

Westfair Business Journal

SAVE THE SOUND REACHES MORE AGREEMENTS TO SAVE THE SOUND

BY PETER KATZ / pkatz@westfairinc.com

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(USCG photo).

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► Croatia to acquire eight UH-60 Black Hawks from Sikorsky Aircraft

The U.S. Department of State has approved a \$500 million agreement that will enable the Croatian military to acquire eight UH-60 Black Hawk multirole rotorcraft from Stratford-headquartered Sikorsky Aircraft.

According to a report in Defense Brief, the U.S. will cover the cost of four helicopters and Croatia will fund the acquisition of the remaining four.

The agreement also includes an array of weaponry and additional equipment along with training programs for flight and technical personnel.

The new helicopters will replace the Mi-8 and Mi-17 transport heli-



copters now being used in service. Croatia currently operates four UH-60M helicopters for air transport and eight Bell 206 Jet Ranger II helicopters for training, along with 15 OH-58D Kiowa Warrior helicopters for combat reconnaissance and anti-armor missions.



Photo of Elicit Brewing Company's Manchester venue courtesy of the company.

► Elicit Brewing Company to open in Fairfield

The commercial real estate firm Focus Properties LLC announced the completion of a retail lease for Elicit Brewing Company at 111 Black Rock Turnpike in Fairfield.

The property is a 25,711-square-foot building located adjacent to the Fairfield Metro-North Train Station. Elicit Brewing Company is a micro-

brewery and restaurant concept developed by the founders of Eli's Restaurant Group in Hamden; the company also operates a venue in Manchester.

Focus Properties represented Elicit Brewing Company in this transaction directly with the landlord, Invest II of Fairfield.

► PepsiCo's Quaker Oats recalls another product

The Quaker Oats division of Purchase-headquartered PepsiCo Inc. has expanded its product recall list for the second time in two months to include an additional granola item.

The U.S. Food and Drug Administration posted the expanded recall notice to include the Quaker Chewy Dipps Llama Rama 6-count products, with a "best before date of Feb. 10 or 11." The product was

discontinued last September and its recall is because the food could be potentially contaminated with salmonella.

Quaker issued a recall on Dec. 15 and then updated the list with more products on Jan. 11. The company requested that consumers who still have the product to throw it out and visit the website QuakerRecallUSA.com for product reimbursement.



► Molinaro launches "emergency fund" for re-election

U.S. Rep. Marc Molinaro announced he was setting up an "emergency fund" to address what he claimed was the fundraising lead by his Democratic rival, Josh Riley.

In an email to supporters, Molinaro declared, "The fundraising numbers are in, and the news isn't good. My Democrat challenger outraised me last year by 2:1 from individual contributions. If we're going to defend this toss-up seat and our Republican majority, we need to close that fundraising gap immediately."

Molinaro, who represents New York's 19th Congressional District, previously faced Riley — a former U.S. Senate attorney — two years ago. The fundraising email added that Molinaro's campaign "set up an emergency fund to close the fundraising gap so we can secure a seat we won by less than 2% in 2022." Molinaro also claimed that "Hollywood Megadonors, Democrat elites, and Leftist special interest groups have already lined up against me."



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People in the News



JASON HILLIARD
BUILDING AND REALTY INSTITUTE

The Building and Realty Institute (BRI) has named Jason Hilliard as its new director of government affairs.

In his new position, Hilliard will lead the BRI's legislative initiatives in the state legislature, Westchester County government, and local municipalities in Westchester and the Hudson Valley region.

Hilliard's previous work included stints as deputy national political director and director of strategic planning for South Carolina during Sen. Amy Klobuchar's presidential campaign, and he also served as the director of policy and legislation for State Sen. James Sanders Jr. In addition, he was the Queens Borough director for public affairs for New York City Comptroller Scott M. Stringer and executive director for the Office of Congressman Gregory W. Meeks. He is also a veteran of both the U.S. Army and U.S. Air Force.

"We are thrilled to be adding someone with the depth and breadth of experience in government and politics as Jason Hilliard to our advocacy work," Tim Foley, CEO of the Armonk-based BRI said. "Jason has served within government, has practical experience in coaching member-driven organizations on how to achieve their policy goals, and has been in the trenches of major electoral campaigns. He has already hit the ground running in helping the members of the BRI to fulfill their core purpose of advocating for the best interests of the housing and real estate industries in Westchester to our elected representatives and to the community."



ANNE M. MULCAHY
THE NATURE CONSERVANCY
IN CONNECTICUT

Anne M. Mulcahy, a Fairfield resident and a former CEO of Xerox Corporation, has been named chairwoman of the board of trustees for The Nature Conservancy in Con-

necticut.

Mulcahy was originally elected to organization's board in 2020 and later chaired its advancement committee. Mulcahy also serves as a trustee for Save the Children Federation Inc. and is a member of the Johnson & Johnson board of directors, an independent director at LPL Financial Holdings Inc., and is chairwoman of Graham Holdings (formerly The Washington Post Co.).

The Nature Conservancy is a global conservation organization dedicated to environment preservation in more than 70 countries and territories. The Connecticut chapter has protected more than 53,000 acres of land.



MICHAEL HICKMAN
EXACTERA

Exactera, the Tarrytown-based provider of corporate tax compliance

solutions, has announced the appointment of Michael Hickman as CEO.

Hickman will also retain his current responsibilities as chief financial officer (CFO) as he replaces Walter Scott, who served as CEO since last July and is leaving the company to become chairman and CEO of Devo.

Hickman joined Exactera as CFO in 2022 from Perform (cb), where he was also the CFO. He is a certified public accountant with more than 25 years of leadership experience at companies, including Roper Technologies, Deloitte, MetLife and Switch and Data.



WILLIAM B. PRYOR
WESTCHESTER MEDICAL
CENTER HEALTH NETWORK

Westchester Medical Center Health Network (WMCHHealth) has hired William B. Pryor as execu-

tive vice president and chief human resources officer.

In his new role, Pryor will oversee WMCHHealth's 13,000-person employee base and coordinate its recruitment and labor relations efforts and workforce policies.

Pryor was previously executive vice president and chief administrative officer for Catholic Health in Buffalo. Earlier in his career, he served as chief human resource officer for North Carolina's Cape Fear Valley Health System. He is also a former lecturer for the School of Business at the University of North Carolina.

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How to create a winning business video campaign

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

There is no shortage of online video campaigns highlighting businesses, products and services. But what separates the successful campaigns from the not-so-successful?

Lily Yao, marketing director at the American Marketing Association, Lily Yao, said business owners who want to launch a video campaign must be sure to “identify and communicate the target audience of the campaign and ensure the firm has experience/case studies in reaching that audience via YouTube videos. The creative expertise is essential in partnering with the right firm to produce videos that will resonate with the target audience.”

Ilene Richardson, CEO and founder of the Norwalk-based advertising agency Imaginary Content, emphasized the importance of remembering who the video is meant to reach when designing a video campaign.

“You want to make sure you’re speaking to your intended audience in a way that’s going to essentially drive conversion, because that’s what all businesses want,” Richardson said. “They want more customers. So, if you are a business marketed towards kids you want to be aware that you’re speaking to the parents, but get the kids stoked. Or if you’re a new restaurant that just opened up you need to know who you are appealing to. Are you more for families? Or are you more for foodies? Make sure you’re creating content that focuses on your brand and the audience you want to reach.”

Richardson opined that video is best viewed as content, rather than a simple advertisement.

“Once you have content you can figure out who else might be able to use it,” she continued. “If you’re a hair salon, can you partner with a beauty supply store? If you’re a restaurant, can you partner with a local photographer and show their photography on the walls. There’s lots of ways this content can be further maximized. If you’re a Stamford business, maybe the city can spotlight your video on their website, there’s lots of ancillary benefits to having that content, whether it’s on your website and then on your socials.”

Richardson also noted that YouTube may not always be the ideal outlet for every brand seeking to tell its story. She also pointed out the most important thing for many small and medium businesses is to ensure authenticity and consistency, particularly on platforms their customers are already on regularly. She used a salon she frequents as an example.

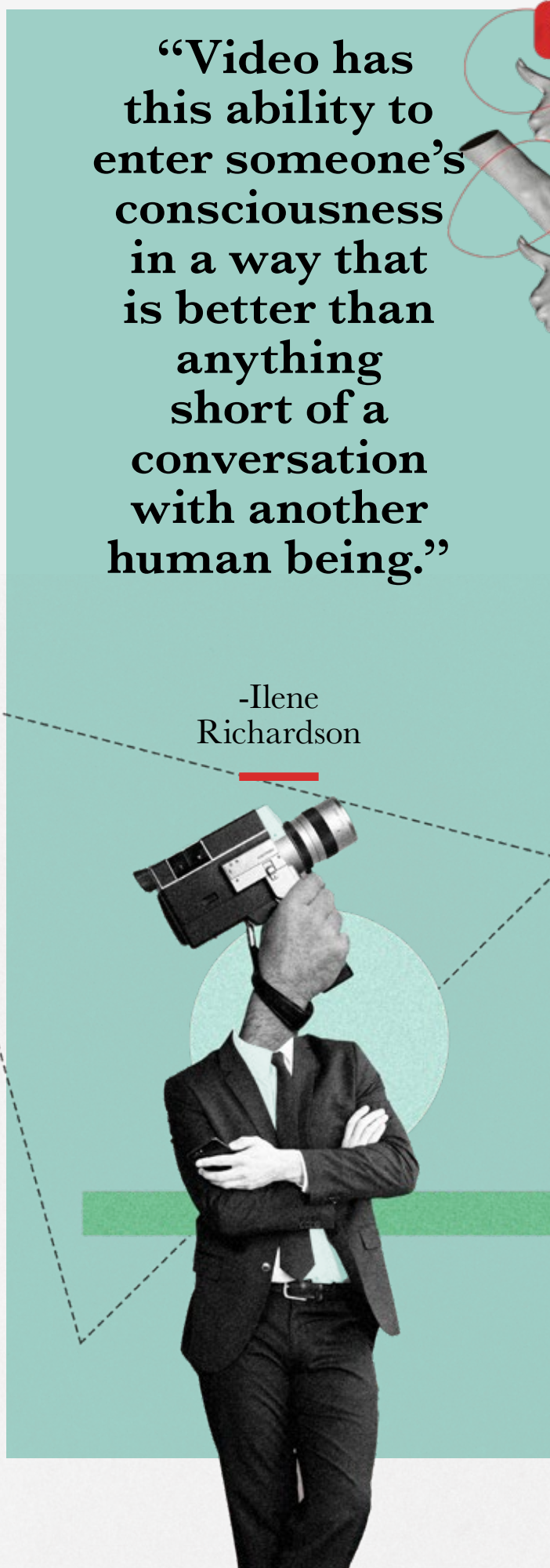
“They have one of the assistants who is constantly updating their socials and it’s not a belabored experience. They’re shooting people whose hair was just done and highlighting that, and it’s great content,” Richardson said. “It’s literally just the woman who answers the phones comes over and takes a quick video a couple times a day or week, and you don’t even see their face, it’s just the back of their head and the beautiful color job or cut. It serves them very well.”

Joseph Hughes, the founder and head creative at Burning Treehouse Film Company in White Plains, has built his company around providing area business owners with everything they need to produce video content.

“I’m a big believer in the power of video,” Hughes said. “Particularly in the Westchester County area where there are a lot of small business owners and medium sized business owners who are looking to expand and create their own destiny in a way. They’re really starting to understand that video is a huge component of that. Social

“Video has this ability to enter someone’s consciousness in a way that is better than anything short of a conversation with another human being.”

-Ilene Richardson



media is also a huge component of that as is having the ability to tell your story the way you want it to be told.”

Hughes said he had originally worked for a marketing agency producing videos but decided to focus on just the video production side of the equation when he went it alone.

“Video kind of cuts through a lot of the flack of ad buys and the question of ‘is this person going to engage with this, is this person going to see this?’ Because we do live in a very digitally advanced world. If you can find a way to convey your message in a very short period of time and a concise way, I think people are more likely to respond to that,” Hughes stated. “Video has this ability to enter someone’s consciousness in a way that is better than anything short of a conversation with another human being.”

Hughes noted that local filmmakers can provide an excellent opportunity for businesses considering a video to explore their options.

“We’re everywhere,” he said, counting himself among their number. “We are looking for projects and we’re looking for opportunities to be creative and share our talents with the world. So, any local business owner out there, look for storytellers you can work with. Because there are other people like you out there who maybe don’t fit into the traditional molds of the world. Your team is out there, so don’t give up, there’s somebody who can help you find that authenticity. That crazy idea that you’ve had in the back of your head while you’ve been sitting in your cubicle is not so crazy. There’s value in pursuing that.”

Jeremy Steinman, director of sales and marketing at Peekskill-based Presentation Multimedia, said companies that are interested in pursuing video need to be willing to fully commit to the medium for the best results.

“I think first and foremost, you have to prioritize video,” Steinman advised. “I think having the mentality and comfortability to be in front of the camera is something that is maybe easier for younger generations, but as more and more business owners are looking to get savvy with their digital marketing it is imperative that they and their team feel comfortable in front of a video camera.”

“People are not reading anymore,” Steinman added, noting the fit between video and the modern attention span. “They’re looking for stories, they’re looking for experience, they’re looking for things that look and feel the way they want, and that is best shown through video. You’re going to see better engagement in any sort of campaign you run with video in comparison to any sort of static imagery.”

Steinman also stressed that a campaign would not work if the videos felt inauthentic.

“You don’t have to be Brad Pitt to be successful at a video shoot,” Steinman said. “People want to talk to people, and especially for small to medium sized business where we are competing with larger retail establishments, the personality and service at a smaller business is really what’s really paramount. We should not be looking to present ourselves in a way that isn’t authentic to who we are as a business.”

CBIA gathers lawmakers to discuss the state's energy future

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

representing Westport who serves as the chairman of the House Energy and Technology Committee. “We hope it gets smoothed out in a few years. You will see that on the committee there will be a lot of focus on expanding solar throughout the state from large grid-scale to the smallest canopy over a parking lot. In the aggregate that will help us move the needle sufficiently to address some of the increased demand.”

Roundtable members from both parties called for a diverse mix of energy sources and expressed hope

for the possibility of expanding the state’s nuclear power generation, possibly through a modular system installed at the existing Millstone Nuclear Power Plant in Waterford, while admitting such an endeavor could be an

uphill battle. The exact make-up of preferred energy diversity differed between each lawmaker.

Representative William Buckbee, a Republican representing New Milford and the ranking member of the House ETC, described the legislature as attempting to strike a balance between “laudable” environmental goals and the realities of affordability.

CBIA members were also given the chance to ask questions of the panel.

Christina Lamp-Onnerud, the founder and CEO of Cadenza Innovation in Danbury, told the panel that her company is at the “precipitous moment” when their innovative lithium-ion battery technology is poised to revolutionize storage, but that the company needed law makers’ help.

“Today your policy on deployment of battery technology is very clear,” Lamp-Onnerud said, “But residents do not have the same rights. That is something you can address effortlessly and immediately. Take the same legislation you have for commercial and industry and bring it to residents.”

Lamp-Onnerud also called for changes to the testing and certification regimen for new battery technologies, which she said were heavily influenced by Asian battery producers to stifle competition.

“We rely heavily on UL Certifications,” she said, referring to UL Solutions, one of the primary providers of safety certifications on many products. “They’re wrong, they’re manipulated, and the tests

are not valid.”

“Red tape is a problem in Connecticut,” Lamp-Onnerud added, offering to set up a presentation to help legislators understand more effective safety certification procedures.

“Connecticut can be a leader in this,” said Steinberg in response, noting the state’s growing battery industry. “Everything we can do to facilitate the adoption of technologies that solve problems as Cadenza’s lithium batteries do makes a huge difference and make us players not just in Connecticut but nationally and globally.”

Lee Hoffman, an attorney with Pullman & Comley LLC, also asked the panel for insight into the approach being taken by the Public Utilities Regulatory Authority (PURA).

“Recently, PURA Chairman Marissa Gillett did an interview and she said, ‘There’s a real distinction between a regulator viewing themselves as simply calling balls and strikes, versus a regulator who says I need to not just be the umpire but the first base coach,’” Hoffman said.

Noting that neither utility company in the state likely considered him a friend because of his involvement in ongoing cases against them, Hoffman said he had concerns about whether Gillett might be overstepping her authority by not only adjudicating policy but also taking an active role in directing it.

“Utilities are already fighting a three-on-one battle when they go in front of PURA,” Hoffman said,



counting himself alongside the Office of the Attorney General and the Office of Consumer Counsel as typically involved in proceedings against the companies. “If PURA is acting as the adjudicator, is it really fair to have them acting as both the umpire and the first-base coach?”

Fazio responded that he believes that the commissioners were committed to working within the statutory framework that the legislature has provided but added that “there can certainly be reasonable disagreement on whether statute is applied correctly to different cases.”

The Connecticut Business and Industry Association (CBIA) recently held a roundtable featuring state legislators in key positions on energy and environmental committees that discussed the ongoing impacts of energy prices.

Peter Meyers, a policy associate for the CBIA, moderated the event and began by asking the legislators for their preferences in increasing the supply of energy for the state.

“I don’t think it can be overstated how important I think this question is for the future of our state and our region,” said Ryan Fazio, the Republican state senator for the 36th district, which includes Greenwich, New Canaan, and parts of Stamford. “According to ISO (Independent System Operator) New England, by 2040 we’re going to see a 70% increase in demand. If we mandate new electric vehicles, then it’s going to increase even more.”

Fazio, the ranking member of the State Senate’s Energy and Technology Committee (ETC), said he favors an “all of the above” approach to energy generation in Connecticut by constructing new natural gas pipelines to reach fracking projects in Pennsylvania. He expressed doubt about the cost effectiveness of offshore wind energy and worried about the possibility of 30 days with no wind rapidly depleting the state’s battery storage.

“I think that in 10, 20 years people are going to look back at the retirement of a lot of Northeastern nuclear plants – and say it was a historic mistake,” Fazio observed, noting that nuclear energy offers distinct environmental advantages but has faced significant opposition.

“Offshore wind is encountering choppy seas right now,” said State Rep. John Steinberg, a Democrat rep-

Photo courtesy Chesapeake Bay Program / Flickr Creative Commons.



“I think that in 10, 20 years people are going to look back at the retirement of a lot of Northeastern nuclear plants – and say it was a historic mistake.”

-Ryan Fazio




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SAVE THE SOUND REACHES MORE AGREEMENTS TO SAVE THE SOUND

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Identical versions of the Long Island Sound Restoration and Stewardship Reauthorization Act of 2023 have been introduced in the Senate and House on Capitol Hill and have spent weeks bottled up in committees with no votes scheduled as of Feb. 6. The legislation would provide continue federal funding of efforts to clean up the Long Island Sound.

Senators Chuck Schumer and Kirsten Gillibrand of New York and Richard Blumenthal and Chris Murphy of Connecticut were initial sponsors of the Senate bill. On the House side, Reps. Nick LaLota, Andrew Garbarino, Anthony D'Esposito and Michael Lawler of New York and Reps. Joe Courtney and Rosa DeLauro of Connecticut were the initial sponsors.

While there's been inaction on the legislation in Washington, the nonprofit Save the Sound has managed to score agreements with four Westchester municipalities that are expected to help at least incrementally in cleaning up the Sound.

In 2006, Congress had passed the Long Island Sound Stewardship Act, which provided federal dollars for projects to restore the coastal habitat to help revitalize the Sound's wildlife population, coastal wetlands, and plant life. In 2018, it was followed by the Long Island Sound Restoration and Stewardship Act.

The pending legislation would authorize \$325 million over five years for projects that would boost the Sound's water quality while restoring shorelines and coastal wetlands.

