 2 Valley View Funding LP. Property: in Rockland County. Amount: \$800,000. Filed Nov. 24.

**Gold Score Properties Inc.** as owner. Lender: Gold Score Properties Inc. Property: in Poughkeepsie. Amount: \$163,000. Filed Nov. 29.

**Golden Property Group LLC** as owner. Lender: Kiavi Funding Inc. Property: 244 N. Brewster Road, Brewster. Amount: \$386,000. Filed Nov. 27.

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

Questions and comments regarding this section should be directed to:

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

## DEEDS

## Above \$1 million

**534 Main Holding LLC**, Poughkeepsie. Seller: Sue Ann Cotter LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$2 million. Filed Nov. 14.

**AJ Autobody LLC**, Hopewell Junction. Seller: Pandemonium Realty LLC, Montgomery. Property: in Poughkeepsie. Amount: \$1.2 million. Filed Nov. 14.

**AWB Properties LLC**, Lafayette, Louisiana. Seller: Barbara Hair, East Hampton. Property: in Clinton. Amount: \$3.8 million. Filed Nov. 21.

**EEB Real Estate LLC**, Raritan, New Jersey. Seller: B. Wallis LLC, Naples, Florida. Property: in Milan. Amount: \$5.1 million. Filed Nov. 15.

**HSBC Bank USA National Association**, New York. Seller: Margaret G. Cantwell, Poughkeepsie. Property: 186 White Pond Road, East Fishkill. Amount: \$3.5 million. Filed Nov. 20.

**Peregrine Ridge LLC**, New Canaan, Connecticut. Seller: Silo Ridge Ventures GP LLC, Scottsdale, Arizona. Property: 34 Peregrine Drive, Unit VG9, Amenia. Amount: \$22.7 million. Filed Nov. 20.

**Star of Bethlehem Baptist Church**, Beacon. Seller: 37 Lamplight Street Associates LLC, White Plains. Property: in Fishkill. Amount: \$1.1 million. Filed Nov. 16.

Below \$1 million

**19 Cragmere Road LLC**, Spring Valley. Seller: Laurence D. Palant and Mona G. Sussman, Suffern. Property: 19 Cragmere Road, Suffern. Amount: \$795,000. Filed Nov. 1.

**52 Carroll LLC**, Poughkeepsie. Seller: Douglas Stainton, Wurtsboro. Property: in Poughkeepsie. Amount: \$360,000. Filed Nov. 20.

**64 Delafield LLC**, Monroe. Seller: Brian Parmeter, Alexandria, Virginia. Property: 64 Delafield St., Poughkeepsie. Amount: \$177,000. Filed Nov. 13.

**AG1eastmainst LLC**, Beacon. Seller: 1 East Main Street Retail 1A LLC, Putnam Valley. Property: 1 E. Main St., Beacon. Amount: \$230,000. Filed Nov. 20.

**Albany Post Rentals LLC**, Albany. Seller: Joan M. Karcnik, Rhinebeck. Property: Old Albany Post Road, Rhinebeck. Amount: \$55,000. Filed Nov. 22.

**American Tower Management LLC**, Woburn, Massachusetts. Seller: Glove Valley Rod & Gun Club. Property: in Union Vale. Amount: \$30,000. Filed Nov. 22.

**Ameritech Land Development Inc.**, Wappingers Falls. Seller: Enterprise Development Group LLC, Hopewell Junction. Property: in Beekman. Amount: \$115,000. Filed Nov. 16.

**Cohn, Lieber Y. and Devorah Paretzky**, Monsey. Seller: 2 Riverglen LLC, Theills. Property: 2 Riverglen Drive, Thiells. Amount: \$650,000. Filed Nov. 1.

**Deutsche Bank National Trust Co.**, West Palm Beach, Florida. Seller: Meghan Mossey, Poughkeepsie. Property: 8 Vista Drive, Poughkeepsie. Amount: \$765,500. Filed Nov. 16.

**Elting, Romi**, Poughkeepsie. Seller: Habitat For Humanity of Dutchess County Inc., Wappingers Falls. Property: 10F White Gate Road, Wappingers Falls. Amount: \$141,000. Filed Nov. 16.

**Freedom Road Equities Inc.**, Brooklyn. Seller: BDS Estates Inc., Pleasant Valley. Property: 1015 Freedom Road, Pleasant Valley. Amount: \$400,000. Filed Nov. 16.

**Robert and Valerie Goebel**, Poughkeepsie. Seller: Deal House Capital Fund II LLC, Mamaroneck. Property: in Poughkeepsie. Amount: \$260,000. Filed Nov. 21.

**Goldstein, David P.**, Norwalk, Connecticut. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Nov. 17.

**Johnson, Sean**, Poughkeepsie. Seller: US Bank National Association, Fishkill. Property: in Poughkeepsie. Amount: \$205,000. Filed Nov. 20.

**Kornhauser, David and Sara Kornhauser**, Monsey. Seller: 221 Kennedy LLC, New City. Property: 221 Kennedy Drive, Spring Valley. Amount: \$223,000. Filed Nov. 1.

**Lewy, Chaim and Leah Muller**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 37 Hybrid Road, Monsey. Amount: \$934,000. Filed Nov. 1.

**Lindstrom, Christopher R.**, Hudson. Seller: Barry Friedman, Poughkeepsie. Property: in Amenia. Amount: \$250,000. Filed Nov. 21.

**Lowy, Mendy**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 4 Zinkiv Ave., New Square. Amount: \$780,000. Filed Nov. 1.

**MMPPII LLC**, Tinton Falls, New Jersey. Seller: US Bank National Trust Association, Wilmington, Delaware. Property: 36 Evan Road, Dover. Amount: \$195,000. Filed Nov. 16.

**Northern Dutchess Properties LLC**, New York. Seller: Kathleen D. Back, Millerton. Property: 5251 Route 22, Amenia. Amount: \$237,500. Filed Nov. 16.

**Nunez, Eloy and Awilda Vasquez**, Bronx. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$582,500. Filed Nov. 15.

**Pali Management LLC**, New York. Seller: US Bank National Trust Association, Lewisville, Texas. Property: 22 Susan Lane, Poughkeepsie. Amount: \$275,000. Filed Nov. 20.

**Proenca, Silva Claudia**, Hyde Park. Seller: Hibernia Road Development LLC, Salt Point. Property: in Hyde Park. Amount: \$340,000. Filed Nov. 16.

**Prospective 7 LLC**, Brooklyn. Seller: Travis J. Myers, Hopewell Junction. Property: 3 Feeney Ave., Dover. Amount: \$279,000. Filed Nov. 22.

**Ramirez, Librada**, Beacon. Seller: KMP Partners LLC, Mount Kisco. Property: 5 Wildwood Drive, Unit 24A, Wappinger. Amount: \$180,000. Filed Nov. 21.

**Renner, Joshua**, Hyde Park. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: 20 Crest Court, Hopewell Junction. Amount: \$610,000. Filed Nov. 15.

**Rivera, Edwin and Mary Rivera**, Bronx. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$504,000. Filed Nov. 13.

**Rosero, Eliana Isabel and Javier Rosero**, Bronx. Seller: US Bank National Trust, Dallas, Texas. Property: 32 Strawberry Hill Lane, Wappingers Falls. Amount: \$375,000. Filed Nov. 13.

**Singer, Jarrod and Danielle Singer**, New York. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 197 Hudson View Terrace, Hyde Park. Amount: \$562,500. Filed Nov. 24.

**Taylor, Jennifer Lynn**, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 206 Hudson View Terrace, Hyde Park. Amount: \$410,000. Filed Nov. 13.

**Urban Nest Rentals LLC**, Bronx. Seller: MEM Private Real Estate LLC, Closter, New Jersey. Property: in Poughkeepsie. Amount: \$250,000. Filed Nov. 16.

