

Mural painted at The Galleria site during the Serious Fun Arts Fest.

Westfair Business Journal

The arts and national recognition for White Plains

BY PETER KATZ / pkatz@westfairinc.com

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Artist's rendering of The August; courtesy of Flaherty & Collins Properties.

New multifamily development in Bridgeport gets underway

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“Steelpointe Harbor is what happens when smart development takes place.”

- Robert Christoph Jr

A groundbreaking ceremony on Jan. 16 marked the start of construction for a 420-unit mixed-income housing development in Bridgeport.

Named The August, the mixed-use development will be situated in what is currently open space surrounding the Lighthouse, an office building hosting the offices of the RCI Group, one of the developers of the project alongside Flaherty & Collins Properties.

More than a dozen private sector and government agencies are financial stakeholders in the project, which is expected to cost \$190 million and take up 5.2 acres of the

planned 52-acre master plan that includes the existing Bass Pro Shops location and an existing retail strip with the city's first Starbucks location. The August will also add 10,000 square

feet of retail space with the goal of establishing a dense and walkable new neighborhood in the heart of Bridgeport's harbor.

During the ceremony, RCI Group President Robert Christoph Jr. thanked the many individuals, institutions and lenders who had contributed to making both The August and the larger project possible, along with his father who also saw the city's potential.

“Steelpointe Harbor is what happens when smart development takes place,” he said. “This site used

to be the home of a coal-fired power plant and several private yacht clubs cutting off the water's edge from the public. The waterfront has been kept from the great people of Bridgeport for the last hundred years. We are here today to further public access to the waterfront, which creates a better opportunity to live, work, play and be entertained,” Christoph Jr. said.

Bridgeport Mayor Joe Ganim called the project “a huge and impactful development” that offered the city and the state “a monumental project of significance and accomplishment that so many have played a part and role in.”

Seila Mosquera-Bruno, the commissioner of the Department of Housing and the board chairwoman of the Connecticut Housing Finance Authority (CHFA), noted that it is

“not secret that Connecticut is experiencing a historic housing shortage” and highlighted the role that Build For CT, a CHFA underwriting program promoting the construction of middle-income housing, played in bringing The August to fruition.

“Thanks to Build for CT, Steelpointe will make 160 apartments affordable to folks earning between 80 and 100 % of the area median income while facilitating the development of another 260 market-rate units,” Mosquera-Bruno said, adding that workforce housing is critical to establishing thriving sustainable communities.

Gov. Ned Lamont also addressed the ceremony by noting how he and the mayor had been working on the project since he was first elected five years prior. Lamont praised Ganim for pushing the project ahead through a series of complex issues.

“You want to make hay while the sun shines,” Lamont said, gesturing to the freezing rain outside during the ceremony. “Right now the sun is shining on Bridgeport. A lot of people want to be here, a lot of people want to be in the state of Connecticut. A lot of our neighboring states are losing population. Not here in Connecticut. The only thing that's going to slow us down is if we don't have housing. And that's why I'm so proud of this project.”

“If I were an investor,” Lamont added, “I'd be investing in Bridgeport. But they don't let me invest.”



Government officials and stakeholders in The August take their shovels to the groundbreaking ceremony; photo by Justin McGown

Larchmont Manor couple seek to block unhistoric renovations

BY BILL HELTZEL / bheltzel@westfairinc.com

A couple who lives next to a storied house in Larchmont claims that the village is not ensuring that proposed renovations preserve the historic value of the property.

Alice Clark and Peter Schiff petitioned Westchester Supreme Court on Jan. 4. to annul a site plan approved by the Larchmont Planning Board for the house at 1 Beach Ave.

“The project presents significant and extensive modifications to the appearance of this iconic and historic property that has remained largely unchanged for nearly 70 years,” the petition states. “Contrary to the requirements of the village code, the project does not preserve the scenic and historic value of the property.”

The Larchmont Manor subdivision — alongside Larchmont Manor Park and Horseshoe Harbor on Long Island Sound — dates back to 1872, according to the petition.

The sprawling Tudor-style mansion was built in the early 1900s: 1901 by some accounts, 1905 by others. It has been featured in publications such as *Architectural Digest*, *Ladies*

Home Journal and *Life Magazine*.

Past owners include automotive pioneer Charles B. King, and Broadway theater critic Walter Kerr and play-

wright Jean Kerr.

Brian and Teresa Anne Plancher bought the house for \$5.2 million in 2022, according to a county property record. Last year, they submitted plans to the village planning board for interior and exterior renovations.

They proposed several building additions, a new terrace, a swimming pool, and a reconfigured driveway.

Clark and Schiff, who bought 5 Beach Ave for \$4.1 million in 1998, objected to the Planchers’ plans.

They told village officials that the proposed driveway would encroach on their property, for example, and that they were concerned about traffic, safety and noise during construction.

They claim that the property already does not comply with the Larchmont zoning code and that many of the proposed features would require zoning variances. New third-story additions in various parts of the house,



View of Horseshoe Harbor from Larchmont Manor.

for instance, would allegedly violate height limitations.

The village code also requires the planning board to ensure that areas of scenic, ecological and historic value are preserved, the petition notes, “insofar as possible.”

On Oct. 17, the village building inspector told the planning board that the project complied with zoning regulations, the petition states. But the couple claims that the building inspector has not addressed concerns they have raised for months.

The planning board approved the site plan on Nov. 21, finding that the proposed work conforms with the

zoning code.

Clark and Schiff accused the planning board of making an arbitrary and capricious determination unsupported by a rational basis. They also accuse the board of violating state law by not maintaining minutes of its public meetings.

They are demanding that the court reverse the site plan approval.

Village Administrator Justin Datino said Larchmont does not comment on pending litigation, “therefore has no comment on the matter at this time.”

Clark and Schiff are represented by White Plains attorney Jennifer L. Gray, of Keane & Beane PC.

“The project presents significant and extensive modifications to the appearance of this iconic and historic property that has remained largely unchanged for nearly 70 years.”

Pine Bush contractor’s bankruptcy challenged as fraudulent

BY BILL HELTZEL / bheltzel@westfairinc.com

A Manhattan firm claims that an Orange County contractor has stalled paying a \$173,000 debt by transferring assets to a series of companies.



Martelvich LLC sued David M. Marcinak, of Pine Bush, Jan. 5 in U.S. Bankruptcy Court, Poughkeepsie, to stop him from using bankruptcy

protection to discharge the debt.

“Defendant’s action in transferring his assets evidence a concerted scheme to avoid having to honor his obligations,” the complaint states.

Marcinak’s bankruptcy attorney, Andrea B. Malin, did not reply to a message asking for his side of the story.

Martelvich says it hired Marcinak’s Roundtable I Inc. in 2019 and paid \$169,104 to work on a house in Highland, Ulster County. Instead, the firm claims, Marcinak diverted the funds.

Martelvich sued for breach of contract in Ulster Supreme Court in 2020,

and the court ordered the parties to take the dispute to arbitration.

In August 2022, the arbitrator awarded \$170,145 to Martelvich.

By then, Marcinak had formed Lokahi Inc., and later, Lokahi Inns LLC, allegedly to hide real estate assets.

In December 2022, for instance, Lokahi transferred a Marcinak property in Ulster to a Brooklyn woman for \$10.

In February 2023, an Ulster Supreme Court judge confirmed a \$173,382 arbitration award, including interest. A week later, the Brooklyn woman transferred the Ulster property to a newly created corporation, for \$10.

Last April, Martelvich sued Marcinak, the Brooklyn woman, and their companies in Ulster Supreme Court, demanding that the property transfers be set aside. In August, the court

ordered Marcinak to explain why he should not be held in contempt of court for failing to respond to a subpoena.

Weeks later, Marcinak petitioned for bankruptcy protection, seeking to reorganize his debts and automatically freezing the county court action.

He declared \$319,634 in assets, consisting mostly of his home in Pine Bush, and \$512,153 in liabilities, including a mortgage and the \$173,382 Martelvich debt.

Martelvich claims the debt may not be discharged because money was obtained by false pretense or actual fraud and because assets were transferred with the intent to hinder or delay the collection of a court judgment.

Martelvich is represented by West Harrison attorney Wendy Marie Weathers.



► Norwalk's former Palace Theater sold for \$2.3 million

The former site of Norwalk's historic Palace Theater has been sold for \$2.3 million.

The theater opened in 1914 as a 1,149-seat vaudeville venue and attracted major headliners, including Enrico Caruso, Harry Houdini and W.C. Fields. It was later converted into a movie theater before closing in 1966. It was purchased in 1975 by Russell Fratto as the home of his ballet company, but after the 1980-81 season it closed again.

Palace Production Center leased the building in 1983 and bought it in 1985, and it has been used for film and video productions and photo shoots.

Silvester Garza and David Fuggitt of Vidal/Wettenstein, LLC completed the sale of 29 N. Main St. site and Ryan Casey of Servant Connecticut represented the buyer in this transaction, Kingdom Full Tabernacle International Ministries.



► Bridgeport multifamily property sells for \$4.35 million

The multifamily property at 335 Wells and 147 Charles St. in Bridgeport has been sold for \$4.35 million.

The 36-unit 28,614-square-foot property was built in 1920. Shelton-based Northeast Private Client Group (NEPGC) represented the seller, Allstar Property Management, and procured the buyer Beechcrest Management Inc. NEPGC Man-

aging Director Brad Balletto, vice president of Brokerage Robert Paterno, and Senior Associates Rich Edwards and Jeff Wright were involved in the transaction.

"This opportunity presented investors a well-maintained asset with low maintenance risk and stable upside potential along with attractive assumable debt," said Paterno.

► Trailways in new pact with Greyhound and Flixbus

Trailways, the White Plains-headquartered network of independent motor coach operators in North America, announced a new strategic partnership with Greyhound and Flixbus.

According to the company, the new alliance will add hundreds of Greyhound and Flixbus destinations to Trailways.com and Trailways.ca, giving customers even more access to bus travel as an alternative when other

travel options have become cost prohibitive and often unreliable. Tickets for Flixbus and Greyhound trips can

be booked on the Trailways websites beginning on Jan. 23, with travel dates commencing Jan. 30.

Members of Trailways' Driven Rewards loyalty program will be able to earn and redeem across all Trailways partners, including Flixbus and Greyhound, when making purchases online.

"This is a historic moment for Trailways," said Alex Berardi, the company's president. "Connectivity



► Iona University launches health and wellness degree

New Rochelle's Iona University is adding a Health and Wellness Bachelor of Science degree within the NewYork-Presbyterian Iona School of Health Sciences for students interested in public health, health education, advocacy and prevention of disease.

Iona's program will result in two nationally recognized certificates: NASPA Certified Peer Educator (CPE) training and Adult Mental Health First Aid (MHFA) training. The Health and Wellness BS degree also involves a multidisciplinary approach and students may choose to explore several disciplines in-depth such as psychology, communications, entrepreneurship and health-care marketing.

"Iona students will earn a robust degree and strong skillset appropriate for positions in health-related areas, including careers as health education specialists and community health workers and receive a degree that can serve as preparation for allied health careers in occupational therapy," said Dr. Kavita R. Dhanwada, founding dean of the NewYork-Presbyterian Iona School of Health Sciences.



is the backbone of North America and a critical piece of this partnership. By working in concert with one another and interlining our inventory, we're aligning with Trailways' commitment to make affordable and eco-friendly transportation more accessible to travelers across North America."



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

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

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

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Co-Publisher
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BOMA hears some commercial space segments are doing quite well

BY PETER KATZ / pkatz@westfairinc.com

About 26% of 23 million square feet of office space in Westchester is vacant, and vacancies are likely to continue

-Kevin McCarthy



From left: Kevin Plunkett, Kevin McCarthy, Betsy Buckley, BOMA President Stephanie Manfredi of Colliers International, Mark Stagg and Ian Ceppos.

There is plenty of room to be upbeat about some commercial real estate market segments according to what was said at the Building Owners and Managers Association of Westchester's Annual State of the Market luncheon. The event took place at 360 Hamilton Ave. in White Plain and was attended by more than 100 commercial property owners and brokers.

BOMA Westchester is an affiliate of BOMA International, which is the oldest and largest association in the office building industry. There are more than 17,000 members of BOMA International and they own or manage more than 9 billion square feet of commercial properties.

The panelists for the Westchester event included Ian Ceppos of JLL, Kevin Plunkett of Simone Development, Mark Stagg of the Stagg Group, and Kevin McCarthy of Cushman Wakefield. The panel discussion was moderated by Betsy Buckley of JLL.

The panelists were generally upbeat about the outlook for the industrial, health-care and residential markets but not so upbeat when discussing the amount of vacant office space.

McCarthy said about 26% of 23 million square feet of office space in Westchester is vacant, and vacancies are likely to continue.

"We're in a crisis," McCarthy said. "In Westchester County, we got quality infrastructure, health care, industrial properties.

But we do not have quality offices."

Ceppos said some types of industrial properties have been in high demand amid the e-commerce boom. He said in Westchester the demand is mostly for warehouses and distribution centers, not necessarily the manufacturing facilities of the past. While demand for industrial space remains high, availability is limited. Ceppos said that was due in part to it being too expensive to build new industrial spaces in Westchester. He said more industrial space is being built in Putnam and Orange counties.

Stagg expressed concern about the number of new apartments that can be absorbed by the Westchester market in view of the numerous multifamily residential units that either have come on the market or are under construction. He said more affordable housing and smaller projects are needed

"I think developers will be very selective in 2024," Stagg said.

Plunkett pointed out that some of the major hospitals in New York City are expanding to Westchester and looking for new facilities. Simone Development, where Plunkett is director of strategic initiatives, recently acquired the office building at 1 Executive Blvd. in Yonkers to convert into a medical office building.

"There are a lot of exciting things going on in health care," Plunkett said. "We think it's going to continue. We're very positive about being able to expand in the Westchester community even more with the hospital systems."

Speaking later with the Business Journal, Plunkett said Simone's 1 Executive Blvd. will work perfectly for medical uses because right across the street is the Boyce Thompson Center, which has a number of different medical uses together with some retail uses and is close to St. John's Riverside Hospital.

"We think buildings like 1 Executive Blvd. will become attractive for medical uses, wellness uses, preventive medicine uses," Plunkett said. "I think that's part of a great strategy for Westchester County."

Plunkett said that working from home has created a need for owners

of office buildings to rethink what can go into their properties.

"There is a place for offices. People come to the office for many reasons; certainly to work, but also for the collegiality of working," Plunkett said. "Service businesses will continue to need office space, lawyers, accountants, professionals. I think we'll see a slight bounce back for office use, office tenants, amenities that attract people to come to an office, not just the workplace environment but the entire campus environment."

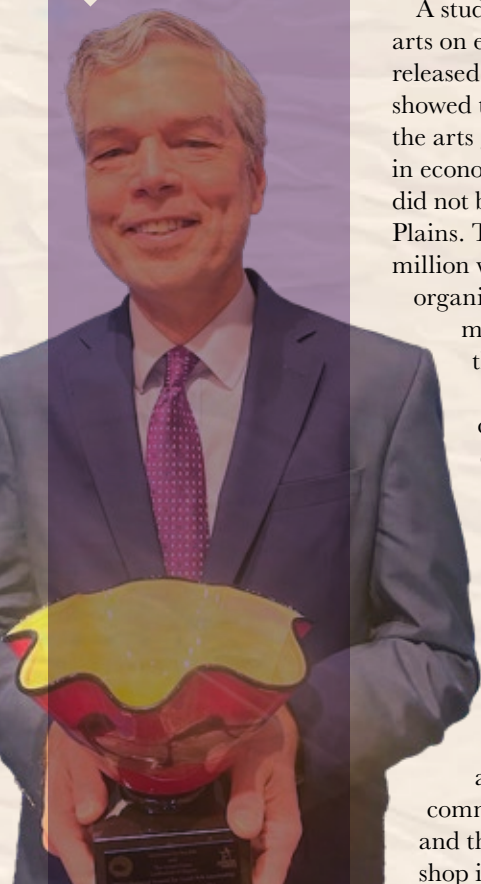
Plunkett said he thinks the market has seen the worst of the effects of the Covid pandemic and the shift toward remote working but there still are various challenges ahead.

"Affordable housing is a challenge and we're all trying to work on it. I did it when I was in government and I'm trying to do it in the private sector," Plunkett said. "I find Westchester to be very resilient. It's a great county and I think our economy is healthy. We have a great workforce. We're in the middle of a resurgence of the Hudson Valley; there's a lot going on north of Westchester County. And, of course, we have New York City, which is the mecca of economic activity whether it be in the financial sector, the health care sector, construction. Good days are ahead for Westchester."

The arts and national recognition for White Plains

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White Plains Mayor Tom Roach with award presented at U.S. Conference of Mayors on Jan. 19.



White Plains and its Mayor Tom Roach took center stage at the recent United States Conference of Mayors (USCM) 92nd Winter Meeting in Washington, D.C., when the city and mayor were honored for the multitude of arts programs in the city and their cumulative beneficial effect. The Conference of Mayors is the official non-partisan organization of U.S. cities with populations of 30,000 and up. There are about 1,400 such cities represented in the organization.

Roach accepted a 2024 Public Leadership in the Arts award from the organization Americans for the Arts and the USCM. The nonprofit ArtsWestchester, based in its own building at 31 Mamaroneck Ave. in White Plains, had nominated Roach for the award.

The National Award for Local Arts Leadership that honored Roach and White Plains was for cities with a population of fewer than 100,000. The award for cities with a population of 100,000 or more went to St. Louis Mayor Tishaura O. Jones. Colorado Governor Jared Polis received the award for state arts leadership.

Roach and White Plains were specifically praised for helping stage JazzFest White Plains, which presents free and affordable live jazz music as well as ArtsWestchester's Serious Fun Arts Fest that brought two days of concerts and 18 new mural and sculpture installations to the downtown. It was noted that ArtsWestchester and the city have worked closely for many years to bring numerous arts activities and displays of various artworks to the city.

A study of the impact of the arts on economic activity that was released recently by ArtsWestchester showed that in Westchester in 2022 the arts generated \$182.3 million in economic activity. The study did not break out figures for White Plains. The study found that \$116 million was spent by arts and culture organizations with another \$66.2 million in expenditures by their audiences.

"Arts and culture drives commerce to local businesses," the study said. "When people attend a cultural event, they often make an outing of it — dining at a restaurant, paying for parking or public transportation, enjoying dessert after the show."

The study found that arts events tended to attract visitors from nearby communities as well as tourists, and they often take the time to shop in local stores

"We have worked very hard to bring more performance art, more



President Biden with mayors at the White House.

visual art into the city," Roach told the Business Journal. "Since I've been on we've been pushing to get more activity downtown, make it a fun place to be. Having ArtsWestchester here in the city is obviously a great benefit to us. I've had a good relationship with Janet Langsam (CEO of ArtsWestchester) and everybody over there."

Roach said that there has been good reaction from businesses over the years to the activity surrounding arts events, with more people in the downtown translating into more shoppers and more business.

"It's art making your downtown a place where people want to be," Roach said. "It starts with having people live downtown. Even if people don't come to a particular event it plants a thought that 'this is a cool place where things are happening.' It has an impact on whether or not they come back. When they're looking for something to do, they think of us because we have a lot happening. Art is really a key component of that and, of course, the performing arts as well. Public art adds a little joy. You turn the corner and there's an artwork that wasn't there before. It gives you chance to look at it, talk to people about it."

Roach said that a prime example is found in the art that was installed when the MTA renovated the Metro-North train station.

"You're running to catch a train and the old train station isn't exactly going to lift your spirits," Roach said. "Now it's bright, it's clean and there's

art that I think puts people in a better frame of mind."

Roach said that many things make White Plains unique including Mamaroneck Avenue, which has a growing mix of commercial activity along with new apartments that have already come online or are being built. He said that during the mayor's conference he and some of the other mayors were exchanging information about arts activities and other things cities are doing.

"A lot of the different breakout sessions they had, whether it's about homelessness or public safety, you learn about what others are doing and how you might be able to bring it home to your community," Roach said. "There's so much to talk about. We kind of just help each other."

During various sessions, the mayors heard from U.S. Secretary of State Antony Blinken, U.S. Transportation Secretary Pete Buttigieg, as well as Rep. Josh Gottheimer (D-NJ), and Rep. Marc Molinaro (R-NY).

On the afternoon of Jan. 19, the mayors went to the White House for a session with President Biden. Roach noted that under the Biden Administration, new federal funding has been made directly available to cities and does not have to first pass through other levels of government. The administration also has encouraged sustainable practices such as the purchases of green alternative fuel vehicles. Biden spent about 55 minutes with the mayors.

"We reacted to what he was saying,

We all know what's happening," Roach said. "The public doesn't seem to grasp how much has changed and how much is getting done around the country. He got a standing ovation from the mayors, and this is a non-partisan organization."

"It started with the American Rescue Plan," Biden told the mayors. "\$350 billion for state and local governments. Money to put cops back on the beat, teachers in the classroom, keep families in their homes and train your workforces and get small businesses on their feet. Money directly to every single city in the country so you could decide how best to spend your money and meet your residents' needs without having to go through a statehouse or a governor."

Biden thanked the mayors for what they do every day including promoting sustainability, promoting the building of more and better housing, improving mental health and enhancing public safety.

"I have enormous respect for job you do. I really mean it," Biden said. "You can't go anywhere without people knowing what you're doing. You, they know where you live. And they think you can solve every problem. The fact is, you're answering key questions people ask every day: Is my neighborhood safe? Is it going to be okay? Will this bus get me to work on time? You know, my kids ... (are) they going to have a good future in this town? Am I able to stay in my hometown? It matters. It matters what you do."

The advantages of an LLC structure

NORMAN G. GRILL

If you are thinking of starting a business or currently operate as a sole proprietorship, consider setting up an LLC to protect your assets. Here are the basics of operating as an LLC and why it might be a good choice for your business.