According to

As good as those statistics seem, more work needs to be done and some of it is being accomplished by others.

Save the Sound, which has offices in Larchmont and New Haven, originally was founded in 1972 as the Long Island Sound Task Force. It subsequently merged with the Connecticut Fund for the Environment and also with Soundkeeper Inc. The organization has been making incremental progress in cleaning up the Sound and addressing other environmental issues.

Since 2015, Save the Sound has operated a website that provides information on pollution levels at various beaches along the Sound, soundhealthexplorer.org. It has been anything but silent when it comes to telling the story to elected officials at all levels of why government funding and other support is needed to continue the progress that has been made in cleaning up the Sound and improving environmental conditions elsewhere.

Success in cleaning up the Sound has in large measure directly depended on reducing nitrogen levels in the water. Excess nitrogen comes from raw sewage that finds its way into the Sound. Too much nitrogen encourages bacteria and algae growth, resulting in toxic algae blooms, oxygen deficiency and contaminated water and beaches that are unsafe for humans.

According to Roger Reynolds, legal director of Save the Sound, the new settlements that have been reached with Westchester municipalities ultimately are expected to result in a reduction of raw sewage flowing into

Murphy, "As of 2022 federal funding for the Long Island Sound has enabled programs to significantly reduce the amount of nitrogen entering the Long Island Sound from sewage treatment plants by 70.3% compared to the 1990s, reduce hypoxic (low oxygen level) conditions by 58% compared to the 1990s, restore at least 2,239 acres of coastal habitat, and fund 570 conservation projects."



Crab, rocks and shells on bottom of Long Island Sound. (USGS photo.)

the Sound. Back in 2015, Save the Sound and Atlantic Clam Farms of Connecticut Inc., which is based in Easton, Connecticut, filed a lawsuit against Westchester County and 11 municipalities alleging violations of the Clean Water Act. Seven of the municipalities reached settlement agreements with the plaintiffs in the intervening years. They were the cities of Rye and White Plains, the villages of Mamaroneck, Port Chester, Rye, and Scarsdale and the town and village of Harrison. Recently settling were the four members of the New Rochelle Sewer District: the City of New Rochelle; the Town of Mamaroneck; the village of Pelham Manor; and the village of Larchmont.

"In addition to the Clean Water Act claims, which is the federal Clean Water Act, which requires all waters to be fishable and swimmable and prohibits pollution into those waters, we also brought a public nuisance claim," Reynolds said.

Reynolds explained that the shellfish farming company that was a plaintiff hopes someday to be able to harvest from Long Island Sound waters off Westchester but right now because of pollution harvesting can only take place about as far west as Greenwich. He said that they were aggrieved by the contributions of the municipalities to pollution in the Sound and that's why they were in the lawsuit.

"The municipalities own and maintain the sewage collection system meaning the pipes that collect the sewage. They've fallen into a state of disrepair where a couple of things happened," Reynolds said. "Groundwater and other forms of rainwater get into the pipes. Also many sump pumps in houses are illegally connected to the sewer drains as opposed to the stormwater drains and so when it rains both the infiltration, the rain that gets through the cracked pipes, and what's called the inflow, rain from gutters, sump pumps and such, overwhelm both the local collection systems ... and

the sewage treatment plants."

Reynolds explained that the four municipalities in the New Rochelle Sewer District agreed to study and repair 170 linear miles of pipes and fix 25,000 defects. Across the 11 municipalities that settled, a total of 624.5 linear miles of sewer pipes have been or will be repaired and a total of 64,000 defects have been or will be fixed.

Reynolds said that shortly after the lawsuit was filed the municipalities all agreed that they had to upgrade their systems. Some municipalities did not immediately comply with the consent orders to which they had agreed and Save the Sound had to take enforcement action.

The members of the New Rochelle Sewer District did designate the repairs they were going to make and began to do them but at the same time filed a motion to dismiss the lawsuit claiming that their actions did not violate the Clean Water Act. The judge ruled in favor of Save the Sound.

"Fortunately, New York has the Clean Water Investment Act, which has made hundreds of millions of dollars available for upgrades just like these, so a lot of these repairs have been funded by those state dollars," Reynolds said. "The way it might impact individual homeowners and businesses is if they are illegally connected to the system."

Reynolds said that municipalities were required to have ordinances making sump pumps connected to sewer lines illegal. Property owners would be required to legalize such sump pumps.

Reynolds pointed out that there are a lot of causes of pollution and the fixes to sewer systems will not take care of everything.

"What we have to do is address each source of pollution," Reynolds said. "Is Long Island Sound better than it was in the 70s and 80s? Absolutely. These actions do make a difference. Is it going to solve the problem tomorrow? I wish."



Beach scenic Long Island Sound

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- Be over 25 and under 40 years of age

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

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**Westfair
Business Journal**



In the Spotlight: Joe Vericker, chief photographer at PhotoBureau Inc.

BY PHIL HALL / phall@westfairinc.com

When I do portraits, I have a knack for connecting with folks. And people say, ‘Oh, that’s because you went to school for psychology.’

Joe Vericker’s camera has captured images of some of the most influential people of our time – including three popes, a few presidents, many corporate leaders and more than a few movie stars. His work has been published in *The New York Times*, *Time* magazine, *People* magazine and *Vanity Fair*, among other notable media outlets, and he is an inductee in the International Live Events Association Hall of Legends.

But Vericker isn’t just a photographer for the rich and famous. He is prominent within this region for his business headshots and event photography through his Westchester-based corporate photography firm PhotoBureau Inc., and he recently opened an additional office in Stamford to service the needs of Fairfield County’s companies.

Vericker recently spoke with the *Westfair Business Journal* about his illustrious photography career.

Was photography your original career path?

I went to graduate school for clinical psychology, and then I realized I’m more suitable to be in therapy than to give therapy. So, I did about a year at Fairleigh Dickinson in New Jersey, and people started to hire me to take photos. What was a hobby

became a small business. And it just really grew by word of mouth.

What is it about photography that made you want to go from being a hobbyist to being a professional?

One of the things about being a professional photographer is what Henri

Cartier-Bresson mentioned: capturing the decisive moment. And I always loved doing that. It could be a fleeting glance or the moment somebody hits a golf ball – just to be ready for it and to capture that moment.

I also love meeting people. That’s really my forte – being in conversation with people. When you do executive portraits, you get to know them. You have a couple of minutes where you talk about where you live, family, what do you do with the company – and it’s great, because it gives me a window not only into the person who I’m with, but since most of my work is corporate it’s a window into the corporate structure where they work, the way folks interact with each other and their corporate culture. So, every day is interesting, every day is different for me.

There are a lot of commercial and corporate photographers – how do you get to stand out from the crowd? What makes your photography different from your competition?

I think it’s my personality. When I do portraits, I have a knack for connecting with folks. And people say, ‘Oh, that’s because you went to school for psychology.’ That’s really not so – I always seem to connect with people and kind of get on their wavelength.

It’s not every photographer who gets assigned to cover a papal visit, let alone three. How did you snag those prime assignments?

My longtime customer has been the Archdiocese of New York. I started working for them back with Cardinal O’Connor, followed by Cardinal Egan and now Cardinal Dolan.

With the most recent visit when Pope Francis came to town, the Archdiocese asked me

to cover it. And they said, ‘Okay, we’re going to put you in the back of a police car and wherever the pope goes, you’re going get there five minutes before him.’ I was with the pope every step of the way when he was here in September of 2015.

When I photographed Pope Benedict, I was in the cardinal’s residence and there was a breakfast with the pope and some of the other cardinals and a couple of the bishops. I tried to stay out of sight and went into a hallway – I had just gotten some pictures of the start of the breakfast and then my gut told me, ‘Okay, leave them alone for a while. Don’t be an annoying photographer.’ I went off into this hallway and I sat down, and a couple of minutes later Pope Benedict comes

down the hallway. It’s only him and an aide and they walk straight toward me. He looks at me gives me a smile, and in a split second I said I’m not going to let this opportunity pass me by. I got down on my knees, kissed the pope’s ring and I said, ‘Thank you, Holy Father, for coming to visit us.’ He struck me as what you would love to have as a friendly, warm and loving grandfather. He just looked at me smiled, he kind of patted my hand. And then he went into the elevator, up to the third floor of the cardinal’s residence.

With Pope John Paul II, that was a private event in 1995 and he had just finished praying the rosary at St. Patrick’s. I was not there. I was on E.39th Street in Manhattan – that’s where the Vatican Mission to the United Nations is located. There was a donor who had given lots and lots of money to renovate those offices. And it was through an organization called the Path to Peace Foundation, so they had an event there – the pope came down to 39th Street, and he blessed the new offices. The man is now a saint, but I still get goosebumps when I think about it. And it was just probably the most exciting moments of my life, without question.

What advice would you give to young people who want to pursue a career in photography?

The way I started out was by

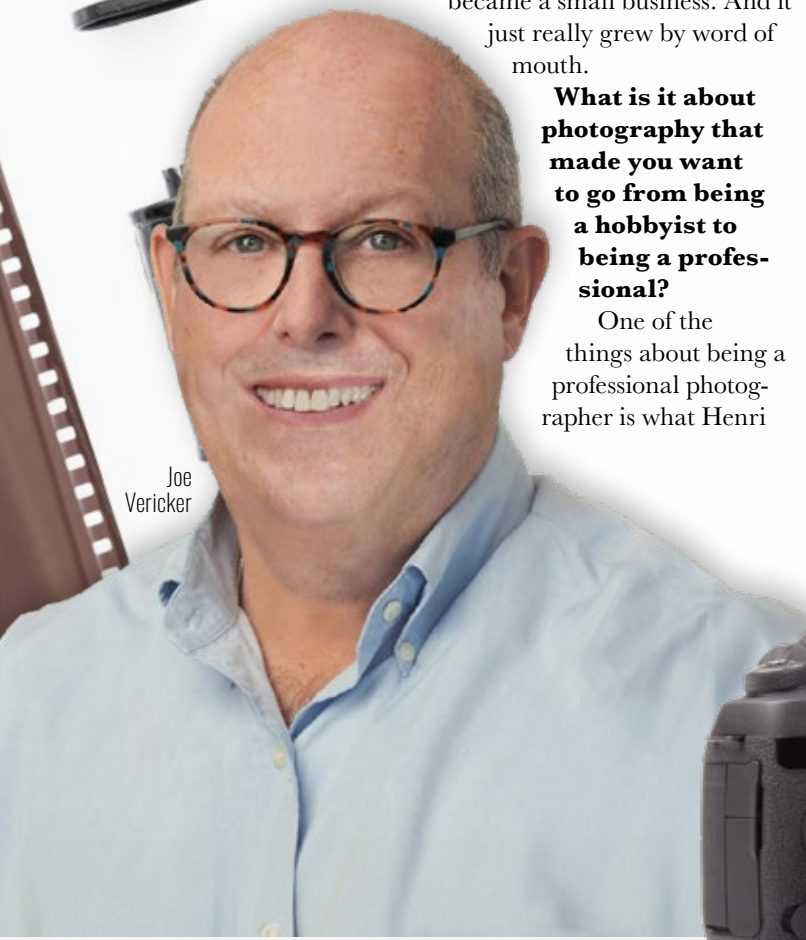


Pope Francis, as photographed in 2015 by Joe Vericker.

working for a local newspaper. I was born in Queens and raised in the Bronx, and there was a local newspaper called *The Bronx Press Review*. I started working for them at \$7.50 an assignment. And I had to pay for my own film at the time. But I did it because I got my name under the picture in the newspaper. And then that progressed in the 80s – I was a stringer for the Westchester and Rockland newspapers and it gave me a lot of experience.

But to get back to your original question, I would not recommend anyone starting out to be a photographer as a career. With the advent of technology, everyone’s a photographer. And even if you’re not a good photographer, you can take your iPhone, or your Samsung Galaxy, and even take a bad picture and remove someone out of it, put it in focus, do a million different things. So, the only market for my business is covering big events or important people where an amateur or an iPhone won’t do the job.

But like anything else, if you have that burning in your heart, you do what you have to do. Never say no to anything when you’re starting out, even if you’re not making money doing it. If it will lead to experience in your field, where it will lead to someone hiring you maybe later on, go for it.



Joe Vericker



Rockland BOCES wants to build \$47.9M project

BY PETER KATZ / pkatz@westfairinc.com

Rockland BOCES is proposing to build a \$47.9 million project at its campus on Parrott Road in West Nyack. The project would include a new 52,000-square-foot two-story school building with a wing housing offices for administrators, guidance counselors and similar personnel. Once the new building is completed, the Culinary Arts program currently at the Jesse L. Kaplan School would be moved to the new building. Then, the space the program had been using at the Kaplan School would be converted into four new classrooms. The new building would have more than 7,000 square feet set up as commercial kitchen space along with two classrooms with kitchen equipment that would be used by the BOCES Culinary Arts program.

The new building would have a 7,500-square-foot gym, a 4,500-square-foot cafeteria, and 15 classrooms for the Hudson Valley P-TECH program. P-TECH (Pathways in Technology) helps prepare

students for college studies and careers in science, technology, engineering and math.

BOCES is asking Rockland voters to take part in a referendum to be held next month that would authorize moving ahead with the project. BOCES plans to begin construction in the spring of 2026 and complete the project in the fall of 2027.

BOCES says that it needs the new facilities because the number of students it is serving has been soaring. It notes that student demand for career and technical

education is growing. It says enrollment in Hudson Valley P-TECH has grown from 43 students in 2016 to 160 in 2023. BOCES says that P-TECH has been housed in the former Tappan Zee Elementary School



Rendering of new building proposed for BOCES campus in West Nyack.

and has outgrown that facility.

BOCES says that the new facility would help it eliminate costs of leasing space, help to consolidate programming and staff, reduce transportation costs and build equity and long-term financial strength for the agency.

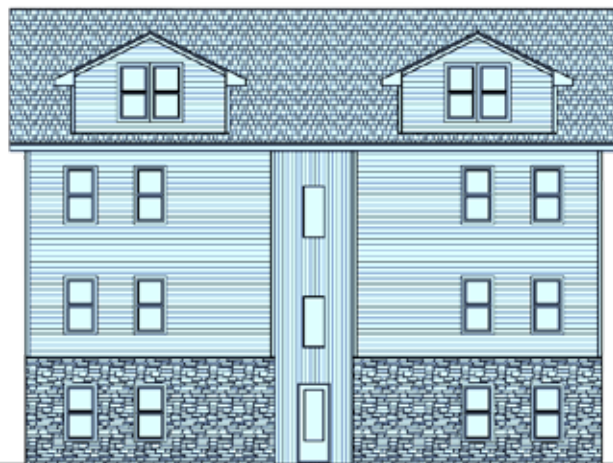
BOCES says that the last time it undertook major construction at its West Nyack campus was in 1973. Although the new project would be funded by money from the Dormitory Authority of the State of New York and a portion of the Rockland BOCES capital budget, the cost would be passed along over a 25-year period to the eight school

districts that make up the Rockland BOCES Supervisory District. Some of the costs would be covered under state aid the districts receive, while local property taxpayers also would pay for the project. BOCES says that the average cost to Rockland County residential taxpayers would be \$2.36 a month, based on a property assessment of \$500,000.

BOCES has been working with the architectural firm KSQ Design, which has offices in Manhattan and Tulsa. KSQ had done projects for the Kingston School District, the Rye School District and Nanuet High School among others.

Multifamily project proposed for Kingston

BY PETER KATZ / pkatz@westfairinc.com



Front elevation of a proposed Heart Ventures building.

Heart Ventures Corp., which is based in Hopewell Junction, is proposing to build four multifamily residential buildings with a total of 28 apartments on 1.25 acres of land at 140-150 Blvd. and 66-92 Pettit Ave. in Kingston. The apartments would have two bedrooms and one-and-a-half baths.

The project would be served by municipal sewer and water. There would be solar panels as well as natural gas. Charging stations for electric vehicles would be provided.

Joseph DeAngelis, president of Heart Ventures, has requested a height waiver for the project, which is located in Kingston's T3N zone. The maximum building height in that zone is 2.5 stories. The requested height is 3.5 stories. Because of the topography, the first-floor elevation of the proposed buildings would be approximately 10 to 12 feet below the elevation of New York state Route 32, also known as Boulevard. Heart Ventures says that the overall height of the rooflines would match that of 2.5 story buildings when viewed from street level and would harmonize with the heights of other buildings in the vicinity.

A waiver also is being sought to permit each building to have one more unit than is allowed under zoning. The developer explains that the site is on a busy corridor that has an exiting large mix of uses, including other multi-

family housing, a senior care facility, catering business and other commercial spaces.

"The requested additional stories are an opportunity to demonstrate the purpose behind the city's new zoning code, where we can introduce ... affordable, market, workforce, and handicapped accessible units, while keeping the building footprint and lot coverage under 50% to allow for more green communal space, playground, EV parking spaces, bike stands and a community garden," Heart Ventures said.

In a document filed with Kingston, DeAngelis said, "It is no secret that there is a housing shortage epidemic that is plaguing not only the city of Kingston, but Ulster County and the surrounding areas. Having been born and raised here in the Hudson Valley ... I feel honored to be able to have an impact in the quality of life for the residents of my beloved community."

DeAngelis said that he operates the property acquisition and renovation company Hudson Homes and has acquired, renovated and resold 15 homes and has three more properties currently being renovated.

Opinion: An urgent appeal to the four major television networks

FRANK PAGANI



Frank Pagani is a public relations and marketing consultant. His firm, Pagani PR, is based in Ardsley.

With the strong likelihood that the 2024 presidential election will again be a closely divided contest between Biden and Trump, it's inarguable that every vote will matter more than ever. The problem is that American voters do not take their right to vote as seriously as they should, especially in off-year elections and primaries when a minority of voter participants determine who the candidates will be.

According to PEW Research, Americans voted in record numbers in the 2020 presidential election, casting nearly 158.4 million ballots. PEW's data indicated that roughly

two-thirds of the estimated eligible voters took part in the election. But, as NPR's Domenico Montanaro reported back on Dec. 15, 2020, about the results of an Ipsos survey commissioned by NPR and the Medill School of Journalism of adults who did not vote, "... that still means a third did not. That amounts to about 80 million people who stayed home."

Shamefully, as the world's beacon of democracy, U.S. voter participation

in the 2020 election lagged far behind voter participation in national elections held in 49 other countries. The U.S. came in at number 31, PEW noted. At a time when many would argue the future of America's democracy will again be on the ballot in the 2024 presidential election, it's imperative that significantly more voters need to cast ballots in this year's critically important election. Indeed, increased voter participation in 2024 could make a difference in the outcomes in battleground states.

The question is what would be the most effective way to urge the public to exercise their right to vote. The idea for one suggested approach presented itself to me recently when I watched a public service announcement (PSA) on television warning the public, with stark imagery and hard-hitting facts, that cigarette smoking is dangerous to your health. It got me thinking — what if there was a PSA or a series of PSAs that would compellingly argue the point that not voting is a threat to American democracy? Some of the suggested

key points would be: there's too much at stake in this year's presidential election; make your vote count, starting now with the primaries and continuing with the decision day on Nov. 5; don't leave it to others to determine America's future — if you have not registered to vote, make sure you do.

My suggestion is for all four major television networks (ABC, CBS, Fox and NBC), which command the largest combined viewing audience, collaborate and share the costs of producing a first-ever nationally televised "Get Out the Vote" PSA campaign. The networks would commit to an extensive and sustained schedule of airing the PSA(s) in prime time and other optimal viewing windows throughout the 2024 campaign year.

But, it would have to begin as soon as possible to address one of the findings of the Ipsos survey of those who did not vote in 2020 — that about 70% of them had not registered to vote. Thus, one of the key objectives of the PSA campaign would be to help drive early voter registration.