**Vasillo, Joseph**, Hopewell Junction. Seller: 8 High Street Holdings LLC, Wappingers Falls. Property: in East Fishkill. Amount: \$170,000. Filed Nov. 16.

**Yellow Dream Properties LLC**, Chester. Seller: Walter Andrea, Oradel, New Jersey. Property: 12 Alpine Drive, Unit B, Wappinger. Amount: \$155,000. Filed Nov. 17.

## JUDGMENTS

**181 OSY LLC**, Brooklyn. \$25,000 in favor of Newburgh City, Newburgh. Filed Nov. 24.

**Aponte, Monique**, New Windsor. \$2,285 in favor of Capital One, McLean, Virginia. Filed Nov. 30.

**Araujo, Carlos**, Middletown. \$1,679 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 28.

**Argueta, Marlon**, Monroe. \$5,383 in favor of Heritage Financial Credit Union, Middletown. Filed Nov. 28.

**Bailey, Nasson, et al**, Port Jervis. \$1,615 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Nov. 28.

**Bakonyi, Thomas**, Goshen. \$3,903 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Baldwin, Dorian**, Newburgh. \$1,000 in favor of Newburgh City, Newburgh. Filed Nov. 24.

**Barden Jr., Israel R.**, New Windsor. \$8,564 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 22.

**Bastien, Raphy**, Warwick. \$3,315 in favor of Con Edison Company of New York Inc., New York. Filed Nov. 28.



**Bastien, Raphy**, Warwick. \$8,460 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 30.

**Berry, Allen**, Middletown. \$6,763 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 28.

**Betterton, Brian**, Newburgh. \$7,682 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Nov. 27.

**Braswell, Robert**, Middletown. \$2,807 in favor of Con Edison Company of New York Inc., New York. Filed Nov. 28.

**Centeno, Serenity A.**, Middletown. \$13,467 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Nov. 28.

**Constant, Angela**, Middletown. \$1,027 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

**Cruz, Edgard**, New Windsor. \$10,913 in favor of Heritage Financial Credit Union, Middletown. Filed Nov. 28.

**Cruz, Estefany**, Middletown. \$2,822 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

**Delvechio, Melissa**, Cornwall-on-Hudson. \$1,595 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Nov. 27.

**Diaz, Daisy**, Middletown. \$1,142 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

**Fayo, Ashley K.**, Cornwall-on-Hudson. \$2,462 in favor of Capital One, Richmond, Virginia. Filed Nov. 30.

**Fernando, Anton**, Newburgh. \$24,678 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Nov. 30.

**Gilpin, Sawandae A.**, Middletown. \$12,825 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 30.

**Gotlieb, Yoel**, Monroe. \$32,071 in favor of Sunmark Credit Union, et al, Latham. Filed Nov. 27.

**Gray, Amber**, Middletown. \$9,183 in favor of 464 Route 17m LLC, Spring Valley. Filed Nov. 28.

**Greenlight Distribution Corp and Yoel Feldman**, Monroe. \$106,568 in favor of TD Bank, Portland, Maine. Filed Nov. 27.

**Grier, Maureen L.**, Middletown. \$2,245 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 28.

**Guity, Wesleen**, Port Jervis. \$1,500 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 24.

**Hanley, Meagan R.**, New Windsor. \$4,652 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 29.

**Heinold, Jillian**, Tonawanda. \$12,750 in favor of M&T Bank, Williamsville. Filed Nov. 28.

**Henderson, Amanda**, Monroe. \$10,447 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 24.

**Hernandez, Josiah I.**, Highland Mills. \$5,268 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 27.

**Holder, Dennis**, Middletown. \$13,703 in favor of Acrei LLC, Fort Lauderdale, Florida. Filed Nov. 28.

**James, Dwan E.**, Middletown. \$15,097 in favor of First National Bank of Omaha, et al, Omaha, Nebraska. Filed Nov. 28.

**James, Dwan**, Middletown. \$6,427 in favor of First National Bank of Omaha, et al, Omaha, Nebraska. Filed Nov. 28.

**JP Qualities Inc. and Jolie Perl**, Monroe. \$50,564 in favor of Santander Bank, New York. Filed Nov. 28.

**Koch, Richard C.**, Monroe. \$5,461 in favor of Capital One Bank, Glen Allen, Virginia. Filed Nov. 29.

**Lopez, Jenny Lynn Pedro Burgos**, Middletown. \$12,800 in favor of Shalders Enterprises LLC, Pine Bush. Filed Nov. 30.

**Mendean Jonath Inc.**, Middletown. \$92,602 in favor of TD Bank, Mount Laurel, New Jersey. Filed Nov. 30.

**O'Keefe, Robert and Suzanne O'Keefe**, Monroe. \$4,624 in favor of Heritage Financial Credit Union, Middletown. Filed Nov. 28.

**Oliveras, Michael A. and Abigail A. Way**, Port Jervis. \$8,146 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed Nov. 28.

**Orben, Penny**, Port Jervis. \$1,314 in favor of LVNV Funding LLC and GE Capital, Greenville, South Carolina. Filed Nov. 28.

**Pasols, Raul**, Middletown. \$5,551 in favor of Liberty Mutual Fire Insurance Co. and Mervyn S. Johnson, Boston, Massachusetts. Filed Nov. 22.

**Pena, Angelina B.**, Middletown. \$3,216 in favor of Capital One, Richmond, Virginia. Filed Nov. 30.

**Prime Cable Inc.**, Newburgh. \$2,203 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 28.

**Reich, Jacob**, Monroe. \$91,922 in favor of On Deck Capital Inc., Arlington, Virginia. Filed Nov. 27.

**Renwick, Ashlee**, Middletown. \$1,356 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 28.

**Rios, Yolanda**, Middletown. \$1,437 in favor of Horizons at Wawayanda LLC, Middletown. Filed Nov. 28.

**Rivera, Milagros**, Middletown. \$1,105 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

**Rogers, Racquel**, Newburgh. \$6,271 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 24.

**Samuels, Omar**, Middletown. \$2,279 in favor of Capital One, Richmond, Virginia. Filed Nov. 30.

**Santana, Chelvin**, Pine Bush. \$13,642 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Nov. 22.

**Taylor, Albert I. III**, New Windsor. \$7,438 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Nov. 29.

**Thomas, Corey**, Middletown. \$2,574 in favor of Con Edison Company of New York Inc., New York. Filed Nov. 28.

**Thomson, Andrew K.**, Tuxedo Park. \$13,452 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 27.

**Valentin, Victor**, Port Jervis. \$2,414 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Nov. 28.

**Vazquez, Vanessa Valdez**, Middletown. \$3,518 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Nov. 28.

**Vinella, Steven Z.**, Middletown. \$3,735 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed Nov. 30.

**Vivaldo, Gene**, Middletown. \$3,390 in favor of Capital One, Richmond, Virginia. Filed Nov. 30.

**Wade, Raven**, Middletown. \$5,365 in favor of JAL Properties Inc., Bullville. Filed Nov. 30.

**Wainacht, Richard**, Port Jervis. \$7,500 in favor of Neo Services LLC, Spring Valley. Filed Nov. 28.

**Ward, Christina L.**, Middletown. \$2,539 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 24.

**Washington, Brian**, Middletown. \$908 in favor of Jefferson Capital Systems LLC, Saint Cloud, Minnesota. Filed Nov. 28.

**Wilson, James C.**, Middletown. \$3,260 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 30.

**Wolfson, David and Associates Inc.**, New York. \$217,942 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 24.

## MECHANIC'S LIENS

**Cornerstone Family Healthcare and Greater Hudson Valley Healthcare Center Inc.**, as owner. \$257,611 in favor of Acorn Plumbing & Heating Inc. Property: in Newburgh. Filed Nov. 24.