An LLC is a bit of a hybrid entity because it can be structured to resemble a corporation for owner liability purposes and a partnership for federal tax purposes. This duality can provide owners with the best of both worlds.

Like the shareholders of a corporation, the owners of an LLC (called members rather than shareholders or partners) generally aren't liable for the debts of the business except to the extent of their investment. Thus, the owners can operate the business with the security of knowing that their personal assets are generally protected from the entity's creditors.

This protection is much greater than that afforded by partnerships. In a partnership, the general partners are personally liable for the debts of the business. Even limited partners, if

they actively participate in managing their businesses, can have personal liability.

Enjoy Partnership Tax Benefits

The owners of an LLC can elect under the "check-the-box" rules to have the entity treated as a partnership for federal tax purposes. This can provide a number of benefits to owners. For example, partnership earnings aren't subject to an entity-level tax. Instead, they flow through to the owners, are reported on the owners' individual returns and are taxed only once.

To the extent the income passed through to you is qualified business income (QBI), you'll be eligible to take the Section 199A QBI deduction, subject to various limitations. However, keep in mind that this deduction is temporary. It's available only through 2025, unless Congress acts to extend it.

In addition, because you're actively managing the business, you can deduct on your individual tax return your ratable shares of any losses the business generates. This, in effect,

allows you to shelter other income that you (and your spouse, if you're married) may have. (Limits on the business loss deduction do apply.)

An LLC that's taxable as a partnership also can provide special allocations of tax benefits to specific partners. This can be a notable reason for using an LLC over an S corporation (a business structure that provides pass-through tax treatment similar to a partnership).

Another reason for using an LLC rather than an S corporation is that LLCs aren't subject to the restrictions the federal tax code imposes on S corporations regarding the number of owners and the types of ownership interests that may be issued.

An LLC can give you corporate-like protection from creditors while providing the benefits of taxation as a partnership. For these reasons, you may want to consider operating your business as an LLC.

This column is for information only and should not be taken as advice. Setting up the business entity that is best for you requires balancing a number of factors. Consider retaining the help of an experienced professional to guide your decisions.



image by freepik.co

Contributing
Writer



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

People in the News



RAM KRISHNAN
PEPSICO

PepsiCo Inc. announced the appointment of Ram Krishnan as CEO for PepsiCo Beverages North America.

Krishnan will succeed Kirk Tanner, who is retiring on Feb. 2 after 32 years with the Purchase-based company; he served as the CEO for PepsiCo Beverages North America since 2019 and is planning to join The Wendy's Company as its CEO.

Krishnan currently serves as CEO of international beverages and chief commercial officer for PepsiCo. He joined in 2006 and has held a number of senior leadership roles, including CEO of PepsiCo's Asia Pacific, Aus-

tralia/New Zealand and China (APAC) Region, senior vice president and general manager of PepsiCo's global Walmart Customer Team, and chief marketing officer of Frito-Lay North America. Prior to joining PepsiCo, Krishnan spent six years at Cadillac as a product development manager and marketing manager.

"Ram is the ideal leader to take the helm of our North America beverage business and we are fortunate to be able to proudly appoint him from within our organization," said Ramon Laguarta, PepsiCo chairman and CEO. "His vast experience leading International Beverages and our global commercial agenda, paired with his roots in North America senior executive roles, make him a force to accelerate our beverage growth agenda. He is an innovator at heart who keeps people at the core of every decision, and I look forward to seeing his inspirational leadership in action."

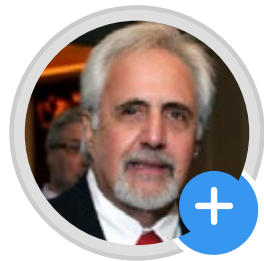


K. RONE BALDWIN
WAVENY LIFECARE NETWORK

New Canaan-based Waveny LifeCare Network announced the appointment of K. Rone Baldwin as chairman of the board of directors for 2024-2025.

Baldwin has been a board member since Visiting Nurse & Hospice of Fairfield County joined the Network in 2021. He is a retired insurance industry executive and was most recently CEO of One Call Care Management, the largest provider of ancillary services to the workers compensation industry.

"Waveny has an outstanding leadership team, a stellar management organization and dedicated and hard-working staff and I look forward to working with them over the next two years," said Baldwin. "We have much to celebrate this year, including Waveny's 50th anniversary, and I look forward to working together on new, progressive projects that will propel Waveny into its next half-century and beyond."



FRED YAEGER
NCADD/WESTCHESTER

Fred Yaeger, founder of the Yonkers-based Yaeger Public Relations, was appointed president of the board of directors of the National Council on Alcoholism and Drug Dependence/Westchester (NCADD/Westchester).

"Mr. Yaeger is a veteran communications executive and has been an involved volunteer with NCADD/Westchester for the past 19 years," said Executive Director Joan Bonsignore. "He has extensive public relations experience in the fields of health care, civil rights, and social, gender and economic justice."

Yaeger succeeds Linda Liberatore, a health-care executive with St. Johns Riverside Hospital.

"I am very honored to have been named president of the Board of Directors of NCADD/Westchester," said Yaeger. "NCADD/Westchester has been in the forefront of education and prevention in the Substance Use Disorder field and I hope to be able to contribute my skills together with Joan Bonsignore, other board members and staff to reduce the incidence of substance use, foster recovery and ensure equitable access and better outcomes throughout Westchester County."

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Sebastian D'Acunto is a partner in the trusts and estates practice at the law firm Pullman & Comley with five offices in Connecticut including Bridgeport, Stamford and Westport, as well as White Plains.

Contributing Writer

Business succession planning is estate planning

BY SEBASTIAN D'ACUNTO

The final season of HBO's "Succession" racked up six Emmy Awards earlier this month. While the tale of the fictional Roy family made for some great television, the one thing you most want to avoid in a real-life succession plan is outstanding drama.

For owners of closely held small businesses, succession planning is a crucial part of the overall estate plan. A properly crafted estate plan is essential to ensure the smooth continuity of the business in the short term and its overall success in the long term. But many succession plans don't address the potential sudden, unexpected death of a business owner.

"Succession," courtesy of HBO

MAP OUT A COMPREHENSIVE PLAN

The operating agreement or shareholders' agreement should spell out exactly what is to occur in the event of the death of a partner. Such agreements often don't adequately set forth a proper clear succession plan or are not entirely in concert with all partners' wishes.

The governance documents might simply allow the business to pass outright to surviving heirs. This is a fine

result, if that's the intention of all partners; however, it's typically an unwanted consequence of poor planning. Estate planning documents, whether a last will and testament or trust, should contain provisions that align with, or that defer to, the business governance documents. This helps avoid potential conflicts between the surviving business partners and the surviving heirs.

AVOID AN UNWANTED PARTNERSHIP

Not many people would be too keen on becoming partners with a deceased partner's surviving spouse or children that weren't previously involved with the business. Partners should have a buy/sell agreement in place. It can be a standalone agreement, or it can be terms incorporated into an operating agreement or shareholders' agreement.

These provisions should clearly set forth the buyout terms, timing and

valuation formula to determine the price. The will or trust of the deceased partner — depending on how equity was owned — should refer to and not contradict the business documents.

If there are no governance documents in place, or if they are silent on this issue, then the estate planning documents may contain default provisions authorizing the executor or trustee to sell the interests to the surviving partners at fair market value.

LIQUIDITY PROVIDES OPTIONS

If the business has sufficient liquidity, one option is to continue operations while simultaneously buying out the estate of the deceased partner. If that's not doable, or if the preference is to keep the operating capital invested in the business, another consideration is having insurance policies on the lives of the partners.

These policies would be owned by the business, or a trust, and the proceeds would provide liquidity to pay off the

deceased partner's estate in return for their equity being divided among the surviving partners.

In some instances, governance documents would allow surviving partners the option to buy the equity directly from the estate. If there is no insurance, or if the proceeds are insufficient, then the buyout terms would typically allow for a combination of a down payment with the remainder to be paid by way of a secured promissory note.

KEEPING THE PEACE IN THE FAMILY

Another common situation is when the sole remaining partner wants to transfer ownership to the child mostly involved in the family business, while being fair to the other children. While it's logical to leave the business interests to the children involved — whether by lifetime gifting or distribution at death — there are various ways to use estate planning documents to keep the peace among the siblings.

A time-honored technique is to have an equalization clause in the documents, the mechanics of which would cause the children inheriting

the business to receive less of the other assets or residuary estate. If the value of the business is greater than the residuary estate, then a life insurance policy should be in effect that would provide cash to the children not involved in the business as compensation for equity they would have received.

Of course, this is only the tip of the asset divestiture iceberg. Depending on net worth, there are several effective strategies and vehicles to govern and preserve assets and transfer wealth to the next generation while minimizing estate tax exposure.

CREATE LASTING SUCCESS

Small businesses account for about 70% of global employment. According to PwC's 2023 Global Family Business Survey, nearly two-thirds of family businesses don't have a clearly documented succession plan.

Battles rage every day in probate

courts involving businesses with owners that didn't understand the importance of getting the succession plan right. Don't find yourself in that role. You won't win an award for having the proper succession plan in place, but you will avoid the drama.

Orange County receives \$1.1M for youth program

BY PETER KATZ / pkatz@westfairinc.com

Orange County Executive Steve Neuhaus has announced that the county's Department of Social Services has received \$1,183,275 of the \$18 million in state money available to governments outside of New York City to fund a Youth Employment Program (YEP). The money will be transferred to the county's Office of Employment and Training to pay for the program.

"We are grateful for these funds, which will be invested in the youth of Orange County," Neuhaus said. "The YEP program benefits young men and women by providing the skills and experience needed to become successful adults. We will continue to provide a safe and nurturing environment for our youth and we will take advantage of every opportunity to give them tools and resources to help them thrive."

YEP is intended to help reduce crime among youth by providing year-round employment opportunities. State funding for the current fiscal year allocates money for YEP from funds that have been budgeted for the state's

Temporary Assistance for Needy Families (TANF) program.

New York state says that research shows vulnerable at-risk and unemployed youth can face struggles later in life, including poverty, dependence on public

assistance programs and criminal justice involvement. In addition, youth exposed to trauma and violence may suffer long-term harmful effects, including barriers to successful employment and financial prospects later in life. The idea behind YEP is to help give youth a direction in life.

According to Steve Knob, Orange County's director of employment and training, "This program will provide students with critical lifelong skills that they can utilize as they further their educations and pursue careers."

The state says that YEP will serve youth 14 to 20 years of age and is running from Jan. 1 to June 30, 2024. It is anticipated that future years' funding

will be increased to support programming from Sept. through June of 2025. Allowable activities and services for YEP include work subsidies for youth (payments are made to employers or third parties) along with education and training and supportive services such as transportation, case management, and incentive payments.

In keeping with its emphasis on youth education and training, 28 students from throughout Orange County received a different type of training from the county last month. They visited the county's Emergency Services Center in Goshen where they underwent training in cardiopulmonary resuscitation (CPR) and the use of automated external defibrillators. Knowing both CPR and how to use a defibrillator can make a difference in providing aid to someone who is suffering from a heart attack.

Instructors also taught students how to recognize the beginnings of



Orange County NY seal

a stroke, control bleeding, administer naloxone when an opioid overdose is suspected, and administer epinephrine for an individual suffering an extreme allergic reaction. This training was co-hosted in partnership between Orange County Emergency Services and the Orange County Youth Bureau.

Buddhist organization proposes adaptive reuse of auto dealership

BY PETER KATZ / pkatz@westfairinc.com



Rendering of proposed Buddhist facility in Beacon.

The Buddhist organization SGI-USA (Soka Gakkai International) is proposing to adaptively reuse a building at 409 Fishkill Ave. in Beacon for religious assembly. The building has been used by Healey Brothers for its Mitsubishi car dealership. Healey handles about 10 automotive brand names at various facilities. SGI-USA would rent the building and does not plan to increase its size.

SGI-USA describes itself as part of a global community-based network of more than 11 million people in 192 countries and territories that practice the philosophy of Nichiren Buddhism, which is centered on respect for the dignity of life. In the U.S., SGI-USA has about 90 Buddhist centers where approximately 2,500 meetings are held each month.

SGI-USA says that it would use the Fishkill Avenue building for gatherings of up to 200 people. It says that most meetings would be attended by 50 to 100 people and a larger gathering of up to 200 people would be held once a month on a Sunday morning.

Proposed improvements to the parking areas will provide a total of 50 parking spaces on the site, including

two ADA accessible parking spaces. Additional improvements include architectural alterations to the building facade, a new sidewalk around the existing building, reduction in paved areas, elimination of existing site entry points on Conklin Street and Fishkill Avenue, new lighting, and additional landscaping. The facility would operate Monday through Wednesday between 6 p.m. and 9 p.m. and on Saturdays and Sundays between 7 a.m. and 6 p.m.

A traffic study concluded that the adaptive reuse would not significantly affect traffic conditions in the area. The traffic consultant noted that under Beacon's zoning a total of 50 parking spaces would be required onsite and the proposal meets the zoning requirement.

Sugar Loaf Mountain acquired by Orange County Land Trust

BY PETER KATZ / pkatz@westfairinc.com

The Orange County Land Trust (OCLT) has acquired the iconic Sugar Loaf Mountain property in the town of Chester for just over \$2.3 million. The acquisition includes 309 acres of forest and farmland, as well as direct access to the summit of the mountain. In 2019, representatives of OCLT met with members of the Palmer Family, which owned the property. In 2022, an agreement was signed giving OCLT an exclusive option to purchase the property.



Sugar Loaf Mountain. Photo by Patrick Murphy.

On Jan. 12, Orange County Executive Steve Neuhaus joined representatives of OCLT to announce that OCLT had taken title to the property.

"I am proud to be a part of the team that worked together to make this happen," Neuhaus said. "This historic agreement will give residents the first-ever public access to the mountain's summit while expanding outdoor recreation by connecting the property to the adjacent Goosepond Mountain State Park. The OCLT will transfer the land to the county's Parks and Recreation Department, which will lead the efforts to establish a plan for public access and recreation. I am excited about the recreational oppor-

tunities that Sugar Loaf Mountain will provide for residents for generations to come."

The Peter and Carmen Lucia Buck Foundation, a longtime supporter of OCLT, agreed to support the acquisition with a loan. The Walden Savings Bank pledged a loan making it possible for OCLT to begin due diligence on the project.

As the project began to take shape, OCLT announced its conservation plans to the public and launched the "Save the Mountain" campaign. The campaign's message was that the project would be a win for conservation, outdoor recreation, tourism and

local businesses. "Save the Mountain" generated more than \$200,000 in community donations..

The New York State Department of Environmental Conservation and Land Trust Alliance demonstrated their support for the project with a state Conservation Partnership Program grant, as did Scenic Hudson, which also provided financial support for the acquisition through its Climate and Environmental Justice grant initiative. Both Orange County and the town of Chester joined in the project.

"Purchasing and protecting the Sugar Loaf Mountain property was a team effort through and through,"

said Jim Delaune, executive director of the Orange County Land Trust. "There were so many moving pieces and variables that I wasn't sure we could get this done by year end, but fortunately for us we did."

Walden Savings Bank President and CEO Derrik Wynkoop said, "From our initial call with Executive Director Delaune, Walden Savings Bank knew this was a project our 152-year-old community bank could readily stand behind. We were honored to provide financial assistance and counsel to the great folks at the OCLT to get this deal over the finish line."

Seth McKee, executive director of The Scenic Hudson Land Trust said, "This is exactly why we created our Climate and Environmental Justice grants: to accelerate and support vital projects that benefit the environment, the economy, and all members of the community."

OCLT said it does not advise public access until a formal trail system and designated parking area are established.



Steve Neuhaus speaks at announcement of Sugar Loaf Mountain acquisition.

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The Capri Tiberio Palace – where every guest is emperor

BY JEREMY WAYNE / jwayne@westfairinc.com

If the Amalfi Coast is Shangri-La for Americans traveling to Europe in the summer months, then the island of Capri is surely Bali Ha'i.

Measuring less than four square miles and reached in under an hour by fast ferry or hydrofoil from Naples, Amalfi or Sorrento, craggy Capri is a stunner, with tumbling cliffs; breath-taking paths and trails; ravishing, bougainvillea-covered whitewashed houses; glamorous shops; and, all around it, the jewel-like, sparkling Tyrrhenian Sea.

Post-pandemic, Capri – and do say it “CAH-ree,” the stress firmly on the first syllable – was quick to recover, the island humming again with a clutch of new and renovated hotels. One such is the Capri Tiberio Palace, where I was lucky enough to spend a few days toward the end of the summer season last year.

A fine period island house, formerly a slightly nondescript Marriott hotel now given a complete makeover by its new owners, this gorgeous property is the last word in dazzling design and immaculate good taste. A five-minute walk from Capri's main square along the lovely Via Camerelle, the Capri Palace is not only small and utterly charming – the new owners reduced it from 70 rooms to just 40 – space, after all, being a key component of luxury – it is also located exactly where you want to be.

As they step off the ferry at the island's port, Marina Grande, arriving guests are met by the hotel's representative and ushered into one of the island's open-top taxis for the thrilling three-minute ride up to Capri Town and a short walk to the hotel. (Capri Town's narrow streets do not allow for regular traffic). Naturally, your bags are carried for you.

For a chap not usually short of words, I was rendered almost speechless as I took in the zingy tilework, the rows of curtained closets, the

blowup Life magazine photograph of Sophia Loren (to remind guests of the age of real glamour) in my room and then opened the French doors to reveal my own private terrace with its heart-stoppingly lovely view. Ah, that divine terrace. I sat on it for hours during my stay, overlooking those whitewashed houses, the myrtle trees and cypresses, the bursting vines and the sparkling sea beyond – with nothing more than birdsong and the pleasing thwack of tennis balls being hit at the nearby Capri Tennis Club for company.

Milanese designer Giampiero Panepinto's creation, which mimics a typical Caprese house, is nevertheless wonderfully eclectic. The hotel is a collection of beautiful paintings, prints, objects, curios and bibelots, strategically placed. Add in marble staircases with beautiful carved ironwork; lanterns; birdcages; glorious wall sconces; fabulous, handwoven, carpets; small trees in elegant planters and stone vases brimming over with pink and white carnations, and you still won't get close to the magic of the Capri Palace.

In the spa, you get pounded to earthly bliss, while in the Jacky Bar, brimming with light by day, twinkly by night – and perfectly located at the front of the hotel so you can see people coming and going – you might get pummeled in another kind of way. Or you will feel that way, after two or three perfect Negronis.

In the Terrazza restaurant, staff in nautical whites with perfectly fitting navy blazers will serve you a lunch of superb antipasti and pasta or an exquisite five-course dinner on the terrace under the ink-black, starry Capri night. The bread alone is reason enough to visit, five different kinds, including Neapolitan casatiello, made from spelt – which is more like cake than regular bread – and moreish

grissini, as thin as string. Among many heavenly dishes I enjoyed here, risotto of spaghetti – singing of the sea, with vongole (clams) and ricci (sea urchin) – and a scented risotto of Amalfi lemons were standouts.

Beyond the hotel, of course there is Capri itself to explore, with walks, hikes, activities and excursions aplenty. Anacapri, the island's quieter town, is just a couple of miles away from Capri Town, 10 minutes by minibus. Then, there are the ruins of the Emperor Tiberius's Villa Jovis, which two millennia ago was the site of unimaginable Roman debauchery. And renowned Swedish physician Axel Munthe's Villa San Michele, with its bird's-eye views and, of course, the iconic Faraglioni rocks and famous Blue Grotto.

But the point of Capri, insofar as doing nothing has any point at all, is to do none of these things, but simply to sit out on the Piazzetta, the small irregularly shaped “square” that is the main meeting point of Capri Town, drink a caffè or cocktail or enjoy a gelato and watch the colorful crowd go by.

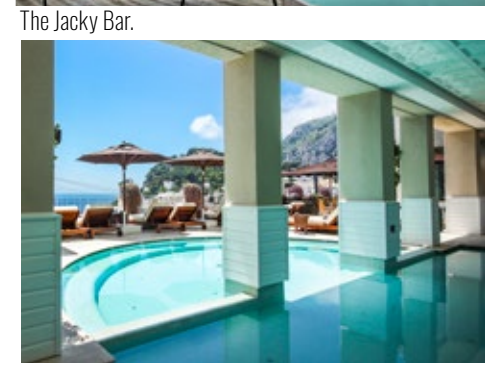
Let's not forget shopping, though – possibly the chicest shopping in the Mediterranean, where for every Bulgari and Bottega Veneta boutique there is a (relatively) inexpensive independent costume jewelry, design or clothing store. For all its “beautiful people” and jet-set money, and believe me there are plenty of both, Capri is definitely egalitarian, with bling for all price points.

Time on Capri moves slowly and yet too fast. “Good-bye, Blue Grotto,” sang the boatman, “come again soo-oon,” F. Scott-Fitzgerald's Nicole Diver reminisces in “Tender is the Night.”

Leaving Capri is hard. After three days of bliss, I decided that instead of a taxi, I would take the island's famous funicular railway, which runs from the Piazzetta to Marina Grande to catch my ferry back to Naples. I mentioned it to the hotel concierge, who produced a ticket from his desk. “With our compliments,” he announced with a small



The terrace view from the Bellevue Suite.



The pool.

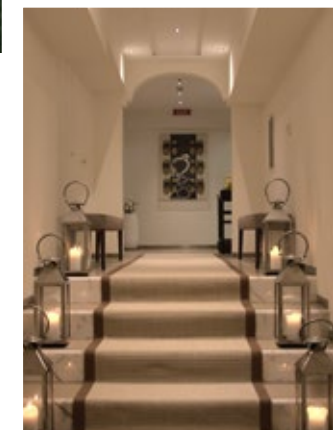


Capri, island view.

flourish. The funicular ticket only costs a couple of euros – the best bargain on the not inexpensive Isle of Capri – and yet this simple gesture spoke volumes.