Imagine how effective the PSAs would be if some of the prominent news journalists and/or stars of shows on the four networks participated on-camera, lending their personas and voices to this important cause, urging viewers to do their civic duty. In agreeing to jointly undertake this

unprecedented initiative, the networks would have the opportunity to convey to the audiences their shared commitment to the right to vote, the very bedrock of America's democracy. That would certainly be a first in the annals of network television but an essential, transformative step in providing a valuable public service at a time when it is most needed.

While each network might already do similar messaging on its own, my hope is that the four networks will explore the merits of undertaking together this unprecedented cooperative campaign. In so doing, they will build on the tradition begun in 1960 when the then three networks (ABC, CBS and NBC) broadcast the first nationally televised debate between presidential candidates Kennedy and Nixon. In so doing, the networks provided a valuable public service of bringing the candidates into the living rooms of the American voters. Democracy was and has since been very well served well by these televised debates to help voters make informed decisions.

Now it's time for the four networks to begin a new chapter as major public service pillars to help inspire more Americans to vote this year by creating and implementing a high-impact 2024 "Get Out the Vote" PSA. But hurry; campaign season 2024 is well underway.



AG James settles Westchester housing discrimination case

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James announced that her office has settled a housing discrimination case involving a Westchester real estate agent and his companies.

James' investigators had looked into allegations against real estate broker Pasquale Marciano and his companies, Anthony Marciano Real Estate Inc. d.b.a. Century 21 Marciano and NewRoc Property Management LLC.

According to James, they had

illegal policies that denied housing opportunities to low-income renters. James' office was assisted in its investigation by the Housing Rights

Initiative (HRI), a nonprofit based in New York City that investigates allegations of real estate fraud and helps victims find legal help.

According to James, real estate agents, who Marciano oversees, violated local and state laws by refusing to rent apartments to investigators who

indicated that they intended to use a Section 8 Housing Choice voucher to pay rent.

James said that Marciano owns 13 multifamily rental properties throughout New Rochelle with a total of 76 units. Under the agreement with James, he must place nine tenants using Section 8 or other government housing subsidies in units he owns and pay \$40,000 to the state.

Also according to James, at the time of the investigation, Marciano, was the owner and head real estate broker at Century 21 Marciano and oversaw the rental leasing practices of more than 25 real estate sales agents representing Westchester landlords seeking to rent apartments. James said that an investigation done by HRI revealed that Century 21 Marciano enforced a policy that prohibited Section 8 holders from submitting applications for rental units.

James pointed out that refusing to rent to prospective tenants based on their source of income is illegal

discrimination under New York law, and wrongly denies New Yorkers equal access to housing. Owners, landlords, property managers, rental agents and brokers cannot refuse to accept potential tenants solely because they receive housing subsidies, according to the law.

James said that the settlement requires Marciano's rental applications to include clear anti-discrimination statements containing the sentence, "we are happy to consider applicants who have housing vouchers or subsidies." Additionally, Marciano must publicly advertise all vacant units and include that government housing vouchers, such as Section 8, are accepted on every rental listing. Finally, Marciano must ensure that rental application fees are capped at the \$20 maximum and, during the five-year period of the agreement, must also waive broker fees for any applicants seeking to use a government housing subsidy for their rental.



New York Attorney General Letitia James.



Mayor Spano, center, joins Yonkers DPW personnel to unveil new electric vehicles at City Hall Photo by Maurice Mercado - city of Yonkers.

Yonkers adds more electric vehicles to fleet

BY PETER KATZ / pkatz@westfairinc.com

Yonkers now has 118 electric and hybrid vehicles in its fleet of rolling stock with the addition of five fully electric Ford F-150 Lightning pickup trucks. They will be used by the city's Department of Public Works. The new trucks have an estimated range of 240 miles when fully charged. They also have outlets that can be used to provide electric power for tools and appliances. They also can be hooked up to provide backup power in the event of a power outage.

Mayor Mike Spano's administration created a Climate Action Plan that calls for all city vehicles to be electric by 2050. Yonkers says it already has the largest fleet of electric vehicles of any municipality in Westchester, with a total of 118 electric and hybrid vehicles on the roads.

"These new vehicles will continue to help us navigate the future of Yonkers by reducing our carbon footprint," Spano said. "We want to lead the way in Westchester and

commit to a greener, more sustainable Yonkers by utilizing the innovative technology available to us."

The F-150 electrics have gross weights of about 5,000 pounds and have two electric motors, one to drive each axle. They were introduced to the market in mid-2021 with suggested list prices starting at \$39,974. Ford has been producing electric truck models tailored for use by cities, including a specific electric F-150 for use by police departments.

Starbucks opens in new Yonkers self-storage building

BY PETER KATZ / pkatz@westfairinc.com

People using a new self-storage facility at 1969 Central Park Ave. in Yonkers or who happen to just be in the vicinity and want an exotic cup of coffee will have an easy time finding it thanks to the new Starbucks that has opened there. Mayor Mike Spano led a contingent of officials on hand for a Jan. 26 ribbon-cutting ceremony for the new Starbucks outlet.



Starbucks at left of retail space at 1969 Central Park Ave., Yonkers.

The five-story self-storage building was constructed on an approximately 1.32-acre parcel by 1969 Central Park Avenue, LLC. It contains approximately 92,181 square feet of space. The ground floor retail units have a total of 5,815 square feet of space. The \$21 million project received financial incentives from the Yonkers Industrial Development Agency that

included a PILOT (payment in lieu of taxes) agreement and sales and use tax exemptions of \$948,294 along with a mortgage recording tax exemption of \$236,520.

In addition to Starbucks, retail tenants at the new building include a branch of Orange Bank & Trust Company. The hair salon Supercuts also was due to open at the site.

Spano thanked developer Mark Fonte for his perseverance in pursuing the development and noted that the Fonte family has a long history of community involvement in the city.

"This is a wonderful family with a great history here in Yonkers and they've chosen to stay here and to continue to develop here," Spano said, adding about the current project,



Spano with scissors, Fonte to his right, at Starbucks' ribbon cutting.

"Whatever Mark had to do he did and he did it right."

Spano explained that the site had been dominated by solid rock and taking it down to make the parcel viable for development was a challenge. He presented Fonte with a proclamation making Jan. 26, 2024, Starbucks Day in Yonkers.

City Council Member Anthony J. Merante noted that the project first came before the city in 2018 when Fonte filed for a zoning change.

Fonte thanked Spano, Merante and the City Council as a whole for their work in helping bring the project to fruition.

Rye financial firm penalized for pricey trades

BY BILL HELTZEL / bheltzel@westfairinc.com

A Rye financial services firm has been fined \$100,000 and censured for repeatedly bypassing procedures meant to ensure that investors get the best prices on securities trades

Puma Capital LLC consented to sanctions by the Financial Industry Regulatory Authority for failure to detect and correct 920 trade-through violations, despite warnings that it was not in compliance with federal securities laws and FINRA rules.

A trade-through is an order that bypasses, or trade-throughs, the securities exchange that offers the best price. Broker-dealers such as Puma are required to establish procedures that prevent trade-throughs, conduct regular surveillance to assure compliance and fix problems promptly.

“Trade-through protection prevents unfairness to investors and facilitates best execution of customer orders,” according to Puma’s consent agreement with FINRA.

Puma was founded in 2008 and is led by Joshua Aaron Greenstein.

It describes itself as a market-maker for other broker-dealers, banks and hedge funds. It handles listed securities and over-the-counter securities, according to its website, such as preferred stock, distressed debt and call options.

Puma was censured and fined in 2016 for violating trade-through rules, but still failed to establish preventative procedures.

In March 2018, for instance, it routed orders through another broker-dealer but omitted the code for the securities exchange to use. As a result, the consent agreement states, orders were executed in a so-called “dark pool,” a private exchange that lacks transparency and is not accessible to the investing public.

The coding error caused about 615 trade-throughs. A customer alerted Puma and the glitch was fixed in September 2019.

Puma still did not implement a process for making sure orders were executed correctly.

In September 2020, coding problems recurred, this time for orders meant to be executed by three exchanges. The glitch caused about 240 trade-throughs, until the problem was fixed in December 2020.

Puma still did not implement written procedures or test whether orders were received and executed on the intended exchanges, FINRA says.

From September to October 2021, about 65 more trade-throughs occurred.

Puma consented to censure and a \$100,000 fine on the condition that FINRA would not bring any further actions for violations based on the same facts.

A FINRA official and Greenstein, Puma’s president, signed the deal this past November, and the agreement was disclosed in FINRA’s January monthly report.

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Taking a scientific leap to help women

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Feb. 29, Leap Day, is also Rare Diseases Day, and Marina K. Holz, Ph.D., M.P.H. -- dean of the Graduate School of Biomedical Sciences (GSBMS) and professor of cell biology and anatomy at New York Medical College (NYMC) in Valhalla – will spend it poring over grant proposals for the National Institutes of Health (NIH) as a peer reviewer. Holz knows all about the NIH and such grants. At the medical college, she leads an NIH-funded laboratory in fascinating research into a rare disease affecting women of child-bearing age – research that has far-ranging implications.

Lymphangiomyomatosis (LAM) is a rare lung disease afflicting 3.4 to 7.8 out of every one million women – ultimately creating holes in the lungs and possibly requiring a lung transplant. The disease almost never strikes men. Indeed, Holz said she has seen only one or two men with it. That's because LAM, while not actually cancer, has certain factors in common with breast cancer, namely being driven by the female hormone estrogen. Slow-growing and metastatic, LAM worsens during pregnancy and lessens in menopause, Holz said.

LAM is also caused by two genetic mutations – TSC1 and TSC2 – that spur certain kinds of cancers, including breast and lung cancers. The immunosuppressive drug Rapamycin, approved by the U.S. Food & Drug Administration (FDA) in May 2015 for kidney-transplant patients, can slow the progression of the disease. But not all LAM patients respond to Rapamycin, which can have such side effects as mouth sores, gastrointestinal discomfort and sugar imbalance, specifically hyperglycemia (high blood sugar).

“That's why it's important to continue researching to see if there are other drugs to slow the disease or cure it,” she added.

But Holz – who holds a Master of Public Health degree in health policy and administration from New York Medical College as well as a Bachelor of Science degree in microbiology and immunology with great distinction from McGill University in Montreal and a Ph.D. in cell

and developmental biology from Harvard Medical School – is not only at work on LAM in the laboratory; she's meeting with LAM patients in focus groups to understand what they need from the research to survive and thrive. Once LAM had a 10-year survival rate. Now LAM patients can look forward to living for decades, said Holz, chair of the scientific advisory board

of the LAM Foundation, executive editor of *Biochimica et Biophysica Acta (BBA) – Reviews on Cancer* and a member of the editorial boards of the journals *Biochimica et Biophysica Acta (BBA) – Molecular Basis of Disease* and *Nature Communications Biology*.

Holz – who is also the 2024 fellow for the American Society for Biochemistry and Molecular Biology (ASBMB), its highest honor – has always loved science.

“I was always very good at science,” she said. “I love its logic and that it can be applied in creating ways to help others.”

It is not, however, an exclusive interest. There's ancient history – “just give me a book on Mesopotamia,” she said – and there's literature, though she acknowledged the cliché of the scientist in love with science fiction, something she shares. Her favorite novel is the Booker Prize-winning “*The Blind Assassin*” (2000) by Margaret Atwood – better known as the author of “*The Handmaid's Tale*,” which along with its Hulu iteration has become a prescient touchstone in our postfeminist age.

Taking a different approach to the oppression of women and set in Ontario, Canada, 90 years ago, “*The Blind Assassin*” unfolds as a nesting doll of stories that includes a romance and science fiction. But one discipline outshines the others.

“My passion is to promote the careers of women in science...so the next generation won't have to struggle to achieve,” said Holz, a mentor in several diversity initiatives organized by the National Research Mentoring



“My passion is to promote the careers of women in science... so the next generation won't have to struggle to achieve.”



Marina K. Holz, Ph.D., M.P.H., is Dean of the Graduate School of Biomedical Sciences (GSBMS) and professor of cell biology and anatomy at New York Medical College. Dr. Holz is the driving force behind all areas of research within the Graduate School— including basic, translational and clinical research discoveries.

Dr. Holz received her B.Sc. in Microbiology and Immunology with Great Distinction from McGill University, completed her Ph.D. in Cell and Developmental Biology at Harvard Medical School, and received M.P.H. in Health Policy and Administration from New York Medical College. At NYMC, Dr. Holz leads an NIH-funded laboratory studying the mechanisms of signaling by hormones and growth factors in breast cancer and lymphangiomyomatosis (LAM)—a rare lung disease. Her work spans basic science and clinical applications, and has been published in leading journals and continuously funded by federal and private grant agencies.

Dr. Holz is the chair of the scientific advisory board of the LAM Foundation, executive editor of *BBA Reviews on Cancer*, and member of the editorial boards of *Nature Communications Biology* and *BBA-Molecular Basis of Disease*. In her laboratory, she is a dedicated mentor to students and the next generation of laboratory scientists and has served as a mentor in several diversity initiatives organized by the National Research Mentoring Network, the American Society for Biochemistry and Molecular Biology, and the American Society for Cell Biology.

Network, the American Society for Biochemistry and Molecular Biology and the American Society for Cell Biology. “This is not to say that we should select only for certain groups. That's where the divisiveness comes in,” she added, referring to the backlash against DEI (diversity, equity and inclusion) initiatives in academia and the corporate world.

Holz knows the challenges of being a woman in the sciences, with women making up only 34% of the STEM (science, technology, engineering and mathematics) workforce. That's why, she said, she concentrates on helping women. Other groups have other interests.

But, she added, if all these groups work together, they can bring a rich variety of backgrounds and perspectives to the sciences, which depend on innovating thinking.

The more diverse those perspectives, Holz said, “the better off we will be as a community.”

For more, visit nymc.edu.

Happy Lunar New Year!

BY JEREMY WAYNE / jwayne@westfairinc.com

This year, Valentine's Day – Wednesday, Feb. 14 – falls during the Lunar New Year, so while I yield to St. Valentine as much as the next romantic, this week I'm turning all foodish thoughts to the very serious business of the Year of the Dragon and Chinese food. (The Chinese do in fact have a Valentine's Day of their own, or at least an ancient approximation of one – the Quixi Festival, which this year will fall on Aug. 22.) Why not celebrate both at once?

Also known as the Spring Festival, the 2024 Lunar New Year began on Saturday, Feb. 10, and will culminate with the Lantern Festival on Feb. 24. Food, of course, is key, with families getting together to celebrate and tables piled high with festival treats.

These might include special spring rolls – eaten at New Year,

they herald the spring season ahead; a whole chicken; a fine hot pot; and premium seafood (such as lobster). A chicken feeds a family – at least it does if there are no more than four of you – so for New Year it has come to symbolize reunion, rebirth and self-sufficiency. Then there is Nian Gao, a kind of rice cake. Piled high as a dessert, these cakes are a metaphor for growing taller or rising higher each year.

Getting hungry? Aberdeen Seafood & Dim Sum restaurant in White Plains has become well-known for its holiday menus over the years. Operator Ricky Ho's menu this year will include an array of Cantonese-style dishes.

Goosefeather, located in the richly decorated King Mansion on the Tarrytown House Estate, will celebrate

the Year of the Dragon through Feb. 17 with special offerings for guests, including a nightly "lobster special," red envelopes with giveaways and "lucky" Satsuma oranges for guests to take home. The red envelopes – traditionally containing money and presented to family and friends but especially children – may include prizes such as dinner for two at Goosefeather, complimentary food and beverage items, a signed copy of chef Dale Talde's "Asian American" cookbook and more. Sounds tantalizing. But it's really the Hong Kong Chinese food and weekend family and party vibe you come for here – or at least what I come for here. A Goosefeather double-cheeseburger is the answer for any in your party who don't care for Chinese food.

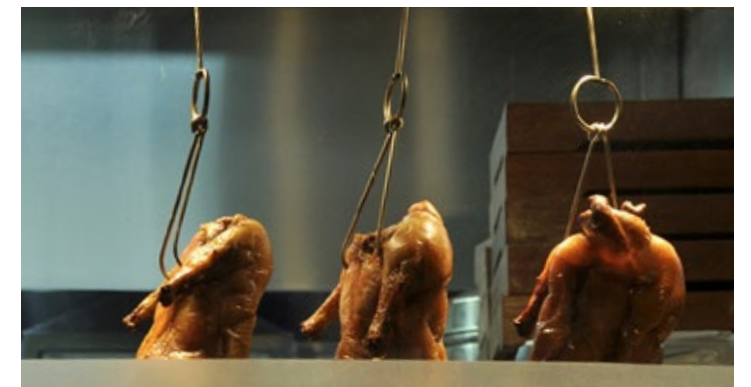
Although it won't offer a specific New Year menu, OMandarin in Hartsdale will have a traditional Lion Dance snake through the restaurant on Feb. 24, keeping diners entertained. Plus, there are plenty of dishes to enjoy here, all appropriate for a family New Year celebration. The spring rolls are perfect – bite-sized, hot and crisp. And while they don't do a whole chicken, they do a whole duck, and it's excellent. A couple of Rieslings feature on an eclectic wine list, but no Gewürtztraminer, often mentioned as the wine of choice with spicy Indian or Chinese food. My choice would actually be to go with the Duval-Leroy Brut Champagne. From a not inexpensive wine list, these bubbly, which never disappoint, are something of a steal. They're a good way to celebrate a New Year and new beginnings, too.

To honor their native Chinese traditions, award-winning restaurateurs K Dong and chef Steven Chen will mark the New Year at their newest restaurant, Mōli, with the launch of a new dim sum brunch menu that will feature traditional Lunar New Year dishes – including designer Andy Yu's artisanal dumplings, featured on neighbor Martha Stewart's show "Martha Cooks." (Stewart, Yu and record mogul Clive Davis are among the northern Westchester residents who are fans of the restaurant.) Mōli also 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 and benefit the nonprofit Asian American Dream.

Up in Milford, Lao Sze Chuan <https://www.laoszechuanmilford.com/> will be preparing à la carte New Year specials, including appetizers of razor clams and Beijing-style braised beef shank and such main courses as not-to-be missed lobsters



Goosefeather interior. Courtesy Goosefeather.



Peking ducks at OMandarin. Courtesy OMandarin.

Bi Feng Tang (with green and red peppers); spicy pot with rack of lamb; frogs legs; and the delicacies that are sea cucumbers and abalone. A New Year Bundle – a feast serving four or more – will also be available.

And while it doesn't offer any specific New Year menu, the dependable Seven Woks <https://sevenwoksny.com/> in the Golden Horseshoe Shopping Center in Scarsdale's Heathcote area – a restaurant that has been in business for nearly 20 years – does offer a number of "pot" dishes, any of which would make for a perfect homespun New Year celebration. My inclination would be the "spicy and numbing" beef or chicken pot, but I do like my hot pots hot.

So there you have it, Happy Lunar New Year – or Xīnnián kuàilè as they say in Mandarin.

For more, visit moligreenwich.com; omandarin.com; goosefeatheryny.co; aberdeenwhiteplains.com; and laoszechuan1585.com.

Welcome the Year of the Dragon at these area Chinese restaurants.



Main dining room at Moli. Courtesy Moli.



Hotel des Indes lobby. Courtesy Hotel des Indes.

The Hague

BY JEREMY WAYNE / jwayne@westfairinc.com

The Hague, a city in the news, plays second fiddle to Amsterdam — but shouldn't.

The Dutch city of The Hague has been in the news in recent weeks, as lawyers have descended on the Netherlands' de facto capital to argue South Africa's controversial case against the State of Israel.