**Newburgh SHG 18 LLC**, as owner. \$8,315 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 494 Broadway, Newburgh. Filed Nov. 27.

**Newburgh SHG 15 LLC**, as owner. \$41,000 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 222 Broadway, Newburgh. Filed Nov. 27.

**Newburgh SHG 56 LLC**, as owner. \$59,000 in favor of Brand Name Contracting Inc. and QRock Builders. Property:

200 Broadway, Newburgh. Filed Nov. 27.

**Newburgh SHG 55 LLC**, as owner. \$20,000 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 194 Chambers St., Newburgh. Filed Nov. 27.

**Newburgh SHG 54 LLC**, as owner. \$15,000 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 190 Chambers St., Newburgh. Filed Nov. 27.

**Newburgh SHG 5 LLC**, as owner. \$33,000 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 230 Broadway, Newburgh. Filed Nov. 27.

**Newburgh SHG 43 LLC**, as owner. \$7,600 in favor of Brand Name Contracting Inc. and QRock Builders. Property: 36 Liberty St., Newburgh. Filed Nov. 27.

**Zouhairi, Majed El**, as owner. \$14,935 in favor of Servpro of EGG Harbor Township. Property: 2 Maple Road, Cornwall-on-Hudson. Filed Nov. 28.

**Wagner Land Development LLC**, as owner. \$15,250 in favor of Holmgren Enterprises Inc. Property: 749 New York 17M, Wallkill. Filed Nov. 29.

**Trotter, Peter**, as owner. \$228,670 in favor of Hudson Valley Home Restoration Inc. Property: 190 Dubois St., Crawford. Filed Dec. 1.

**Torelli, Mike and Carmen Torelli**, as owner. \$803 in favor of Rogan & Sons Hardscape & Fence Inc. Property: in Newburgh. Filed

Dec. 4.

**Schunnefunk Estates Holdings**, as owner. \$31,000 in favor of OnSite Building & Remodeling. Property: 10 Mordche Scher Blvd., Palm Tree. Filed Dec. 5.

## NEW BUSINESSES

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

## Partnerships

**McFarlin Design**, 76 Mansion Ridge Blvd., Monroe 10950. c/o Kenneth and Shera McFarlin. Filed Dec. 7.

## SOLE PROPRIETORSHIPS

**Angel Waves**, 88 Dunning Road, Middletown 10940. c/o Christina P. Bufalini. Filed Dec. 4.

**Bullpen**, 123 King George Drive, New Windsor 12553. c/o Scott Binder. Filed Dec. 6.

**Creativeartdeco**, 8 Farmor Lane, Carmel 10512. c/o Roseann Graffia. Filed Dec. 6.

**Dapos Country Market**, 832 Court 12, New Hampton 10958. c/o Diana L. Doughty. Filed Dec. 5.

**Divinely Timed Healing**, 109 B Broadway, Maybrook 12543. c/o Michelle Kristen Chiaramonte. Filed Dec. 5.

**GA Independent Adjuster**, 384 Buttermilk Falls Road, Warwick 10990. c/o Gabriel Antoine. Filed Dec. 4.

**Invested Concepts**, 3 E. Evergreen, Suite 101, New City 10956. c/o Lorenzo Joseph Macri Saltalamacchia. Filed Dec. 4.

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## BUILDING PERMITS

### Commercial

**DFW Building Company LLC**, Easton, contractor for Baker Properties Limited Partnership. Create a show-room on the first floor for all appliances that are subzero; the room will be adjacent to the main show room space at 49 John St., Stamford. Estimated cost: \$150,000. Filed Nov. 8.

**George Home Improvement & Handyman LLC**, Norwalk, contractor for Stamford Town Center LLC. Perform replacement alterations at 100 Greyrock Place, Stamford. Estimated cost: \$6,207. Filed Nov. 8.

**HRC 201 II LLC** and **HRC 201 III LLC**, Stamford, contractor for HRC 201 II LLC and HRC 201 III LLC. Perform replacement alterations at 201 High Ridge Road, Stamford. Estimated cost: \$7,500. Filed Nov. 14.

**Inspirica Inc.**, Stamford, contractor for Inspirica Inc. Remove old chain link fence and install high black aluminum fence style at 141 Franklin St., Stamford. Estimated cost: \$7,914. Filed Nov. 27.

**KKD Designbuild LLC**, Greenwich, contractor for 1100 High Ridge LLC. Move interior partitions to create new space for studio at 1100 High Ridge Road, Stamford. Estimated cost: \$14,998. Filed Nov. 21.

**KMF Construction LLC**, Stamford, contractor for TNREF III 2777 Summer Street LLC. Perform replacement alterations at 2777 Summer St., Stamford. Estimated cost: \$650,000. Filed Nov. 8.

**Kolich Bank Street LLC**, Stamford, contractor for Kolich Bank Street LLC. Remove interior walls, open floor plan, add three sinks, change 23 light fixtures and add ventilation at 1 Bank St., Stamford. Estimated cost: \$8,000. Filed Nov. 13.

**LMR Realty Connecticut LLC**, Stamford, contractor for LMR Realty Connecticut LLC. Relocate trailer and metal deck to comply with five-foot set-back at 461 W. Main St., Stamford. Estimated cost: \$5,000. Filed Nov. 14.

**McCarthy, Brian K.**, Danbury, contractor for Cue Glenbrook Limited Partnership. Install EV chargers from 96-100 Glenbrook Road to 60 Glenbrook Road, Stamford. Estimated cost: \$20,000. Filed Nov. 27.

**MP Construction LLC**, Trumbull, contractor for Baywater Properties. Selective demolition for new partitions, new act and grid in selective areas, new electrical and HVAC, and fire alarm to match new layout at 1200 High Ridge Road, Stamford. Estimated cost: \$158,491. Filed Nov. 7.

## RESIDENTIAL

**GA Castro Construction LLC**, Stamford, contractor for Merlin L. and Elaine R. Alper. Perform a roof replacement at 111 Davenport Ridge Lane, Stamford. Estimated cost: \$26,000. Filed Nov. 14.

**GEC Design Group Ltd.**, Stamford, contractor for William Catchpole. Renovate kitchen, construct new powder room and relocate staircase for new second floor that will include three bedrooms, two bathrooms and laundry room at 81 Central St., Stamford. Estimated cost: \$129,030. Filed Nov. 13.

**Gega Masonry and Construction LLC**, Waterbury, contractor for Joseph and Kimberly Lisack. Tear existing roof down to the sheathing and install new roofing system at 58 Pinnacle Rock Road, Stamford. Estimated cost: \$23,000. Filed Nov. 28.

**Green Power Energy LLC**, Annandale, New Jersey, contractor for Marie M. Gelin. Install roof-mounted solar panels at 47 Chatfield St., Stamford. Estimated cost: \$17,872. Filed Nov. 6.

**Greenwich Power Systems LLC**, Cos Cob, contractor for Adin C. and Rachele K. Goldberg. Install a new propane fueled Generac 24kw generator at 14 Greenleaf Drive, Stamford. Estimated cost: \$13,770. Filed Nov. 17.

**Gunner LLC**, Stamford, contractor for Bradley Allworth and Taylor Riley. Remove and reroof 77 Verplank Ave., Stamford. Estimated cost: \$38,750. Filed Nov. 6.

**Gunner LLC**, Stamford, contractor for John A. and Amy C. Downer. Remove and reroof 66 Dogwood Lane, Stamford. Estimated cost: \$41,555. Filed Nov. 8.

**Gunner LLC**, Stamford, contractor for Grace F. Zaccagnino. Remove and reroof 89 Overhill Road, Stamford. Estimated cost: \$18,605. Filed Nov. 14.