Then again, you'd expect nothing less from this classy hotel on this most seductive of islands.

For more, visit capritiberioplace.it.



The spa entrance.

AI Is Here! BCW Announces Bold New Initiative

Artificial Intelligence (AI) will be a disruptive economic force, just as the Internet revolution was in the past generation. With AI's possibilities yet to be defined, the Business Council of Westchester is launching AI Alliance 360°, a year of programming devoted to helping our members prepare for the opportunities that await in this latest technological revolution.



AI Alliance 360° will consist of in-person and virtual events that will explore the technology's many implications with the goal of helping our members understand how they will be affected by AI's power. The growing adoption of AI will challenge all of us to reconsider our business models and pivot to new operations.

With this transformation in mind, the BCW is on a mission to decode the mysteries of AI's power. The BCW's Year of AI begins on January 30 with AI Unveiled: Understanding and Navigating the Future of Intelligent Systems at Manhattanville College. The breakfast event features Bargav Balakrishan, VP of Industry Modernization, IBM and a Regeneron expert, followed by a Decoding AI Workshop with Nikhil Jagga of CMIT Solutions.

Key events throughout the year include:

- AI in Professional Services: Innovation and Integration
- Healing Horizons: Navigating AI in Healthcare's Transformative Technologies
- FutureEd: Harnessing the Power of AI in Academic Innovation
- Securing Tomorrow: AI in Cybersecurity and Technology
- AI Unleashed: Smart Insights and Innovations to Transforming Marketing Strategies

"We must become conversant about AI to ensure that we can harness its potential while having the proper safeguards in place within our organizations and networks. Through the AI Alliance 360° programming, the BCW aims to increase awareness of AI and its role in the future," said BCW President & CEO marsh Gordon. "We look forward to learning together and engaging in active discussions about harnessing all that AI can do for business growth and beyond. I am personally excited about this new BCW initiative. Stay tuned," she added.



The Business Council of Westchester focuses on economic development, advocacy, innovation, talent acquisition, and strategically positioning our members within the Hudson Valley region, the state and beyond. We are Westchester County's largest business organization representing more than 1,000 members, including multinational corporations and businesses of all sizes; colleges and universities; hospitals and the healthcare biotech sectors; not-for-profits; entrepreneurs; and all levels of government. Our robust professional programs and network offer unparalleled access to today's top thought leaders and diverse business development opportunities. Build, Connect and Win with The Business Council of Westchester. Visit thebcw.org today.

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01

- Be a leader who's part of the county's business growth

02

- Live or work in Fairfield county

03

- Has not previously won this competition

04

EVENT INFORMATION:

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Westfair Business Journal



Dig into New York Restaurant Week

BY JEREMY WAYNE / jwayne@westfairinc.com

If you work in New York City or are planning a visit in the next week, it's worth remembering that New York Restaurant Week is still active, running through Sunday, Feb. 4 (Saturday, Feb. 3, excepted).



Kyma Hudson Yards.



Spanish Diner at Mercado Little Spain.

MERCADO
LITTLE SPAIN



House of the Red Pearl at Tin Building; by Jean-Georges.



Marseille.



Amor Cubano.



Dinosaur Bar-B-Que Harlem.

With 640 restaurants participating, there is something for everyone.

Now in its 32nd year and with 640 restaurants participating, there is something for everyone – from bargain basement “holes in the wall” to golden oldies, plus that splurge at a big-name restaurant you’ve long been planning to visit. At each establishment, two-course lunches and three-course dinners are priced at either \$30, \$45 or \$60.

To whet your appetite, here’s a handful of Manhattan restaurants taking part that I know and love – as well as some I would like to get to know and love:

This would be a good week, for instance, to investigate the Tin Building, Jean-Georges Vongerichten’s eye-popping repurposing of the historic Fulton Street Fish Market at Lower Manhattan’s South Street Seaport. Among the building’s staggering 12 dining concepts are the Chinese-inspired House of the Red Pearl; the classic T. French brasserie; Shikku for omakase (chef’s choice), sushi and sake; and The Frenchman’s Dough,

which describes itself as “a traditional Italian with Jean-Georges’ signature French twist.”

For yet more French fare, the long-established Marseille in Hells Kitchen is offering an unimpeachably classic menu with choices, including lobster bisque, coq au vin and baba au rhum. (With its crème diplomate filling, I’m always a pushover for a “rum baba.”)

Remember the Odyssey song, “Native New Yorker”? “Up in Harlem, down on Broadway”? Of course, you do. Well, up in Harlem, let me recommend two favorites of mine, Dinosaur Bar-B-Que, for exceptionally plump, sticky ribs and Texas-style brisket, and a recent find, Amor Cubano (in East Harlem). This cozy spot is the place for great music, (live on Friday nights), mojitos and terrific Cuban home cooking.

Down on Broadway, meanwhile, there’s the Broadway Lounge at the Marriott Marquis, where the prix fixe menu almost plays second fiddle to the lounge’s great cocktails; and the ever-popular, fully kosher restaurant, Mr. Broadway – which has recently

relocated around the corner to 38th Street. Its Restaurant Week menu includes what it calls “the best matzo ball soup in town,” (and I’m not going to argue), followed by a schnitzel with mash.

Two hot new restaurants are also participating, both of which I’m aching to try. One is Bangkok Supper Club, the younger sibling of Fish Cheeks, transported to sleek, designer surroundings in the Meatpacking District. Their USP (unique selling point) is Thai cuisine inspired by Bangkok’s late-night food scene. (Can’t wait.) The other newbie, in the West Village, is Angie Mar’s Le B, formerly the Beatrice Inn, which erstwhile Vanity Fair editor Graydon Carter originally revived to entertain folks from his little black book. With sophisticated dishes and sophisticated prices to match, this one would be great to visit this week.

For what would certainly be a splurge any time outside of Restaurant Week, I’m also taken with the idea of a visit to Dowling’s at the Carlyle, the hotel’s newest restaurant, named for Robert Whittle Dowling, who owned the hotel in the 1940s. Lunch and dinner menus are available throughout

the week, with the dinner menu featuring two dishes that really take my fancy – a venison osso buco and a roast chicken for two, carved tableside, the roast chicken carrying a not unreasonable \$15 per person supplement.

There are a handful of participants, too, in Hudson Yards, which is slowly establishing itself as a serious dining hub after the shakiest of starts. Excellent value choices at Japanese restaurant Suram include sushi, sashimi and ramen. And at Kyma, with its Mykonos vibe, and the highly regarded Estiatorio Milos – fish-based, so with an appropriate view of the Hudson River – they are wooing guests with their upscale (no pun intended) take on modern Greek fare. Note that Kyma in the Flatiron District and the original Estiatorio Milos in midtown are also Restaurant Week participants.

A fourth Hudson Yards contender and one of my faves in the space, Spanish Diner at Mercado Little Spain is offering the same menu at lunch and dinner. Croquetas de pollo (chicken croquettes) followed by fried eggs and sausages, as only the Spanish can fry them, would be my choice here.

Last but not least, there’s Restaurant Week ribollita (Tuscan white bean soup) at lunch and chicken with preserved lemon at dinner at Morandi, Keith McNally’s well-loved West Village trattoria, and one of my go-to Italian restaurants in the city.

So many restaurants, so little time. So, make hay.

And mark your calendars: New York Restaurant Week’s next event – its summer edition – will take place in August.

For more, visit nyc tourism.com/restaurant-week.





Members of the Greenwich Physicians Outreach Group from left: Paras Patel, DO; Hyun Park, M.D.; James Brunetti, DO; Jan Zislis, M.D.; Maria Pavlis, M.D.; Nikhita Shrimanker, M.D.; Ellika Mardh, M.D.; Miguel Mesarina, DO; Ryan Kelly, DO; Nathan Heller, M.D.; Michael Franco, M.D.

MENTORING INITIATIVE ESTABLISHED AT HOSPITAL

Greenwich Hospital recently announced the first medical resident-driven lecture series envisioned to both educate patients and provide doctors-in-training valuable, interactive experience within the community. Through the generosity of Scott and Icy Frantz, Greenwich Hospital's residency program has begun a mentoring initiative to inspire residents to practice medicine in the community after graduation and to foster a lifelong passion for serving others.

The monthly, public lecture series is one aspect of the broader initiative, known as the Greenwich Physician Outreach Group, that

pairs a Greenwich Hospital resident with an attending physician, who serves as a mentor. After receiving their medical degree, physicians spend three years as residents at Greenwich Hospital learning to care for patients alongside experienced doctors and nurses. The newly launched lecture series provides an opportunity for residents to practice explaining medicine to a lay audience, interact with the public and work closely with an attending physician outside the clinic setting.

The Franz's gift, which was given in honor of Dr. James Brunetti, also enables the lecturers to disseminate health-related items such as blood pressure home monitors and pulse ox-

imeters. Future talks will cover topics such as colon cancer, living to be 100, and advanced directives and ICU care.

"Greenwich Hospital is part of Yale, a thriving academic health system and this unique program is an example of how education can reach beyond the day-to-day training that takes place in a hospital and give residents the powerful experience of seeing firsthand a physician's impact on their community," said Greenwich Hospital President Diane P. Kelly.

The program will expand beyond lectures as the medical residents will add activities to complement their learning to include

working with vulnerable populations locally – visiting organizations and local community centers where health assessment and well-being checks can be done.

Greenwich Hospital, a member of Yale New Haven Health, is a 206-bed regional medical center serving lower Fairfield County and Westchester County. It is a major academic affiliate of Yale School of Medicine. Founded in 1903, Greenwich Hospital has evolved into a progressive medical center and teaching institution representing all medical specialties and offering a wide range of medical, surgical, diagnostic and wellness programs.

YOUNG WOMAN OF CONNECTICUT

Christina Vega of Suffield, Connecticut, was named the Distinguished Young Woman of Connecticut for 2024 and awarded \$500 in cash scholarships during a statewide scholarship program for high school girls held at Holyoke Community College in Holyoke, Massachusetts.

Vega competed to represent the state as the Distinguished Young Woman of Connecticut for 2024. Participants were evaluated in the categories of scholastics (25%), interview (25%), talent (20%), fitness (15%) and self-expression (15%).

Throughout the next year, Vega will represent the state at various public events and serve as a role

model to young people by spreading the program's national outreach message of "Be Your Best Self." The outreach program is designed to encourage self-esteem and excellence in all young people through its five principles: Be Healthy, Be Involved, Be Studious, Be Ambitious and Be Responsible.

Vega said, "I want to show all Black and Latina women, as well as all queer women, that we deserve recognition, and praise for all that we do. We need to be proud of ourselves and we deserve to be trailblazers in every field we enter."

The 67th National Finals will take place on June 27, 28 and 29, in Mobile, Alabama. Vega will travel to Mobile, along with 49 other representatives from

across the country, to participate in personal development activities and community-service projects before competing for the opportunity to become the Distinguished Young Woman of America for 2024 and for additional cash scholarships.

Founded in 1958, Distinguished Young Women is a free program that encourages participants to reach their full individual potential. Its mission is to empower young women by providing over \$1 billion in scholarship opportunities, connecting with a nationwide network of women, developing their self-confidence and participating in Life Skills Workshops that prepare them for success after high school.





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- Emphasis on activity that promotes feelings of self-worth and productivity
- Unsurpassed quality of life for residents; peace of mind for families
- Meets and exceeds the expectations of healthcare professionals

BRIGHTVIEW HARRISON WILL SPICE UP RESIDENTS' LIVES

Current Brightview Senior Living residents agree there's more to good health than the absence of illness or disease. It needs SPICE!

Brightview signature SPICE initiative provides the opportunities and tools for residents to stay active and achieve overall wellness. SPICE activities that nurture one or more of the five

dimensions of wellness include:

Spiritual - Meditation, gardening, tai chi, yoga, art classes, volunteer opportunities, intergenerational events

Physical - SPICE in Motion fitness programs, line dancing, Wii Bowling, nature walks

Intellectual - Lifelong-learning seminars, brain-training exercises, computer classes, trivia, word and board games

Cultural - Exploring the theater, music, film appreciation, history, gourmet cuisine, and more through outings and on-site lectures, entertainment, clubs

Emotional - Writing groups, outdoor relaxation, holiday celebrations, spa sessions, family events

For more information, call Rosie Sampson or Rosanne Alfano at 914-533-1902 or visit www.BrightviewHarrison.com.

Let Your Independence Shine
at Brightview Harrison,
Westchester County's
Newest Senior Living Community

OPENING SUMMER 2024

Be one of the select few to join our Charter Club and enjoy up to \$13K in savings plus a two-year rate lock. Hurry! Only a handful of spaces remaining!



Call 914.533.1902 to schedule your visit and ask how you can join our Charter Club – and save thousands! – today.

Welcome Center Now Open
Call for an Appointment!

Future Community | Summer 2024

600 Lake Street | West Harrison
www.BrightviewHarrison.com

Just 20 miles northeast of Manhattan and down the road from Silver Lake

MODEL APARTMENTS NOW OPEN
SHOWINGS BY APPOINTMENT

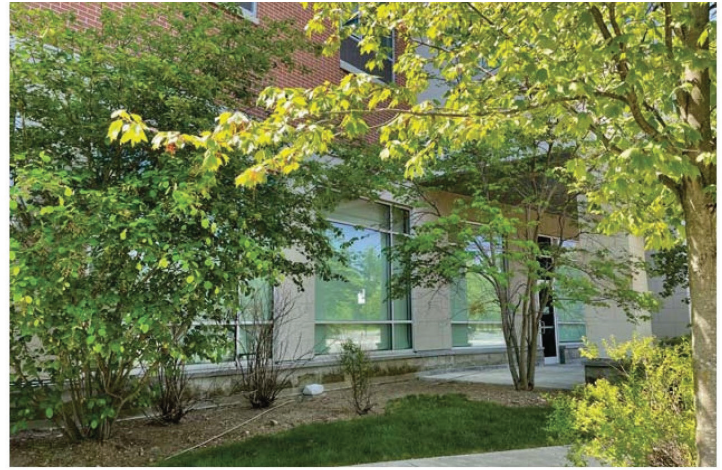


Visit Brightview Harrison's welcome center to choose your favorite floor plan and discover how our carefree lifestyle, resort-like services, and personalized support will make life brighter for area seniors and their families when we open this summer.

Independent Living | Gallery Independent Living | Assisted Living | Gallery Assisted Living | Dementia Care

BRIGHTVIEW
SENIOR LIVING
HARRISON





AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

Wartburg is unlike any retirement community you have ever seen before. We believe that the quality of life is as important as the quality of care. Wartburg's gated, lush 34-acre campus with 24-hour security is tucked behind a quiet residential neighborhood near the Mount Vernon-Pelham border. Since its beginnings as an orphanage more than 155 years ago, to the award-winning, comprehensive older adult care community, Wartburg offers a gold standard of living and care options.

We remain vigilant and dedicated to creating a community of care where seniors can avail themselves of the benefits of an urban lifestyle in a park-like setting, with the peace of mind that comes from knowing there is a team ready to help them as their needs change.

Whether you need temporary assistance or ongoing services, Wartburg has the support you need to live independently for as long as possible in a community that cares. We offer everything from independent senior living and assisted living options to nursing home facility. We also offer adult day care, palliative care, hospice care and respite care. If you live



independently, but require assistance, we offer in-home support for your daily needs and can also provide rehabilitation and skilled nursing services.

We are building for the future! Slated for opening in Fall 2023, the New Living Center will be a state-of-the-art facility that will bring resources



and support to those affected by Alzheimer's and dementia related diseases. The building will consist of 64 beds, made up of 32 single suites and 32 companion suites.

At Wartburg, you can age in place gracefully and secure that your health and safety are our priority. At Wartburg, you can live your best life.



Wartburg

One Wartburg Place, Mount Vernon, NY 10552 | 914-699-0800 | www.Wartburg.org



Mom *enjoys* ~~enjoyed~~ spending time with the ladies.

We see *you* here.

The things you love doing are more than just passions. They're what make you "you." This is why at The Bristal, our expert team members dedicate their time, attention, and energy to creating customized social activities that ensure each resident continues being the unique person they are. And, in the process, create the one-of-a-kind community we are, too.

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HELPING SHAPE A BRIGHTER FUTURE



Jean-Marc Laouchez

Americares, the health-focused relief and development organization located in Stamford, has announced the election of Jean-Marc Laouchez to its Board of Directors for a three-year term beginning Jan. 1.

A senior partner in the organizational consulting firm Korn Ferry, Laouchez is a member of the firm's Global Leadership Team and leads the Korn Ferry Institute, which conducts advanced research, intellectual property development and analytics on people and organizational performance. Laouchez works with executives and scientists to anticipate and offer insights into the future of work. He also recently created Leadership U for Humanity, a social impact initiative of the Korn Ferry Charitable Foundation, to increase the pipeline of diverse leaders and talents from underrepresented communities.

"Jean-Marc brings to the board a wealth of expertise in leadership development and talent management," said Americares President and CEO Christine Squires. "His energy, commitment to our mission and alignment with our organizational values will help shape a brighter future for Americares and the communities we serve."

A leader in the humanitarian sector, Americares is No. 9 on Forbes 2023 list of Top 100 Charities and a four-star rated charity — the highest possible — by Charity Navigator, America's largest independent charity evaluator. Americares helps communities prepare for, respond to and recover from disasters; increase accessibility, availability, affordability and acceptability of medicine and medical supplies; improve and expand health services; and prevent disease and promote good health.

Laouchez first became involved with Americares in 2022 when he joined an Americares Partner Summit panel discussion exploring best practices for creating community and integrating mental health and wellness in remote workplaces.

"Forty years of serving people affected by poverty and disasters through more than 4,000 health centers, including an international network of health partners, makes Americares one of the highest impact organizations I know..." said Laouchez.

He currently serves on the boards of directors of Trace TV, an urban culture and

empowerment company, and the Velocity Network Foundation, an international HR Tech consortium that develops a blockchain-based platform for talent credentials.

A native of Martinique, he earned a bachelor's degree in strategy and finance from Ecole Supérieure de Commerce de Paris and completed his MBA at the Wharton School of the University of Pennsylvania and at the Universidade Federal do Rio de Janeiro (Coppead).

Laouchez lives in Miami with his wife, Liz.

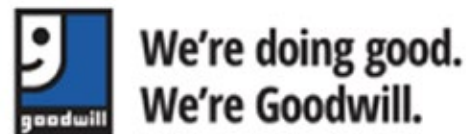
POISED FOR GROWTH

Big Y Foods Inc. recently reached an agreement to acquire the leasehold interests for three supermarket locations within Big Y's marketing area. These locations are 1076 Post Road East in Westport, Connecticut; 14 Candlewood Lake Road in Brookfield, Connecticut; and 290 Turnpike Road in Westborough, Massachusetts.

According to Big Y President and CEO, Michael D'Amour, "All of us at Big Y are excited about the opportunity to enter into these communities with our unique fresh and local foods along with our exceptional and knowledgeable employees. These locations fit nicely within our current store footprint."

These new locations tie in with Big Y's current growth strategy, which will total 77 supermarkets.

Big Y Foods is one of the largest independently owned supermarket chains in New England with more than 10,000 employees. It has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut and ranked at No. 72 on Progressive Grocer's PG 100, annual list of North America's top food retailers.



Jeff Neff

Goodwill of Western and Northern Connecticut (GWNC) has welcomed Jeff Neff of Meriden, Connecticut, as senior vice president of operations.

Neff brings more than 23 years of experience managing nonprofit organizations at both operational and executive levels to his

new role. Most recently, he served 13-years as president/CEO of The National Kidney Foundation of Arizona, where he was instrumental in securing millions of dollars for the nonprofit. Prior to that he served as COO of Goodwill Industries of Western Connecticut where he guided the expansion of the organization into Northern Connecticut.

Neff said, "Coming back to Connecticut to help a nonprofit I'm passionate about to optimize its retail operations and advance its mission is a full circle moment."

Rocco Tricarico, GWNC president and CEO, said, "His familiarity with our organization and deep experience with our retail operations make great additions to our team and I look forward to working alongside him."

Goodwill is a nonprofit organization that helps individuals, businesses and communities come together to support people with disabilities, economic disadvantages and other barriers to employment. GWNC is headquartered in Bridgeport, and has store, donation and career center locations around the state.

FOOD AND DRINK SPECIALS TO HONOR LUNAR NEW YEAR

This year the Lunar New Year begins on Feb. 10 and starts the Year of the Dragon. Traditionally, the Lunar New Year is a 15-day celebration and concludes with a lantern festival marking the end of the celebrations. To honor their native traditions, award-winning restaurateurs K Dong and Chef Steven Chen will celebrate at their newest restaurant Mōli with the launch of a new dim sum brunch menu and a live Lion Dance performance on Sunday, Feb. 11 at 1 p.m. The team partnered with fashion designer and philanthropist Andy Yu to elevate the celebration and infuse a whimsical dish to the new Sunday brunch menu.

Mōli's dim sum brunch menu will feature traditional Lunar New Year dishes and include Yu's artisan dumplings.

Yu aspires to utilize the power of food, art and culture as a means to connect and unite different societies. In addition to food and fashion, Yu is known for his philanthropy. His passion for food, culture and art is exemplified through his Instagram (@49andrewyu).

"Our goal is to celebrate our culture and share it with others in the community," said Dong.

Greenwich First Selectman, Fred Camillio, will join the celebration at Mōli. "I am so proud to be in a diverse community that celebrates cultures from around the world," said Camillio. "It's wonderful to have restaurants and businesses in town that attract people from all over making Greenwich Avenue a worldwide destination."

Mōli plans to extend specials throughout the month and sell one-of-a-kind souvenirs that will feature the Year of the Dragon and restaurant brand. Proceeds from the dim sum

brunch and a custom Year of the Dragon souvenirs will support a nonprofit organization selected by the restaurant in partnership with Yu. The souvenirs can be purchased at the restaurant on Feb. 11 and brunch reservations can be made on the Mōli website moligreenwich.com.