We're not here to talk law or politics, however, but rather about the city itself. Barely an hour by train from Amsterdam, The Hague is a city of immense charm; beautiful architecture; splendid government buildings; glorious trees (think of disease-free Dutch elms); super restaurants — many of them with a Malaysian, or Indonesian bent, reflecting Dutch colonial history; grand squares and avenues; and water, water everywhere. Add in warm, friendly people who speak better English than many native English speakers, and you start to get an idea of this underrated, utterly enchanting Northern European city.

Situated on the North Sea, which separates England from the Low Countries, The Hague has its own lake, Hofvijver, and even its own beach, at Scheveningen, a few minutes tram ride away from downtown. Mind your backs Sydney, Rio de Janeiro and Miami, because while The Hague may not be as warm or glamorous as those beachy hotspots, it is certainly a contender in summer.

As for where to stay, while there may be newer, trendier and swisher places in The Hague, there is still only one five-star hotel in the city, and that is the historic Hotel des Indes. Built in 1881, the hotel is a jewel, exuding a wonderful European atmosphere. With its imposing marble columns in the front lobby and reception rooms, the hotel is undeniably opulent, but on account of its compact size retains a kind of intimacy, more like a grand private house than a hotel. Marble staircases, period chandeliers and potted palms abound. Even the elevators

here will amaze you, with their gold velvet panels studded with brass buttons.

Back in the 21st century, of course there is also a health club, in the basement, with excellent fitness and spa facilities.

Who hasn't stayed at the des Indes? The Rolling Stones and U2 rocked here. The legendary courtesan, exotic dancer — and World War I German spy — Mata Hari did goodness knows what here. Ballerina Anna Pavlova hung up her toe shoes — that is to say, died — in the bedroom next to the hotel's Japanese Salon. Twenty-sixth president Theodore Roosevelt Jr. was a guest — twice. He came first for the official opening of the Peace Palace, then known as the International Court of Arbitration, in 1902. Eight years later, he was back again. World leaders and international delegations — of which there are many — are still making Hotel des Indes their home in the city.

Speaking of Pavlova — the meringue dessert that was long held to have been invented for the ballet dancer by a chef Down Under, although that claim is now disputed — Hotel des Indes does a lavish high tea, with sandwiches, scones, pastries, meringues and cakes. In its first-floor restaurant, with its generously spaced tables and deeply comfortable chairs upholstered in red velvet, a typical dinner might comprise langoustines with shellfish mayonnaise and tobiko (roe) followed by venison with Champagne sauerkraut.

When I asked the concierge for a restaurant recommendation outside the hotel, somewhere specializing in Indonesian food, he pointed me in the direction of Poentjak, a few minutes' walk away along one of The Hague's most beautiful streets, Lange Voorhut. Here, the magnificent, mostly 18th-century embassy buildings stand side by side, a procession of flagpoles

with their flags and polished brass door knockers.

In a building dating from the 1500s with carved wooden columns and brocade-clad walls, Poentjak doesn't disappoint. A series of menus comprising upwards of 15 small plates will set you back somewhere in the region of \$32 — a bargain in anybody's book. In any other city, this historic restaurant would be a tourist trap. In The Hague it's where locals eat and what they take for granted.

Other must-sees? The rather forbidding Peace Palace, also known as the International Court of Justice (ICJ); the Escher Museum, alongside Hotel des Indes — in a building that was the former palace of the Dutch Queen Mother Emma. It was closed after her death in 1934 and only reopened in 1945 for her daughter, Queen Wilhelmina, to receive Gen. Dwight D. Eisenhower. At the Mauritshuis Museum, you'll find Johannes Vermeer's 1665 oil painting "Girl With a Pearl Earring," the inspiration for Tracy Chevalier's novel and the 2003 film.

And don't miss the Royal Library, the Royal Palace Gardens and the Binnenhof — home of the Dutch government. Check out the De Passage gallery mall while you're out and about, dating from 1885, one of the oldest covered arcades in Europe and now a UNESCO World Heritage Site.

Last word? Look out for those cyclists. They're everywhere — and seem to come at you from all sides. In The Hague, like other Dutch cities, the bicycle is king. You can hardly avoid them. Just make sure they avoid you.

For more, visit hoteldesindes-thehague.com



Hofvijver looking towards Binnenhof



Hotel des Indes dining room.



Hotel des Indes, exterior.



BANKING & FINANCE

Partner Insights

CORPORATE TRANSPARENCY LAW IMPOSES NEW REPORTING OBLIGATIONS ON MOST COMPANIES

A new Federal law, the Corporate Transparency Act, went into effect January 1, 2024, requiring most domestic and foreign companies to report their beneficial ownership to the Financial Crimes Enforcement Network (“FinCEN”), unless the company qualifies as an exempt entity. Reporting is accomplished by filing a Beneficial Ownership Information Report (“BOIR”), which can be done online through the FinCEN website. A “Beneficial Owner” is defined as any individual who exercises substantial control over the company or owns or controls at least 25% of the ownership interest, and does not meet any of the five exceptions to the definition, namely (1) minor children, (2) nominee, intermediary, custodian, or agent, (3) employee, (4) inheritor, or (5) creditor.

As companies prepare to file their BOIR, they should have available the full legal name of the company, any trade names or DBAs, current address of the principal place of business, jurisdiction of formation, and Taxpayer Identification Number (TIN). For each Beneficial Owner, the BOIR also calls for that person’s legal name, date of birth, current address, and a copy of their government-issued photo ID, showing its unique identification number and the jurisdiction where issued. For companies created or registered on or after January 1, 2024, the BOIR must also include the same information for the individual who filed or was responsible for directing or controlling the filing of the formation or registration documents of the entity.

The statute requires that information reported to FinCEN be stored in a secure, non-public database and will only be available to Federal, State, Local and certain foreign government

officials who submit a request through a U.S. Federal government agency for authorized activities related to national security, intelligence, and law enforcement.

The deadline to file a BOIR is based on the date the company was formed. Companies formed prior to January 1, 2024 must file a BOIR by January 1, 2025. Companies formed on or after January 1, 2024 but prior to January 1, 2025 are required to file a BOIR within 90 calendar days of receiving confirma-

tion of the company’s formation. And companies formed on or after January 1, 2025 are required to file a BOIR within 30 calendar days of receiving confirmation of the company’s formation. Any updated or corrected reports must be filed within 30 calendar days after the change occurs or knowledge of an inaccuracy. Willful failure to comply with the reporting requirements can result in civil and/or criminal penalties.

It is important to note that New York recently enacted similar reporting

requirements under the LLC Transparency Act, which will take effect on January 1, 2025. Under this Act, beneficial ownership information for New York limited liabilities companies must be reported to the Secretary of State.

For more information concerning the Corporate Transparency Act and your company’s compliance obligations under it, please contact David Handsman (914-287-6126; dhandsman@bpslaw.com), or Sabrina Blefgen (914-287-6149; sblefgen@bpslaw.com).

Guidance as True as North.

Corporate Transparency and Your Company’s Reporting Obligations

The Federal government’s Corporate Transparency Act has gone into effect, requiring that most domestic and foreign companies file Beneficial Ownership Information Reports (BOIR) with the Financial Crimes Enforcement Network (FinCEN).

Reporting is accomplished by filing a BOIR through FinCEN’s website.

For more information concerning the [Corporate Transparency Act](#) and your company’s compliance obligations under it, please contact David Handsman (914-287-6126; dhandsman@bpslaw.com), or Sabrina Blefgen (914-287-6149; sblefgen@bpslaw.com).



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Members of the Boys & Girls Club of Northern Westchester visit Albany to lobby for funding for youth services.

The Boys and Girls Club of Northern Westchester visited lawmakers at the State Capitol in Albany on Jan. 30 for After-school Advocacy Day to lobby for important afterschool programs and services.

Director of Programming for the Boys and Girls Club Athenia Lee, Associate Director of Teen Programming Daniela Perez-Torres, and Middle School Head Counselor Daniel Beaudreault traveled to Albany along with 13 teen leaders to advocate on behalf of youth programming statewide.

Boys and Girls Club CEO Alyzza Ozer said students prepare for months to understand applicable legislation and give compelling testimony to the importance of after-school enrichment. Ozer added that uncertainty over the replacement of New York State After School Advantage Funding in the state budget – accounting for more than \$280,000 a year for the Boys & Girls Club of Northern Westchester and hundreds of millions more for after-school programming across the state made the students first-hand accounts even more relevant.

“These diverse students brilliantly articulated

the needs of youth throughout the state,” said Ozer. “They took their civic responsibilities very seriously and impressed our legislators with their knowledge and sensitivity to all youth, demonstrating how important afterschool programs are to educating young people.”

The students and advisors visited the offices of New York State Senators Peter Harckham, Shelley Mayer and John Liu and Assemblymembers Amy Paulin, Gary Pretlow, Chris Burdick, Mary Jane Shimsky and Michael Benedetto. The group was also introduced on the Assembly floor.

Lee said, “We are always grateful for the funding we – and many other organizations serving youth in New York – receive from the state. We hope that this year, our state legislators will still be able to find the funding for these vital afterschool programs that help so many of our youth who need important services that will help them thrive and succeed, now and in the future.”

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

HEALTH-CARE EXECUTIVE NAMED TO FOUNDATION BOARD AND MANAGEMENT TEAM OF SOUTH CAROLINA ENTA GROUP



Robert Glazer

Robert Glazer, a well-known health-care executive and long-time resident of Chappaqua now living in Mount Kisco, has been named to Open Door Family Medical Center’s Foundation Board.

Glazer has 40-plus years of health-care management experience. He spent more than 20 years as CEO for ENT and Allergy Associates (ENTA), the largest otolaryngology practice in the United States, growing it from a 12-physician practice with three offices in the New York metropolitan area to one with 250 physicians in 50 office locations. In this capacity, he was responsible for identifying and steering the practice’s overall strategic direction, with a key focus on continued growth through physician recruitment, mergers and acquisitions. Most recently, he founded Glazer Business Advisors, which provides strategic and business counseling to health-care organizations.

He also served as executive vice-president of Quality Medical Management Services USA (QMMS USA), a subsidiary of ENTA, which offers health-care consultancy services in the areas of medical staff operations, practice management, ancillary service revenue enhancement, compliance, records management and business applications. Prior to this, he held financial executive positions at New York Presbyterian Hospital and NYU Langone Medical Center.

Glazer holds a degree in Public Health Administration from New York University and a Bachelor of Arts degree in business administration from the State University of New York at Plattsburgh.

For over 50 years, Open Door has provided accessible, high-quality health care and wellness services, regardless of a patient’s ability to pay. Open Door offers family medicine, dental services, behavioral health care, women’s health including obstetrics, vision services, insurance enrollment assistance, and much more. Open Door operates health centers in Ossining, Brewster, Mamaroneck, Mount Kisco, Sleepy Hollow, and Port Chester, and a dental site in Saugerties. Additionally, Open Door runs a mobile dental van and nine School-Based Health Centers in the Ossining, Port Chester, and Webutuck school districts.

HEALTH-CARE NAVIGATOR AT SENIOR FACILITY

Broadview at Purchase has hired Phyllis McPherson as its new health-care navigator. She has 20 years of experience in the field of nursing and is committed to providing outstanding care to the seniors living at Broadview. In her new role, McPherson will help evaluate seniors' needs and will assist them with navigating the many available programs and resources available within and outside of Broadview.

Broadview Executive Director Ashley Wade said of McPherson, "She's an experienced leader in the health-care field, and we are so excited to welcome her to the team and have her help our residents as they continue to pursue their passions."

Broadview at Purchase is a university-based retirement community on the campus of the State University of New York at Purchase. It opened in December of 2023 and champions intergenerational connections and lifelong learning. Located on a 40-acre site on campus with walking and exercise trails, Broadview offers a wealth of amenities, for residents to enjoy.

Prior to coming to Broadview, McPherson worked as a registered nurse in acute care, medical, surgical, ICU, home care and behavioral health. She is a Certified Professional in Utilization Review and a Certified Case Manager. She has a Master of Arts degree in nursing administration from Columbia, Teacher's College as well as a bachelor's degree in nursing from the University of Alabama at Birmingham and an Associate Degree in Nursing from Bronx Community College.

Purchase College, part of the State University of New York (SUNY) network of 64 universities and colleges, was founded in 1967 by Governor Nelson Rockefeller. His aspiration for Purchase was to create a dynamic campus that combined conservatory training in the visual and performing arts with programs in the liberal arts and sciences in order to inspire an appreciation for both intellectual and artistic talents in all students. Today, Purchase College, SUNY is a community of students, faculty, and friends where open-minded engagement with the creative process leads to a lifetime of intellectual growth and professional opportunity.

Life Care Services at Broadview is the nation's second-largest operator of senior living communities and has expertise in the management of both life plan and rental communities.

PROFESSIONAL SERVICES COMPANY GETTING BIGGER AND BIGGER

Citrin Cooperman, a leading professional services firm headquartered in New York City with offices across the United States, has announced the successful acquisition of Keefe McCullough & Company LP (KMC),

a full-service tax, attest and business advisory firm based in Fort Lauderdale, Florida, effective Feb. 1. KMC will join Citrin Cooperman with 11 partners, more than 75 total employees, and over \$15 million in revenue. KMC's Fort Lauderdale location will join Citrin Cooperman's established offices in the Miami Metro area.

"We are thrilled to welcome the KMC partners and staff to Citrin Cooperman. In concert with our Miami office, we look forward to continuing to build our Florida operations where we now have more than 150 dedicated professionals serving a wide diversity of corporate and individual clients. What attracted us to KMC was their commitment to their staff, clients and to each other, all qualities that we at Citrin Cooperman hold dear," said Citrin Cooperman Executive Chairman Joel Cooperman and CEO Alan Badey in a joint statement.

Similar sentiments were shared by KMC Managing Partner Louis Proietto. "We joined Citrin Cooperman exactly 53 years to the day KMC was formed on Feb. 1, 1971. It feels like a momentous step in expanding the resources and solutions we can offer to our clients and an incredibly exciting opportunity for our leadership and employees. The synergies between our industry expertise and our shared client-centered approach make this an exciting next chapter for our team."

Allan D. Koltin, CEO of Koltin Consulting Group, who advised both firms on the acquisition, commented that, "Citrin Cooperman continues their rapid expansion throughout South Florida with another best-in-class firm. KMC was sought after by numerous companies and chose Citrin Cooperman primarily for the great growth opportunities the firm will provide for their people and the additional resources and depth of knowledge and experience that they can now offer to their clients. Now that Citrin Cooperman has firmly established itself in South Florida, I wouldn't be surprised to see them expand into some of the northern Florida markets like Orlando and Tampa next."

As one of the nation's largest professional services firms, Citrin Cooperman clients span an array of industry and business sectors and leverage a comprehensive menu of business and personal service offerings. Citrin Cooperman & Company LLP, a licensed independent CPA firm that provides attest services and Citrin Cooperman Advisors LLC, which provides business advisory and nonattest services, operate as an alternative practice structure in accordance with the AICPA's Code of Professional Conduct and applicable law, regulations and professional standards. The entities include more than 450 partners and 2,800 total professionals.

BRINGING THE GRAMMYS BACK HOME

Alumni and faculty members of Purchase College, SUNY took home GRAMMY awards after the recent Grammy event.

Jazz Studies alum Samara Joy '21, who took home two Grammy awards last year, has won a third award for Best Jazz Performance for "Tight," which she self-produced and recorded.

Nicole Zuraitis, lecturer of Jazz Studies,



Voice, received the Best Jazz Vocal Album award for her album, "How Love Begins."

Assistant Professor of Music Silas Brown '10, who is an alumnus of Purchase College's studio production program, took home two awards for engineering and producing respectively. He has more than 20 years of production credits.

This year he won Best Engineered Album, Classical for "Contemporary American Composers" (Riccardo Muti and Chicago Symphony Orchestra), with engineers David Frost and Charlie Post and Brown as mastering engineer.

He also took home the award for Best Classical Compendium.

Purchase College President Dr. Milagros (Milly) Peña said, "I congratulate our alumni and faculty members on these prestigious awards and for the international recognition of their immense talent and dedication to their field. From jazz to classical music, our faculty and alumni of the Conservatory of Music are making great strides. I wish them continued success as they inspire our students and music lovers for generations to come."

APPOINTMENTS AT HGAR

The Hudson Gateway Association of Realtors® (HGAR) recently inaugurated Carmen Bauman of RM Friedland in Harrison as its 2024 president and appointed its 2024 executive officers and directors at its Installation gala in White Plains.

Bauman offers a diversified background in both commercial and residential real estate, as well as law. For the past two years, she has been part of RM Friedland's Investment Sales Division, and she is the broker-owner of her own residential firm, Green Grass Real Estate. She is also an attorney who concentrated her practice in real estate and litigation. Bauman received her law degree from New York Law School and her Bachelor of Arts degree in political science from St. John's University. She served as treasurer of the Board of Directors in 2022 and has been a member of the Board since 2019.

In addition to the new HGAR president, the 2024 HGAR executive officers installed include Vlora Sejdi of HomeSmart Homes & Estates in White Plains as president-elect; Joseph Lippolis of BHHS Rivertowns Real Estate in Peekskill as treasurer; Rey Hollingsworth Falu of Hollingsworth Real Estate Group in White Plains as secretary; and Tony

D'Anzica of Dynamax Realty NYC Inc. in Manhattan as immediate past president.

The HGAR 2024 Regional Directors include Joseph Cosentino of Morris Park Realty Group in the Bronx as Bronx County regional director; Carole McCann of Hudson Heritage Realty in Washingtonville as Orange County regional director; Lee Presser of Exp Realty NYC in Manhattan as New York County regional director; Jennifer Rousset of Howard Hanna Rand Realty in New City as Rockland County regional director; Aaron Velez of Houlihan Lawrence in Somers as Putnam County regional director; and Crystal Hawkins Syska of Keller Williams New York Realty in White Plains as Westchester County regional director.

Other HGAR 2024 Directors installed include Emran Bhuiyan of Exit Realty Premium, Bronx; Timothy Bohlke of Howard Hanna Rand Realty, Suffern; Layla Boyles of Century 21 Realty Center, Monroe; Anthony Domathoti of Exit Realty Premium, Bronx; Mackenzie Forsberg of Genesis Realty; Ron Garafalo of John J. Lease Realtors Inc., Middletown; Joseph Houlihan of Houlihan & O'Malley Real Estate Services, Bronxville; Diane Mitchell of Wright Bros Real Estate Inc., Nyack; Timothy Mullowney of Zillow Inc., Manhattan; Roseann Paggiotta of Exp Realty, White Plains; Darin (Nan) Palumbo of Green Grass Real Estate Corp., Bronxville; Anthony Ruperto of Ally Realty, Beacon; Christina Stevens of Laujel Realty Corp., Bronx; Maryann Tercasio, Howard Hanna Rand Realty, Central Valley; Cheryl Williams of Corcoran Legends Realty, Tarrytown; and Shanese Williams of Exp Realty, White Plains.

ANNUAL EMERALD RE AWARDS

Houlihan Lawrence in Rye Brook, one of the leading real estate firms serving New York's northern suburbs, has announced this year's recipients of its annual Emerald Awards, an honor awarded to the top 1.5% of more than 1,450 Houlihan Lawrence sales associates, by gross commission income or units sold. Individuals were recognized from across the firm's offices in Westchester, Connecticut and the Hudson Valley.

"As the top agents at the No. 1 brokerage north of New York City, our Emerald Award winners represent the best of the best," said Liz Nunan, president and CEO of Houlihan Lawrence. "We are proud of all our agents' accomplishments both for their clients and the communities they serve..."