**Gunner LLC**, Stamford, contractor for Obrien Family Living Trust. Remove and reroof 168 W. Hill Road, Stamford. Estimated cost: \$23,234. Filed Nov. 14.

**Gunner LLC**, Stamford, contractor for Gabriel J. Donohue. Remove and reroof 52 Horton St., Stamford. Estimated cost: \$12,630. Filed Nov. 17.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Robert J. and Judith A. Macari. Remove and replace one window, same size, no structural change at 6 Powell Place, Stamford. Estimated cost: \$1,219. Filed Nov. 7.

**Infinity Solar Systems LLC**, Mahwah, New Jersey, contractor for Maureen O. and Maureen T. Nweke. Install roof-top solar panels at 87 Den Road, Stamford. Estimated cost: \$66,485. Filed Nov. 9.

**Ion Solar Pros LLC**, Middlebury, contractor for Ismail Ahmed. Install roof-mounted solar panels at 57 Forest Lawn Ave., Stamford. Estimated cost: \$56,313. Filed Nov. 13.

**JM Roofing & Siding LLC**, Norwalk, contractor for Steph and Tom Fink. Remove the existing roof material, flashing and any membranes attached to the decking surface at 4 Valley View Drive, Stamford. Estimated cost: \$32,600. Filed Nov. 3.

**Kay, David J.**, Stratford, contractor for Jeffrey Werdelin and Patricia Ann Surcl. Install 22kw Generac generator with 200amp powered by gas meter at 62 Duffy St., Stamford. Estimated cost: \$12,300. Filed Nov. 15.

**Kleinmann, William D.**, Stamford, contractor for William D. Kleinmann. Renovate existing bathroom and kitchen, place new wood floor on first floor and baseboard and interior doors at 43 Oakdale Road, Stamford. Estimated cost: \$45,000. Filed Nov. 29.

**Larkin, Larry E.**, Stamford, contractor for June A. Decker. Alter existing storage area over existing garage to create a bedroom/office and a full bathroom with AC condenser location increased in footprint at 181 Turn of River Road, Unit 3, Stamford. Estimated cost: \$50,000. Filed Nov. 20.

**Mena, Jose**, Bridgeport, contractor for Jose Mena. Remodel bathroom on second floor at 260 Sylvan Knoll Road, Stamford. Estimated cost: \$14,000. Filed Nov. 2.

**Michalek, Darrell R.**, Torrington, contractor for Sina Shahbazzmohamadi. Install roof-mounted solar panels at 190 Gary Road, Stamford. Estimated cost: \$32,526. Filed Nov. 21.

**Minor Jr., Reginald A.**, New Milford, contractor for Herbert A. Orr Jr. Install a 22kw Generac generator and above-ground propane tanks at 647 Westover Road, Stamford. Estimated cost: \$17,500. Filed Nov. 29.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Nicolas Jr. and Jen Lagreca. Install roof-top solar panels at 94 Oakdale Road, Stamford. Estimated cost: \$31,189. Filed Nov. 20.

**Murgatroyd, Michael P.**, Southbury, contractor for Jim and Jeremy Koplik. Add a 26kw generator and generator panel at 46 Brookdale Road, Stamford. Estimated cost: \$24,000. Filed Nov. 21.

**New York Connecticut Solutions LLC**, Stamford, contractor for Maria Levin and Greg Busch. Remove kitchen and make an opening at 227 Belltown Road, Stamford. Estimated cost: \$16,000. Filed Nov. 29.

**Oliver, Jeremy S.**, West Haven, contractor for Joseph Michaels. Change existing tub to a bath-fitter tub and change existing shower to a bath-fitter shower at 77 Havemeyer Lane, Unit 301, Stamford. Estimated cost: \$22,450. Filed Nov. 21.

**Pannone, Marc**, Stamford, contractor for Marc Pannone. Rebuild existing back closed-in porch on existing platform needed to complete back stairs project at 57 Gerik Road, Stamford. Estimated cost: \$2,500. Filed Nov. 13.

**Pardini R. Construction Corp.**, Eatontown, New Jersey, contractor for Gary and Domenica Piantedosi. Repair floor truss at 61 Seaview Ave., Unit B-8, Stamford. Estimated cost: \$3,500. Filed Nov. 27.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Aracely Rivera. Remove and reroof 47 Ledge Lane, Stamford. Estimated cost: \$14,928. Filed Nov. 21.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Christine Ann Kocot Revocable Living Trust. Remove and replace 23 windows at 31 Pellom Place, Stamford. Estimated cost: \$29,477. Filed Nov. 22.

## COURT CASES

### Bridgeport Superior Court

**Accorroni Consulting LLC, et al**, Bridgeport. Filed by Kathleen Smith, Monroe. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe 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-23-6128171-S. Filed Nov. 17.

**Kelley, Brianna, et al**, Parsippany, New Jersey. Filed by James Herr, Haslet, Texas. Plaintiff's attorney: BBB Attorneys LLC, Stratford. 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-23-6128267-S. Filed Sept. 22.

**Micalizzi, Joseph Peter**, Fairfield. Filed by Alec Berkowitz, Fairfield. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6128786-S. Filed Nov. 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



**Noble, Mark, et al**, Fairfield. Filed by Gemma Moorman, Fairfield. Plaintiff's attorney: William Bradley Kellogg, Fairfield. Action: The plaintiff was walking her leashed dog on Cedar Road when she approached the defendants' residence their dog emerged from their property and aggressively attacked the plaintiff's dog while tethered to its leash. In response to this unprovoked, sudden and aggressive attack, plaintiff's dog pulled away from defendants' dog, retreated, struck plaintiff with much force and knocked her to the ground causing plaintiff to suffer serious, painful and permanent injuries and damages. 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-23-6128266-S. Filed Oct. 20

**Old Republic Insurance Co.**, Stratford. Filed by Anthony DeJesus, Hartford. Plaintiff's attorney: Rodie & Rodie PC, Stratford. 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-23-6128679-S. Filed Nov. 3.

#### Danbury Superior Court

**Bonadio, Austin, et al**, Newtown. Filed by Christina Stauble, Brookfield. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047737-S. Filed Oct. 12.

**DaSilva, Juliana Andrade, et al**, Danbury. Filed by Jeanne Mathews, Danbury. Plaintiff's attorney: Ventura Law, 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 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-604772-S. Filed Oct. 16.

**Onorato, James C.**, Brookfield. Filed by Lorraine M. Daloia, Brookfield. Plaintiff's attorney: John Kelly McDonald, Waterbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047837-S. Filed Oct. 20.

**Ordenez, Brandon, et al**, Wethersfield. Filed by Jessica Cordeiro-Garcia, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047947-S. Filed Oct. 27.

**Remache-espinoza, Angel**, Danbury. Filed by Ana Felix Demorais, Danbury. Plaintiff's attorney: Jowdy & Jowdy PC, 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 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6047721-S. Filed Oct. 11.

#### Stamford Superior Court

**Dollar Tree Stores Inc.**, Hartford. Filed by Noreen Miller, Norwalk. Plaintiff's attorney: Papsy Janosov Roche, Norwalk. Action: The plaintiff was lawfully on the premises controlled by the defendant when she was caused to trip over a strip of metal protruding up from the border of the carpet at the entrance to the store, causing her to fall to the hard surface below and further causing her to sustain serious and severe physical injuries and damages. 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-23-6063953-S. Filed Nov. 7.

**Lontoc, Angela Marie**, Portsmouth, Rhode Island. Filed by Jesus Diaz-latorre, Wilton. Plaintiff's attorney: Ventura Law, 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 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6063721-S. Filed Oct. 24.