Yu's journey to success began at a young age, inspired by his father's career, which exposed him to diverse cultures and experiences around the world. This early exposure ignited his passion for creativity and fueled his desire to create beautiful and timeless designs. Now based in the Westchester County community of Katonah, Yu has seamlessly blended his artistic vision with the local fabric.

LARGE AND GETTING LARGER

Citrin Cooperman, a leading professional services firm, has announced the recent acquisition of MIBAR, a business software consulting firm based in New York City. This strategic move marks a significant step forward for Citrin Cooperman in broadening its advisory service offerings and enhancing its position in the market. MIBAR will join Citrin Cooperman with 30 employees and more than \$12 million in revenue.

The acquisition of MIBAR expands Citrin Cooperman's established Digital Services Practice, led by Managing Partner Eric Casazza. MIBAR's expertise in ERP and CRM software, business intelligence, AI and NetSuite and Microsoft technology solutions complement Citrin Cooperman's existing strengths, allowing the combined entity to offer a wider range of services and deeper industry knowledge to clients across the board.

"... Citrin Cooperman CEO Alan Badey, said, "This acquisition represents a strategic growth opportunity for us as MIBAR brings a wealth of experience and a strong reputation in business software solutions. We're excited to welcome MIBAR's team of talented professionals and deliver our robust portfolio of services, innovative solutions and greater value to our collective clients."

Similar sentiments were shared by Bart Nachimow, president and CEO of MIBAR, "Joining Citrin Cooperman has been an exciting opportunity for us and our clients, who can look forward to access to a broader set of resources and expertise."

Citrin Cooperman is one of the nation's largest professional services firms. With offices across the country, Citrin Cooperman clients span an array of industry and business sectors and leverage a comprehensive menu of business and personal service offerings. A licensed independent CPA firm it provides attest services and business advisory and nonattest services in accordance with the AICPA's Code of Professional Conduct and applicable law, regulations and professional standards.



Photo by Josh Cuppek for Iona University.

NEW BACHELOR OF SCIENCE DEGREE

Iona University has introduced a new Health and Wellness Bachelor of Science degree within the NewYork-Presbyterian Iona School of Health Sciences for individuals interested in public health, health education, advocacy and prevention of disease. Iona's innovative program will result in two nationally recognized certificates: NASPA Certified Peer Educator (CPE) training and Adult Mental Health First Aid (MHFA) training.

"Iona students will earn a robust degree and strong skillset appropriate for positions in health-related areas, including careers as health education specialists and community health workers and receive a degree that can serve as preparation for allied health

careers in occupational therapy," said Kavita R. Dhanwada, Ph.D., founding dean of the NewYork-Presbyterian Iona School of Health Sciences.

Students can expect to gain valuable hands-on training with a semester-long internship in an agency, business or other setting that provides community or public health promotion.

The program has a strong emphasis on intentional community engagement.

The Health and Wellness degree also involves a multidisciplinary approach. Students may choose to explore several disciplines in-depth such as psychology, communications, entrepreneurship and health-care marketing.

Founded in 1940, Iona University is a master's-granting private, Catholic, co-educational institution of learning in the tradition of the Edmund Rice Christian Brothers. Its 45-acre New Rochelle campus and 28-acre Bronxville campus are just 20 miles north of Midtown Manhattan. With a total enrollment of nearly 4,000 students and an alumni base of over 50,000 around the world, Iona is a diverse community of learners and scholars dedicated to academic excellence and the values of justice, peace and service. A school on the rise, Iona officially changed its status from college to university on July 1, 2022, reflecting the growth of its academic programs.

NEW HEAD FOR LOWER SCHOOL

Sacred Heart Greenwich recently announced the appointment of Caitlin O'Neill as the head of its Lower School, effective July 1, following an extensive nationwide search. A dedicated educator and alumna of the Convent of the Sacred Heart 91st Street, O'Neill brings her 14 years of experience at the school, which included teaching positions in first, second and fourth grades, Lower School math specialist, and Lower School curriculum developer, as well as Lower School dean of academic and faculty Development.

In her new role, O'Neill is poised to drive inno-

vation and collaboration, fostering a community rooted in critical thinking, curiosity, faith and a genuine love for learning. Collaborating closely with the heads of middle and upper school, she will define the identity of the Lower School, nurturing cohesive relationships from early childhood through 12th grade. A passionate leader, O'Neill is dedicated to cultivating joyful learning, promoting a supportive and growth-oriented environment aligned with the school's mission and reinforcing its goals and criteria. Her focus includes expanding opportunities for competency-based learning, differentiated instruction and interdisciplinary experiences, ensuring a holistic and enriching educational experience for all students.

ADMINISTRATOR POSSESSES HEALTH CARE AND FINANCIAL EXPERTISE



Nicole D'Amour Schneider

The Board of Directors of Big Y Foods Inc. has appointed Nicole D'Amour Schneider to the position of senior vice president of retail operations and customer experience to assume responsibility for the chain's entire retail division namely Big Y Supermarkets, Big Y Express gas and convenience stores, Table & Vine Fine Wines and Liquors as well as the Big Y Pharmacy and Wellness division. She will also lead the asset protection and front-end operations teams. In her new role, she will develop and drive strategy in each of these areas with a focus on growth of store and department leaders while creating and executing plans to enhance sales, profits and most importantly, the customer experience.

She reports to Richard D. Bossie, COO, who said, "Her experience, knowledge of our stores, our teams and our customers along with her commitment to continuous improvement make her ideally suited for this newly expanded role. Her efforts have made a tremendous impact on all of us at Big Y."

D'Amour Schneider has been serving as vice president of supermarket operations since 2019 where her responsibilities encompassed 72 markets across Massachusetts and Connecticut. She is also a founding member and on the board of Big Y Women LEAD, their first employee resource group focused on inspiring and empowering women to develop their leadership potential.

She started working at Big Y as a service clerk in 1989 as a teenager and has worked in all areas of the supermarket, including customer service manager, store director in several stores before moving to corporate roles in employee services and training, customer relationship, culture and engagement as well as director of pharmacy.

A third-generation D'Amour family member, she is the granddaughter of co-founder, Paul D'Amour and daughter of Donald D'Amour, chairman emeritus. A graduate of Connecticut College, she also taught history at Canterbury School in New Milford, Connecticut, where she has served on its Board of Trustees since 2009 and is a member of its executive committee. In addition, Nicole has held the appointment of chair of the philanthropy advisory board for Mercy Medical Center since 2021.

CONTEMPORARY PERFORMANCE ART



Chiffon Thomas, *Untitled (Dome, Figure 1)*, 2023. Polyurethane resin, mica sheets, steel, and LED lighting system, 120 x 144 x 228. Courtesy of the artist and Kohn Gallery, Los Angeles. Photo by Jason Mandella.

The Aldrich Contemporary Art Museum in Ridgefield, Connecticut, will present “Polish” by Chiffon Thomas, a performance enacting a series of choreographed movements timed to percussive sound and orchestrated lighting to guide healing, passage and regeneration. This hour-long work will be performed live at The Aldrich on Saturday, Feb. 3 at 6 p.m., and will take place inside Thomas’ current exhibition at the museum, “The Cavernous,” on view through March 17. The artist will be performing inside his capacious sculpture *Untitled*.

The exhibition’s curator Amy Smith-Stewart, chief curator, will give an introduction to Thomas’ show at 5:30 p.m. and the performance will begin at 6 p.m. Signed copies of Chiffon Thomas’ exhibition catalogue will be available for purchase.

Thomas, (b. 1991), holds an MFA from Yale University and a BFA from The School of The Art Institute of Chicago.

Tickets are available at thealdrich.org. The performance is free for Aldrich members; pre-registration is required.

HUMANIZING HEALTH CARE FOR PEDIATRIC PATIENTS

The enCourage Kids Foundation (EKF), a national nonprofit organization dedicated to humanizing health care for pediatric patients has recently provided 20 hospitals across the country with \$250,000 in support, which will be applied to a wide range of programs such as creative arts therapy, which includes music and pet therapies; technology to educate as well as distract; sensory room equipment and intervention tools and recreational play spaces and programs, which often would not be funded without EKF support.

Since the program’s inception in 1996, enCourage Kids Foundation has awarded more than \$16 million in funding that has provided crucial financial support to hospitals, enabling them to implement

specialized programs that address the unique needs of each facility and the children they serve.

The \$250,000 in PHSP funding was disbursed among 20 hospitals in 11 states, including

Connecticut Children’s Medical Center in Hartford, and

Elizabeth Seton Children’s Center in Yonkers.

enCourage Kids has a robust and diverse menu of programming that allows it to provide its hospital partners options to support the kids and families in their care. As the pediatric landscape has changed, so have enCourage Kids’ programs.

“We are thrilled to celebrate the success of our Pediatric Hospital Support Program, which has had a profound impact on pediatric patients nationwide. Our most recent funding reflects our continued commitment to humanizing health care, ensuring patient-centered compassionate care and creating opportunities for joy, hope and healing for children facing medical challenges,” said Jean Butler, president and CEO of enCourage Kids Foundation.

COLLABORATION ESTABLISHED FOR REGIONAL QUANTUM COMPUTING

The Westchester County Office of Economic Development, in partnership with the New York City Economic Development Corporation, has launched Quantum Computing and Networking Technology Mobilization (QUANTM) consortium. More than 40 stakeholders from across the New York Metro region, representing more than 25 organizations and institutions have convened to begin developing a strategy for quantum information science and technology (QIST) job growth.

“The core focus of the QUANTM Consortium will be developing plans for promoting broad-based economic growth, creating good-paying jobs, assessing job quality and helping students and workers gain training for advanced careers. Westchester County is delighted to have a team of innovative and forward-thinking partners at the table for this collaboration – including the New York City Economic Development Corporation – and is committed to driving regional growth in this booming national sector,” said Westchester County Executive George Latimer.

“Westchester County has identified more than 100 workforce development institutions who can help to advance STEM education from classroom through career. These institutions reach diverse audiences and bring unique outreach and engagement methods to the table, all of which will benefit the regional QIST workforce,” said Westchester County Director of Economic Development Bridget Gibbons.

WESTCHESTER’S POET LAUREATE

Westchester County Executive George Latimer recently partnered with ArtsWestchester to announce Westchester County’s new Poet Laureate will be Phylisha Villanueva of Yonkers. She was one of 14 applicants for the position and will succeed poet B.K. Fischer who served in this county-wide role for three years. Villanueva is slated to begin her three-year term this month and will receive a \$10,000 honorarium for each year of the appointment made possible with funds from Westchester County.

County Executive George Latimer said, “There is tremendous literary talent in Westchester and tremendous interest in poetry from people of all ages. The role of the poet laureate is to bring poetry to people and people to poetry and the county looks forward to working with Phylisha and ArtsWestchester to do just that over the next three years.”

Villanueva is a Belizean-American poet, author and cultural activist. She is a teaching artist for ArtsWestchester, a member of the Jazz and Poetry Choir Collective, and Tesoro, an international women’s poet collective. Her written work, including productions and curations, focuses on identity, colorism, inherited trauma, resilience, women’s empowerment, black culture and mysticism. She specializes in community arts development. She co-founded The Yonkers Writing Group and, as a teen, founded the first teen open mic in downtown Yonkers that lasted for five years. Currently, Villanueva is pursuing her Master of Fine Arts degree in poetry at Saint Francis College while serving as a Board advisor and chairperson for the Blue Door Art Center membership committee in Yonkers.

The Westchester Poet Laureate Program embraces both written and spoken poetic traditions and seeks to promote poetry as a medium that defies boundaries and categories, serves as a platform for underrepresented voices, and offers a space for personal reflection and healing. Through public facing programming, the poet laureate will mobilize poetry to connect with diverse audiences, to address topics of cultural, social and historical importance, and to show that poetry can bring real meaning and positive social change to people’s lives and communities.

ArtsWestchester is also partnering with the Rockefeller Brothers Fund (RBF)’s Culpeper Arts & Culture Program on the Poet Laureate initiative. Over the next three years RBF will provide significant support on the initiative through public-facing programming, including at The Pocantico Center in Tarrytown, artist collaborations and event logistics.

For more than 50 years, ArtsWestchester has been the community’s connection to the arts. Founded in 1965, it is the largest private not-for-profit arts council in New York state. Its mission is to create an equitable, inclusive, vibrant and sustainable Westchester County in which the arts are integral to and integrated into every facet of life.

LEONORA HUTAJ, MARIA REGINA HIGH SCHOOL JUNIOR, WINS SECOND CONSECUTIVE PRESTIGIOUS ESSAY CONTEST



Jacqueline Kapaj-Vieira, right, and Leonora Hutaj.

For the second time in three months, Leonora Hutaj of Hartsdale, a junior at Maria Regina High School, has won a prestigious essay contest, this time from The Albanian American Educators Association (AAEA) in a competition among high school students celebrating the exploration of Albanian culture and history.

At an award ceremony, Hutaj had the honor of presenting her first-place winning, “The Warrior King Skanderbeg,” before an audience of AAEA members and other invited guests and was congratulated by Jacqueline Kapaj-Vieira, AAEA director, who said, “The judges were highly impressed by the insightful and eloquently written essay by Leonora.... Her work stood out for its vivid portrayal of Skanderbeg’s ‘valor’ and his enduring impact as a beacon of strength and hope for Albanians and people worldwide....”

Hutaj received a \$500 award and certificate of commendation for her insightful essay about Skanderbeg, the Albanian feudal lord and military commander who led a rebellion against the Ottoman Empire in what is today Albania, North Macedonia, Greece, Kosovo, Montenegro and Serbia.

Maria Regina High School is a Catholic school where young women are encouraged

to achieve academic excellence, empowered to be compassionate, empowered to be

compassionate leaders and enriched with the spirit to live a life of charity, truth and service to others.



From left: Volunteer Assistant Coach Robert Molfetta, Co-Captain Delilah Doyle, Co-Captain Kayla Conway, Head Coach Tricia Molfetta, Co-Captain Emma Rafferty, and New York State Senate Majority Leader Andrea Stewart-Cousins holding Senate Resolution No. 1667.

LOCAL UNIVERSITY LACROSSE TEAM REACHES NATIONAL FAME

New York State Senate Majority Leader Andrea Stewart-Cousins and members of the Westchester state delegation recently honored Pace University's women's lacrosse team at the New York State Capitol.

The team was recognized for its extraordinary season that culminated with the 2023 Division II National Championship, which marked the first time a school from Westchester County won a national title.

"I am so honored to welcome the Pace Women's Lacrosse team who are national champions in their sport," Stewart-Cousins said during remarks on the Senate floor. "Most of them are New Yorkers, most of them have never been to our beautiful

capitol, and certainly all of them, were born after the Title IX enactment, which allowed for the government to acknowledge women's ability to play sports, and to be funded the way that men's teams were funded.

"I grew up in a time where girls were expected to be cheerleaders, stay on the sidelines, and not really participate in serious sports," she added. "It's important to know that government works in many ways to level the playing field and when we level the playing field, we get to see excellence from everyone."

"The Pace University women's lacrosse team are Division II NCAA National Champions, they also have the distinction of being

the first NCAA from Westchester County," said Assemblywoman MaryJane Shimsky..

Since 1906, Pace University has been transforming the lives of its diverse students—academically, professionally, and socioeconomically. With campuses in New York City and Westchester County, Pace offers bachelor, master, and doctoral degree programs to 13,600 students in its College of Health Professions, Dyson College of Arts and Sciences, Elisabeth Haub School of Law, Lubin School of Business, Sands College of Performing Arts, School of Education, and Seidenberg School of Computer Science and Information Systems.

COUNSEL HIRED AT CREDIT UNION

Hudson Valley Credit Union recently welcomed Debra Leone as staff attorney and associate general counsel. She will be responsible for overseeing the credit union's legal strategies, including the development and implementation of new legal practices, risk evaluation and regulatory support to the credit union's Compliance team.

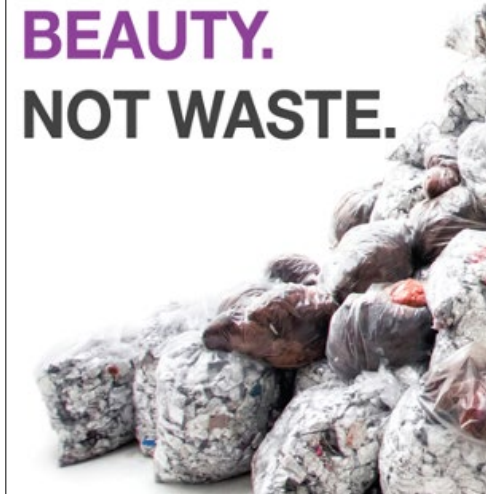
Leone's most recent role was as a principal at Mountain View Advisors, where she specialized in creating solutions to align organizational strategies, implement cut-

ting-edge technologies and seamlessly integrate robust compliance controls. She holds a Juris Doctorate from Brooklyn Law School and a Bachelor of Arts degree from Boston University.

With nearly \$7 billion in assets, Hudson Valley Credit Union has been a community partner in the region for 60 years. It serves individuals and businesses in Albany, Columbia, Dutchess, Greene, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Ulster and Westchester counties in New York state with a wide variety of financial services. Recently awarded Great Place to Work designation, HVCU is federally insured by the NCUA and is an Equal Opportunity Lender.

GREENWICH GREEN SALON CHALLENGE

**WE CREATE
BEAUTY.
NOT WASTE.**



The Business and Waste Reduction Sectors of the Greenwich Sustainability Committee (GSC) in partnership with Waste Free Greenwich have announced the Greenwich Green Salon Challenge, a program to foster environmental responsibility and sustainable practices for local hair salons. This initiative aims to educate salon professionals and clients about the environmental impacts of their practices and empower them to reduce waste and adopt environmentally friendly products.

"We believe that the beauty and salon industry has the power to influence positive change in our community," said Silvina Skverer, chair of the GSC's Businesses Sector. "Through this program, we aim to raise awareness, promote sustainable practices and initiate important conversations about the environmental impacts of hair salon operations."

The Greenwich Green Salon Challenge encourages local salons to partner with companies like Green Circle Salons, to recycle and repurpose materials and diverting them from waste and water streams. For example, hair clippings can be recycled into commercial insulation and absorption booms for oil spills, while metal from foils and aerosol cans become new products like bikes and car parts.

The Challenge offers many benefits not only to local businesses but also the broader community. "The beauty industry generates 877 pounds of waste per minute," explained Julie DesChamps, chair of Waste Free Greenwich. "In Greenwich, this material ends up in the trash to be incinerated, which contributes to our state's waste crisis and has negative impacts on our town budget, environment and public health."

Not only will salons minimize their environmental footprint through greener practices, they will also build revenue, gain clients, and even save money.

Salons will also have access to exclusive discounts from Green Circle Salons and their partners, making the transition to eco-friendly operations easier.

The Greenwich Sustainability Committee and Waste Free Greenwich are now recruiting local hair salons to join the Greenwich Green Salon Challenge.

CREDIT UNION NAMES BRANCH MANAGER

Hudson Valley Credit Union (HVCU) has promoted Jessica Erbacher to Branch Manager of the Mahopac Branch. She brings nearly 10 years of experience in financial services to her new role.

Erbacher began her career at HVCU in 2017 and most recently served as the Mahopac assistant branch manager. As branch manager she will be responsible for a variety of objectives, including the training and development of branch staff, retaining and developing member relationships and supporting small businesses in the community.

With nearly \$7 billion in assets, Hudson Valley Credit Union has been a community partner in the region for 60 years. The credit union serves individuals and businesses in Albany, Columbia, Dutchess, Greene, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Ulster and Westchester counties in with a wide variety of financial services.

ARCHITECTURE FIRM EXPANDS TEAM

Lothrop Associates Architects, an award-winning architecture, interior design, aquatic and planning firm, recently welcomed Loren Meyer as a senior registered architect and a LEED accredited professional. Throughout his 25 years of experience, he has designed numerous commercial and residential projects in the New York tristate area, with an expansive portfolio of projects in Connecticut.

Meyer has worked at various reputable architecture firms and has managed his own architectural firm, executing projects throughout the region.

“Loren brings a wealth of experience and great energy to our firm,” said Arthur J. Seckler III, principal. “His breadth of experience, innovative design, diligence and warm personality invigorates our team approach and the work we produce. He will collaborate closely with our clients to bring their visions to life.”

Meyer is a graduate of the University of Michigan, College of Architecture, including a Bachelor of Science degree, a Master of Architecture degree and a Master of Science in High Performance and Building Design degree. He is an AIA Member of the American Institute of Architects and was honored with the 40 under 40 Award in Fairfield County.

In addition, Tiago Felizardo has been promoted to associate after four years on the Aquatectonic Team as project manager. His tenure has highlighted his hard work, dedication and expertise. Felizardo is a design professional with an engineering degree and background and experience working in both residential and commercial development. He is experienced in aquatic facility design, filtration equipment and hydraulic systems design for pools,

spas, water features, steam rooms and saunas of varying sizes and complexities.

Arthur J. Seckler III, John Cutsumpas, William Simmons, Robert Gabalski, and Jennifer Fernandez are the Principals of Lothrop Associates Architects D.P.C. As owners and leaders of the company, they continue to make investment in key personnel that will expand the company’s expertise, project experience and authoritative perspective in the industry.

Headquartered in White Plains, New York, Lothrop is an award-winning architecture, interior design and planning firm. For more than 50 years, the company has leveraged progressive, accessible design solutions backed by comprehensive technical resources and an unmatched level of experience to serve its clients and their communities.

BANK’S COMMITMENT TO NEW TECHNOLOGIES



Redwan Ahmed

Orange Bank & Trust Company in Middletown, the economic engine of New York’s Hudson Valley for more than 131 years, has appointed Redwan Ahmed as chief information officer. The newly created position reflects the institution’s steadfast commitment to innovation and leadership in embracing new technologies that are competitive with the nation’s largest banks.