The 2023 Emerald Award recipients by brokerage are: Ardsley, James Mulvey Jr.; Bedford, Angela Kessel; Bronxville, Susan Kely Law; Kathleen Collins Chappaqua; Lauren Zaccaria, Croton-on-Hudson; Nancy Kennedy, Darien; Janine Tienken, Greenwich; Ellen Mosher, Joy Metalios, Julie Church, BK Bates, Debbie Needle, Joanne Mancuso and Maria Crowley Irvington; Sherry Wiggs, Larchmont; Pollena Forsman, Millbrook; Anthony D'Argenzio, Riverside; Linda Blackwell, Rye; Chrissy Hazelton, Joan O'Mear and Lisa Murphy, Scarsdale; and Laura Miller Cindy Schwall, White Plains.



Good Things
 Happening

Henrietta, New York's weather-predicting hen, predicted spring will be early this year. Photo credit: Handout.

EARLY SPRING, COUNTY HEN MAKES IT OFFICIAL

Westchester County can EGG-spect an early spring as its feathered forecaster, Cluxatawney Henrietta, laid an egg on Groundhog Day, signaling an early spring. For its sixth year, Muscoot Farm in Katonah hosted its annual Groundhog Day celebration and relied on one of its very own farm animals to predict the weather.

Westchester County Executive George

Latimer said, "Cluxatawney Henrietta has become synonymous with Groundhog Day in Westchester County. The anticipation every year of our hometown hen predicting the weather is unmatched."

Westchester County Parks Commissioner Kathy O'Connor said, "Muscoot Farm's Groundhog Day celebration has become one of the county's most popular traditions and

is fun for residents of all ages to participate in."

Muscoot Farm Director Jonathon Benjamin said, "Cluxatawney Henrietta continues to rise to the challenge as our weather predicting animal as we don't have a groundhog on the farm. She gives groundhogs across the country a run for their money every year!"

COUNTY JAIL RE-ACCREDITED

Recently, the Westchester County Department of Correction (WDOC) underwent an extensive three-day reaccreditation audit conducted by the American Correctional Association (ACA). By receiving 100% compliance of the 59 mandatory standards and 99.67% of the 303 nonmandatory standards, the

County Jail was re-accredited for the fifth time since it first received ACA accreditation status in 2009. In 2009, the County Jail became the first large jail in New York state to do so.

County Executive George Latimer said: "ACA, NCCHC and PREA certifications are not just 'feathers in the cap' for the county; they establish that our Department of Correction operates under the most stringent custodial and medical standards for jail facilities nationwide. I commend Commissioner Spano, his leadership team and the entire

WDOC workforce for the effort they put forward to run a jail that can serve as a model for the rest of the nation and once again attain ACA re-accreditation...."

WDOC maintains the unique distinction of being the only large local jail in New York state to be dually accredited by the American Correctional Association and National Commission on Correctional Healthcare (NCCHC), and is also the only New York County Jail that has achieved Prison Rape Elimination Act (PREA) compliance, meeting and exceeding US Department of Justice federal standards.

During the January 24 exit interview, the ACA auditors complimented the WDOC workforce, highlighting the level of professionalism and operational knowledge they exhibited during the inspection process. Additionally, they were very impressed with the department's health-care services, mental health treatment, food service operations, rehabilitation programming and overall safety and sanitation procedures.

TOP-PRODUCING REAL ESTATE AGENT JOINS NEW FIRM

William Pitt Sotheby's International Realty recently announced that seasoned real estate agent Joseph Briggs has joined its firm in Chatham, New York. The announcement comes on the heels of the firm's recent expansion, with the opening of its first office in Columbia County, New York.

Briggs is a top-producing sales professional in New York's Hudson Valley, including Columbia, Dutchess, Ulster and Greene counties, as well as the Albany/Capitol region and the Berkshires in the Massachusetts foothills. Specializing in Hudson Valley country homes and weekend properties, including waterfront homes, mountaintop residences, equestrian properties, farms, agricultural land and commercial real estate, Briggs has established himself as a market leader with a real estate career spanning more than 16 years.

In recognition of his outstanding achievements, Briggs has received numerous accolades and at his previous company, Houlihan Lawrence, he held the No. 1 agent position by sales volume in Columbia County in 2022 and was the No. 2 agent in 2022 for Millbrook, Rhinebeck and Hudson. Additionally, Briggs secured the No. 1 agent spot out of 1,450 agents in 2022 for the Houlihan Lawrence Luxury Private Brokerage.

Briggs also emphasized Sotheby's International Realty's global network as a significant benefit and highlighted the brand's tech-forward approach. He said that the reach of the brand will help attract more real estate consumers to the Hudson Valley and noted that Chatham serves as a key central location to the region, marking the ideal town for William Pitt Sotheby's International Realty to enter with a brick and mortar presence.

Prior to venturing into the real estate industry, Briggs worked as a musician, showcasing his talents in multigenre music performance and production across Manhattan, Boston, London and Los Angeles.

HR OFFICER APPOINTED AT MEDICAL CENTER

The Westchester Medical Center Health Network (WMCHealth) has named William B. Pryor to the position of executive vice president, chief human resources officer to oversee its workforce recruitment, labor relations and workforce policies.

As the chief human resources officer for WMCHealth and its 13,000 workforce members, Pryor's priorities include recruitment and retention as well as new strategies for workforce communication and employee engagement.

Most recently, Pryor served as executive vice president and chief administrative officer for Catholic Health in Buffalo, a \$1.2 billion health-care system consisting of four hospitals, five campuses, four long-term care facilities, three home care agencies, 8,172 associates and 1,174 licensed beds. Earlier in Pryor's career, he served as chief human resource officer for North Carolina's Cape Fear Valley Health System's \$1.4 billion network of eight hospitals and 8,000 employees.

Pryor graduated from Dartmouth College and earned an ED.M in Administration, Institutional Policy Studies from the University of Chicago.

BE PROACTIVE IN RETIREMENT SAYS ELDER LAW ATTORNEY



Anthony J. Enea

“While being proactive is commendable at any stage in life, embracing this approach in one’s retirement years is critical to ensuring financial security and peace of mind,” said Westchester County elder law attorney Anthony J. Enea, managing partner of Enea, Scanlan & Sirignano LLP in White Plains and Somers.

“While implementing an estate plan at any age is better than not doing so at all, the risks and adverse consequences of waiting are significant,” added Enea, who has spent nearly 40 years protecting the rights of seniors, the disabled and their families. “Delaying the execution of a durable power of attorney with broad gifting provisions and a health-care proxy, for example, creates the possibility that if one is incapacitated – mentally and/or physically – and is unable to make financial and personal decisions, they will need to have a guardian appointed for them.”

In New York, a guardianship proceeding must be commenced in the Supreme Court of the county where one resides. It is expensive, time-consuming, and often emotionally taxing on all parties involved, particularly if it ends up being contested. Ultimately, the person appointed as guardian may also still be unable to make the financial transactions necessary to protect the incapacitated person’s assets from the cost of long-term care. This outcome can be easily avoided by executing a broadly drafted durable power of attorney and health care proxy well in advance.

“The failure to be proactive also rears its ugly head if one has not implemented an elder law plan at least five years before requiring nursing home Medicaid and, once the new law is implemented in 2025 or 2026, at least two-and-a-half years before requiring Medicaid home care,” noted Enea. “If one waits until their late 70s and/or 80s to execute and fund a Medicaid Asset Protection Trust, they are increasing the risk that they will need to privately pay for their care in a nursing home or at home, which would dissipate their life savings.”

Nursing home expenses in the New York metropolitan area often range from \$175,000 to \$220,000 per year, with home care costs averaging roughly \$150,000 to \$175,000 annually.

EMERGING LEADERS

Briarcliff based Nonprofit Westchester’s (NPW) Emerging Leaders Program is an 11-month professional development program that supports “emerging leaders” to grow their nonprofit knowledge, leadership skills and expand their reach through networking.

Graduates of the program will understand the social and systemic issues addressed by Westchester’s nonprofit sector, be familiar with the mission and impact of other organizations within the county, develop relationships with up to 30 peers and new contacts in the nonprofit sector, be part of a growing network of talented and influential ELP alumni and be prepared for future leadership roles

The new class of NPW Emerging Leaders recently began their 11-month professional development journey. Together they will grow their nonprofit knowledge, leadership skills, professional network and friendships.

The participants in the 2024 NPW Emerging Leaders Program include:

- Alex Acaro, director of marketing and communications
Volunteer New York!
- Kelly Almanzar, chief lending officer,
Community Capital New York
- Elizabeth Anderson Scully, program coordinator
SPARC Inc.
- Yanis Aviles, housing and service coordinator,
Westhab Inc.
- Megan Brown, marketing and communications coordinator
Westchester Library System
- Dillon Browne, director of psychosocial supports and services
Mental Health Association of Westchester
- Lisdly Contreras-Giron, immigration paralegal,
Make the Road New York
- Kathleen Di Monaco, program coordinator for Teen to Adult Programs
SPARC Inc.
- Sabrina Fata, director of criminal justice,
Choice of New York
- Brittany Frieder, manager, donor relations,
Feeding Westchester
- Jamila Grampus Astwood, coordinator of vocational and placement services,
Jawonio
- Kimoya Henry-Ellis, lead teacher/assistant coordinator,
YCOP of Mount Vernon Inc.
- Joanna Jimenez, chief client experience officer,
The STEM Alliance
- Yolanda Licon-Dodson, preschool developmental specialist,
Child Care Council of Westchester
- Jaxson Mack, director of conservation
Friends of Rye Nature Center
- Stephen Matrone, chief operating officer,
Special Citizens Futures Unlimited
- June McKenley, administrative supervisor/
peer outreach coordinator,
Westchester Jewish Community Services
- Stephen McMahon, senior program manager,
The LOFT LGBTQ+ Community Center
- Winsome O’Connor, housing specialist/
coordinated entry assessor,
Community Housing Innovations
- Jennifer Polanco-Calderon, director of programs,
Latino U College Access

- Marlenne (Lenne) Reyes, assistant director,
Westhab - Dayspring Community Center
- Amirah Roberts, team leader/ site director,
YCOP of Mount Vernon Inc.
- Joel Rodriguez, sustainability education manager,
Groundwork Hudson Valley
- Allison Rogers, education director,
Friends of Rye Nature Center
- Cora Rose, manager, Agency Logistics,
Feeding Westchester
- Cecilia Sanchez, board member,
La Plaza de Paulo Inc.
- Ana Santa, program manager, digital equity programs,
The STEM Alliance
- Darlene Schubert, director of training,
Yes She Can Inc.
- Sarah Sedo, executive director,
Cancer Support Community Greater New York and Connecticut
- Clare Sharrock, development manager,
Make-A-Wish Hudson Valley
- Emanuel Soto, outpatient clinic supervisor,
Westchester Institute for Human Development
- Rosalia Tavarez, family reunification coordinator,
The Children’s Village
- Jayselle Trancoso-Liburud, child care business development specialist,
Child Care Council of Westchester
- Jamison Tyler, manager of youth education and prevention,
My Sisters’ Place
- Mally Valentin, bilingual attorney,
Hope’s Door
- Annie Vargas, climate resilience associate,
Groundwork Hudson Valley
- Lui Villa, program coordinator
YWCA White Plains & Central Westchester
- Catherine Winn, program manager,
Hearts & Homes for Refugees
- Jeana Wunderlich, manager, marketing and communications
Hudson River Museum

SENIOR RESIDENCE RECEIVES ARTS INITIATIVE GRANT

Wartburg, an award-winning provider of comprehensive senior residential and health-care services is the recipient of the 2023-24 Mount Vernon Arts Initiative Grant presented by

ArtsWestchester, which is designed to help Westchester County artists and local cultural organizations enhance the services they provide to Mount Vernon Residents.

The program, a partnership with Sarah Lawrence College students and led by the Mellon Foundation Humanitarian Fellow Dr. Emily Bloom, consists of teaming Wartburg residents and community members to create an exhibition titled “Our Photos: Images of Care” that debuted Dec. 13, 2023 in the Gatz Conference Center. The exhibit will also travel to Hudson River Museum, Sarah Lawrence and then back to Wartburg in the new Berkemeier Living Center.

The museum quality exhibition, speaker series and hands-on-workshop aims to educate the community about the history of photography and its role in everyday life, to help seniors pre-



From left: Mary Alice O’Brien, Abby Dixon-Boles and London Hayes at the Wartburg exhibit.

serve and share stories about the photographs that matter to them and create intergenerational conversations about media, history and preservation. Participants discussed the significance of “vernacular photography” or photographs of everyday events like family vacations, class photos, or local festivals, as well as explored recent museum practices designed to showcase these ordinary photographs alongside traditional works of art.

Located in Westchester County Wartburg offers integrated, comprehensive senior residential and health-care services. Unlike conventional retirement communities, Wartburg provides a wide range of services to both residents living on its beautiful 34-acre campus and people in their own homes. From independent, assisted living and award-winning nursing home care to inpatient/outpatient rehabilitation, home care and adult day care services, its continuing care approach has earned Wartburg a trusted reputation, and was named one of the “Best Nursing Homes in New York State” by “U.S. News & World Report” for the 12th consecutive year in 2023.



The Yes She Can Anniversary Celebration on March 21 will honor Kelly Branco of Chappaqua, New York, the chief financial officer and chief compliance officer at Tremblant Capital Group, a global asset management firm, and Valerie Tripp the award-winning author of American Girl books about Felicity, Josefina, Samantha, Kit, Molly, and Maryellen as well as the Welliewisher and Hopscotch Hill School series.

Branco holds a CPA license in the state of New York. A graduate of Meredith College in 2.5 years with a Bachelor of Science degree in accounting and minor in economics, she earned her Master of Strategic Public Relations degree from George Washington University. Branco has been involved with various professional organizations throughout her career and in 2021, she earned the Emerging Leaders Award from the New York Society of CPAs, and was honored with an award from the Children’s Dream Foundation for her work in the autism community, and currently serves as a chair of the Special Education PTA in Chappaqua and chair of Every Person Is Connected.

Tripp most recently published a children’s book titled “My Sister Maddie” introducing the concept of neurodiversity inclusion and awareness based on her life experience as both a mother and sister of someone with an autism diagnosis.



Students from Paraclete Academy at 9th Annual Ethics Bowl at Manhattanville College

MANHATTANVILLE COLLEGE HOSTS ANNUAL ETHICS BOWL

High School students from across the region gathered to answer some ethical questions as part of the ninth annual Ethics Bowl hosted by Manhattanville College in Purchase, New York.

Sponsored by the college's philosophy program in cooperation with the Marshall Institute for Ethical Thought and Action, the regional bowl was held Jan. 27. The competition pitted high school students from top-tier regional high schools, including Arlington High School, Dover High School, the French-American School of New York, George F. Baker High School, Haldane High

School, School of the Holy Child, John S. Burke Catholic High School, The Montfort Academy, Paraclete Academy, Poughkeepsie High School, and Salesian High School.

Paraclete Academy in Greenwich, Connecticut, placed first for the region followed by runner-up Haldane High School in Cold Spring, New York.

Manhattanville students, alumni, friends and professors watched five rounds to determine the winning team. In addition to Manhattanville faculty and students, a unique roster of judges presided over the event, including a former U.S. Appellate Court Judge.

The teams came from throughout the county and were presented with 16-20 ethical scenarios to study ahead of time that they then had to discuss as part of the competition. During the competition, teams are asked to come up with a solution and, more importantly, defend their position in an intelligent and logical fashion.

The students were judged by whether they had captured the salient ethical issues and how clearly they stated their cases. Although it is a competition, the bowl is about the process and how opposing teams work together to arrive at the truth.

THE KEY TOWARD HELPING IMMIGRANTS

KeyBank recently launched a two-year \$100,000 community impact grant made through KeyBank Foundation to Make the Road New York, the largest participatory immigrant organization in New York. The grant will help sustain the organization's Westchester Adult Education Project, which educates low-income immigrant adults in Westchester with English to Speakers of Other Languages (ESOL) and civics classes. With KeyBank's funding, the program will be able to serve at least 40 ESOL students each year, helping them improve their communication skills to better integrate into the community and live more economically stable and healthier lives.

Students served by the Westchester Adult Education Project are from Mexico, Guatemala and across Central and South America, many working in low-wage jobs with lack of access to health care and experiencing housing instability. ESOL classes support students to learn English so

they can advocate for their rights at work, interact with health-care providers, help their children with schooling and more. Civics classes support eligible students to prepare for their citizenship exams. KeyBank's funds will be used for program implementation, including personnel.

Make The Road New York annually serves 30,000 immigrants from across the Hudson Valley, Long Island and New York City. Its centers are neighborhood hubs providing educational programs, as well as wraparound services such as immigration legal services, computer and financial literacy, employment training and job placement, health insurance and benefits enrollment and more.

KeyBank's grant to Make The Road New York is part of the bank's \$40 billion community investments plan focused on economic access and equity to communities across the country.

Make the Road New York builds the power of immigrant and working-class communities to achieve dignity and justice. It's accomplished through four key strategies: community organizing, policy innovation, transformative education and the provision of legal and survival services.

LEGENDARY NEWSCASTER TO ADDRESS FOUNDATION

Award-winning CBS Sunday Morning news anchor and mental health advocate Jane Pauley will serve as the keynote speaker and usher in a new era for Fairfield County's Community Foundation's (FCCF) annual celebration of the Fund for Women & Girls on Thursday, April 11 at the Greenwich Country Club. The annual event will feature a new format that includes a cocktail reception and event program from 5:30 to 7:30 p.m. and will be live streamed with tickets for virtual attendance available.

"As a trailblazing journalist and advocate, Jane Pauley is the ideal choice for keynote speaker as we enter a transformative phase for the Fund for Women & Girls which embraces the mission of advancing gender and racial equity with a focus on women's health initiatives," said Mendi Blue Paca, president and CEO of Fairfield County's Community Foundation. "We chose 'Illuminate' as this year's event theme, and Jane has spent a lifetime illuminating important stories and shining light on education and mental health advocacy for women, children and families."

Pauley, the current award-winning anchor of CBS Sunday Morning since September 2016, brings a wealth of experience and a distinguished career in journalism to the Fund for Women & Girls. Her remarkable journey includes multiple Emmy awards, the Walter Cronkite Award for Excellence in Journalism, the Edward R. Murrow Award and the Gracie Allen Award from the Foundation of American Women in Radio & Television. A member of the Broadcast and Cable Hall of Fame, Pauley's contributions to the field have left an indelible mark.

Before her role at CBS Sunday Morning, Pauley was a familiar face on morning, daytime and primetime television. She spent 13 years as a co-host of NBC's "Today" show and a decade as the anchor of "Dateline NBC." In 2004, she hosted the syndicated daytime series, "The Jane Pauley Show."

A champion for children's health and education, Pauley's advocacy extends to mental health awareness. Diagnosed with mental illness at the age of 50, she has become a respected spokesperson, sharing her personal journey of self-reflection and wellness.

Beyond her broadcasting achievements, Pauley is also a New York Times bestselling author with two critically acclaimed books: "Skywriting: A Life Out of the Blue," a best-selling memoir and "Your Life Calling: Reimagining the Rest of Your Life."

Celebrating 26 years of strengthening families and communities, the Fairfield County's Community Foundation's Fund for Women & Girls is the largest women's fund in New England and has improved the lives of tens of thousands of women and girls in the region with more than \$10 million in grants.

Fairfield County's Community Foundation is partnering with the community to create a county where every person has an equitable opportunity to thrive. It works closely with community organizations, nonprofits, businesses and philanthropists to address challenges and identify opportunities to create a stronger, more vibrant community.

For ticket questions or transfer requests, contact fvgevents@fccfoundation.org or call 203-750-3200.