**Morgan Stanley Smith Barney LLC, et al**, New York. Filed by David B. Deleon, Norwalk. Plaintiff's attorney: Mark M. Kratter Law Offices LLC, Norwalk. Action: The plaintiff opened a brokerage account with the defendants and signed a client agreement. The brokerage account was frozen during a divorce proceeding and the defendants would not allow the plaintiff to withdraw funds from it. The defendants froze the brokerage account: without advance notice and legal authority and without a judicial order. The defendants did not give the plaintiff legal notice or a chance to challenge the freezing of the brokerage account. As a result, the plaintiff suffered damages and now 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-23-6063769-S. Filed Oct. 25.

**The Grasso Companies LLC**, Stamford. Filed by Murnee Kapr, Norwalk. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant and when the plaintiff was proceeding to work on an electric scooter while exercising with reasonable and due care when she was caused to crash her scooter and fall due to the defendant failing to mark and place proper signage indicating a paving job was underway at the intersection. As a result, the plaintiff suffered injuries and is seeking 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-23-6063649-S. Filed Oct. 19.

**Westmore Fuel Company, Incorporated**, Greenwich. Filed by Nervil Joseph, Stamford. Plaintiff's attorney: Lewis H. Chimes, Stamford. Action: The plaintiff's wife was pregnant and had developed a medical condition that required her to go on bed rest for the rest of her pregnancy. The plaintiff submitted paperwork for FMLA leave to care for his wife. Due to delays in processing his application and paperwork, the plaintiff's FMLA leave was delayed approximately two weeks. As a result of these delays, his wife was left home alone without any help for several weeks. After the birth of their daughter, he returned to work on Feb. 20, 2023. The defendant terminated the plaintiff's employment. The reason given for his termination was false and pretextual. Defendant unlawfully interfered with plaintiff's right to exercise his Family and Medical Leave rights in violation of Connecticut General Statutes. 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-23-6063769-S. Filed Oct. 25.

## DEEDS

### Commercial

**33 Stillman LLC**, Greenwich. Seller: Indian Spring Limited Partnership, Greenwich. Property: 1 Martin Dale, Greenwich. Amount: \$10. Filed Dec. 8.

**Casson, Kristen Chu-Yun**, Old Greenwich. Seller: 15 Serenity Lane LLC, Old Greenwich. Property: 9 Old Wagon Road, Old Greenwich. Amount: \$1,650,000. Filed Nov. 30.

**Corriel, Jessica and Matthew J. Corriel**, Fairfield. Seller: Peter Stofa & Company LLC, Fairfield. Property: 559 Stillson Road, Fairfield. Amount: \$1,380,000. Filed Dec. 8.

**Eaglejack Partners LLC**, Riverside. Seller: Lea Haber Kuck and Thomas A. Kuck, Greenwich. Property: 23 Meadow Road, Riverside. Amount: \$10. Filed Nov. 30.

**Fridman, Sarah and Abe Fridman**, Fairfield. Seller: 60 Centerbrook Road, LLC, Stamford. Property: 60 Centerbrook Road, Fairfield. Amount: \$1,325,000. Filed Dec. 6.

**Keko's LLC**, New Haven. Seller: Yunus Baykal, Fairfield. Property: Lot 110, Knapps Highway, Fairfield. Amount: \$510,000. Filed Dec. 8.

**Meadowcroft LLC**, Greenwich. Seller: Cecilia A. Farrell, Greenwich. Property: 7 Dairy Road, Greenwich. Amount: \$10. Filed Dec. 5.

**Mehta, Meenal and Puneet Singhvi**, New York, New York. Seller: North Ridge Contractors LLC, Stamford. Property: 5 N. Ridge Road, Stamford. Amount: \$2,259,000. Filed Nov. 28.

**Peyton, John and Allison Peyton**, Weston. Seller: Beachside Estates LLC, Fairfield. Property: 216 Fairfield Beach Road, Fairfield. Amount: \$3,900,000. Filed Dec. 7.

**Pro Remodeling LLC**, Stamford. Seller: Ellen W. Smith, Greenwich. Property: Byram Road, Greenwich. Amount: \$500,000. Filed Dec. 4.

**Rudnick, Bradley D. and Rochelle F. Rudnick**, Pleasanton, California. Seller: Phoenix at Reef Road Corp., Ridgefield. Property: 333 Reef Road, Unit 6, Fairfield. Amount: \$1,095,000. Filed Dec. 5.

**Shafi, Ahsan**, Greenville, North Carolina. Seller: US Bank Trust NA, Dallas, Texas. Property: 67 Campfield Drive, Fairfield. Amount: \$392,000. Filed Dec. 5.

**Szarek, Wanda Pearl and Austin Kevin Raymond Jr.**, Fairfield. Seller: Mastrianni Property Group LLC, Fairfield. Property: 684 Reef Road, Fairfield. Amount: \$850,000. Filed Dec. 5.

**The 58-62 Oneida Drive Nominee Real Estate Trust**, Greenwich. Seller: Oneida Indian Harbor LLC, Greenwich. Property: 58 and 62 Oneida Drive, Greenwich. Amount: \$10. Filed Dec. 8.

**The 64 Oneida Drive Nominee Real Estate Trust**, Greenwich. Seller: Gannett Realty Holdings LLC, Greenwich. Property: 64 Oneida Drive, Greenwich. Amount: \$10. Filed Dec. 8.

**Wolf, Pierre M. and Deborah Jane Wolf**, Greenwich. Seller: 150 Zach Mead Lane LLC, Monroe County, Florida. Property: 150 Zaccheus Mead Lane, Greenwich. Amount: \$10. Filed Dec. 1.

## RESIDENTIAL

**Arikan, Rasim and Meltem C. Arikan**, Stamford. Seller: Anita L. Roach, Jersey City, New Jersey. Property: 305 Stamford Ave., Stamford. Amount: \$1,330,000. Filed Nov. 29.

**Bean, Kyle and Carlye Bianco**, Stamford. Seller: Eileen H. Krueger, Stamford. Property: 85 Camp Ave., Unit 61, Stamford. Amount: \$585,000. Filed Dec. 1.

**Bravo, Esteban Felipe and Nelson Orlando Bravo**, Stamford. Seller: Cynthia L. Moon, Stamford. Property: 19 Barnstable Lane, Stamford. Amount: \$460,000. Filed Nov. 30.

**Burlutskaya, Tatiana**, Fairfield. Seller: Nancy E. Fritz and John Adams, Westport. Property: 240 Sunnyridge Ave., Unit 100, Fairfield. Amount: \$300,000. Filed Dec. 4.

**Chaiet, Joseph and Britain O'Brien**, Stamford. Seller: Fang Zhou and Lili Zhao, Westport. Property: 668 Glenbrook Road, Unit 28, Stamford. Amount: \$485,000. Filed Nov. 29.

**Chalons-Browne, Alexandra E.**, Fairfield. Seller: Aziz A. Seyal and Robina Seyal, Fairfield. Property: 138 Mona Terrace Fairfield, Fairfield. Amount: \$805,000. Filed Dec. 7.

**David, Adrian**, Fairfield. Seller: Steven R. Davidson and Janine M. Davidson, Fairfield. Property: 365 Toilsome Hill Road, Fairfield. Amount: \$1,550,000. Filed Dec. 6.

**Docimo, Travis R. and Courtney R. Devinentis**, Stamford. Seller: Nicole Dibiasi and Anthony Dibiasi, Stamford. Property: 39 Maple Tree Ave., Unit 50, Stamford. Amount: \$502,000. Filed Nov. 27.

**Ettinger, Michael and Anne Ettinger**, Riverside. Seller: Richard M. Ornitz, Greenwich. Property: 18 Meadowbank Road, Old Greenwich. Amount: \$1. Filed Dec. 8.

**Fakundiny, Mark and Jennifer Fakundiny**, Greenwich. Seller: Mark Fakundiny and Jennifer Fakundiny, Greenwich. Property: 2 Garden Place, Greenwich. Amount: \$10. Filed Dec. 1.