“Bridging cutting-edge technologies and old-fashioned service is essential to our ongoing growth, and we are thrilled to welcome Redwan as part of our team,” said Michael Gilfeather, Orange Bank & Trust Company president and CEO. “Information technology has been making huge waves within the industry in recent years, and building on our culture of innovation, Redwan’s appointment will further position us and our clients to succeed in today’s data-driven world.”

Ahmed is a technology industry expert with more than 20 years’ experience advising some of the nation’s largest financial institutions. Over the course of his career, he’s held leadership roles at Citigroup, JPMorgan Chase, TD, Accenture and Ernst & Young, where he’s built and led high-performing teams at each organization. Most recently, he was director of IT at Kearny Bank where

he was responsible for all aspects of the existing IT infrastructure and designing and implementing a cloud migration strategy. He has a bachelor’s degree from Cornell University and an MBA from Fordham University.

Orange Bank & Trust Company is the Hudson Valley’s premier financial institution focusing on commercial lending, business banking and wealth management services. For more than 131 years, it has been an economic engine of the community, managing more than \$2.5 billion in assets and playing a vital role in increasing opportunities for local businesses, creating jobs for generations of residents, spurring region-defining developments and maximizing investments to neighborhood-serving nonprofits.

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COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Jan. 17 - 23

The Ryal Schuyler LLC, Nyack, Rona Allen, managing member, 24-22041-SHL: Chapter 11, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

Aemna Management Inc.: Spring Valley, Gerald Brathwaite, president, 24-22051-SHL: Chapter 7, assets \$450,000, liabilities \$942,525. Attorney: Todd S. Cushner.

Xing Long Yonkers Corp., Yonkers, Shao Qin Jiang, owner, 24-22054-SHL: Chapter 7, assets \$0, liabilities \$155,021. Attorney: Leonard X. Gillespie.

Salim M. Najjar, Highland, re. codebtors Sound Brands LLC, Poughkeepsie, et al, 24-35055-CGM: assets \$45,839, liabilities \$964,651. Attorney: Michelle L. Trier.

U.S. District Court, White Plains Local business cases, Jan. 17 - 23

District Council No. 9 Painting Industry Funds, White Plains vs. Regional Furniture Systems Inc., Alpine, New Jersey, 24-cv-376-NSR: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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

Donald Risucci, Westchester vs. New York Medical College, Valhalla, 24-cv-486: Employee Retirement Income Security Act. Attorney: Kaci Garrabrant.

DEEDS

Above \$1 million

100 Pondfield Owner LLC, Tarrytown. Seller: Anele Slezinger, Mount Vernon. Property: 100 Pondfield Road, 2A, Eastchester. Amount: \$1 million. Filed Jan. 2.

100 Pondfield Owner LLC, Tarrytown. Seller: Ryan Seymour, New Rochelle. Property: 100 Pondfield Road, 3B, Eastchester. Amount: \$1.6 million. Filed Jan. 5.

397 Smith Ridge Road LLC, New City. Seller: South Salem Self Storage LLC, Georgetown. Property: 397 Smith Ridge Road, Lewisboro. Amount: \$1.9 million. Filed Jan. 5.

BDG MV LLC, Annapolis, Maryland. Seller: 40 Canal LLC, Mount Vernon. Property: 40 Canal St., Mount Vernon. Amount: \$13.9 million. Filed Jan. 4.

Grobman Mount Kisco LLC, Hempstead. Seller: 154 Main Street Mount Kisco LLC, Bedford Hills. Property: 154-162 E. Main St., Mount Kisco. Amount: \$5.7 million. Filed Jan. 5.

Jody Equities LLC, Pleasantville. Seller: KB RAV LLC, Yonkers. Property: 172 Ravine Ave., Yonkers. Amount: \$2.3 million. Filed Jan. 5.

Leggio, Stephanie R., Tarrytown. Seller: Neperan Treehouse LLC, Tarrytown. Property: 72 Neperan Road, Greenburgh. Amount: \$1.2 million. Filed Jan. 3.

Lmlrv Realty Corp., Tarrytown. Seller: Apache Irvington LLC, New London, Connecticut. Property: 1 N. Broadway, Greenburgh. Amount: \$2.4 million. Filed Jan. 3.

Mon Ami Takis Inc., Port Chester. Seller: 2SM Development LLC, New York. Property: 14 S. Main St., Rye Town. Amount: \$2 million. Filed Jan. 5.

Rian Build Inc., Scarsdale. Seller: Zhao Jiaying, New York. Property: 10 Mayflower Road, Scarsdale. Amount: \$3.9 million. Filed Jan. 4.

Sinis, Huguette, Port Chester. Seller: 2SM Development LLC, New York. Property: 16 S. Main St., Rye Town. Amount: \$2 million. Filed Jan. 5.

Stern, Michael, Los Angeles, California. Seller: Wilanda LLC, Bedford Hills. Property: 58 Cat Ridge Road, North Salem. Amount: \$19 million. Filed Jan. 4.

Wangensteen, Nels, Armonk. Seller: Washington Trust Bank, Seattle, Washington. Property: 8 Roseanne Drive, North Castle. Amount: \$3.1 million. Filed Jan. 2.

Below \$1 million

253 Lafayette Avenue LLC, Bronx. Seller: Yajayra Marmol, Cortland Manor. Property: 253 Lafayette Ave., Cortlandt. Amount: \$590,000. Filed Jan. 4.

387 East 158 Street LLC, Bronx. Seller: Javed Tarar, Ossining. Property: 3317 Old Yorktown Road, Yorktown. Amount: \$789,000. Filed Jan. 3.

Agyakwa, Kevin O., Yonkers. Seller: Ebenezer Presbyterian Church of Ghana New York Inc., Bronx. Property: 65 Rosedale Road, Yonkers. Amount: \$318,000. Filed Jan. 2.

AJAC LLC, Yonkers. Seller: Luis A. Hill, Yonkers. Property: 421 N. Broadway, Yonkers. Amount: \$290,000. Filed Jan. 3.

Ajax 2023-B Reo Corp., Tigard, Oregon. Seller: Buggy Realty LLC, Purchase. Property: 32 Harney Road, Eastchester. Amount: \$760,000. Filed Jan. 3.

Anthony L. Fiorito Inc., Ossining. Seller: 100 Croton River Road LLC, Cortland Manor. Property: 100 Croton River Road, Ossining. Amount: \$640,000. Filed Jan. 3.

Cascade Funding Mortgage Trust HB1, Houston, Texas. Seller: Mudassar Afzal, Scarsdale. Property: 105-107 Third Ave., Pelham. Amount: \$775,000. Filed Jan. 4.

Epps, Jerrice D., White Plains. Seller: US Bank Trust NA, Scottsdale, Arizona. Property: 2 Sunset Lane, Greenburgh. Amount: \$579,000. Filed Jan. 5.

Finance of America Reverse LLC, Tulsa, Oklahoma. Seller: Dawn K. Jordan, Island Park. Property: 50 E. Hartsdale Ave., Greenburgh. Amount: \$392,000. Filed Jan. 5.

Fleetwood, Carl and Carmelita Gordon, Yonkers. Seller: Toohotforthis LLC, Huntington. Property: 11 Dearborn St., Yonkers. Amount: \$215,000. Filed Jan. 4.

Fuzessery, Jacqueline J., Ossining. Seller: Theperrito LLC, Huntington. Property: 27 Hillcrest Ave., Ossining. Amount: \$280,000. Filed Jan. 2.

Hernandez, Martin, Yonkers. Seller: Muhammad Properties LLC, Yonkers. Property: 27 Centre St., Yonkers. Amount: \$449,000. Filed Jan. 5.

Jamin, Sharon, Fairfield, Connecticut. Seller: Ace Marketing Group Inc., Bedford Corners. Property: 1005 Kensington Way, Mount Kisco. Amount: \$645,000. Filed Jan. 2.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: John P. Oliva and Laura D. Aronoff, Ossining. Property: 100 Legend Drive, Unit 206, Mount Pleasant. Amount: \$930,000. Filed Jan. 3.

Luiso, Robert, White Plains. Seller: 147 Harrison Avenue Association LLC, White Plains. Property: 147 Harrison Ave., Harrison. Amount: \$568,000. Filed Jan. 5.

Molloy, John G., referee, White Plains. Seller: Limosa LLC, Seattle, Washington. Property: 96 Saint John's Ave., Yonkers. Amount: \$462,000. Filed Jan. 2.

Moore Vernon LLC, Bronx. Seller: Mariama Touray, Bronx. Property: 136 High St., Mount Vernon. Amount: \$875,000. Filed Jan. 2.

NBJJ LLC, West Nyack. Seller: 494 Palmer LLC, Yonkers. Property: 494 Palmer Road, Yonkers. Amount: \$425,000. Filed Jan. 4.

Pennacchio, Daniel G., Fort Lauderdale, Florida. Seller: AHST 343 LLC, Pelham. Property: 18 Shady Glen Court, 503, New Rochelle. Amount: \$890,000. Filed Jan. 3.

Ribeiro, Piedada R., Yorktown Heights. Seller: 622624 South Street Peekskill LLC, Peekskill. Property: 624 South St., Peekskill. Amount: \$750,000. Filed Jan. 5.

Rockledge Ph5 LLC, White Plains. Seller: Viktor Curanovic, Tuckahoe. Property: 25 Rockledge Ave., White Plains. Amount: \$675,000. Filed Jan. 4.

Rot-N-Ancy LLC, White Plains. Seller: Lien A.Yueh-Chuan, White Plains. Property: 10 City Place, 20H, White Plains. Amount: \$982,000. Filed Jan. 3.

Saratoga 35 LLC, Brooklyn. Seller: Matthew Zoller and Janine Rotsides, White Plains. Property: 35 Saratoga Ave., Mount Pleasant. Amount: \$940,000. Filed Jan. 2.

Signature Rose Properties LLC, New Rochelle. Seller: Elizabeth Rodas, et al, New Rochelle. Property: 64 Chauncey, New Rochelle. Amount: \$660,000. Filed Jan. 2.

Thoben, Beverley, Nanuet. Seller: MA Willow Properties LLC, Tallman. Property: 15 Hamilton Ave., Ossining. Amount: \$355,000. Filed Jan. 4.

Upper Westchester Muslim Society Inc., Pleasantville. Seller: 130 Pinesbridge LLC, Ossining. Property: 130 Pines Bridge Road, New Castle. Amount: \$575,000. Filed Jan. 2.

Wilmington Savings Fund Society FSB, Seal Beach, California. Seller: Victor L. Zhina, Somers. Property: 12 Butler Hill Road, Somers. Amount: \$421,000. Filed Jan. 2.

Zsiday, Marie A., Mohegan Lake. Seller: Jemab Family Ltd. Partnership, Elmsford. Property: 108 Osborne Ave., Peekskill. Amount: \$200,000. Filed Jan. 4.

WORKERS' COMPENSATION BOARD

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

Bedford Sports Management LLC d.b.a. **Elev8 Athletics,** Bedford Hills. Amount: \$9,000.

Beyoutiful By C LLC d.b.a. **Beyoutiful Lashes,** Tuckahoe. Amount: \$1,000.

Castaneda Law Group PC, Port Chester. Amount: \$11,000.

Flash Productions Inc., West Harrison. Amount: \$21,000.

Hudson River Deli Grocery Corp., Yonkers. Amount: \$21,000.

Integral Renovation Projects LLC, Port Chester. Amount: \$22,000.

Lizzete Nail Salon Corp., Yonkers. Amount: \$21,000.

M&M Auto Express Corp., Yonkers. Amount: \$13,000.

Melissa M. Rosario LLC d.b.a. **MMR LLC,** Mount Vernon. Amount: \$34,500.

Mia's Bathhouse for Pets Inc., New Rochelle. Amount: \$12,500.

New Rock Food Mart Inc., New Rochelle. Amount: \$6,100.

NorthEast Automotive Repair Inc., Mount Vernon. Amount: \$34,500.

PDQ Mail Plus Inc., Larchmont. Amount: \$23,500.

Federal Tax Liens, \$10,000 or greater, Westchester County, Jan. 17 - 23

American Tartaric Products Inc.: Larchmont, 2015 quarterly taxes, \$97,094.

Gonzalez, Edwin and Sandra Gonzalez: Scarsdale, 2022 personal income, \$46,996.

J-K Prosthetic & Orthotic Corp.: Mount Vernon, 2022 quarterly taxes, \$22,808.

MacDonald, Joseph M.: Irvington, 2019 personal income, \$40,272.

National Security Service LLC: Mohegan Lake, 2021 quarterly taxes, \$34,655.

Ranjha, Ahsan A.: Scarsdale, 2018 - 2021 failure to collect employment taxes, \$125,337.

Rentz, Ivy: New Rochelle, 2020 - 2021 personal income, \$10,588.

Sohaili, Sam: Putnam Valley, 2019 - 2021 personal income, \$59,173.

JUDGMENTS

A. Decena Transport Corp., Paterson, New Jersey. \$26,252 in favor of USAA Casualty Insurance Co., San Antonio, Texas. Filed Jan. 2.

Acevedo, Henry A., Yonkers. \$3,967 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 8.

Alexander, Alkeem E., Yonkers. \$2,704 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 10.

Alis Housing Inc., White Plains. \$217,552 in favor of Elia Alarcon, White Plains. Filed Jan. 11.

Arce-Amaya, Maybelline, Mount Vernon. \$6,360 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Armonk Village Pizza LLC, Armonk. \$15,776 in favor of Deacons Bay Ventures LLC, North Haven, Connecticut. Filed Jan. 2.

Arroyo, Juan C., Yonkers. \$1,201 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 3.

Asiedu, Christine and **Stephen Asiedu,** New Rochelle. \$56,563 in favor of Naar Slvain, Boca Raton, Florida. Filed Jan. 3.

Boncardo, Cathlin G., Mount Vernon. \$26,675 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Jan. 4.

Brown, Gregg E., Yonkers. \$4,159 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Burgos, Jason J., Yonkers. \$7,101 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Caffacos, Christe L., Ossining. \$6,773 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 2.

Cancino, Giovanni, White Plains. \$9,517 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 11.

CGO 59th Street Owner LLC, New York. \$3,431 in favor of Blondies Treehouse Inc., Mamaroneck. Filed Jan. 4.

Chisolm, Alevetta R., White Plains. \$22,760 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 8.

Daniel Markus Inc., et al, Livingston, New Jersey. \$10,231 in favor of Wasch & Ritson LLC, Mamaroneck. Filed Jan. 3.

DeRaffele, Christopher, New Rochelle. \$125,870 in favor of DeRaffele John, New Rochelle. Filed Jan. 2.

Dileo, Christine E., Hawthorne. \$14,106 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 28.

Eskridge, Erika, Mamaroneck. \$11,160 in favor of Trust Bank, Richmond, Virginia. Filed Dec. 28.

Fernandes, Michael, Mount Vernon. \$63,158 in favor of 428 Bronx LLC, Brooklyn. Filed Jan. 11.

Figueroa, Francesco, White Plains. \$9,809 in favor of Accelerated Inventory Management LLC, Sarasota, Florida. Filed Jan. 4.

Figueroa, Quinn, Shrub Oak. \$36,536 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 4.

Gillis, Heather M., Croton-on-Hudson. \$12,493 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 10.

Guittings, Cynthia D., Yonkers. \$6,064 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Guittings, Cynthia D., Yonkers. \$6,125 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Hibbert, Rashane, Elmsford. \$24,986 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 10.

Holt, Nathan, Yonkers. \$8,258 in favor of NCB Management Services Inc., Trevoise, Pennsylvania. Filed Jan. 4.

Isaac, Yves Jr., White Plains. \$16,443 in favor of 130 Associates Ltd., Bronx. Filed Jan. 4.

Izquierdo, Miguel, New Rochelle. \$6,278 in favor of Jefferson Capital Systems Inc., Sartell, Minnesota. Filed Jan. 4.

Johnson-Taylor, Wendi G., New Rochelle. \$9,619 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Dec. 28.

Kuilan, David, New Rochelle. \$8,340 in favor of Valley National Bank, Wayne, New Jersey. Filed Jan. 3.

Kulp, Michael, Peekskill. \$8,973 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 26.

Leito, Daniel, Mount Vernon. \$25,623 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 8.

Lopez, Pilar, Sleepy Hollow. \$322,546 in favor of Candles of Grassy Meadows II LLC, Newton Falls, Ohio. Filed Jan. 9.

Loue, Guy F., Yonkers. \$20,121 in favor of Valley National Bank, Wayne, New Jersey. Filed Jan. 4.

Madeira, Rosa, Pelham. \$6,392 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Master Pool New York Inc., Peekskill. \$13,364 in favor of State Insurance Fund, New York. Filed Dec. 27.

Medina, John, Mamaroneck. \$23,343 in favor of Sofi Lending Corp., Reston, Virginia. Filed Dec. 29.

Meehan, Elizabeth A., White Plains. \$10,705 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Mendez, Jessica, Harrison. \$7,576 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 22.

Munoz, Felix A., Yonkers. \$34,705 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Dec. 28.

Munoz, Kenny and **Ruth Romero,** Ossining. \$16,801 in favor of LCS Capital LLC, Centennial, Colorado. Filed Jan. 4.

Nemec, John, Yonkers. \$49,694 in favor of Trust Bank, Richmond, Virginia. Filed Dec. 28.

Perez, Raoul, New Rochelle. \$10,866 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 8.

Petrosa, Melissa, et al, New Castle. \$70,781 in favor of Windham Contracting Corp., Staten Island. Filed Jan. 3.

Pierre, Alexander, White Plains. \$11,458 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 4.

Prezioso, Carmine, West Harrison. \$2,117 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Jan. 3.

Putnam, Stephen P., Mamaroneck. \$9,060 in favor of USalliance Federal Credit Union, Rye. Filed Dec. 26.

RG Installation Inc., Jamaica. \$50,425 in favor of AV Design & Integration Inc., Valhalla. Filed Jan. 11.

Russo Jr., Robert, Rye. \$13,198 in favor of Valley National Bank, Wayne, New Jersey. Filed Jan. 2.

Santiago, Amy, Mount Vernon. \$29,711 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Dec. 28.

Scarlett, Sheril A., Mount Vernon. \$3,758 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Dec. 28.

Sosa, Rafael, Yonkers. \$1,643 in favor of Town & Country Oil Corp., Mount Vernon. Filed Jan. 4.

Strong, Laura A., Millwood. \$23,479 in favor of Bethpage Federal Credit Union, Bethpage. Filed Jan. 9.

Thomas, Kimberly, Yonkers. \$11,274 in favor of Westlake Services LLC, Los Angeles, California. Filed Dec. 28.

Thompson, Ronette, Hastings-on-Hudson. \$8,035 in favor of 1199 Seiu Federal Credit Union, New York. Filed Jan. 10.

Urbina, Colon Ashlyn T., Yonkers. \$6,380 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 4.

Verrino, Alison, Ardsley. \$1,872 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 3.

Wise, Christopher J., Croton-on-Hudson. \$1,225 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 3.

Yonkers Auto Outlet Inc., Yonkers. \$52,750 in favor of Selective Insurance Company of America, Branchville, New Jersey. Filed Dec. 28.

LIS PENDENS

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

1325 Avenue of the Americas LP, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,500,000 affecting property located at 34 Lincoln Ave., Rye. Filed Jan. 8.

Bedford Mews Condo Board of Managers, as owner. Filed by Nexbank SSB. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 208 Harris Road, Bedford Hills. Filed Jan. 9.

Cajulis, Cristina, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$283,000 affecting property located at 914 Wynnewood Road, Pelham. Filed Jan. 9.

Capital One NA, as owner. Filed by Citibank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$552,000 affecting property located at 444 Harrison Ave., Harrison. Filed Jan. 5.

Carey, Joan A., as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 1217 Lincoln Terrace, Peekskill. Filed Jan. 4.

Cavalry SPV I LLC, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$568,000 affecting property located at 35 Chatsworth Place, New Rochelle. Filed Dec. 29.

Estate of Beatrice Edwards, as owner. Filed by Traditional Mortgage Acceptance Corp. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 158 Brookside Ave., Mount Vernon. Filed Dec. 29.

JP Morgan Chase Bank NA, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,672,645 affecting property located at 240 Byram Lake Road Bedford Corners. Filed Jan. 4.

Lyman, Joan, as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 27 Lower Salem Road, South Salem. Filed Jan. 4.

Metoyer-Jones, Vernell, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 100 Hamilton Ave., New Rochelle. Filed Jan. 4.

Ponce, Lilia, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$460,000 affecting property located at 54 Gordon St., Yonkers. Filed Jan. 9.

Rodriguez, Peter M., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 2 Locust St., Greenburgh. Filed Jan. 5.

Secretary of Housing & Urban Development, as owner. Filed by Citi Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 5 Grant Ave., Peekskill. Filed Jan. 4.

Sheehy, Maureen T., as owner. Filed by Webster Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 130 Kimball Ave., Yonkers. Filed Jan. 9.

MECHANIC'S LIENS

Edson Avenue Development Group LLC, Mount Vernon. \$2,185 in favor of Rocco & Son Ironwork Inc., Bronx. Filed Jan. 5.

Edson Avenue Development Group LLC, Mount Vernon. \$2,287 in favor of Rocco & Son Ironwork Inc., Bronx. Filed Jan. 5.

Mackenzie, Charlotte A., Rye. \$27,080 in favor of Cruzall Construction II Corp., Danbury, Connecticut. Filed Jan. 5.

Mackenzie, Charlotte A., Rye. \$20,610 in favor of Alpine Construction Inc., Rye. Filed Jan. 5.

Masters School, Greenburgh. \$267,954 in favor of JSF Sheet Metal Inc., Astoria. Filed Jan. 5.