GRANT ADDRESSES RACISM IN NURSING



The National Commission to Address Racism in Nursing has awarded Mercy University's School of Nursing in Dobbs Ferry \$20,000 to spearhead a program aimed at eliminating racism in nursing. Mercy was one of 10 winning proposals selected from over 130 submissions to receive part of the \$200,000 in funding from the American Nurses Association (ANA) to use toward its programming.

"The ANA's support is a beacon of hope for the future of nursing education. The School of Nursing is honored to embark on this critical journey with nurse educators who have asked for guidance on addressing racism, interrupting implicit bias and advancing health equity," said Kenya Beard, Ed.D., AGACNP-BC ANEF FAAN, dean of Mercy's School of Nursing. "I appreciate that we were selected for this innovative award and look forward to initiating this program."

A national survey of over 5,600 nurses conducted by the commission shows that racism is an insidious problem within the profession. Nearly half of nurses agree there is 'a lot' of racism in nursing. With this grant, Mercy's School of Nursing along with the other nine

selected organizations will develop and work to implement evidence-informed strategies, programs and interventions aimed at dismantling institutional, structural and systemic racism in nursing.

Mercy's School of Nursing will be working to improve the quality of nursing education through the development of a nurse faculty residency program with the express purpose of facilitating the transition of nurse educators into the role of health equity influencers.

"The American Nurses Association is honored to present these funds to these inspiring programs who are taking deliberate action to truly dismantle racism within their respective initiatives and organizations," said American Nurses Association President Jennifer Mensik Kennedy, Ph.D., MBA, RN, NEA-BC, FAAN. "Racism has inflicted damage on nurses of color and continues to mar the nursing profession. We have evidence of this through our research, surveys and through the shared stories and experiences from nurses of color..."

Mercy will work with the commission throughout the year to optimize its program and to regularly report on project status.

THESE LIONS CELEBRATE 100 YEARS AND COMMUNITY SERVICE

The Larchmont/Mamaroneck Lions introduced its new motto "Better Together" as they celebrated its Centennial year and the annual Points of Light recognition of community service. The event, on Sunday Jan. 28, was held at the Orienta Beach Club in Mamaroneck. The event, attended by many state and local civic leaders, international and local Lions leaders and leaders of the many service groups being honored at the event were addressed by Westchester County Executive George Latimer.

The Jack Coughlin Community Service Awards went to Kate Bialo and the Washingtonville Housing Alliance. The award, named in memory of long-time Lion and founder of Coughlin Insurance, Jack Coughlin, recognizes a group and an individual for outstanding and dedicated service to the community.

The Lions also awarded the Robert J. Uplinger Distinguished Service Award to Sedona's Bill Jablonski for his personal support of the Lions and Sedona's "Dine Out for Charity" donations to many groups serving

the needs of our community.

The event recognized the many groups and individuals who today serve the community, including Alzheimer's Association, At Home on the Sound, Cancer Support Team, Carver Center, Coalition for Community, Community Counseling Services, CRC, CURE, Friends of Karen Friends of the Family, Fuller Center, Furniture Sharehouse, Girl Scouts, Grassroots Grocery, Guiding Eyes for the Blind, KidsSight Vision Screenings, Junior League of Westchester, Larchmont Chamber of Commerce, Larchmont Mamaroneck Hunger Task Force, Larchmont Mamaroneck Summit, Larchmont Newcomers Club, Larchmont Rotary, Larchmont Women's Club, LM Pollinator Pathways, LMC Media, Local Schools, Mamaroneck Chamber of Commerce, Mamaroneck Elks, Neighbors for Refugees, Pediatric Cancer Foundation, PEO(Philanthropic Education Org), Salvation Army, Sharing Shelf, Sheldrake Environmental Center, STEM, VHP (Volunteer Health Program), Visions VCB, Washingtonville Housing Alliance.

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court
White Plains & Poughkeepsie
Local business cases, Jan. 24
- Feb. 6

**Noah NB Management LLC,
Spring Valley, by Noah
Brathwaite,**
24-22063-SHL: Chapter 7,
assets \$0, liabilities \$354,751,
Attorney: Todd S. Cushner.

**SAS Group Inc., Tarrytown,
Scott Sobo, president,**
24-22066-SHL: Chapter 11,
assets \$442,623, liabilities
\$3,079,443,
Attorney: Dawn Kirby.

**Luxuria Nail Bar Corp.,
Scarsdale, Leonobi Galvez,
president,**
24-22073-SHL: Chapter 7,
assets \$25,281, liabilities
\$68,644,
Attorney: Mark Lefkowitz.

**DW Trump Inc., Monsey,
Ephraim Weissmandl, trea-
surer,**
24-22083: Chapter 11, assets
and liabilities \$1 million - \$10
million,
Attorney: Barry D. Haberman.

**Matt Stables re. Stables
Suites, White Plains,**
24-22090-SHL: Involuntary
Chapter 7, brought by Arby
Wells, Ari Group, White Plains,
Attorney: pro se.

**Westchester County
Electric Inc., Elmsford,
Anthony Zannelli, presi-
dent,**
24-22093-SHL: Chapter 7,
assets \$77,603, liabilities
\$983,986,
Attorney: Anne J. Penachio.

**Volume Industries LLC,
Armonk, James Wegner,
president,**
24-22094-SHL: Chapter 11,
assets \$4,408,377, liabilities
\$4,901,380,
Attorney: Dawn Kirby.

Items appearing in the Westfair
Business Journal's On The Record
section are compiled from various
sources, including public records
made available to the media by feder-
al, state and municipal agencies and
the court system. While every effort
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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

**Lukee Corp., Mahopac,
Lukasz Blachowicz, pres-
ident,**
24-35108-CGM: Chapter
7, assets \$8,066, liabilities
\$604,142,
Attorney: Michael A. Koplen.

**Hudson Valley Credit
Union, Poughkeepsie
vs. Jamal Salisbury, New
Windsor,**
24-9003-CGM: Adversary
proceeding, fraud, in Salisbury
Chapter 13 (23-35888),
Attorney: Anthony C. Carlini Jr.

**Austin Multi Portfolio LLC,
Monsey, Abraham Knopler,
president,**
24-22098-SHL: Chapter 11,
assets and liabilities \$1 million -
\$10 million,
Attorney: pro se.

**U.S. District Court, White
Plains
Local business cases, Jan
24. - Feb. 6**

**Swiss Reinsurance
America Corp., Armonk vs.
Go Re Inc., Honolulu, HA,**
24-cv-518-KMK: Motion to con-
firm arbitration award,
Attorneys: Alex Walsdorf,
Steven C. Schwartz.

**Teamsters Local 456
funds, Elmsford vs.
Regional Trucking Inc.,
White Plains, et al,**
24-cv-530-PMH: Employee
Retirement Income Security
Act,
Attorney: Daniel E. Kornfeld.

**Dayrin Ortega, New City
vs. Healthy Shopper LLC,
Airmont, et al,**
24-cv-554-PMH: Sexual
harassment,
Attorneys: Vince F. Sykes for
plaintiff, Gregg M. Kligman for
defendants.

**Leea Herriman, South
Beloit, IL vs. The PepsiCo
Inc. Disability Plan,
Purchase, et al,**
24-cv-615-CS: Employee
Retirement Income Security
Act,
Attorneys: Jessa Victor, Brook
E. Tylka.

**District Council No. 9
Painting Industry, White
Plains vs. AAA Windows &
Doors Corp., Paterson, NJ,**
24-cv-626-CS: Employee
Retirement Income Security
Act,
Attorney: Dana L. Henke.

**Jose Araujo, Bronx, et al
vs. Manchester Dairy Farm
Corp., Yorktown Heights,
et al,**
24-cv-661-CS: Fair Labor
Standards Act,
Attorneys: Mary Bianco,
Catalina Sojo.

**Myschelle Taylor,
Hampton, GA et al vs.
Teladoc Health Inc.,
Purchase,**
24-cv-664-NSR: Wiretapping,
Attorney: Joseph S. Tusa.

**Juan Miele, Woodhave,
Queens vs. Ronald
McDonald House, Valhalla,**
24-cv-692-CS: Civil rights,
accommodations,
Attorneys: Amanda M. Meyer,
Alexis Alvarez, Diane Johnston.

**Ahearn Holtzman Inc.,
Port Chester vs. Critical
Environments Group,
Glassboro, NJ, et al,**
24-cv-755-CS: Contract,
removal from Westchester
Supreme Court,
Attorneys: George Marco for
plaintiff, Melissa Manna for
defense.

DEEDS

Above \$1 million

101 Carthage Road LLC,
Rye Brook. Seller: Lincoln
Carthage Homes LLC,
Scarsdale. Property: 101
Carthage Road, Scarsdale.
Amount: \$2 million. Filed Jan. 17.

95 Lake Street LLC,
Danbury, Connecticut. Seller:
Sammy Properties Inc., Mount
Vernon. Property: 93-95 Lake
Ave., Eastchester. Amount: \$1
million. Filed Jan. 18.

Bier, Errol M., New Rochelle.
Seller: Foxy Brown LLC,
New Rochelle. Property: 92
Kensington Oval, New Rochelle.
Amount: \$1.5 million. Filed Jan.
17.

Brier Cliff Venture LLC,
Huntington. Seller: Tanashi
Tower Inc., New York. Property:
265 S. Highland Ave., Ossining.
Amount: \$4.8 million. Filed
Jan. 16.

Fluid Properties LLC, Rye
Brook. Seller: 100 Calvert LLC,
Pelham. Property: 100 Calvert
St., Harrison. Amount: \$1 mil-
lion. Filed Jan. 16.

MJM3 Realty LLC, Pelham.
Seller: Deposito LLC, Pelham.
Property: 9 Fourth Ave., Pelham.
Amount: \$1.4 million. Filed Jan.
16.

Tavo Crest LLC, Chappaqua.
Seller: Gwon Ryman,
Chappaqua. Property: 9
Skywood Road, New Castle.
Amount: \$2.8 million. Filed
Jan. 17.

Toll Northeast V Corp.,
Fort Washington, Pennsylvania.
Seller: Eileen DiSavino,
Chappaqua. Property: 14
Wallace Way, New Castle.
Amount: \$1.2 million. Filed
Jan. 19.

Toll Northeast V Corp.,
Fort Washington, Pennsylvania.
Seller: Mark S. Herrmann
Revocable Trust, Jupiter,
Florida. Property: 3 Wright
Drive, New Castle. Amount:
\$1.4 million. Filed Jan. 17.

Woolfalk, Harold B.,
Scarsdale. Seller: Patriot Bank
NA, Stamford, Connecticut.
Property: 10 Castle Walk,
Greenburgh. Amount: \$3.1 mil-
lion. Filed Jan. 17.

Below \$1 million

**112 South CP Michaelwroc
LLC,** Sunny Isles Beach,
Florida. Seller: 112 South CP
Davewroc LLC, Boynton Beach,
Florida. Property: 112 S. Central
Ave., Greenburgh. Amount:
\$443,000. Filed Jan. 17.

2 EMJK LLC, White Plains.
Seller: 228 Sommerville Realty
LLC, Brooklyn. Property: 228
Sommerville Place, Yonkers.
Amount: \$610,000. Filed Jan.
16.

**35 Bryn Mawr Terrace
LLC,** Scarsdale. Seller: Petrit
Gjerkaj, Bronx. Property: 11
Bryn Mawr Terrace, Yonkers.
Amount: \$999,000. Filed Jan.
18.

599 Midland Holdings LLC,
Rye. Seller: Gabriel Frabasile
and Stephanie Fanelli, Bronx.
Property: 52 Peck Ave., 1-6,
Rye City. Amount: \$725,000.
Filed Jan. 18.

731CP Michaelwroc LLC,
Sunny Isles Beach, Florida.
Seller: 731CP Davidwroc
LLC, Boynton Beach, Florida.
Property: 731 Central Park
Ave., Greenburgh. Amount:
\$859,000. Filed Jan. 16.

The Bank of New York,
Anaheim, California. Seller:
Hernan P. Pintado and Mariela
Cecilia Toral Pesantez,
Peekskill. Property: 918
Hudson Ave., Peekskill. Amount:
\$270,000. Filed Jan. 18.

Buetti Curro Family Trust,
Bonita Springs, Florida. Seller:
Rock N. Rescue Inc., South
Salem. Property: 1-3-5 Babbit
Road, Bedford. Amount:
\$925,000. Filed Jan. 17.

Ciaramello, Vincent,
Hartsdale. Seller: TFE Realty
Capital LLC, Hackensack, New
Jersey. Property: 130 Colonial
Parkway, 1C, Yonkers. Amount:
\$230,000. Filed Jan. 19.

**Georgette, Joseph and
Jeannette Gorbea,**
Newburgh. Seller: JL
Development Group Corp.,
Bronx. Property: 58 Pomonia
Ave., Yonkers. Amount:
\$754,000. Filed Jan. 16.

Girardi, Barbara, Rye.
Seller: 12 Ridgeland Manor
LLC, Mamaroneck. Property:
12 Ridgeland Manor, Rye City.
Amount: \$635,000. Filed Jan.
19.

Jen Properties 2015 LLC,
Rockaway Beach. Seller:
Meister Benjamin, Peekskill.
Property: 55 Cortlandt Ave.,
Cortlandt. Amount: \$495,000.
Filed Jan. 17.

**Joe Bellamy Construction
Inc.,** Yorktown Heights. Seller:
Aaron T. Redlaczkyk, San Diego,
California. Property: 369
Hallocks Mill Road, Yorktown.
Amount: \$899,000. Filed Jan.
17.

Jones, Barbara A., New
Rochelle. Seller: HVB Investors
LLC, Mount Vernon. Property:
Glenmore Drive, New Rochelle.
Amount: \$10,000. Filed Jan. 18.

Levy, Howard, Port Chester.
Seller: 432 North Main Street
LLC, Rye Brook. Property: 432
N. Main St., Rye Town. Amount:
\$580,000. Filed Jan. 17.

Lubell, Lewis J., Peekskill.
Seller: Benefield Boulevard
LLC, Hawthorne. Property:
132 Benefield Blvd., Peekskill.
Amount: \$350,000. Filed Jan.
19.

**Metropolitan
Transportation Authority,**
New York. Seller: Ardsley Train
Station Inc., Yonkers. Property:
Hudson Line, Greenburgh.
Amount: \$50,000. Filed Jan. 18.

Nannariello, Angela,
Thornwood. Seller: Lucaj
Brothers 12 Realty LLC,
Millwood. Property: 12 Clinton
Ave., Mount Pleasant. Amount:
\$550,000. Filed Jan. 17.

Scully, Karl A., Mount
Vernon. Seller: MJD Contracting
Corp., Yorktown Heights.
Property: 290 Locust Ave.,
Cortlandt. Amount: \$110,000.
Filed Jan. 17.

Simmons, Parrish, Yonkers.
Seller: Honey Comb 46 LLC,
Yonkers. Property: 46 Buena
Vista Ave., Yonkers. Amount:
\$710,000. Filed Jan. 19.

Steyr, Caleb J., Austin, Texas.
Seller: A&A Premier Properties
LLC, Thornwood. Property: 21
Rumbrook Road, Greenburgh.
Amount: \$505,000. Filed Jan.
18.

Tiabo, Janis R., New
Rochelle. Seller: A&M Homes
& Properties Corp., Bronx.
Property: 355 Webster
Ave., New Rochelle. Amount:
\$443,000. Filed Jan. 19.

Union MV LLC, Mount Vernon.
Seller: Irene Animboateng,
Mount Vernon. Property: 315
Seventh Ave., Mount Vernon.
Amount: \$848,000. Filed Jan.
17.

US Bank NA, Highland Ranch,
Colorado. Seller: 4205 13 LLC,
Suffern. Property: 62 Grove
St., Mount Kisco. Amount:
\$515,000. Filed Jan. 19.

Whitman, Edward H., Mount
Vernon. Seller: 88 Smart
LLC, Yonkers. Property: 375
Claremont Ave., Mount Vernon.
Amount: \$530,000. Filed Jan.
18.

**Zappico Real Estate
Development LLC,**
Hawthorne. Seller: Melissa
Adriazola, Pleasantville.
Property: Mountain Road,
Mount Pleasant. Amount:
\$500,000. Filed Jan. 19.

Federal Tax Liens, \$10,000 or
greater,
Westchester County, Jan. 24
- Feb. 6

**AA East Coast Renovation
Inc.:** Yonkers, 2017 - 2019,
2020 - 2022 unemployment
taxes and failure to file correct
information, \$17,100.

Aggrey, Joseph: Yorktown
Heights, 2018 - 2022 personal
income, \$68,633.

Asher, Jeffrey: Yorktown
Heights, 2010, 2017, 2019
- 2021 personal income,
\$249,975.

Asher, Jill: Yorktown Heights,
2010, 2017, 2019 personal
income, \$48,253.81

Beha, James J. & Alyson: Rye, 2019, 2021, 2022 personal income, \$662,508.

Bellantoni, Rocco: Tuckahoe, 2020, 2022 personal income, \$94,738.

Beltre, C. Melenciano: Yonkers, 2021 personal income, \$97,358.

Bostic, Jim: Yonkers, 2019 - 2020 failure to collect employment taxes, \$480,987.

Cervone, Joseph: White Plains, 2007, 2009 personal income, \$41,168.

D'angelo, Leonard Jr. & Sabina: Rye, 2019 - 2021, \$243,590.

Delgado, Ted: White Plains, 2016, 2021 personal income, \$26,438.

DiCostanzo, Crescenzo & Josephine: Thornwood, 2022 personal income, \$24,473.

DiDonato, Gena: Rye Brook, 2021 - 2022 personal income, \$52,843.

Gomez, Billy J.: Yonkers, 2015, 2016, 2018 - 2021 personal income and understatement of liability, \$149,301.

Guerrero, Manuel: Yonkers, 2020 - 2022 personal income, 288,267.

I & A Renovation Inc.: Elmsford, 2021 - 2022 quarterly and corporate taxes, \$314,229.

Jacobs, Phyllis: Larchmont, 2022 personal income, \$12,270.

Kenyon, John: Scarsdale, 2020, 2022 personal income, \$552,159.

Lang, Debra Teresa: Scarsdale, 2020, 2022 personal income, \$552,159.

Larbi-Aggrey, Agnes: Yorktown Heights, 2018 - 2022 personal income, \$68,633.

Mandell, Mitchell & Monica: Mount Kisco, 2022 personal income, \$82,322.
Merchandising Specialist s Inc.: Dobbs Ferry, 2023 quarterly taxes, \$70,459.

Miller, William J. & Sara D.: Rye, 2022 personal income, \$597,035.

Naissant, Jean Max: Yonkers, 2012, 2014 - 2015, 2017 - 2018, 2022 personal income, \$18,001.

Ortega, Mario: Cortlandt Manor, 2019 - 2022 failure to collect employment taxes, \$18,302.

Rios, Leticia: Yonkers, 2013 personal income, \$84,111.

Rose, Lawrence W. & Lauren: Rye Brook, 2022 personal income, \$92,023.

Ruddick, Margie: White Plains, 2022 personal income, \$106,197.

Santana, Nelson, dba Santana Enterprise: Yonkers, 2016, 2018 - 2020 unemployment, quarterly taxes and failure to file correct information, \$18,774.

Scher, Anthony: White Plains, 2022 personal income, \$43,778.

Taube, Joseph M.: Rye Brook, 2022 personal income, \$37,916.

Webber, Kristie: Yonkers, 2013 personal income, \$84,111.

JUDGMENTS

Acropolis Gardens Realty Corp., Astoria. \$16,740 in favor of Lawless & Mangione Architects & Engineers LLP, Yonkers. Filed Jan. 11.