**Ferraro, John Arthur and Despina Ferraro**, Sterling, Virginia. Seller: Amitabh Joshi and Savita Joshi, Fairfield. Property: 420 Mill Hill Road, Fairfield. Amount: \$1,010,000. Filed Dec. 4.

**Flynn, Erin**, Greenwich. Seller: Alicia Dibos, Old Greenwich. Property: 1465 E. Putnam Ave., Unit 112, Greenwich. Amount: \$360,000. Filed Nov. 30.

**Garner, Richard and Alisa Garner**, Fairfield. Seller: David J. Wohl, Fairfield. Property: 115 Hillary Circle, Fairfield. Amount: \$1,150,000. Filed Dec. 7.

**Habib, Jara and Sara Dost**, Fairfield. Seller: Colleen E. Tycz and Timothy Tycz, Fairfield. Property: 960 N. Benson Road, Fairfield. Amount: \$1,500,000. Filed Dec. 4.

**Ju, Gwanhun and Paula A. Ortiz**, Fairfield. Seller: Rose Danielle Piccolo and Thomas J. Piccolo, Fairfield. Property: 61 Dawn St., No. 61, Fairfield. Amount: \$445,000. Filed Dec. 5.

**Kliufinskyi, Vasyl and Diana Fedoriv**, Norwalk. Seller: Denice A. Dutra, Stamford. Property: 566 Newfield Ave., No.13, Stamford. Amount: \$493,000. Filed Nov. 28.



**Lejko, Wasył** and **Anzela Kaluzyna**, Stamford. Seller: Adam Whittingham, Stamford. Property: 86 Four Brooks Road, Stamford. Amount: \$685,000. Filed Nov. 27.

**McMillen, Mark** and **Timothy Burnash**, Stamford. Seller: Leon Meytin, Stamford. Property: 156 Forest St., Stamford. Amount: \$720,000. Filed Nov. 28.

**Melon, Adam** and **Rafananda Tejada**, Mamaroneck, New York. Seller: Joseph Muratore, Greenwich. Property: 62 Ivy St., Greenwich. Amount: \$900,000. Filed Dec. 6.

**Morales, Nohemi**, Stamford. Seller: Oleg Petsukh and Oksana Petsukh, Stamford. Property: 1193 Hope St., Unit 4, Stamford. Amount: \$440,000. Filed Nov. 28.

**Munsch, Paul F.** and **Gail Munsch**, Fairfield. Seller: Craig A. Wincentsen and Patricia A. Wincentsen, Fairfield. Property: 445 S. Pine Creek Road, Fairfield. Amount: 810,000. Filed Dec. 4.

**Ausalo, Christopher J.** and **Jennifer Lynn Tedrick**, Old Greenwich. Seller: Henry A. Leigh IV, Greenwich. Property: 4 Halsey Drive, Old Greenwich. Amount: \$975,000. Filed Dec. 5.

**O'Brien, Judy E.** and **Phyllis A. Infanto**, Rye Brook, New York. Seller: Mark Strelecki, Stamford. Property: 1 Broad St., 19A, Stamford. Amount: \$875,000. Filed Nov. 30.

**O'Leary, Patrick** and **Katie Goldstein**, Fairfield. Seller: Patrick O'Leary and Katie Goldstein, Fairfield. Property: 238 Lancelot Drive, Fairfield. Amount: SN/A. Filed Dec. 7.

**Ospina, Liliana**, Stamford. Seller: Mohammad Olabi, Stamford. Property: 27 Standish Road, Unit 1, Stamford. Amount: \$310,000. Filed Nov. 29.

**Peisch, Andrew** and **Frances Peisch**, Old Greenwich. Seller: John Tyers and Tiffini Tyers, Greenwich. Property: 54 Shore Road, Old Greenwich. Amount: \$4,600,000. Filed Dec. 5.

**Pilat, Tomasz** and **Izabeka Pilat**, Fairfield. Seller: Lia Carter and Samuel Carter, Fairfield. Property: 63 Round Hill Road, Fairfield. Amount: \$725,000. Filed Dec. 7.

**Radosz, Amadeusz** and **Natalia Radosz**, Ridgewood, New York. Seller: Heinz Rudi Feist and Petra Feist, Radebeul, Germany. Property: 94 Aspen Lane, Stamford. Amount: \$1,100,000. Filed Nov. 27.

**Raposo, Michael J.** and **Katelyn H. Raposo**, Stamford. Seller: Lori Rakoczy, Stamford. Property: 42 Meadowpark Ave., East Stamford. Amount: \$635,000. Filed Dec. 1.

**Sabia Sr., Salvatore**, Old Greenwich. Seller: Vincent Guerrero, Armonk, New York. Property: 39 Sinawoy Road, Cos Cob. Amount: \$10. Filed Nov. 30.

**Scaturchio, Nicole** and **Frank Scaturchio**, Stamford. Seller: Elizabeth Pitassi, Stamford. Property: 61 Ogden Road, Stamford. Amount: \$680,000. Filed Nov. 30.

**Segalas, Harry** and **Lisa Segalas**, New York, New York. Seller: Matthew S. DeSalvo and Theresa DeSalvo, Riverside. Property: 52 Dawn Harbor Lane, Riverside. Amount: \$10,300,000. Filed Dec. 6.

**Sempertegui, Gean** and **Catalina Jimenez**, Stamford. Seller: Fanti Properties LLC, Stamford. Property: 241 Hamilton Ave., Unit 23, Stamford. Amount: \$420,000. Filed Nov. 28.

**Silver, Ira B.**, Fairfield. Seller: Ira B. Silver, Fairfield. Property: 4909 Congress St., Fairfield. Amount: \$1. Filed Dec. 4.

**Stolt-Nielsen, Olivia**, London, UK. Seller: Lise Stolt-Nielsen, New Providence, P.B. Property: 30 Round Hill Club Road, Greenwich. Amount: \$10. Filed Dec. 5.

**Szabo, Gwendolyn**, Stamford. Seller: Andrena M. Forlenzo, Stamford. Property: 60 Willowbrook Ave., Stamford. Amount: \$486,000. Filed Nov. 28.

**Tomax, Claudio** and **Ofelia Zacatelco-Hijuitl**, Fairfield. Seller: Marie McCall Herzfeld, Fairfield. Property: 124 Sunset Ave., Fairfield. Amount: \$500,000. Filed Dec. 5.

**Truglia III, Anthony** and **Anthony D. Truglia Jr.**, Stamford. Seller: Christel H. Truglia, Stamford. Property: 43 Harbor Drive, Unit 409, Stamford. Amount: \$550,000. Filed Nov. 27.

**Tyers, John**, Riverside. Seller: Jeffrey J. Aerni and Sarah Ingrassia, Greenwich. Property: 14 Tyler Lane, Riverside. Amount: \$2,500,000. Filed Dec. 7.

**Vivar, Gilmer Lobos**, Norwalk. Seller: Doris Macari, Norwalk. Property: 151 Courtland Ave., Unit 3C, Stamford. Amount: \$300,000. Filed Nov. 27.

**Zhao, Sihang, et al**, Cos Cob. Seller: Gregory A. Tobler and Kirsten P. Tobler, Stamford. Property: 208 Bouton Street, West, Stamford. Amount: \$725,000. Filed Dec. 1.

**Zimmermann, Martin F.** and **Suanne Rosen**, Stamford. Seller: Suanne Rosen, Stamford. Property: 596 Glenbrook Road, No.15, Stamford. Amount: SN/A. Filed Nov. 29.