Sunrise Equities Inc., Greenburgh. \$1,469 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Jan. 5.

Tisi, Arthur, Mamaroneck. \$1,525 in favor of Spinelli Surveying PLLC, Mamaroneck. Filed Jan. 5.

Verrino, Allison, Greenburgh. \$372,500 in favor of HDR Contracting Inc., Yonkers. Filed Jan. 5.

NEW BUSINESSES

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

Partnerships

Ballet Folkorico Acuarelas Del Peru-Ny, 2104 Boston Post Road, Larchmont 10538. c/o Aurora Cardenas and Jose E. Gross. Filed Jan. 5.

Dms David Man Services, 3187 Lincoln Drive, Mohegan Lake 10547. c/o David S. Suronota and Blanca N. Tuquinagui. Filed Jan. 8.

Legal Records

Sole Proprietorships

Arianas Cards & Games, 171 Westchester Ave., Verplanck 10596. c/o Ariana Kingwood. Filed Jan. 5.

Captured Memories MC, 1853 Central Park Ave., Yonkers 10710. c/o Marivel Guerra. Filed Jan. 9.

Cleopatra Zhonga, 180 E. Prospect Ave., Mamaroneck 10543. c/o Cleopatra Zhonga. Filed Jan. 8.

Elite Reliable Advisors, 115 Chelsea St., Hawthorne 10532. c/o Eridania Morillo. Filed Jan. 8.

EV Smart Energy, 100 Waring Place, Yonkers 10703. c/o Konan J. Remyathacon. Filed Jan. 5.

Greatest Potential Story, 20 Water Grant St., Yonkers 10701. c/o Geraldine Noemi Diaz. Filed Jan. 8.

Hasapidis Law Offices, 19 Glen Drive, South Salem 10590. c/o Annette G. Hasapidis. Filed Jan. 9.

Hoffberg & Associates, 29 Buckout Road, West Harrison 10604. c/o Steven M. Hoffberg. Filed Jan. 9.

Knuckles Family Services, 19 Chester Ave., Elmsford 10523. c/o Devon Knuckles. Filed Jan. 5.

Planet Pendant, 41 Elena Drive, Cortlandt Manor 10567. c/o Brandon Mason. Filed Jan. 8.

Showcase Reels, 98 Overlook Road, White Plains 10605. c/o Thomas McCarthy. Filed Jan. 8.

Summers Artist Services, 10 Green Place, New Rochelle 10801. c/o Owen Summers. Filed Jan. 5.

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

Questions and comments regarding this section should be directed to:

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

Swoop Abstract Title Research, 345 Ringgold St., Peekskill 10566. c/o David W. Miller. Filed Jan. 8.

Todd Goodman, 14 Harwood Court, No. 217, Scarsdale 10583. c/o Todd Goodman. Filed Jan. 8.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Dime Community Bank, as owner. Lender: 2349 Goshen Turnpike LLC. Property: in Wallkill. Amount: \$36 million. Filed Jan. 4.

Northeast Community Bank, as owner. Lender: Forest Edge 12 LLC. Property: in White Plains. Amount: \$2.2 million. Filed Jan. 2.

Northeast Community Bank, as owner. Lender: 1149 Route 17m LLC. Property: in Blooming Grove. Amount: \$8.4 million. Filed Jan. 3.

Below \$1 million

Bank of America, as owner. Lender: Reyes Luciano Milagros and Kelvin Montero. Property: in Newburgh. Amount: \$487,000. Filed Jan. 2.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: 2 Mount Orange Road, Wawayanda. Amount: \$93,000. Filed Dec. 28.

Loan Funder LLC Series 54990, as owner. Lender: 651 Lakes LLC. Property: 651 Lakes Road, Monroe. Amount: \$255,000. Filed Jan. 2.

Ulster Savings Bank, as owner. Lender: Michael and Rachel Geller. Property: 26 Duncan Ave., Cornwall-on-Hudson. Amount: \$825,000. Filed Jan. 2.

DEEDS

Above \$1 million

130 Route 59 Owner LLC, Pearl River. Seller: James P. Dykstra and Peggy Vanness. Monsey. Property: 130 Route 59, Monsey. Amount: \$3.7 million. Filed Dec. 20.

14 Judith Lane Owner LLC, Brooklyn. Seller: Moishe and Esther Deutsch, Monsey. Property: 14 Judith Lane, Wesley Hills. Amount: \$1.6 million. Filed Dec. 13.

18 N. Madison Avenue LLC, Spring Valley. Seller: N. Madison USA LLC, Spring Valley. Property: 55 N. Main St., Spring Valley. Amount: \$2.9 million. Filed Dec. 20.

18 N. Madison Avenue LLC, Spring Valley. Seller: N. Main Master New York LLC, Spring Valley. Property: 53 N. Main St. Amount: \$2.9 million. Filed Dec. 20.

186 N. Main Street LLC, Spring Valley. Seller: Lexigrace LLC, Petersburg. Property: 186 and 188 N. Main St., Spring Valley. Amount: \$1.6 million. Filed Dec. 4.

19 Ellington LLC, Spring Valley. Seller: Mohammad J. Bhatti and Shahmaz B Bhatti, Spring Valley. Property: 19 Ellington Way, New Hempstead. Amount: \$1.4 million. Filed Dec. 26.

609 Hash LLC, Suffern. Seller: Pri Letoiva Institute, Brooklyn. Property: 609 Route 306, Suffern. Amount: \$2.7 million. Filed Dec. 26.

Building Better Dreams LLC, Nanuet. Seller: RSME Realty LLC, Pearl River. Property: 10 20 S. Main St., Pearl River. Amount: \$2.3 million. Filed Dec. 19.

George, Alex and Sony A. George, White Plains. Seller: Shlomo Associates & Developers Ltd., Spring Valley. Property: 5 Gala Court, Congers. Amount: \$1 million. Filed Dec. 19.

Knoll, Chaim, Monsey. Seller: 10 Suzanne Drive LLC, Suffern. Property: 10 Suzanne Drive, Monsey. Amount: \$1.1 million. Filed Dec. 8.

Leibowitz, Samuel and Sarah Leibowitz, Monsey. Seller: Edison Manor LLC, Nanuet. Property: 71 Meron Road, Monsey. Amount: \$1.1 million. Filed Dec. 4.

Lot 5 LLC, Congers. Seller: Long Clove Business Park Corp., West Nyack. Property: 540 Landmark Drive, Congers. Amount: \$2.6 million. Filed Dec. 14.

Luria, Menachem M. and Chava E. Luria, Monsey. Seller: 11 Manor LLC, Chester. Property: 11 Manor Drive, Monsey. Amount: \$1.2 million. Filed Dec. 8.

Paikin Estates LLC, Spring Valley. Seller: Paikin House LLC, Brooklyn. Property: 27 Paikin Drive, Spring Valley. Amount: \$1.6 million. Filed Dec. 4.

Rock County Holdings LLC, Tarrytown. Seller: Avon Capital Corp., Suffern. Property: 1 Avon Place, Suffern. Amount: \$38 million. Filed Dec. 20.

Sivan22 LLC, Spring Valley. Seller: Weller Debrard, et al, Spring Valley. Property: 26 N. Cole Ave., Spring Valley. Amount: \$1 million. Filed Dec. 13.

Spitzer, Shmiel, Monsey. Seller: 24 Funston LLC, Spring Valley. Property: 24 W. Funston Ave., Spring Valley. Amount: \$1.1 million. Filed Dec. 5.

Tauber, Ezriel, Brooklyn. Seller: 186 Eastern Parkway LLC, Monsey. Property: 53 Ridge Ave., Spring Valley. Amount: \$1.4 million. Filed Dec. 6.

Weiss, Amrom, Brooklyn. Seller: Chai X Chai LLC, Spring Valley. Property: 18 Hammond St., Monsey. Amount: \$1.4 million. Filed Dec. 21.

Below \$1 million

11 Pascack RE LLC, Monsey. Seller: Blauvelt LLC, Monroe. Property: 65 Blauvelt Ave., West Haverstraw. Amount: \$620,000. Filed Dec. 4.

131 Reagan Road BH LLC, Monsey. Seller: Polnoya Homes LLC, Spring Valley. Property: 131 Reagan Road, New Square. Amount: \$670,000. Filed Dec. 5.

157 Skillman 2B LLC, New City. Seller: Nathan and Melissa Schlanger, New City. Property: 9 Topaz Court, New City. Amount: \$775,000. Filed Dec. 5.

172 Orange LLC, Brooklyn. Seller: Estate of Alexander Kotsidis, Suffern. Property: 172 Orange Ave., Suffern. Amount: \$665,000. Filed Dec. 7.

182g Kearsing LLC, New City. Seller: Wilmington Reo LLC, New York. Property: 182 Kearsing Pkwy., Spring Valley. Amount: \$62,500. Filed Dec. 14.

28 Teyneyck LLC, Spring Valley. Seller: Anthony Culianos, Stony Point. Property: 28 Teneyck St., Stony Point. Amount: \$555,000. Filed Dec. 11.

29 Marjorie LLC, Suffern. Seller: Jacob Rosenberg, and Rachel Buxbaum, Airmont. Property: 29 Marjorie Drive, Suffern. Amount: \$625,000. Filed Dec. 4.

4 Margaret LLC, Suffern. Seller: Florence Dwyer, Stony Point. Property: 4 Margaret Lane, Thiells. Amount: \$655,000. Filed Dec. 13.

425 N. Main Street LLC, Spring Valley. Seller: Aminuddin and Uddin N. Muhammad, Spring Valley. Property: 425 N. Main St., Spring Valley. Amount: \$765,000. Filed Dec. 11.

59 & Ridge LLC, Monsey. Seller: Marie L. Sorel, Centennial, Colorado. Property: 2 Ridge Ave., Spring Valley. Amount: \$600,000. Filed Dec. 1.

59 Williams Avenue LLC, Spring Valley. Seller: Moshe Grosz and Rachel Teitelbaum, Spring Valley. Property: 59 Williams Ave., Spring Valley. Amount: \$33,839. Filed Dec. 21.

590 Washington Corp., Dumont, New Jersey. Seller: Yolanda Heinlein Living Trust, New City. Property: 590 Washington St., Sparkill. Amount: \$125,000. Filed Dec. 1.

75 Benson LLC, Brooklyn. Seller: Estate of Elizabeth Rose and Melissa Zaragoza, West Haverstraw. Property: 75 Benson St., West Haverstraw. Amount: \$370,000. Filed Dec. 11.

Adar Court LLC, New York. Seller: Samuel Sabel, Monsey. Property: 111 119 Adar Court, Monsey. Amount: \$815,000. Filed Dec. 4.

Anderson Gardens of Rockland LLC, Nanuet. Seller: Jeffrey S. Weiss, referee, and Diane T. Powell, Tappan. Property: 143 Pipetown Hill Road, Nanuet. Amount: \$236,001. Filed Dec. 8.

Babad, Dovid and Sarah F. Babad, Monsey. Seller: 26 Phyllis Terrace LLC, Monsey. Property: 26 Phyllis Terrace, Kaser. Amount: \$999,000. Filed Dec. 7.

Dembitzer, Abraham, Brooklyn. Seller: 260 Westside LLC, Suffern. Property: 260 Westside Ave., Haverstraw. Amount: \$450,000. Filed Dec. 12.

Derbaremdiger, Sarah and Moshe Derbaremdiger, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4208 Corner St., Spring Valley. Amount: \$889,000. Filed Dec. 12.

Estrada, Megan M. and Jennifer S. Lambusta, New City. Seller: JMK Building Corp., New City. Property: 12 Kevin Court, Nanuet. Amount: \$300,000. Filed Dec. 13.

Fischer, Ary and Baruch Weinberger, Suffern. Seller: 34 Wall Street LLC, Suffern. Property: 34 Wall St., West Haverstraw. Amount: \$650,000. Filed Dec. 8.

GS 24 Division LLC, Brooklyn. Seller: Leonard Binder and Frances D. Marinelli, Piermont. Property: 24 Division St., Haverstraw. Amount: \$520,000. Filed Dec. 6.

Guzman, Joanna and Maria Rodriguez, Valley Cottage. Seller: 22 Jackson Drive LLC, Nanuet. Property: 22 Jackson Drive, Stony Point. Amount: \$535,000. Filed Dec. 5.

H&B Partners Inc., Nanuet. Seller: Brian K. Condon, referee, et al, Nanuet. Property: 112 Paradise Ave., Piermont. Amount: \$200,100. Filed Dec. 12.

Max Perl Subtrust, Monsey. Seller: Highview Hills LLC, Suffern. Property: 53 Silverwood Circle, Suffern. Amount: \$999,000. Filed Dec. 12.

Mazel Uder LLC, Brooklyn. Seller: Simschal Group LLC and Simcha Schwartz, Brooklyn. Property: 21 Hillcrest Road, Suffern. Amount: \$550,000. Filed Dec. 11.

Open Services Coordinator LLC, Brooklyn. Seller: State of New York Mortgage Agency, New York. Property: 39 Seven Lakes Drive, Sloatsburg. Amount: \$255,000. Filed Dec. 1.

Rosenberg, Abraham and Golda Rosenberg, Monsey. Seller: 26 Phyllis Terrace LLC, Monsey. Property: 26 Phyllis Terrace, Kaser. Amount: \$800,000. Filed Dec. 11.

Rosenberg, Mordechi, Spring Valley. Seller: Greenleaf Developers LLC, Spring Valley. Property: 28 Jefferson Ave., New Square. Amount: \$345,000. Filed Dec. 5.

Susoin Vesimcha LLC, et al, Monticello. Seller: Stone Heritage Capital LLC, Brooklyn. Property: 25 Butternut Drive, New Hempstead. Amount: \$119,000. Filed Dec. 8.

Sweetwater 36 LLC, Scottsdale, Arizona. Seller: Malcolm Myers, Monsey. Property: 6 Miriam Lane, Monsey. Amount: \$965,000. Filed Dec. 14.

Synergy Housing LLC, Monsey. Seller: David Lazada and Keith Gurrere, Upper Nyack. Property: 306 N. Midland, Upper Nyack. Amount: \$315,000. Filed Dec. 6.

Teichman, Abraham B., Spring Valley. Seller: Paikin House LLC, Brooklyn. Property: 27 Paikin Drive, Spring Valley. Amount: \$990,000. Filed Dec. 4.

Ventola, Steven D. and Corinne Ventola, Pearl River. Seller: Liberty Contractors LLC, Congers. Property: 191 N. Lincoln St., Pearl River. Amount: \$959,000. Filed Dec. 5.

Wilmington REO LLC, New York. Seller: Steven Vacalopoulos, Monsey. Property: 182 Kearsing Pkwy., Spring Valley. Amount: \$20,000. Filed Dec. 14.

JUDGMENTS

Allstate Insurance Co., Dallas, Texas. \$3,834 in favor of Geico General Insurance Co. and Jessica E. Rauth, Woodbury. Filed Jan. 3.

Bellhouse, Helen M., Putnam Valley. \$2,449 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 7.

Birmingham, Frank, New Windsor. \$9,470 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

Chung, Jamal F., Newburgh. \$3,587 in favor of Capital One, McLean, Virginia. Filed Jan. 4.

Drennan, Robert, Putnam Valley. \$26,629 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 7.

Dzubak IV, Stephen, Mahopac. \$2,144 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 21.

Faucher, Kaylah, New Windsor. \$1,597 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 3.

FB Creations LLC, Monroe. \$19,326 in favor of Fedex Corporate Services Inc., Memphis, Tennessee. Filed Jan. 4.

Fermin, Francisco Miguel Lopez, et al, New York. \$40,457 in favor of SKMF Queens Management LLC, Monroe. Filed Jan. 4.

Finnegan, Joseph, New Windsor. \$17,516 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 3.

Fired Up Kitchens LLC, Brewster. \$31,647 in favor of General Noli USA Inc., Jamaica. Filed Dec. 1.

Friend Jr., Joseph J. Port Jervis. \$6,524 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 3.

Guichardo, Patricia W., Highland Mills. \$1,935 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 3.

Harris, Daniel G., Mahopac. \$10,151 in favor of Ally Financial Inc., Plano, Texas. Filed Dec. 11.

Hornbuckle, Destini Marie, New York. \$62,443 in favor of SKMF Queens Management LLC, Monroe. Filed Jan. 4.

Irizarry, Ramon, Mahopac. \$2,223 in favor of Petro Inc. and Burke Heat, Woodbury. Filed Dec. 5.

Kelley, Sara T., Highland Falls. \$3,400 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 2.

Krumpholtz, Brett, New Windsor. \$7,161 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 3.

L&K Goods Inc., et al, Middletown. \$117,804 in favor of TD Bank, Portland, Maine. Filed Jan. 3.

Langdon, Cindy, LaGrangeville. \$1,456 in favor of Cavalry SPV I LLC, Valhalla. Filed Dec. 28.

Laure, Rose, Brewster. \$5,472 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 8.

Lockwood, Gina, Mahopac. \$9,113 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Dec. 5.

Lucas, Mike D., New Windsor. \$8,926 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 2.

Martinez, Luvia Del C. Ramos, Brewster. \$2,937 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 29.

McCools and Son Heating and Air Conditioning, Carmel. \$4,990 in favor of Plimpton & Hills Corp., Meriden, Connecticut. Filed Dec. 6.

McLean, Emma, Carmel. \$2,508 in favor of Petro Inc. and Burke Heat, Woodbury. Filed Dec. 5.

McLean, Emma, Carmel. \$8,437 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 14.

Miller, Alex M., Newburgh. \$1,726 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 3.

Mitchell, Courtney E., Putnam Valley. \$8,936 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 1.

Molle, Michael A., Mahopac. \$4,246 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 15.

Ortiz Jr., Abel A., Brewster. \$2,864 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 22.

Padilla Sr., Frank, New Windsor. \$2,840 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 4.

Peoples, Marnie M., Spring Valley. \$4,190 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 4.

Peoples, Samuels Marnie M., Spring Valley. \$2,462 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 2.

Putnam House Inc. and Jaimen Duarte, Mahopac. \$19,411 in favor of Southern Glazers Wine and Spirits of Upstate New York LLC, Syracuse. Filed Dec. 11.

Quiles, Joseph, Middletown. \$10,074 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 3.

Reardon, Joseph, New Windsor. \$1,571 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 3.

Ricci, Tyler, Cornwall-on-Hudson. \$2,124 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 2.

Rivieccio, Kim, et al, Highland Falls. \$27,915 in favor of Highland Greens MHP LLC, Central Valley. Filed Jan. 3.

Robinson, Editha G., New York. \$6,401 in favor of Tower Forge Hill Apartments LLC, River Edge, New Jersey. Filed Jan. 2.

Ronson, Connie Jo, Middletown. \$13,191 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 3.

Santiago, Suzette, Garrison. \$1,158 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 5.

Scott, Kenneth C., Newburgh. \$4,716 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 3.

Sillau, Carla A., Carmel. \$5,346 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 29.

Stern, Shmeil, et al, Monroe. \$482,163 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 3.

Terwilliger, Makayla, Port Jervis. \$2,527 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 4.

Weigelt, Jason, Salisbury Mills. \$1,502 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed Jan. 2.

West End Mechanical Inc. and Jacqueline Nickerson, Mahopac. \$7,828 in favor of FW Webb Co., Bedford, Massachusetts. Filed Dec. 19.

Wilson Jr., Travis F., New Windsor. \$4,052 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 2.

Wong, Tessie P., Mahopac. \$4,673 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 27.

Woods, Vincent, Highland Mills. \$7,207 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 2.

Zapata, Cristian Martinez, Ossining. \$2,816 in favor of Putnam County Probation Department, Carmel. Filed Dec. 1.

MECHANIC'S LIENS

Barahona, Juan Carlo Rodas, as owner. \$1,383 in favor of CRP Sanitation Inc. Property: 192 Tanglewylde Road, Lake Peekskill. Filed Jan. 5.

Excelsior Developers LLC, as owner. \$5,550 in favor of Over the Top Lifting LLC. Property: 97 Acres Road, Palm Tree. Filed Jan. 9.

Step Two Realty LLC, as owner. \$646,780 in favor of CEC Steel LLC. Property: 20 Dunnigan Drive, Ramapo. Filed Jan. 8.

NEW BUSINESSES

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

Partnerships

Jovial Coiffure, 97 Bethlehem Road, New Windsor, 12553. c/o Jeanne F. and Josiane Kabore Sidbewende. Filed Jan. 4.

Sole Proprietorships

Baby Got Backdrops, 11 Park Hill Terrace, Mahopac 10541. c/o Syska Savannah. Filed Dec. 22.

Cambodian Art Gallery, 3154 Route 9, Cold Spring 10516. c/o Oeur Chanthou. Filed Dec. 29.

Endless Beauty, 400 Route 211 East, Middletown 10940. c/o Nikki Renee Fasano. Filed Jan. 4.

Event on the Hudson, 737 Route 9D, Garrison 10524. c/o Dana A. Poplees. Filed Jan. 4.

Gem Trove, 4 Fallview Lane, Upper Level South, Brewster 10509. c/o Velaneke N. Cohn. Filed Dec. 29.

Griffins Gunsmithing, 182 Oxford Road, Chester 10918. c/o William D. Griffin. Filed Jan. 5.

Heart of the Artist Productions, 66 Ondanora Pkwy., Apt. 7, Highland Falls 10928. c/o Anne E. Chamberlain. Filed Jan. 5.

Hughes & Co., 1 Stable Way, Cornwall-on-Hudson 12520. c/o William Patrick Hughes. Filed Jan. 5.

Jesse Gods Gift, 37 Orchard Road, Putnam Valley 10579. c/o Pruden A. Dajer. Filed Jan. 4.

New Views Home and Lawn Care, 90 Circle Road, Mahopac 10541. c/o Geovanni Dejesus Colindres Garcia. Filed Dec. 28.