Allen, Uini, Yonkers. \$5,069 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Amori, Linda A., New Rochelle. \$18,189 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

AO 1 Transportation LLC, Buffalo. \$27,716 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

Argonaut Diner, Yonkers. \$99,587 in favor of Juan Bravo, Bronx. Filed Jan. 18.

Arike, Michael, Mamaroneck. \$12,618 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 17.

Asiedu, Ruth M., Tuckahoe. \$2,162 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 10.

Baez David, Pleasantville. \$2,237 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Belli, Isabel, Somers. \$13,598 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Berisha, David, Yonkers. \$7,794 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Blake, Kevin, Pelham. \$737,447 in favor of US Bank Trust National Trust, New York. Filed Jan. 10.

Blanco, Monica D., Yonkers. \$2,645 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Bruno, Jason, Yonkers. \$21,406 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 10.

Burton, Racquel, Yonkers. \$3,221 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Calandriello, Joseph, Yonkers. \$2,050 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Camacho, Kania N., Pleasantville. \$2,860 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Carrera, Lysa, Ossining. \$2,736 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Carter, Alfred G., Mount Vernon. \$3,250 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Cocomo Tanning of Dobbs Inc., et al, Dobbs Ferry. \$190,601 in favor of GFRS Equipment Leasing Fund II LLC, Scottsdale, Arizona. Filed Jan. 8.

Concra, Max, Port Chester. \$20,955 in favor of Teachers Federal Credit Union, Hauppauge. Filed Jan. 11.

Dannenberg, Linda J., Katonah. \$3,634 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

DeMartino, Christina, Yonkers. \$3,217 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Diaz, Lindell, Yonkers. \$15,754 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 9.

Duonola, Genie, Mount Vernon. \$5,790 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

El Chapulin Ice Cream Store Inc., Poughkeepsie. \$21,083 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

Foster Lekeisha and Sammy Martinez, Beacon. \$1,693 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 9.

Galagarza, Andy, Yonkers. \$7,309 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 19.

Gil, Ashley A., Yonkers. \$4,122 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Gomez, Vanessa, Bronx. \$12,749 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

Grand Island Resources LLC, Port Chester. \$88,277 in favor of Balboa Capital Corp., Costa Mesa, California. Filed Jan. 18.

Green, Bennie, Mount Vernon. \$14,576 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Greene, Uniqua, Yonkers. \$1,969 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 8.

Griffin, Porchia, Elmsford. \$2,088 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 8.

Guidice, Lisa, Cortlandt Manor. \$1,303 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 10.

Hamilton, Kerina, Mount Vernon. \$1,391 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Jones, Crystal E., New Rochelle. \$20,577 in favor of Teachers Federal Credit Union, Hauppauge. Filed Jan. 11.

Kim, Seong I., Yonkers. \$27,951 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

Kim, Yunghee, Flushing. \$42,265 in favor of 58 Garth Road LLC, Scarsdale. Filed Jan. 19.

Kings Education Services PLLC, Yonkers. \$22,603 in favor of Cablevision Lightpath LLC, Bethpage. Filed Jan. 18.

Kringas, Stavroula P., Ossining. \$7,578 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 10.

Landron, Mariluz, Yonkers. \$1,312 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Jan. 10.

Marino, Christopher, Pleasantville. \$5,568 in favor of Petro Inc., Woodbury. Filed Jan. 11.

Murphy, Andrew, Rye Brook. \$2,961 in favor of the Trustees of Columbia University in the city of New York, New York. Filed Jan. 11.

Narayan Pharmacy, et al, New Rochelle. \$17,243 in favor of Amerisourcebergen Corp., Conshohocken, Pennsylvania. Filed Jan. 18.

Neil, Mary E., Ossining. \$2,110 in favor of Anthony L. Pucca, Croton-on-Hudson. Filed Jan. 11.

Oliver, William, Yonkers. \$1,452 in favor of Jefferson Capital Systems LLC, Sartell, Minnesota. Filed Jan. 8.

Oreilly, Ruby M., Crompond. \$4,677 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

Ozimec, Domagoj, Mamaroneck. \$5,244 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed Jan. 8.

Paredes, Robert, Yonkers. \$4,858 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Peeler, David L., New Rochelle. \$17,196 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

Quezada, Hernandez Gabriele, Sleepy Hollow. \$11,389 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 8.

Ray, Alicia, Cortlandt Manor. \$3,489 in favor of Petro Inc., Woodbury. Filed Jan. 11.

Reid Yanique, Mount Vernon. \$4,685 in favor of the Trustees of Columbia University in the city of New York, New York. Filed Jan. 11.

Rios, Saida, Yonkers. \$3,673 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

Rivas, Nancy R., Yonkers. \$6,449 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

Roberts, Christina A., Elmsford. \$5,087 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Sanchez, Segundo V., Ossining. \$23,786 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Santos, Victoria D., Dobbs Ferry. \$2,750 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 10.

Scalercio, Christian, Harrison. \$14,190 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 10.

Sengupta, Ajita, New Rochelle. \$21,717 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 12.

Smith, Claudia, Yorktown Heights. \$8,538 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

Snyder, Daniel G., Endicott. \$93,972 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

Tesone, Jennifer, Mount Kisco. \$2,739 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 19.

Top Wise Logistics Inc., Brooklyn. \$30,769 in favor of State Insurance Fund, White Plains. Filed Jan. 11.

Veloz, Taveras Juan O., Tarrytown. \$4,638 in favor of US Bank NA, Cincinnati, Ohio. Filed Jan. 10.

Wainscott Group LLC, Chappaqua. \$1,764 in favor of Petro Inc., Woodbury. Filed Jan. 11.

Williams, Kayla, Yonkers. \$4,610 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 8.

Williams, Lashawn, Yonkers. \$1,259 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 10.

Winget, Andrew P., Yorktown Heights. \$5,427 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 10.

Wint, Nicholas, Bedford Hills. \$6,258 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 10.

LIS PENDENS

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

Borrani, Gino J., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$521,000 affecting property located at 110 Park Ave., Eastchester. Filed Jan. 18.

City of Rye, as owner. Filed by Norberto Construction Inc. Action: Foreclosure of a mortgage in the principal amount of \$95,000 affecting property located at 330 Boston Post Road, Rye. Filed Jan. 18.

Etrade Bank, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$157,000 affecting property located at 9 New Place, Yonkers. Filed Jan. 17.

Giuliano, Kenneth, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$715,000 affecting property located at 109 Laurel Ave., Larchmont. Filed Jan. 16.

Gomez, Fanny, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$344,000 affecting property located at 59 Caroline Ave., Yonkers. Filed Jan. 17.

Household Finance Realty Corporation of New York, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 1415 Halstead Ave., Mamaroneck. Filed Jan. 16.

John, Hobby Jr. Plumbing & Heating Ltd., as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 2327 Vista Drive, Armonk. Filed Jan. 16.

Johnson, Clyde, as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$375,000 affecting property located at 2327 Vista Court, Yorktown. Filed Jan. 18.

Morales, Joaquin, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 3384 Midget Lane, Mohegan Lake. Filed Jan. 18.

Rodier, Carolyn, as owner. Filed by Third Federal S&L Association of Cleveland. Action: Foreclosure of a mortgage in the principal amount of \$483,000 affecting property located at 8 Tam-O-Shanter Drive, Purchase. Filed Jan. 15.

Simmons, Shaba A., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$573,000 affecting property located at 132 First Ave., Pelham. Filed Jan. 16.

Sustainable Neighborhoods LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$351,000 affecting property located at 25 Robbins Place, Yonkers. Filed Jan. 16.

US Bank NA, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 195 Carpenter Ave., Yonkers. Filed Jan. 16.

MECHANIC'S LIENS

Briarcliff Land Holdings LLC, Ossining. \$100,000 in favor of ISSM Protective Services Inc., Toms River, New Jersey. Filed Jan. 18.

Burnstein, Richard, Eastchester. \$22,865 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 18.

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

Charles & Toby Druquier Trust, North Castle. \$161,484 in favor of Prime Building Services Inc., Armonk. Filed Jan. 18.

Gangemi, Nazzareno, Eastchester. \$26,715 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 18.

LMV II MMP Holdings LP, White Plains. \$154,764 in favor of Agility Cable Inc., New York. Filed Jan. 16.

Plunkett, Melissa H., Eastchester. \$3,695 in favor of Royal Restoration & Construction, Yonkers. Filed Jan. 16.

St Joseph Hospital, Harrison. \$18,221 in favor of Verdi Construction Company LLC, Newtown, Connecticut. Filed Jan. 16.

Vaga, David, Mount Kisco. \$5,739 in favor of Nurzia Construction Corp., Fishkill. Filed Jan. 16.

Vineyard Holdings New York LLC, Yonkers. \$44,004 in favor of Badaly Engineering PLLC, Mount Vernon. Filed Jan. 16.

NEW BUSINESSES

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

Partnerships

MV Home Improvement, 64 Elisa Lane, Yonkers 10710. c/o Miguel Angel Gutierrez Vasco and Victor Andres Vahos Alvarez. Filed Jan. 17.

Sole Proprietorships

Alex JM Landscaping, 50 Birch St., New Rochelle 10801. c/o Aburdio Miranda Juarez. Filed Jan. 18.

Cabrera Master Cleaning, 317 Locust Ave., Port Chester 10573. c/o Juan C. Cabrera. Filed Jan. 16.

Joe Arcidiacono Morano Landscape Services, 415 Halstead Ave., Mamaroneck 10543. c/o Giuseppe Arcidiacono Morano. Filed Jan. 18.

Laurent E. Tubman Evangelizing Foundation, 97 Bruce Ave., 3C, Yonkers 10705. c/o Esther N. Tubman. Filed Jan. 17.

Law Office of Brian P. McCloskey, 101 Sutton Manor Road, New Rochelle 10801. c/o Brian Patrick McCloskey. Filed Jan. 18.

Marco Vasquez, 2 Todd Place, 1. Ossining 10562. c/o Mario Vasquez. Filed Jan. 17.

MIL Family Support, 200 Spring St., Mount Kisco 10549. c/o Maria Lopez. Filed Jan. 16.

Payme Income Tax, 100 Waring Place, Apt. 1, Yonkers 10703. c/o Konah J. Remy Athacou. Filed Jan. 17.

Tit & Tans, 96 Underhill Ave., West Harrison 10604. c/o Holly Block. Filed Jan. 17.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

DiMarco Place II Limited Partnership, as owner. Lender: Housing Trust Fund Corp. Property: in Wappinger. Amount: \$1.6 million. Filed Jan. 17.

Hudson Valley Housing Development Fund Company Inc., as owner. Lender: Housing Trust Fund Corp. Property: in Wappinger. Amount: \$1.4 million. Filed Jan. 17.

Below \$1 million

76 S. Madison Street LLC, as owner. Lender: Funding Door LLC. Property: 76 S. Madison Ave., Spring Valley. Amount: \$230,000. Filed Jan. 18.

Broadview Capital LLC as owner. Lender: 110 Forest LLC. Property: 110 Forest Ave., Monroe. Amount: \$500,000. Filed Jan. 19.

Defraites, Emily Brooke, as owner. Lender: Ulster Savings Bank. Property: in Red Hook. Amount: \$980,000. Filed Jan. 16.

JPK Enterprises LLC, as owner. Lender: Mid-Hudson Valley FCU. Property: in Clinton. Amount: \$900,000. Filed Jan. 18.

Northeast Community Bank as owner. Lender: Acres Views LLC. Property: in Palm Tree. Amount: \$1. Filed Jan. 16.

DEEDS

Above \$1 million

21 Westage Drive LLC, Poughkeepsie. Seller: Porto Heli LLC, Poughkeepsie. Property: 21 Westage Drive, Fishkill. Amount: \$2.9 million. Filed Jan. 4.

42 44 Noxon Road LLC, Poughkeepsie. Seller: Ha Dong Ack, Flushing. Property: in LaGrange. Amount: \$1.2 million. Filed Jan. 2.

Albie Ventures LLC, New York. Seller: Diana Goldberg, Amenia. Property: in Amenia. Amount: \$11.9 million. Filed Jan. 9.

Ammirati, Mark John, Poughquag. Seller: SF Holdings New York LLC, Poughkeepsie. Property: 25 Pleasant Ridge Road, Poughquag. Amount: \$3.8 million. Filed Jan. 3.

Bard College, Red Hook. Seller: HJ International Graduate School for Peace & Public Leadership, Barrytown. Property: in Red Hook. Amount: \$14 million. Filed Jan. 2.

Fishkill 52 LLC, Fishkill. Seller: Millennium Trust Company LLC, Newburgh. Property: in Fishkill. Amount: \$1.6 million. Filed Jan. 8.

FKN Properties LLC, Lyndhurst, New Jersey. Seller: TJM Associates LLC, Poughkeepsie. Property: 25 Elm St., Fishkill. Amount: \$2.6 million. Filed Jan. 3.

JMK Properties LLC, Wappingers Falls. Seller: Light Landworks LLC, Rhinebeck. Property: 6830 Route 9, Rhinebeck. Amount: \$1.8 million. Filed Jan. 2.

Mill Run Hyde Park LLC, Hyde Park. Seller: Golden & Golden Building Company Inc., Hyde Park. Property: in Hyde Park. Amount: \$4.5 million. Filed Jan. 3.

TFS Mid-Hudson LLC, Brooklyn. Seller: Meghan Mossey, Poughkeepsie. Property: 3440-3444 North Road, Poughkeepsie. Amount: \$1.1 million. Filed Jan. 9.

Below \$1 million

152 Smith Corp., Monroe. Seller: Robyn Adams, Irvington, New Jersey. Property: 152 Smith St., Poughkeepsie. Amount: \$186,500. Filed Jan. 10.

Ackerbauer, Michael Kevin, Poughkeepsie. Seller: Bilmar Nurseries Inc., Pleasant Valley. Property: 26-49 Bilmar Blvd., Pleasant Valley. Amount: \$355,000. Filed Jan. 2.

Aduamah, Alexander, Ossining. Seller: Hani Holdings LLC, Hopewell Junction. Property: in Fishkill. Amount: \$560,000. Filed Jan. 2.

Aldel Property 3 LLC, Somers. Seller: Elaine F. Ford Trust, Ormond Beach, Florida. Property: in Beekman. Amount: \$660,000. Filed Jan. 5.

Bartin, John, St. Louis, Missouri. Seller: BWBI LLC, Millbrook. Property: in Washington. Amount: \$609,000. Filed Jan. 11.

Cascade Funding Mortgage Trust HB2, New York. Seller: Ronald J. Merritt, Poughkeepsie. Property: 1 Russet Road, Poughkeepsie. Amount: \$189,500. Filed Jan. 3.

Cedeno, Roberto and Naomi Cedeno, Fishkill. Seller: Mid-Hudson Development Corp., Poughquag. Property: 410 Carey Road, Fishkill. Amount: \$746,000. Filed Jan. 3.

Dert LLC, Pine Plains. Seller: Denise Houlihan Trust, Rhinebeck. Property: in Pine Plains. Amount: \$276,000. Filed Jan. 2.

Design W Inc., Brewster. Seller: Dejesus Dionisio Rivera, Bronx. Property: in Pawling. Amount: \$110,000. Filed Jan. 11.

Dickerson, Jesse and Karla Dickerson, Wappingers Falls. Seller: LLW Properties LLC, Pleasant Valley. Property: in Pleasant Valley. Amount: \$322,000. Filed Jan. 4.

DLJ Mortgage Capital Inc., Salt Lake City, Utah. Seller: Niki Pagones Quinn, Poughkeepsie. Property: in Poughkeepsie. Amount: \$335,000. Filed Dec. 29.

Elevated Realty Group LLC, North Bellmore. Seller: Carolyn Wellington, Wingdale. Property: 13 Deer Ridge Road, Wingdale. Amount: \$140,000. Filed Jan. 3.

Ellebee LLC, Pleasant Valley. Seller: Luis Juncosa, Poughkeepsie. Property: in Poughkeepsie. Amount: \$376,000. Filed Jan. 5.

Farone, Judith A. Trust, Wading River. Seller: 12 Sunset Hill LLC, Elmsford. Property: in Fishkill. Amount: \$567,000. Filed Dec. 29.

Ferrara, Ryan E., Carmel. Seller: LBI Family LLC, Brooklyn. Property: in Pleasant Valley. Amount: \$375,000. Filed Jan. 2.

Fischer, Christa, Fishkill. Seller: Marin Assets LLC, Wappingers Falls. Property: 34 Mohawk Trail, Pawling. Amount: \$425,000. Filed Jan. 2.

Gold Score Properties Inc., Washingtonville. Seller: Diane M. McNamara, Poughkeepsie. Property: 8 Ridge Road, Poughkeepsie. Amount: \$216,000. Filed Jan. 10.

Greystone Programs Inc., Hopewell Junction. Seller: Christian and Janice A. Carrasco, Pleasant Valley. Property: 12 Brenner Ridge Road, LaGrange. Amount: \$535,000. Filed Jan. 2.

Gulbrandsen Lauren and Amanda Gulbrandsen, Brooklyn. Seller: Double R Capital Inc., Poughkeepsie. Property: 31 Birch Drive, Pleasant Valley. Amount: \$472,000. Filed Jan. 9.

Hearty Roots Community Farm Ltd., Germantown. Seller: Red Hook Town. Property: in Red Hook. Amount: \$730,000. Filed Jan. 8.

Horsford, Joshua J., West Hempstead. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$730,500. Filed Jan. 5.

Hudson Home Buyers LLC, Salisbury Mills. Seller: June Di Marzo, Poughkeepsie. Property: in LaGrange. Amount: \$240,000. Filed Dec. 29.

Irving, Christopher, Pleasant Valley. Seller: TC Losee Realty LLC, LaGrangeville. Property: in Poughkeepsie. Amount: \$340,000. Filed Jan. 9.

JME Ventures LLC, Cortlandt. Seller: Wilmington Savings Fund Society FSB, Seal Beach, California. Property: 12 Russell Road, Wappinger. Amount: \$232,500. Filed Jan. 11.

Kunj Bihari LLC, Wappingers Falls. Seller: LEM Real Estate Holdings Inc., Hopewell Junction. Property: in Poughkeepsie. Amount: \$612,500. Filed Jan. 11.

Lower Terrace Realty LLC, Purdys. Seller: Charles E. Vincent, Fort Meyers, Florida. Property: Route 22, Dover. Amount: \$425,000. Filed Jan. 9.

Mandra, Marco S., Peekskill. Seller: Euker LLC, Montgomery. Property: in Poughkeepsie. Amount: \$420,000. Filed Jan. 5.

Marte, Jose L., College Point. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$624,000. Filed Jan. 11.

Modell, Micah and Misun Modell, Poughkeepsie. Seller: Fiore Delforno Holdings LLC, Poughkeepsie. Property: 44 Saddle Rock Drive, Poughkeepsie. Amount: \$490,000. Filed Jan. 2.

Noxon Realty LLC, Brooklyn. Seller: MEM Private Real Estate LLC, Closter, New Jersey. Property: 60 Noxon St., Poughkeepsie. Amount: \$560,000. Filed Jan. 8.

Patton, Byron, Mount Vernon. Seller: NHP 2019 Housing Development Fund Company Inc., Poughkeepsie. Property: 85 Smith St., Poughkeepsie. Amount: \$472,500. Filed Jan. 5.

Retained Realty Inc., New York. Seller: Meghan O'Donnell Mossey, Poughkeepsie. Property: 75 S. Gate Drive, Poughkeepsie. Amount: \$285,500. Filed Jan. 5.

Shin, Jong, Bayside. Seller: Stillwater Recovery LLC, Massapequa Park. Property: 116 Reservoir Road, Hyde Park. Amount: \$22,000. Filed Jan. 11.