## MORTGAGES

**11 Chateau Ridge LLC**, Greenwich, by David W. Hopper. Lender: 11 Chateau Ridge Road Corp., 11 Chateau Ridge Road, Greenwich. Property: 11 Chateau Ridge Road, Greenwich. Amount: \$5,175,000. Filed Oct. 24.

**21-25 Field Point Realty LLC**, Greenwich, by Jeremy E. Kaye. Lender: TD Bank NA, 2992 Dixwell Ave., Hamden. Property: 21 and 25 Field Point Road, Greenwich. Amount: \$135,000. Filed Oct. 25.

**8 Snowball LLC**, Darien, by Andrew L. Wallach. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 86 Mary Lane, Greenwich. Amount: \$1,440,000. Filed Oct. 24.

**Abdelnour, Morgan D.**, Stamford, by Diany Bryan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 177 West Ave., Apt. 1, Stamford. Amount: \$60,000. Filed Oct. 19.

**Alimonta, Andrea** and **Karolina Alimonta**, Brooklyn, New York. by N/A. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 27 Revonah Ave., Stamford. Amount: \$399,000. Filed Oct. 25.

**Arnow, Alan L.** and **Joan C. Arnow**, Fairfield, by William Zorzy. Lender: Longbridge Financial LLC, 1 International Blvd., Suite 900, Mahwah, New Jersey. Property: 154 Tahmore Drive, Fairfield. Amount: \$1,117,500. Filed Oct. 27.

**Avantino, Karen K.** and **Frank J. Avantino Jr.**, Redding, California, by Delvra Denise Baker. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 29 Cos Cob Ave., Cos Cob. Amount: \$450,000. Filed Oct. 30.

**Avila, Andres** and **Kalley Avila**, Everett, Massachusetts, by Mark McNally. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 892 Shippan Avenue D, Stamford. Amount: \$640,000. Filed Oct. 18.

**Borrelli, Louise** and **Elisya Borrelli**, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 55 Stonehedge Drive South, Greenwich. Amount: \$500,000. Filed Oct. 27.

**Bryant, Odell D.** and **Anne Damaris Bryant**, Forest Hills, New York, by Osvaldo G. Machado. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 15 Lafayette Court, No.1E, Greenwich. Amount: \$719,626. Filed Oct. 20.

**Burton, Kevin** and **Leah Burton**, Stamford, by Brad M. Aron. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 25 Sound Ave., Stamford. Amount: \$1,480,000. Filed Oct. 18.

**Cristodero, Richard M.** and **Maryanne D. Cristodero**, Fairfield, by Bette L. Slater. Lender: America's First Network Credit Union, 92 Pitkin St., East Hartford. Property: 67 Green Knolls Lane, Fairfield. Amount: \$30,000. Filed Oct. 30.

**Dziemianko, Barbara** and **Marcin Dziemianko**, Stamford, by George Switnicki. Lender: Federal Credit Union, 108 Second Ave., New York, New York. Property: 444 Bedford St., Unit 9E, Stamford. Amount: \$250,000. Filed Oct. 19.

**Faria, Alan L.** and **Brunamara Vieira Faria**, Stamford, by N/A. Lender: American Financial Network Inc., 770 The City Drive South, Suite 1100, Orange, California. Property: 30 Soundview Drive, Stamford. Amount: \$475,200. Filed Oct. 18.

**Finch, Patti B., et al**, Fairfield, by Michael S. Rosten. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 290 Judd St., Fairfield. Amount: \$250,000. Filed Nov. 1.

**Gioffre Jr., Anthony** and **Noell S. Gioffre**, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 61 N. Angus Road, Greenwich. Amount: \$116,000. Filed Oct. 26

**Godfrey, Nicholas B.** and **Amanda Godfrey**, Greenwich, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 404 Sound Beach Ave., Old Greenwich. Amount: \$200,000. Filed Oct. 27.

**Goetz, George** and **Jennifer Goetz**, Fairfield, by Andrew L. Wallach. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 451 S. Benson Road, Fairfield. Amount: \$440,000. Filed Nov. 1.

**Grabarz, Lynn** and **Frank Grabarz**, Stamford, by John C. Polera. Lender: Loandepot, com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 22 Hastings Lane, Stamford. Amount: \$345,000. Filed Oct. 19.

**Grasso, Mary E.**, Fairfield, by Kathleen M. Dunn. Lender: Maureen F. O'Neill, 10 Barstow St., Mattapoisett, Massachusetts. Property: 245 Unquowa Road, Unit 54, Fairfield. Amount: \$455,000. Filed Nov. 1.

**Gressel, Samuel Sidney** and **Lori Lena Gross**, Stamford, by Seth J. Arnowitz. Lender: Joseph Harold Gressel and Susan Lynn Gressel, 4831 E. Marston Drive, Paradise Valley, Arizona. Property: 33 Vincent Ave., Stamford. Amount: \$500,000. Filed Oct. 25.

**Hansen, Christopher Kelsey** and **Erin Christine Hansen**, New York, New York, by Kevin H. Grigera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1911 Congress St., Fairfield. Amount: \$450,000. Filed Nov. 1.

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



**Healey, Christopher**, Fairfield, by Michael S. Rosten. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 242 Shoreham Village Drive, Fairfield. Amount: \$370,859. Filed Oct. 30.

**Henry, Eric C. and Lindsay J. Henry**, Fairfield, by Cameron Elizabeth Snyder. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 35 Rose Hill Road, Fairfield. Amount: \$250,000. Filed Oct. 27.

**Henry, Irene Berry**, Stamford, by Benjamin McEachin. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 748 Hope St., Stamford. Amount: \$15,934. Filed Oct. 24.

**Hewell, Timothy J. and Jennifer R. Hewell**, Stamford, by Valentyna Lupinacci. Lender: First County Bank, 117 Prospect St., Stamford. Property: 267 Westwood Road, Stamford. Amount: \$100,000. Filed Oct. 25.

**Hodgkinson, Jessica and Christian Hodgkinson**, Stamford, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 445 Roxbury Road, Stamford. Amount: \$305,153. Filed Oct. 23.

**Jaffe, Ariel Beth and Jonathan Golicz**, New Haven, by N/A. Lender: Liberty Bank, 315 Main St., Middletown. Property: 192 Quaker Lane, Fairfield. Amount: \$980,000. Filed Oct. 31.

**Jeanty, Gina and Difeson Jeanty**, Fairfield, by Douglas Seltzer. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 228 Lenox Road, Fairfield. Amount: \$313,200. Filed Oct. 27.

**Johnston, Cynthia B. and Brendan G. Johnston**, Fairfield, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 910 N. Benson Road, Fairfield. Amount: \$448,400. Filed Oct. 30.

**Kienzle, JoAnn L.**, Fairfield, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Blackl Rock Turnpike, Fairfield. Property: 152 Benedict Ave., Fairfield. Amount: \$125,000. Filed Oct. 27.

**Kiraly, Eileen M. and Michael Kiraly**, Greenwich, by John L. Vecchiolla. Lender: Advancial Federal Credit Union, 10000 N. Central Expy., Suite 1400, Dallas, Texas. Property: 30 Skylark Road, Greenwich. Amount: \$1,197,000. Filed Oct. 27.

**Lahotska, Maksim and Volha Lahotska**, Harrison, New York, by Julia Khaldarov. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 240 Wardwell St., Unit 23, Stamford. Amount: \$346,500. Filed Oct. 18.

**Lawrie, Jordan and Emily Osman**, Old Greenwich, by Gillian V. Ingraham. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 35 Bonwit Road, Riverside. Amount: \$1,950,000. Filed Oct. 25.

**Levine, Nina and Jeremy Levine**, Fairfield, by William P. Tone. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 117 Edge Hill Road, Fairfield. Amount: \$488,000. Filed Oct. 30.