Obon Cambodian Temple, 3154 Route 9, Cold Spring 10516. c/o Bunsim Oung. Filed Jan. 2.

Old Salt Driftwood & Art, 11 Beck Lane, Newburgh 12550. c/o John R. Stravalle. Filed Dec. 26.

Papa Pete Home Solutions, 53 Becker St., Lake Peekskill 10537. c/o Robert McClung. Filed Jan. 5.

P. Brick Construction, 248 Maybrook Road, Campbell Hall 10916. c/o Patrick Brickley. Filed Jan. 2.

BUILDING PERMITS

Commercial

Rosen, Lawrin D., Bloomfield, contractor for UB Stamford LP. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$5,000. Filed Dec. 4.

Stampar Associates LLC, Stamford, contractor for Stampar Associates LLC. Install wall signs at 58 Commerce Road, Stamford. Estimated cost: \$12,500. Filed Dec. 18.

Structural Preservation Systems LLC, Cheshire, contractor for 120-C Long Ridge LLC C/O BLT Management LLC. Perform structural repairs to the columns and corbels at the parking garage at 120 Long Ridge Road, Stamford. Estimated cost: \$139,200. Filed Dec. 21.

Sunset Holdings LLC, Stamford, contractor for Sunset Holdings LLC. Construct a new single-family house at 22 Hardesty Road, Stamford. Estimated cost: \$1,500,000. Filed Dec. 22.

Templar Construction LLC, Mount Kisco, New York, contractor for BLT 333 Ludlow LLC C/O BLT Management LLC. Renovate existing office space for a new corridor. Remove existing pantry and adapt entry into office. Relocate HVAC diffusers and sprinkler heads. Place new lights and power at 1 Star Point, Stamford. Estimated cost: \$118,900. Filed Dec. 11.

UB Stamford LP, Stamford, contractor for UB Stamford LP. Alter commercial space for group retail shoe and clothing store at 2215 Summer St., Stamford. Estimated cost: \$275,000. Filed Dec. 13.

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

Valley Roofing & Siding Inc., Ansonia, contractor for Aquarion Water Company of Connecticut. Reroof 150 Interlaken Road, Stamford. Estimated cost: \$51,000. Filed Dec. 4.

Vitaliy Construction LLC, Stamford, contractor for 444 Bedford St., Unit 3R Stamford Connecticut LLC. Construct a new single-family home on a current undeveloped lot at 19 Gray Farms Road, Stamford. Estimated cost: \$1,000,000. Filed Dec. 4.

Voytas, Robert, Southport, contractor for the city of Stamford Fire Station. Add partitions to dorm room at 364 Shippin Ave., Stamford. Estimated cost: \$2,000. Filed Dec. 5.

William A. Kelly & Company Inc., Katonah, New York, contractor for UB Stamford LP. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$308,560. Filed Dec. 5.

Residential

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Wilson R. and Melissa E. Bruzzo. Remove and replace siding with rebuilt house wrap and form-fitted insulated vinyl at 35 Donata Lane, Stamford. Estimated cost: \$36,662. Filed Dec. 20.

Prigione, Michael C., Bristol, contractor for Bernhard J. and Christine A. Tippelmann. Install roof-top solar panels at 58 Dannell Drive, Stamford. Estimated cost: \$20,000. Filed Dec. 4.

Pryde Remodeling Inc., Southbridge, Massachusetts, contractor for Terrence G. and Antoinette D. Green. Remove and reroof 38 Kenilworth Drive East, Stamford. Estimated cost: \$53,109. Filed Dec. 4.

Pucci, Richard A., Stamford, contractor for Marilyn Eisnitz Revocable Trust. Install a Generac generator powered by (4) 120-gallon above-ground propane tanks at 74 Bentwood Drive, Stamford. Estimated cost: \$24,290. Filed Dec. 28.

Rawcliffe, Judith, Stamford, contractor for Judith Rawcliffe. Replace garage destroyed by hurricane at 176 Roxbury Road, Stamford. Estimated cost: \$40,000. Filed Dec. 13.

Rhino Back Roofing LLC, Simsbury, contractor for Joyce Weisel Revocable Trust. Remove and reroof 70 Lynam Road, Stamford. Estimated cost: \$27,307. Filed Dec. 5.

Rhino Back Roofing LLC, Simsbury, contractor for Gary and Edwidge F. Poteau. Remove and reroof 71 Knickerbocker Ave., Stamford. Estimated cost: \$17,177. Filed Dec. 29.

Roeco, LLC, Stamford, contractor for Roeco LLC. Install seven illuminated reverse channel letter signs at 130 Tresser Blvd., Stamford. Estimated cost: \$232,500. Filed Dec. 12.

Rychlik, Michael J., Stamford, contractor for Marcel and Ana J. Valentin. Construct a two-story addition to the right side of the house at 243 Sun Dance Road, Stamford. Estimated cost: \$220,000. Filed Dec. 22.

Solimine Contracting LLC, Danbury, contractor for Mack W. and Lindsay S. Bridenbaker. Add an office under existing closed deck, remodel existing basement bathroom, remove wall paneling in finished basement and install sheetrock at 113 Willard Terrace, Stamford. Estimated cost: \$125,000. Filed Dec. 6.

Spadaccini, Dino and Sandra Spadaccini, Stamford, contractor for Dino and Sandra Spadaccini. Install above-ground pool with pool filter at 52 Gerik Road, Stamford. Estimated cost: \$3,000. Filed Dec. 27.

Sunpower Corporate Systems, Richmond, California, contractor for Lauren H. Candela-Katz and Michael L. Katz. Install roof-mounted solar panels at 15 Ridgecrest Road, Stamford. Estimated cost: \$48,240. Filed Dec. 18.

Sunpower Corporate Systems, Richmond, California, contractor for Kristian Leno Revocable Trust. Install roof-mounted solar panels at 25 Foxwood Road, Stamford. Estimated cost: \$59,280. Filed Dec. 19.

Sunrun Installation Services Inc., San Francisco, California, contractor for Guy Fort. Install roof-mounted solar panels at 821 Long Ridge Road, Stamford. Estimated cost: \$63,735. Filed Dec. 5.

Sunrun Installation Services Inc., San Francisco, California, contractor for Deborah and John Didising. Install roof-mounted solar panels at 124 Pepper Ridge Road, Stamford. Estimated cost: \$17,226. Filed Dec. 13.

Sunrun Installation Services Inc., San Francisco, California, contractor for Thomasin Bentley-Rau and Alexander Rau. Install roof-mounted solar panels at 12 Soundview Drive, Stamford. Estimated cost: \$18,658. Filed Dec. 27.

Sunrun Installation Services Inc., San Francisco, California, contractor for Darryl and Donna Tookes. Install roof-mounted solar panels at 63 Bangall Road, Stamford. Estimated cost: \$56,921. Filed Dec. 28.

Thien, Nguyen, Stamford, contractor for Nguyen Thien. Renovate first-floor bathroom and construct basement family room drywall at 173 Guinea Road, Stamford. Estimated cost: \$35,000. Filed Dec. 13.

Trinity Solar Inc., Cheshire, contractor for Thomas M. and Lynn K. Hamm. Install 28 roof-mounted solar panels at 54 Hedge Brook Lane, Stamford. Estimated cost: \$42,100. Filed Dec. 5.

Trinity Solar Inc., Cheshire, contractor for Robert J. and Sarah E. Sherwood. Install 20 roof-mounted solar panels at 17 Mary Violet Road, Stamford. Estimated cost: \$44,000. Filed Dec. 1.

Trinity Solar Inc., Cheshire, contractor for Matthew and Michelle Barwinski. Install 37 roof-mounted solar panels at 362 Rock Rimmon Road, Stamford. Estimated cost: \$53,000. Filed Dec. 1.

Trinity Solar Inc., Cheshire, contractor for Keith and Cheryl Dennisor. Install 36 roof-mounted solar panels at 26 Constance Lane, Stamford. Estimated cost: \$61,000. Filed Dec. 20.

United Cleaning & Restoration LLC, Middlefield, contractor for Mackenzie Myhre and Nicolas Hemme Garcia. Replace kitchen cabinets, flooring and drywall at 195 Willowbrook Ave., Stamford. Estimated cost: \$75,000. Filed Dec. 21.

Valeo, Thomas, Blainstown, New Jersey, contractor for Milton A. Silvera. Install roof-mounted solar PV system at 305 Glenbrook Road, Stamford. Estimated cost: \$25,995. Filed Dec. 6.

Valeo, Thomas, Blainstown, New Jersey, contractor for Nathaniel Soon-Nam Wiley and Jennifer Wiley. Install roof-mounted solar PV system at 81 Ridge Brook Drive, Stamford. Estimated cost: \$35,438. Filed Dec. 13.

Venture Home Solar LLC, Southington, contractor for Steven and Rosilene Facendo. Install 39 roof-mounted solar panels at 105 Knox Road, Stamford. Estimated cost: \$40,872. Filed Dec. 4.

Venture Home Solar LLC, Southington, contractor for Angela Arguello. Install 17 roof-mounted solar panels at 157 Cold Spring Road, Stamford. Estimated cost: \$28,500. Filed Dec. 22.

Vinylume Inc., Stamford, contractor for Adrien Blanc and Ronda J. Smith. Remove and reroof 3 Dunn Ave., Stamford. Estimated cost: \$34,200. Filed Dec. 4.

Vinylume Inc., Stamford, contractor for William Kenny and Dagmara Leszczynska-Kenny. Install vinyl siding to detached garage at 45 Taff Ave., Stamford. Estimated cost: \$8,900. Filed Dec. 11.

Vinylume Inc, Stamford, contractor for Monica J. Jalife and Francisco J. Arache. Replace asphalt shingles on roof with all required under alignments and accessories at 379 Cascade Road, Stamford. Estimated cost: \$34,677. Filed Dec. 26.

Welcome Homes Connecticut LLC, New York, New York, contractor for Peter B. and Shelley Levine. Construct a two-story, three-bedroom, single-family house with associated site improvements at 143 S. Brook Drive, Stamford. Estimated cost: \$750,000. Filed Dec. 5.

COURT CASES

Bridgeport Superior Court

Bien Garcia, Stamford. Filed by Phabio Basquiat, Stamford. Plaintiff's attorney: Karayiannis & Denkovich 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-23-6129500-S. Filed Dec. 4.

Gomes, Luis Antonio, et al, Shelton. Filed by Medjina Joseph, Bridgeport. Plaintiff's attorney: John Patrick Casey O'Brien, 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-23-6129300-S. Filed Nov. 27.

Home Depot U.S.A. Inc., et al, Atlanta, Georgia. Filed by Pro Tech Home LLC, Trumbull. Plaintiff's attorney: Becker & Zowine Law Offices LLC, Bridgeport. Action: The plaintiff purchased drywall from the defendants. When the drywall was delivered to the plaintiff's property the driver for the defendant drove directly over the water main causing damage to a water main pit and center tube for decking on the property. The property damage was allegedly due to the negligence and carelessness of the defendant. 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-23-6129692-S. Filed Dec. 12.

Planned Building Services, Inc., et al, Parsippany, New Jersey. Filed by Robert Stovall, Bridgeport. Plaintiff's attorney: Lauren H Winer-beck, Stratford. Action: The plaintiff was leaving the premises controlled by the defendants when on a ramp at the rear entrance he was caused to trip and fall on an accumulation of water on the ramp suffering personal 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-23-6129212-S. Filed Nov. 21.

Sammy's Management Group Blue Ash LLC, et al, Hartford. Filed by Square Funding LLC, Darien. Plaintiff's attorney: Laurie Geller LLP, West Hartford. Action: The plaintiff and defendants executed a commercial standard merchant cash advance agreement in favor of the plaintiff pursuant to the advancement of certain sums of money to the defendants, which were required to be repaid to plaintiff. The defendants were required to make daily payments, however the defendants have breached their obligations and failed to tender the daily installment payments when due. 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-23-6129256-S. Filed Nov. 22.

Danbury Superior Court

Emeni, Armend, Brookfield. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6048001-S. Filed Nov. 1.

Khleing, Rong, Brookfield. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which issued the defendant a credit account who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6048002-S. Filed Nov. 1.

Patti, Daniel, Newtown. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff and suffered monetary damages. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048012-S. Filed Nov. 2.

Spagnolo, Michael J., Brookfield. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who has neglected or refused to pay the plaintiff. The plaintiff seeks less than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048011-S. Filed Nov. 2.

Stamford Superior Court

Berwick, Melissa D., et al, Somerville, Massachusetts. Filed by Catherine Soto, Norwalk. Plaintiff's attorney: Balzano & Tropiano PC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064336-S. Filed Dec. 6.

Kirchner, Emma, Ridgefield. Filed by Angel Alvarado-Tovar, Norwalk. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge LLC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064235-S. Filed Nov. 28.

Tripodi, Susana, Stamford. Filed by Cavalry SPV I, LLC, Greenwich. Plaintiff's attorney: Tobin & Marohn, Meriden. Action: The plaintiff purchased the defendant's debt from Citibank NA/Brooks Brothers. The defendant has failed to make payments in full. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064180-S. Filed Nov. 22.

DEEDS

Commercial

125 Field Point B3 LLC, Greenwich. Seller: Atlas Associates LLC, Greenwich. Property: 125 Field Point Road, Unit 7, Greenwich. Amount: \$3,146,000. Filed Jan. 5.

6 WW LLC, Greenwich. Seller: Daniel Sergey Dornier and Audrey Won Dornier, Greenwich. Property: 6 Windrose Way, Greenwich. Amount: \$14,800,000. Filed Jan. 8.

Amalgamated Glenbrook LLC, New York, New York. Seller: SHD Glenbrook Gardens LLC, Stamford. Property: 504-508 Glenbrook Road, Stamford. Amount: \$13,750,000. Filed Jan. 2.

Birch Lane Property LLC, Greenwich. Seller: Waters Edge 38 LLC, Greenwich. Property: 38 Birch Lane, Greenwich. Amount: \$10. Filed Jan. 11.

Blue Rock Ridge LLC, Greenwich. Seller: Kevin Hand, Darien. Property: 1465 E. Putnam Ave, Unit 519, Greenwich. Amount: \$10. Filed Jan. 9.

Broken Bow LLC, Greenwich. Seller: 2 Midwood LLC, Yonkers, New York. Property: 2 Midwood Road, Greenwich. Amount: \$14,750,000. Filed Jan. 5.

Delfanti, Pietro, Stamford. Seller: SKPS Stamford LLC, Greenwich. Property: 1 Broad St., Unit PH 20C, Stamford. Amount: \$475,000. Filed Jan. 2.

LG Properties 1 LLC, Stamford. Seller: Ludwin Godoy, Ridgefield. Property: 42 Seaton Road, Unit 2A, Stamford. Amount: \$10. Filed Dec. 28.

Lodanis Construction Incorporated, Bronx, New York. Seller: Sandra Gisela Gottlin, Stamford. Property: 233 Glenbrook Road, Stamford. Amount: \$395,000. Filed Dec. 28.

RVB Property Management Inc., Mount Vernon, New York. Seller: The Bank of New York Mellon, Greenville, South Carolina. Property: 32 Cos Cob Ave., Cos Cob. Amount: \$787,500. Filed Jan. 11.

Shima LLC, Cos Cob. Seller: William Jarvis and Jennifer Jarvis, Greenwich. Property: 89 Clapboard Ridge Road, Greenwich. Amount: \$3,582,500. Filed Jan. 5.

The Stamford Meeting Hall Inc., Stamford. Seller: Kingdom Full Tabernacle International Ministries, Stratford. Property: 2517 Long Ridge Road, Stamford. Amount: \$2,900,000. Filed Jan. 2.

Residential

Bamgbowu, Olufolarin, Framingham, Massachusetts. Seller: Vincent DeNardo, Stamford. Property: 61 Seaview Ave., Unit 64, Stamford. Amount: \$454,500. Filed Dec. 29.

Bandrowczak, Steven and Donna Bandrowczak, Greenwich. Seller: 22 Indian Chase Drive LLC, Greenwich. Property: 22 Indian Chase Drive, Greenwich. Amount: \$10. Filed Jan. 5.

Bellam, Jesse and Sarah Suzanne Becker, Greenwich. Seller: Michael P. Zarrilli and Diane S. Zarrilli, Greenwich. Property: 12 Juniper Hill Road, Greenwich. Amount: \$10. Filed Jan. 9.

Boullin, Gregory and Jill-Kristin Boullin, East Haddam. Seller: Regal Homes LLC, Ridgefield. Property: 53 Mead Ave., Greenwich. Amount: \$877,000. Filed Jan. 5.

Boyle, Megan, Greenwich. Seller: Kimberly McConnell and John McConnell, Riverside. Property: 50 Church St., Unit 8, Greenwich. Amount: \$1,220,000. Filed Jan. 11.

Breheny, Francesca S. and Michael E. Breheny, Greenwich. Seller: 24 Orchard Place LLC, Greenwich. Property: 24 Orchard Place, Unit A. Greenwich. Amount: \$10. Filed Jan. 10.

Browne, Stephanie, Naples, Florida. Seller: Patrizia Santini and Rosanna Santini, Colts Neck, New Jersey. Property: 40 W. Elm St., Unit 6G, Greenwich. Amount: \$795,000. Filed Jan. 9.

Carrillo, Jeanne Marie, Stamford. Seller: Andrew T. Kromer and Jennifer M. Kromer, Southbury. Property: 562 Hope St., Unit 1, Stamford. Amount: \$490,000. Filed Dec. 29.

Del Savio, Arthur and Natalie Del Savio, Fairfield. Seller: Patrick Dimick, Fairfield. Property: 1522 Fairfield Beach Road, Fairfield. Amount: \$2,399,000. Filed Jan. 12.

Dell'Aera, Michael, Stamford. Seller: David Dall and Michele Dall, Stamford. Property: 42 Munko Drive, Stamford. Amount: \$1,425,000. Filed Dec. 28.

Diaz, Fernando, Stamford. Seller: Paul J. Piedra and Debra Ann Piedra, Stamford. Property: 28 Rapids Road, Stamford. Amount: \$720,000. Filed Dec. 28.

Farfan Jr., Hugo A., et al, Stamford. Seller: Hugo A. Farfan Sr. and Betty M. Farfan, Stamford. Property: 16 Bouton St., Unit C-5, Stamford. Amount: \$1. Filed Jan. 2.

Finnegan, Kenneth R. and Lynn C. Finnegan, Naples, Florida. Seller: Adam Sokolik and Colleen Sokolik, Greenwich. Property: 29 Orchard Place, Greenwich. Amount: \$3,800,000. Filed Jan. 8.

Ford, Michelle, et al, Fairfield. Seller: Ramesh M. Sureja and Varsha R. Sureja, Fairfield. Property: 164 Alvin St., Fairfield. Amount: \$495,000. Filed Jan. 8.

Friedman, Jason and Liza Barry, Stamford. Seller: Halina Poplawski and Piotr Poplawski, Stamford. Property: 141 Pepper Ridge Road, Stamford. Amount: \$1,100,000. Filed Dec. 29.

Harrison Jr., William B. and Anne Harrison, North Palm Beach, Florida. Seller: James A. Denaut and Anne S. Denaut, Greenwich. Property: Vineyard Lane, Greenwich. Amount: \$10. Filed Jan. 12.

Henry, David B. and Sue Ellen Henry, Riverside. Seller: Ennio Montinaro and Paige Montinaro, Greenwich. Property: 6 Dawn Harbor Lane, Riverside. Amount: \$10. Filed Jan. 12.

Hobson, Melissa Jane and Derek Hobson, Fairfield. Seller: Richard D. Kullman, Vernon Hills, Illinois. Property: 100 Tuller Road, Fairfield. Amount: \$300,000. Filed Jan. 10.

Lebow, Em, Fairfield. Seller: Howard Miller, Stamford. Property: 680 Hope St., Unit 10, Stamford. Amount: \$412,000. Filed Dec. 29.

Miller, Elise, Norwalk. Seller: Anthony J. Coughlan, Fairfield. Property: 174 Southport Woods Drive, Fairfield. Amount: \$499,900. Filed Jan. 9.

Mira, Paul, Stamford. Seller: Margaret Mira, Stamford. Property: 76 Erskine Road, Stamford. Amount: \$0. Filed Jan. 2.

Moysak, Jane F. and Angela Swift, Riverside. Seller: Joan Shibetti, Riverside. Property: 30 Bonwit Road, Riverside. Amount: \$0. Filed Jan. 8.

Mullalli, Klodjana and Saimir Mullalli, Bronx, New York. Seller: Cecilia Buccieri and Sheila A. Buccieri, Stamford. Property: 273 Bridge St., Unit 273-2, Stamford. Amount: \$330,000. Filed Dec. 29.

Murphy, Toren, Fairfield. Seller: Aleksander Vukaj, Wakefield, Massachusetts. Property: 170 Jennings Road, Fairfield. Amount: \$400,000. Filed Jan. 9.

Orellana, Ana and Claudio Orellana, Port Chester, New York. Seller: Carol B. Weisbrot, Stamford. Property: 44 Carroll St., Stamford. Amount: \$530,000. Filed Jan. 2.

Padula III, James R., Greenwich. Seller: Commerce Avenue Corp., Riverside. Property: 1465 E. Putnam Ave., Unit 104, Greenwich. Amount: \$422,500. Filed Jan. 12.

Palik, Burhanettin, Fairfield. Seller: PM Visions LLC, Fairfield. Property: 1000 Knapps Highway, No. 9, Fairfield. Amount: \$170,000. Filed Jan. 11.

Reynolds Jr., Russell S. and Deborah T. Reynolds, Greenwich. Seller: Gillian M. Hall, Greenwich. Property: 604 W. Lyon Farm Drive, Greenwich. Amount: \$10. Filed Jan. 12.

Rockett, Courtney R., Salem, New York. Seller: Michael A. Innaurato, Stamford. Property: 258 Ingleside Drive, Stamford. Amount: \$1,140,000. Filed Dec. 28.