**Levy, Jeffrey S. and Randi L. Levy**, Greenwich, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 358 N. Maple Ave., Greenwich. Amount: \$247,000. Filed Oct. 23.

**Lopez Pac, Jennifer and Carlos Alberto Lopez**, Stamford, by Daniel M. McCabe. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 29 Stone Wall Drive, Stamford. Amount: \$470,000. Filed Oct. 20.

**Mahar, Declan J.**, Fairfield, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 693 Fairfield Beach Road, Fairfield. Amount: \$500,000. Filed Oct. 31.

**Maltese, Terry and Arielle Maltese**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 326 Round Hill Road, Greenwich. Amount: \$1,863,000. Filed Oct. 25.

**McCauley, A. Christopher and Jenny McCauley**, Greenwich, by Jeffrey Weiner. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 50 Riverside Ave., Riverside. Amount: \$101,098. Filed Oct. 23.

**McKone, Alexander and Amanda Krasnoff**, Stamford, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 92 Riverbank Drive, Stamford. Amount: \$125,000. Filed Oct. 20.

**Michel, Marie A. and Marie Lissa Louis**, New Canaan, by M. L. Bloomenthal. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 40 Anderson St., Stamford. Amount: \$240,000. Filed Oct. 25.

**Muskus Jr., Richard A. and Lindsay F. Muskus**, Greenwich, by Maria Bravo. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford, Property: 28 Bayside Terrace, Riverside. Amount: \$250,000. Filed Oct. 24.

**O'Neill, James Joseph and Heather L. O'Neill**, Fairfield, by Dorothy M. Martin. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 21 Middlebrook Drive, Fairfield. Amount: \$20,614. Filed Nov. 1.

**O'Brien, Erin and Joseph O'Brien**, Flint, Michigan, by Antonio Faretta. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 11 Kent Place, Cos cob. Amount: \$64,000. Filed Oct. 23.

**Perez, Tania D.**, Stamford, by Mayra M. Rios. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 389-391 Glenbrook Road, Stamford. Amount: \$775,691. Filed Oct. 23.

**Perkins, Carrie Suzanne**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 48 Lounsbury Road, Fairfield. Amount: \$128,000. Filed Oct. 31.

**Pilla, John R. and Gizelle Pilla**, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 4 Castle Court, Stamford. Amount: \$180,000. Filed Oct. 23.

**Plavan, Katherine L.**, Flint, Michigan, by David W. Hopper. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 93 Brookside Drive, Greenwich. Amount: \$1,500,000. Filed Oct. 20.

**Procter, Edward and Charlotte Procter**, Stamford, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 592 W. Hill Road, Stamford. Amount: \$200,000. Filed Oct. 20.

**Salem, Francis A. and Ann M. Salem**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 27 Bartina Lane, Stamford. Amount: \$599,999. Filed Oct. 25.

**Santanna, Frank and Pinuccia**, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 25 Bailiwick Road, Greenwich. Amount: \$5,000. Filed Oct. 30.

**Schumacher, Suzanna M.**, Fairfield, by Zionymarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 87 Edgewood Place, Fairfield. Amount: \$176,000. Filed Nov. 1.

**Schwartz, Peter L. and Karen S. Schwartz**, Fairfield, by H. Hall Provence IV. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 74 Coach Lane, Fairfield. Amount: \$1,218,450. Filed Oct. 30.

**Stanton, Shane and Kimberlee Stanton**, Southport, by Sandra P. Sanchez. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 658 Pequot Ave., Fairfield. Amount: \$340,000. Filed Oct. 27.

**Tamburro, Renato L. and Lorri M. Tamburro**, Stamford, by Ann Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 79 Vineyard Lane, Stamford. Amount: \$230,000. Filed Oct. 23.

**Triano, Anthony**, Greenwich, by Jonathan T. Hoffman. Lender: First County Bank, 117 Prospect St., Stamford. Property: 2 Putnam Hill, Unit 1C, Greenwich. Amount: \$516,000. Filed Oct. 25.

**Van Leeuwen, Louis**, Riverside, by Douglas J. Smith. Lender: Power Express Mortgage Bankers, 1010 Northern Blvd., Suite 426, Great Neck, New York. Property: 23 Pleasant St., Riverside. Amount: \$1,725,000. Filed Oct. 24.

**Van Whittley, Weaverton**, Fairfield, by Taneasha N. Weaver. Lender: American Eagle Financial Credit Union Inc, 333 East River Drive, East Hartford. Property: 165 Wynn Wood Drive, Fairfield. Amount: \$150,000. Filed Oct. 30.

**Yang, John Yuanjie and Wendy Wei Bao**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 95 Cognewaugh Road, Greenwich. Amount: \$300,000. Filed Oct. 24.

## NEW BUSINESSES

**Altamura Real Estate and Advisory**, 60 Autumn Lane, Stamford 06906, c/o Dominic A. Altamura. Filed Nov. 16.

**Andreini & Company Insurance, Agency**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o PCF Insurance Services of The West LLC. Filed Nov. 9.

**Bigdata Insure**, 1 E. Wacker Drive, No. 3400, Chicago, Illinois 60601, c/o BDI Global LLC. Filed Nov. 9.

**Cesy Ideas**, 112 Hoyt St., Apt. 1, Stamford 06905, c/o Cecilia Garcia. Filed Nov. 8.

**Empire Recycling Oil**, 55 Montauk Drive, Stamford 06902, c/o Empire Recycling Oil LLC. Filed Nov. 9.

**Ginger Sugarin**, 1425 Bedford St., Suite H, Stamford 06905, c/o Ginger NK LLC. Filed Nov. 8.

**Glenview House**, 257 Park Avenue South, New York, New York 10010, c/o BW Glenview LLC. Filed Nov. 15.

**J. J. Auto Detailing**, 52 Fairfield Ave., Apt. 1, Stamford 06902, c/o Juan Juarez Torres. Filed Nov. 16.

**Kmrd Partners Risk and Insurance**, 780 W. Granada Blvd., Ormond Beach, Florida 32174, c/o Foundation Risk Partners Corp. Filed Nov. 9.

**Meridian Limo**, 65 High Ridge Road, No.182, Stamford 06905, c/o Meridian Sedan and Limousine Service LLC. Filed Nov. 16.

**Mil Sabores Mexicanos LLC**, 72 Bachley Road, Stamford 06902, c/o Maria Luisa Sandoval Campos. Filed Nov. 13.

**Summer House**, 257 Park Avenue South, New York, New York 10010, c/o BW Glenview LLC. Filed Nov. 15.

**TBC Ventures LLC**, 241 Davenport Drive, Stamford 06902, c/o TBC Ventures LLC. Filed Nov. 17.

**Trustco Insurance Agency**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Foundation Risk Partners Corp. Filed Nov. 9.

**Zepz**, 100 Hano St., No. 9, Boston, Massachusetts 02134, c/o Worldremit Corp. Filed Nov. 13.

Senior Associate (Greenwich, CT): Perform financial research and analysis to understand and identify differences between companies' business models and their relative strengths and weaknesses. Quantify various software companies' business prospects, growth strategies, technology stack differentiation, product release cycles, unit economics, cost structure, and market share gain/loss. Communicate all learnings, take-aways, and conclusions in a timely fashion to help generate new investment ideas and maintain existing investment ideas for the portfolio. Translate investment views to financial models representing the growth and profitability prospects of technology and software companies. Build detailed financial models from scratch. Work with financial analytics software, Excel, accounting, and Python. Reqs. Master's degr + 1 yr of exp. Email resume to HRRecruiting@bamfunds.com or mail resume to Hannah Ogren, Balyasny Asset Management, LP, 444 West Lake Street, 50th Floor, Chicago, IL 60606. Must Ref# D21BAMNY. No phone calls.



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 (LLC). NAME: 2023 Acquisition Fund, LLC. Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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

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