Schweibold, Lauren E., Greenwich. Seller: Jerome D. Wayne and Marguerite B. Wayne, Greenwich. Property: 30 Burning Tree Road, Greenwich. Amount: \$0. Filed Jan. 8.

Setka, Josip and Andelka Setka, Cos Cob. Seller: Faragasso Realty LLC, Greenwich. Property: 19 Davenport Ave., Greenwich. Amount: \$1,685,000. Filed Jan. 10.

Smith, Sheila Thorn, Stamford. Seller: Christopher R. Beall, Greenwich. Property: 26 Mohawk Lane, Greenwich. Amount: \$5,750,000. Filed Jan. 11.

Suleman, Sahil and **Sonya Subjan Keshwani**, Greenwich. Seller: Nooruddin Kurji, Richmond, Texas. Property: 52 Lafayette Place, Unit 1-D, Greenwich. Amount: \$530,000. Filed Jan. 8.

Tamraz, Sabrina and **Robert Horn**, Greenwich. Seller: Sue Ellen Henry and David B. Henry, Riverside. Property: 204 Old Mill Road, Greenwich. Amount: \$6,100,000. Filed Jan. 12.

Tandel, Trushar and **Rekharani Tandel**, Stamford. Seller: Mieczyslaw Maslowski and Anastazja Maslowski, Stamford. Property: 358 Haig Ave., Stamford. Amount: \$790,000. Filed Dec. 28.

Thaci, Glorolda, Fairview, New Jersey. Seller: Jennifer Chadwick, Stamford. Property: 71 Strawberry Hill Ave., Unit 1110, Stamford. Amount: \$270,000. Filed Jan. 2.

Uddin, Jasminara K., Stamford. Seller: Noor U. Ahmed and Aysha Khatun, Stamford. Property: 22 Ann St., Stamford. Amount: \$612,000. Filed Dec. 28.

Vazquez, Marynel and **Adam Stambler**, Stamford. Seller: Michael Bloom, Stamford. Property: 25 Adams Ave., Unit 408, Stamford. Amount: \$520,000. Filed Jan. 2.

Voreyer, Robert and **Annette Voreyer**, Greenwich. Seller: Lawrence M. Feldman and Harriet A. Feldman, Stamford. Property: 306 W. Lyon Farm Drive, Greenwich. Amount: \$1,272,500. Filed Jan. 5.

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

Questions and comments regarding this section should be directed to:

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

Wang, Lihua and **Qing Zhang**, Fort Lauderdale, Florida. Seller: Seth Cohen and Torie Cohen, Stamford. Property: 2539 Bedford St., Unit 38S, Stamford. Amount: \$648,000. Filed Dec. 28.

Wilson, Robert and **Alissa Wilson**, London, England. Seller: 332 South Street LLC, Fairfield. Property: 332 South St., Fairfield. Amount: \$1,345,000. Filed Jan. 12.

LIS PENDENS

Amodeo, Matthew and **Josephine Amodeo**, Greenwich. Filed by Lampert, Toohey & Rucci LLC, New Canaan, for Mark Gordon and Toby Gordon. Property: 30 Willowmere Ave., Riverside. Action: foreclose defendants' mortgage. Filed Dec. 14.

Bodek, Elizabeth B., Stamford. Filed by Perelmutter, Potash & Ginzberg PC, Seymour, for Haim Y. Bodek. Property: 11 Sea Beach Drive, Stamford. Action: foreclose defendant's mortgage. Filed Nov. 27.

Cassiday, Bryan, et al, Stamford. Filed by Lampert, Toohey & Rucci LLC, New Canaan, for Mitchell Jordan and Vincenzo Diprimo. Property: 69 Dogwood Lane, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 29.

Cosgrove Jr., Daniel, et al, Greenwich. Filed by Glass & Braus LLC, Fairfield, for US Bank Trust National Association. Property: 339 Riversville Road, Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 6.

Eltorky, Alyaa M., Stamford. Filed by Law Office of Gerald S. Knopf LLC, Stamford, for 71 Fountain Terrace Condominium Association Inc. Property: 71 Strawberry Hill Ave., Unit 1014, Stamford. Action: foreclose defendant's mortgage. Filed Dec. 4.

Executive Equity Group Inc., et al, Stamford. Filed by Neubert, Pepe & Monteith PC, New Haven, for Lynk Investments LLC. Property: 16 Briar Brae Road, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 29.

Grabiec, Sheryl, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 131 Halley Ave., Unit 5-1, Fairfield. Action: foreclose defendants' mortgage. Filed Dec. 21.

Hanson, Victoria, Fairfield. Filed by The Law Offices of Debra B. Marino LLC, Orange, for Zachary Hanson. Property: 160 Fairfield Woods Road, Unit 42, Fairfield. Action: foreclose defendant's mortgage. Filed Dec. 26.

Kalia, Anuranjan K., Stamford. Filed by Law Offices of Kevin F. Collins, Stamford, for Anuraag S. Kalia. Property: 54 Merriebrook Lane, Stamford. Action: foreclose defendant's mortgage. Filed Nov. 27.

Karageorge, James, et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for Wells Fargo Bank NA. Property: 575-573 Reef Road, Fairfield. Action: foreclose defendants' mortgage. Filed Dec. 21.

Ramirez, Chanel, et al, Stamford. Filed by Updike, Kelly & Spellacy PC, Hartford, for US Bank Trust Company, NA. Property: 44 Cerretta St., Stamford. Action: foreclose defendants' mortgage. Filed Dec. 4.

Sette, Agata, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Bank of America NA. Property: Lot 1, Map 5532, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 22.

Trompeter, Carl, et al, Greenwich. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 85 Cutler Road, Greenwich. Action: foreclose defendants' mortgage. Filed Dec. 6.

MORTGAGES

Arias, Elizabeth, Stamford, by Antonio Faretta. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 1215 Shippan Ave., Stamford. Amount: \$300,000. Filed Nov. 27.

Arikan, Rasim and **Meltem C. Arikan**, Dartmouth, Massachusetts, by Brooke Cavaliero. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 305 Stamford Ave., Stamford. Amount: \$750,000. Filed Nov. 29.

Avallone, Alison N. and **Brian A. Avallone**, Fairfield, by Marino Civitillo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 442 Szost Drive, Fairfield. Amount: \$N/A. Filed Dec. 8.

Bravo, Esteban Felipe and **Nelson Orlando Bravo**, Stamford, by Mayra M. Rios. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 19 Barnstable Lane, Stamford. Amount: \$345,000. Filed Nov. 30.

Bueti, Paul and **Denise Bueti**, Brooklyn, New York, by Robert V. Sisca. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 215 Orchard St., Cos, Cob. Amount: \$2,096,250. Filed Nov. 28.

Chalons-Browne, Alexandra E., Stamford, by Brian T. Silvestro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 138 Mona Terrace, Fairfield. Amount: \$455,000. Filed Dec. 7.

Corriel, Matthew J. and **Jessica Corriel**, Fairfield, by John K. Cohane. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 559 Stillson Road, Fairfield. Amount: \$1,180,000. Filed Dec. 8.

Cypher III, Robert S. and **Donna Ho Cypher**, Queens, New York, by Philip J. Toohey. Lender: Navy Federal Credit Union, 820 Follin Lane, SE, Vienna, Virginia. Property: 222 Orchard Hill Lane, Fairfield. Amount: \$725,000. Filed Dec. 1.

David, Adrian, Princeton, New Jersey, by Tamara L. Peterson. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 365 Toilsome Hill Road, Fairfield. Amount: \$1,130,000. Filed Dec. 6.

Davis, Rosalind V., Stamford, by Valentyna Lupibacci. Lender: First County Bank, 117 Prospect St., Stamford. Property: 47 Ledge Brook Road, Stamford. Amount: \$157,000. Filed Nov. 21.

Docimo, Travis R. and **Courtney R. Devicentis**, Stamford, by N/A. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 39 Maple Tree Ave., Unit 50, Stamford. Amount: \$376,500. Filed Nov. 27.

Dost, Sara and **Jara Habib**, Fairfield, by John K. Cohane. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 948 N. Benson Road, Fairfield. Amount: \$1,200,000. Filed Dec. 4.

Eaglejack Partners LLC, Riverside, by Tanya Cruz. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 23 Meadow Road, Riverside. Amount: \$3,262,500. Filed Nov. 30.

Ferraro, John Arthur and **Despina Ferraro**, Sterling, Virginia, by Gillian V. Ingraham. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 420 Mill Hill Road, Fairfield. Amount: \$707,000. Filed Dec. 4.

Flynn, Erin, Greenwich, by Gary L. Gjersken. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1465 E. Putnam Ave., 112, Old Greenwich. Amount: \$324,000. Filed Nov. 30.

Frandsen, Eric and **Nina Frandsen**, Harrison, New York, by Francesco V. Passaro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 116 Pecksland Road, Greenwich. Amount: \$4,220,200. Filed Nov. 29.

Fridman, Sarah and **Abe Fridman**, Fairfield, by Pamela I. Balkey. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Chicago, Illinois. Property: 60 Centerbrook Road, Fairfield. Amount: \$1,060,000. Filed Dec. 6.

Garner, Richard and **Alisa Garner**, Weston, by Andrew L. Wallach. Lender: PFS Inc., 177 North St., Easton. Property: 115 Hilary Circle, Fairfield. Amount: \$500,000. Filed Dec. 7.

Guttman, Robert H. and **Amy Guttman**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 63 Merriman Road, Stamford. Amount: \$150,000. Filed Nov. 22.

Harwood, Alexander and **Martine Harwood**, Fairfield, by Susan Kohn. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 83 Alberta St., Fairfield. Amount: \$710,000. Filed Dec. 1.

Herr, Zachary C. and **Elizabeth R. Brown**, Sleepy Hollow, New York, by David W. Hopper. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 56 Sherwood Place, Apt. 8, Greenwich. Amount: \$840,000. Filed Nov. 29.

Histon, David and **Nicola Histon**, Riverside, by Joel M. Kaye. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 236 Riverside Ave., Riverside. Amount: \$1,498,336. Filed Nov. 30.

Ju, Gwanhun and **Paula A. Ortiz**, West Simsbury, by Kellie Ann Vazzano. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 61 Dawn St., Unit 61, Fairfield. Amount: \$333,750. Filed Dec. 5.

Kelley, Bernard Joseph, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 245 Palamar Drive, Fairfield. Amount: \$146,900. Filed Dec. 8.

Ketaineck, Matthew A. and **Lisa M. Briones**, Norwalk, by Stephen R. Ketaineck. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 6 Cos Cob Ave., Cos, Cob. Amount: \$600,000. Filed Nov. 29.

Khosla, Akhil and **Christine Shanahan**, Fairfield, by N/A. Lender: PFS Inc., 177 North St., Easton. Property: 118 Mill River Road, Fairfield. Amount: \$996,000. Filed Dec. 1.

LeRose, James V. and **Mary Alice LeRose**, Old Greenwich, by Robert E. Colapietro. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1 Hillcrest Park Road, Old Greenwich. Amount: \$754,582. Filed Nov. 30.

Lobos Vivar, Gilmer, Norwalk, by Adam J. Hirsch. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 151 Courtland Ave. No. 3C, Stamford. Amount: \$240,000. Filed Nov. 27.

Longo, David P., Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 39 Courtland Hill St., Stamford. Amount: \$250,000. Filed Nov. 29.

Lupinacci, Renzo and **Denise Lupinacci**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 31 West Ave., Stamford. Amount: \$300,000. Filed Nov. 22.

Materia, Salvatore and **Vincenzo Materia**, Greenwich, by John A. Cassone. Lender: Verus Residential Loanco LLC, 7900 International Drive, Suite 225, Bloomington, Minnesota. Property: 43 Old Post Road 2, Greenwich. Amount: \$862,500. Filed Nov. 28.

Mendiola, Hedy, Stamford, by Jonathan T. Hoffman. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 29 Standish Road, Apt. 1, Stamford. Amount: \$212,000. Filed Nov. 22.

Mercurio, Nicholas V. and **Angela Mercurio**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 196 Wormwood Road, Fairfield. Amount: \$226,500. Filed Dec. 7.

Montalto, Adam and **Renata Montalto**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 41 E. Hunting Ridge Road, Stamford. Amount: \$130,000. Filed Nov. 28.

Morales, Nohemi, Stamford, by Louis J. Colangelo Jr. Lender: Nations Direct Mortgage LLC, 5 Hutton Centre Drive, Suite 200, Santa Ana, California. Property: 1193 Hope St., Unit 4, Stamford. Amount: \$418,000. Filed Nov. 28.

Munsch, Paul F. and **Gail Munsch**, Fairfield, by Mario P. Musilli. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 445 S. Pine Creek Road, Fairfield. Amount: \$648,000. Filed Dec. 4.

Nadler, Benjamin and **Emily Nadler**, Stamford, by Robert E. Colapietro. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 43 Kensington Road, Stamford. Amount: \$115,917. Filed Nov. 29.

Nascimento, Nicole S. and **Daniel C. Nascimento**, Stamford, by David Rosenbaum. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 266 W. Haviland Lane West, Stamford. Amount: \$300,000. Filed Nov. 27.

O'Brien, Britain and **Joseph Chaiet**, Harrison, New York, by Corine M. Abbott. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 668 Glenbrook Road, Unit 28, Stamford. Amount: \$363,750. Filed Nov. 29.

Palker, Todd and **Stacey Palker**, Stamford, by Josie Ponce. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 31 Dancy Drive, Stamford. Amount: \$220,000. Filed Nov. 22.

Papadakos, Anastasios Andy and **Kristy Lynn Papadakos**, Fairfield, by N/A. Lender: First-Citizens Bank & Trust Company, 3003 Tasman Drive, Santa Clara, California. Property: 207 Jessica Lane, Southport. Amount: \$2,000,000. Filed Dec. 5.

Phillips, Scott W. and **Karen V. Phillips**, Greenwich, by Cesar Daniel Ortecho. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 82 Richmond Hill Road, Greenwich. Amount: \$1,000,000. Filed Nov. 28.

Pilat, Tomasz and **Izabela Pilat**, Fairfield, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 63 Round Hill Road, Fairfield. Amount: \$659,750. Filed Dec. 7.

Ruprecht, Elizabeth B., Greenwich, by Maria C. Miller. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 80 Sherwood Ave., Greenwich. Amount: \$1,485,000. Filed Dec. 1.

Safier, Eva D., Fairfield, by Sharon M. Jones. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 130 Black Rock Ave., Fairfield. Amount: \$209,000. Filed Dec. 7.

Scaturchio, Nicole and **Frank Scaturchio**, Stamford, by Adam J. Hirsch. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 61 Ogden Road, Stamford. Amount: \$622,710. Filed Nov. 30.

Sempertegui, Gean and **Catalina Jimenez**, Stamford, by Vincenzo Gallo. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 241 Hamilton Ave., Unit 23, Stamford. Amount: \$315,000. Filed Nov. 28.

Shafi, Ahsan, Greenville, North Carolina, by Daniel J. Seiden. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 67 Campfield Drive, Fairfield. Amount: \$294,000. Filed Dec. 5.

Sompan, Suwimol and **Augustus John Steintal**, Greenwich, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 4 Lafayette Court, 1B, Greenwich. Amount: \$300,000. Filed Nov. 30.

Spillane, Robert F. and **Carol Spillane**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 71 Wedgemere Road, Stamford. Amount: \$300,000. Filed Nov. 30.

Szabo, Gwendolyn, Stamford, by Brad M. Aron. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 60 Willowbrook Ave., Stamford. Amount: \$437,400. Filed Nov. 28.

Toal, Mark Joseph, et al, Alexandria, Virginia, by Mohammed Emdadul Haque. Lender: Navy Federal Credit Union, 820 Follin Lane, SE, Vienna, Virginia. Property: 453 Gilbert Highway, Fairfield. Amount: \$500,000. Filed Dec. 4.

Tomax, Claudio and **Ofelia Zacatelco-Hijuitl**, Valley Stream, New York, by Pedro F. Delgado Jr. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 124 Sunset Ave., Fairfield. Amount: \$350,000. Filed Dec. 5.

Vavricka, Laura and **Alison Vavricka**, Southport, by Zionymarquize Q. Bohannon. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 710 Mill Hill Terrace, Southport. Amount: \$50,000. Filed Dec. 6.

Williams, Eddie Lewis and **Beth Williams**, Fairfield, by Gregg A. Brauneisen. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 82 Stillson Road, Fairfield. Amount: \$455,000. Filed Dec. 1.

Zuckerman, Claudia S. and **Louis N. Zuckerman**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 172 Curtis Terrace, Fairfield. Amount: \$250,000. Filed Dec. 7.

NEW BUSINESSES

Dunkin Donuts Store, 101 Cedar Lane, New Canaan 06840, c/o James T. Cain. Filed Dec. 20.

Eye Beauty Zone, 1 Bank St., Suite 403, Stamford 06901, c/o Eye Beauty Zone LLC. Filed Dec. 19.

Fed Eatery Food Truck, 1051 Long Ridge Road, Stamford 06903, c/o Federal Truck LLC. Filed Dec. 21.

Focus to Flow, 1143 Shippan Ave., Unit B, Second floor, Stamford 06902, c/o Devin Roscillo. Filed Dec. 15.

Foods and Products Grom Ele Cafete, 293 Fairfield Ave., Stamford 06902, c/o Juan Carlos Montoya-Acevedo. Filed Dec. 18.

Guarino Ventures LLC, 1092 High Ridge Road, Stamford 06905, c/o Jeffrey Guarino. Filed Dec. 15.

High Ridge Convenience Store, 871 High Ridge Road, Stamford 06905, c/o ABM Partner's LLC. Filed Dec. 14.

La Tia Mami, 63 Selleck St., Stamford 06902, c/o Samapom Chaimuang. Filed Dec. 13.

Men's Haircut Greenwich, 44 Commerce Road, Suite 2, Stamford 06902, c/o Men's Haircut Greenwich LLC. Filed Dec. 14.

Puroclean of Greenwich|Stamford, 152 Weed Hill Ave., Stamford 06907, c/o Alejandro Restrepo. Filed Dec. 14.

Round Trip Limousine Service, 182 Lawn Ave., Stamford 06902, c/o Nilson Antonio da Silva. Filed Dec. 18.

Shell Energy Solutions Retail Service, 909 Fannin St., Suite 2500, Houston, Texas 77010, c/o Mp2 Energy NE LLC. Filed Dec. 18.

Shell Energy Solutions, 909 Fannin St., Suite 3500, Houston, Texas 77010, c/o Mp2 Energy LLC. Filed Dec. 18.

Spavia Stamford, 300 Atlantic St., Stamford 06901, c/o Thomas Gilbert LLC. Filed Dec. 20.

Warsaw Deli, 9 Pulaski St., Stamford 06902, c/o Jan Wawak. Filed Dec. 20.

Warsaw Deli, 157 Main St., Stamford 06901, c/o Stanislaw Wawrzonkiewicz. Filed Dec. 20.

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Legal Notices

Notice of Formation of AW Notary LLC Art. Of Org. filed with SSNY on 12/8/23. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to 443 South 10th Avenue, Mount Vernon, NY 10550. Purpose: any lawful purpose. #63518

MARY BREEN LCSW PLLC Filed 10/17/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 46 Guion St, Pleasantville, NY 10570 Purpose: Licensed Clinical Social Work #63521

Notice of Formation of rise + bloom, LLC. Arts. of Org. filed with SSNY on 12/12/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to rise + bloom, 60 Quinby Ave, White Plains, New York 10606. Purpose: any lawful act or activity. #63522

KU Properties LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/9/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Kateryna Ulerio, 420 Maple Ave, Mamaroneck, NY 10543. General Purpose #63523

34 NY Jefferson LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Yina L. Bravo, 4 Alexander Ave, White Plains, NY 10606. General Purpose #63524

AAA Bravo Lighting LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Walmer Bravo, 34 Jefferson Ave, White Plains, NY 10606. General Purpose #63525

Notice of Formation of Nature's Own Wildlife L.L.C. Art. Of Org. filed with SSNY on 7/17/23. Office Location: Westchester County. Bruno Oliveto designated as agent of the LLC upon whom process against it may be served. Mail process to: 452 B Fourth Avenue, Pelham, NY 10803. Purpose: any lawful purpose. Website: www.NaturesOwn.store #63526

SIANO GROUP LLC Filed 11/20/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 21 Taylor Rd, Mount Kisco, NY 10549 Purpose: all lawful #63527

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, February 08, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D265189, PIN 881496, Orange, Rockland Cos., BIENNIAL MOWING - Palisades Interstate Parkway/Route 6, Various Locations., Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%

A1 SERVICE COORDINATION LLC Filed 11/30/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 40 New Saw Mill River Rd, Ste LI 7, Hawthorne, NY 10532 Purpose: all lawful #63528

MICHAEL PAUL GROUP LLC Filed 12/14/23, Effective 1/1/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 55 N Broadway, Apt 2 9, White Plains, NY 10601 Purpose: all lawful #63529

ESTACHE MEN'S SALON LLC Filed 12/13/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1929 Palmer Ave, Larchmont, NY 10538 Purpose: all lawful #63530

NOGUEIRAIS AUTO BODY LLC Filed 12/6/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 44 South St, Mount Vernon, NY 10550 Purpose: all lawful #63531

VIVA CASA REMODEL LLC Filed 11/21/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 217 Hawthorne Ave, Apt 4N, Yonkers, NY 10705 Purpose: all lawful #63532

RENOVON LLC Filed 12/6/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 17 Ashington Dr, Ossining, NY 10562 Purpose: all lawful #63533

LEARDEN LLC. Art of Org. filed with the SSNY on 11/28/2023. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. LILJANA GERAJ 21 5TH AVE PELHAM, PELHAM, NY, 10803. Any lawful purpose. #63534