Solareit 1 A LLC, Vienna, Virginia. Seller: Lucie M. Giardino, Eastchester. Property: Route 199, Pine Plains. Amount: \$772,000. Filed Jan. 9.

Summit Meadow LLC, Salt Point. Seller: Michael Martin, Poughkeepsie. Property: in Clinton. Amount: \$375,000. Filed Jan. 9.

Torres, Justin, Midland Park, New Jersey. Seller: US Bank National Association, Salt Lake City, Utah. Property: 13 Pulling Road, LaGrange. Amount: \$301,500. Filed Jan. 11.

Wells Fargo Bank National Association, Coppell, Texas. Seller: Jack Elliot Schachner, Pleasant Valley. Property: 195 Martin Road, LaGrangeville. Amount: \$807,500. Filed Jan. 5.

Whaley Cottages LLC, Holmes. Seller: KBL Corp., Wappingers Falls. Property: 6 Laurel Drive, Pawling. Amount: \$178,000. Filed Jan. 10.

Yazu Enterprise LLC, Delray Beach, Florida. Seller: Joshua T. Matthews, Beacon. Property: in Fishkill. Amount: \$475,000. Filed Jan. 11.

Zarate, Santiago German, Poughkeepsie. Seller: Velocity House Buyers LLC, Monroe. Property: 52 Robin Road, Poughkeepsie. Amount: \$379,000. Filed Jan. 8.

Judgments

Acosta, Eduardo and Brandon Santiago, Newburgh. \$7,700 in favor of 119 Liberty Street Properties LLC, Floral Park. Filed Jan. 17.

Baynes, Lashanna, New Windsor. \$3,484 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 16.

Burrell, Andy, Middletown. \$2,196 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 16.

Castro, Emili B., Newburgh. \$2,954 in favor of Cornwall-on-Hudson. San Diego, California. Filed Jan. 12.

Christian, Cynthia, Monroe. \$14,401 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 17.

Chung, Hyunwoo, et al, Closter, New Jersey. \$119,248 in favor of TBF Financial LLC, Highwood, Illinois. Filed Jan. 17.

Colon, Samantha E., Goshen. \$5,270 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 18.

Cooper, Rojani, Middletown. \$2,360 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed Jan. 12.

Cuello, Rafael A., New Windsor. \$11,509 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 17.

Cutler, Shawn, Middletown. \$9,772 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 18.

Direct Building Products, et al, New City. \$269,292 in favor of Kapitus Servicing Inc., New York. Filed Jan. 18.

Eagle, Bert, Cuddebackville. \$1,642 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 18.

Fitzpatrick, Christopher, Walden. \$2,576 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 19.

Fox, Kemrol, Newburgh. \$3,705 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Jan. 18.

Fray, Monique, Middletown. \$2,903 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 17.

Garbett, Thomas K., Tuxedo Park. \$97,751 in favor of Komatsu America Corp., Port Chester. Filed Jan. 12.

Gonzalez, Briana K., Walden. \$6,672 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 17.

Green, Samuel B., New Windsor. \$3,879 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 12.

Guillen, Jason E., Middletown. \$2,918 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 12.

Gumble, Justin Anthony, Goshen. \$5,239 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 17.

Harris, Lynn, Cornwall-on-Hudson. \$10,520 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 17.

Innamorato, Kristen E., Montgomery. \$17,457 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 19.

Innamorato, Kristen, Montgomery. \$17,882 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 19.

JEMS 2c LLC, Newburgh. \$476,120 in favor of Saia Motor Freight Line LLC, Johns Creek, Georgia. Filed Jan. 16.

Katz, Fischel, Monroe. \$16,554 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 19.

Kennedy, Dominique L., et al, Middletown. \$3,612 in favor of New City Funding Corp., Stony Point. Filed Jan. 17.

Larosa, Linda, Maybrook. \$2,528 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 12.

Lester, Eric, Campbell Hall. \$13,362 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 12.

Livermore, Nakia L., Middletown. \$8,425 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

Lomauro, Shanee A., Warwick. \$3,487 in favor of Capital One, McLean, Virginia. Filed Jan. 18.

Ludlow, Harvey A., Montgomery. \$6,595 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 17.

Martinez, Jessica, Chester. \$42,029 in favor of Hudson Valley Federal Credit Union, Kingston. Filed Jan. 18.

Martinez, Jose and Daisy Lucero, Newburgh. \$10,030 in favor of HI Rentals LLC, Newburgh. Filed Jan. 12.

McNeil, Joshua, New Windsor. \$3,511 in favor of Capital One Bank, McLean, Virginia. Filed Jan. 18.

Mermelstein, Esther, Monroe. \$2,987 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

Moran, Aimee, et al, Middletown. \$13,020 in favor of Schusters Family LLC, Gainesville, Florida. Filed Jan. 18.

New York Vein PC, et al, Closter, New Jersey. \$57,203 in favor of TBF Financial LLC, Highwood, Illinois. Filed Jan. 17.

Olsen, Daniel, Highland Mills. \$2,641 in favor of UHG I LLC, Williamsville. Filed Jan. 11.

Pagan, Nancy, Monroe. \$5,279 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 16.

Ponzoni, Alex A., Middletown. \$19,701 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 17.

Ramirez, Jorge E., Newburgh. \$13,298 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 17.

Robertson, Ayana, Wallkill. \$1,919 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 11.

Robertson, Denroy and Sharese Robertson, Middletown. \$9,527 in favor of Magnolia Park HOA Inc., Yorktown Heights. Filed Jan. 11.

Rubin, Lipa, Brooklyn. \$58,549,183 in favor of TH Holdco LLC, Redwood City, California. Filed Jan. 18.

Rush, Marie, Chester. \$5,052 in favor of New City Funding Corp, Stony Point. Filed Jan. 17.

Sampson, Jaclyn M., New Windsor. \$2,931 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 18.

Samuels, Jenny, Middletown. \$3,301 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 12.

Sanchez, Lillian S., Walden. \$5,080 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 16.

Sanders, Gina, Middletown. \$3,998 in favor of New City Funding Corp., Stony Point. Filed Jan. 17.

Sanger, Thomas, Newburgh. \$5,946 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 19.

Sawyer, Emily A., Cornwall-on-Hudson. \$10,906 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

Smith, John R., Port Jervis. \$6,792 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

Sosa, Julissa, Middletown. \$4,775 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

St Louis, Nina, Middletown. \$13,491 in favor of Maple Fields HOA Inc., Fishkill. Filed Jan. 18.

Stella, Victor S., Cornwall. \$1,442 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Jan. 12.

Vanchozker, Yoiel, Monroe. \$4,210 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

Vanhassel, Richard, Westtown. \$10,737 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

Vieira, Richard, Slate Hill. \$1,891 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

Walker, Everton G., Middletown. \$4,096 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 18.

Waysome, Domaine, Middletown. \$14,691 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Jan. 11.

Yerkes, Shannon, Sparrow Bush. \$1,206 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 18.

MECHANIC'S LIENS

365FRR Inc., as owner. \$4,420 in favor of Watkins David, Property: 365 Frozen Ridge Road, Newburgh. Filed Jan. 22.

38 Commerce LLC, as owner. \$156,090 in favor of Paving Masters LLC, Property: 38 Commerce Drive, Harriman. Filed Jan. 18.

Guttman Burech and Stonegate Drive LLC, as owner. \$287,266 in favor of Rupp Air Management Systems, Property: 2 Stonegate Drive, Blooming Grove. Filed Jan. 19.

Hamlet at Carmel Associates LLC, as owner. \$63,875 in favor of FM Construction Group LLC, Property: 650 Stoneleigh Ave., Carmel. Filed Jan. 19.

Pace, Albert, as owner. \$6,000 in favor of Joshua Z. Silkman, Property: 25 Sands Point Road, Blooming Grove. Filed Jan. 22.

Taal Construction Inc., as owner. \$18,700 in favor of V. Greco Drywall, Property: 395-B Heritage Hills, Somers. Filed Jan. 22.

United Talmudical Academy of KJ, as owner. \$20,036 in favor of Onsite Concrete Supply LLC, Property: 5 Israel Zupnick Drive, Kiryas Joel. Filed Jan. 22.

NEW BUSINESSES

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

Sole Proprietorships

All Year-Round House Cleaning Service, 1 Warren Road, Newburgh 12550. c/o Monica Calderon Flores. Filed Jan. 18.

Blue Oaxaca Antojitos Latinos, 425 Third St., Second floor, Newburgh 12550. c/o Norma Gutierrez. Filed Jan. 12.

Electric Circus Vintage, 5006 Route 9w, Newburgh 12550. c/o Thomas Carlucci. Filed Jan. 18.

First Response Mobile Notary, 470 Route 211 East, Suite 24, Middletown 10940. c/o Martin Latasha. Filed Jan. 12.

Harikoa Art Supply, 35 Front St., Port Jervis 12771. c/o Kathleen Hamilton. Filed Jan. 17.

Ivy Prepster, 6 Wayne Ave., Fort Montgomery 10922. c/o Todd A. Tesoro. Filed Jan. 12.

J&J Property Maintenance, 285 Roosa Gap Road, Bloomingburg 12721. c/o James Jeffrey. Filed Jan. 17.

Mount Hope Welcome Corps, 86 Main St., Otisville 10963. c/o Li Linlin. Filed Jan. 12.

Ollies, 6 Wayne Ave., Fort Montgomery 10922. c/o Todd A. Tesoro. Filed Jan. 12.

Prestige Paralegal, 60 Prospect Terrace, Montgomery 12549. c/o Laura Ann Dickinson. Filed Jan. 17.

R&R Construction, 109 Sarah Lane, Middletown 10941. c/o Robinson Estahalin Ordenez Ramon. Filed Jan. 18.

Samantha Jo Photography, 46 Blue Heron Lane, Port Jervis 12771. c/o Kafka Samantha Reitzes. Filed Jan. 17.

Selah Vie International, 14 Wickham Ave., Goshen 10924. c/o Kaleena Kristin Arbuco. Filed Jan. 12.

Teffys ABC Family Daycare, 51 Delaware Road, Newburgh 12550. c/o Camejo Esthefany Pozo. Filed Jan. 12.

VGR Car, 301 Lybolt Road, Middletown 10941. c/o Carmen Ring Iulia. Filed Jan. 12.

Willis Management Co., 135 John St., Unit 2, New Windsor 12553. c/o Jevan Willis. Filed Jan. 12.

BUILDING PERMITS

Commercial

777 Summer Bank Building LLC, Stamford, contractor for 777 Summer Bank Building LLC. Reface existing signage at 612 Bedford St., Stamford. Estimated cost: \$11,750. Filed Jan. 31.

A Coronado LLC, Madison, contractor for MD Rahman/ Buy or Sell Realty LLC. Replace the roof with black architectural shingles at 55 Elm Tree Place, Stamford. Estimated cost: \$11,000. Filed Jan. 31.

A. Pappajohn Company, Norwalk, contractor for Merrit 7 Venture LLC. Renovate Fourth-floor lobby corridor at 301 Merrit 7, Norwalk. Estimated cost: \$206,000. Filed Dec. 7.

Antonelli, John E., Stamford, contractor for Bradford Common Condominiums. Replace asphalt-shingle roof, gutter, and leader at 28 Third St., Stamford. Estimated cost: \$107,488. Filed Jan. 16.

Bani LLC, Norwalk, contractor for Bani LLC. Perform replacement alterations at 47 Stevens St., Norwalk. Estimated cost: \$2,000. Filed Dec. 11.

Berkley Exteriors Inc., Milford, contractor for CIL Realty Inc. Frame interior block walls of existing garage to create two storage units at 22 Depinedo Ave., Stamford. Estimated cost: \$106,000. Filed Jan. 18.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Perform replacement alterations at 400 Atlantic St., Stamford. Estimated cost: \$2,900,000. Filed Jan. 22.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce the southern portion of the 11th floor 18,638-square-foot work area to its core at 400 Atlantic St., Stamford. Estimated cost: \$100,000. Filed Jan. 29.

Coastal Property Services LLC, Southington, contractor for Wilmington Savings Fund Society. Replace kitchen with no structural changes, and remodel three full bathrooms at 33 Heather Drive, Stamford. Estimated cost: \$63,580. Filed Jan. 22.

Fabiano Albino Services LLC, Norwalk, contractor for DGR Enterprises LLC. Renovation necessary after damage to 1 North Ave., Norwalk. Estimated cost: \$300,000. Filed Dec. 11.

Fairfield Avenue Maintenance Company Inc., Stamford, contractor for 375 Fairfield Avenue Association. Recreate area of warehouse on ground level at 375 Fairfield Ave., Stamford. Estimated cost: \$11,630. Filed Jan. 22.

Fairfield Contractors LLC, Stamford, contractor for Religious Institute Company of the Savior. Alter and renovate second-floor classrooms, meeting room, psychology office, principal office, girls' and boys' toilets and adjacent corridor at 914 Newfield Ave., Stamford. Estimated cost: \$800,000. Filed Jan. 26.

Glenbrook Center LLC, Stamford, contractor for Glenbrook Center LLC. Install illuminated storefront sign at 473 Hope St., Stamford. Estimated cost: \$10,000. Filed Jan. 10.

O&G Industries Inc., Norwalk, contractor for Norwalk Hospital Association. Alter area on second floor for pharmacy at 34 Maple St., Norwalk. Estimated cost: \$797,000. Filed Dec. 7.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Gilbertie Properties LLC. Replace flat roof at 470 Westport Ave., Norwalk. Estimated cost: \$124,476. Filed Dec. 11.

Rowayton Marine Realty LLC, Norwalk, contractor for Rowayton Marine Realty LLC. Renovate third floor and add partitions to create three offices and a kitchen at 105 Rowayton Ave., Norwalk. Estimated cost: \$19,128. Filed Dec. 7.

Sound Renovation LLC, Norwalk, contractor for Rowayton Woods Condo Association. Reconstruct existing elevated exterior stair to pool at Rowayton Woods Drive, Norwalk. Estimated cost: \$63,900. Filed Dec. 7.

Two Cousins Masonry LLC, Norwalk, contractor for Hilmer Oniel Valladares Madariaga. Repair and upgrade bathroom and kitchen. Replace insulation and dry wall at 187 Flax Hill Road, Unit D1, Norwalk. Estimated cost: \$25,000. Filed Dec. 7.

Residential

ABJ Carpentry Corp., New Rochelle, New York, contractor for Rogelio Salamanca Lopez. Finish attic and add a bathroom; plumbing and electrical to be included at 50 Virgil St., Stamford. Estimated cost: \$19,999. Filed Jan. 29.

Anthony Loddo General Contracting Inc., Norwalk, contractor for Andrew Kibourn and Alexander Simunex. Add two decks with stairs and a second-floor balcony at 19 Burwell St., Norwalk. Estimated cost: \$64,000. Filed Dec. 7.

Aywasi Design + Construction LLC, Bethel, contractor for Michael and Tiffany Decruze. Construct an addition over garage at 6 Winding Brook Lane, Stamford. Estimated cost: \$475,000. Filed Jan. 19.

Bright Planet Solar Inc., Worcester, Massachusetts, contractor for Kim Juretic-Bloom. Install roof-mounted solar panels at 212 Sun Dance Road, Stamford. Estimated cost: \$50,682. Filed Jan. 17.

Cappiello, John, Norwalk, contractor for Michael and Lisa Beldotti. Construct a two-story addition to a single-family dwelling at 68 Gaxton Road, Stamford. Estimated cost: \$224,999. Filed Jan. 12.

Carefree Home Pros LLC, Avon, contractor for Ogunleye Abimbola Kafayat and Amodu Akeem Ademorigun. Replace existing bathtub and mixing valve, install laminate plank flooring over existing floor, shower door and vanity at 202 Soundview Ave., Stamford. Estimated cost: \$23,384. Filed Jan. 19.

Cooley, Peter S., New Canaan, contractor for Robin Love. Install a generator and new underground propane tank at 42 Woodbine Road, Stamford. Estimated cost: \$30,000. Filed Jan. 10.

Deak, William F., New Milford, contractor for Alfred J. and Elizabeth M. Dimaio. Install a Generac generator to be powered by 120-gallon propane tanks at 130 Fishing Trail, Stamford. Estimated cost: \$23,000. Filed Jan. 26.

Denton, Neville A., Stamford, contractor for Neville A. Denton. Enclose heated addition with a full bathroom at 120 Newfield Drive, Stamford. Estimated cost: \$21,000. Filed Jan. 31.

Digesu Building Contractor LLC, Stamford, contractor for Ryan Allenbay and Lara Fuselier. Create a kitchen area with new cabinets, plumbing, propane tank, appliances and electrical at 25 Dogwood Lane, Stamford. Estimated cost: \$59,000. Filed Jan. 19.

DiGiorgi Roofing & Siding Inc., Beacon Falls, contractor for Yogesh P.S. Attre and Richa Behari. Strip existing house from roof down to wood decking, inspect and replace all plywood as needed, tape all plywood seams, install ice barrier and new asphalt shingles at 1787 Newfield Ave., Stamford. Estimated cost: \$37,526. Filed Jan. 3.

Digiorgi Roofing & Siding Inc., Beacon Falls, contractor for Elizabet M. Anselmo. Construct a replacement deck with Trek composite decking at 8 Marshall Place, Stamford. Estimated cost: \$23,000. Filed Jan. 24.

Digiorgi Roofing & Siding Inc., Beacon Falls, contractor for Lisa M. Ferretti. Strip and reside 30 squares at 46 Lantern Circle, Stamford. Estimated cost: \$22,500. Filed Jan. 26.

Dimytro Andriyenko and Colleen Daly, Stamford, contractor for Dimytro Andriyenko and Colleen Daly. Add a second-floor to the existing house with minor first-floor alterations at 272 Silver Hill Lane, Stamford. Estimated cost: \$216,000. Filed Jan. 29.

DTR Rosemount LLC, Cos Cob, contractor for Bryan and Katharina Gardner. Reroof 77 Wellington Drive, Stamford. Estimated cost: \$15,000. Filed Jan. 25.

E&M Builders LLC, Fairfield, contractor for Michael and Sadae Kadish. Renovate, add to a single-family dwelling and install a generator and underground propane tank at 40 Theresa Court, Stamford. Estimated cost: \$225,000. Filed Jan. 31.

H&P Home Improvement, Norwalk, contractor for Dwayne Walker. Renovate the second-floor porch, remove window and add a door at 21 Lawrence St., Norwalk. Estimated cost: \$23,000. Filed Dec. 8.

Joslyn III, Richard A. and Nancy L. Joslyn, Norwalk, contractor for Richard A. and Nancy L. Joslyn. Replace door and repair existing entry at 3 Eugene Drive, Norwalk. Estimated cost: \$11,500. Filed Dec. 12.

Martinez-Castillo, Santos T., Norwalk, contractor for Santos T. Martinez-Castillo. Construct a two-story addition at 184 Bouton St., Norwalk. Estimated cost: \$100,000. Filed Dec. 6.

Momentum Solar LLC, Norwalk, contractor for Raquel D. Burton. Reroof 254 W. Cedar St., Norwalk. Estimated cost: \$13,696. Filed Dec. 6.

Nolan Street LLC, Norwalk, contractor for Nolan Street LLC. Construct a two and 1/2 story single-family residence at 31 Nolan St., Norwalk. Estimated cost: \$30,000. Filed Dec. 7.

Petrucci, David, Norwalk, contractor for John Anzalone Jr. Construct a superstructure for a two-story car garage at a single-family residence at Norwalk. Estimated cost: \$100,000. Filed Dec. 11.

Petrucci, David, Norwalk, contractor for MGFG LLC. Convert first-floor hair saloon to residential at 3 Cove St., Norwalk. Estimated cost: \$20,000. Filed Dec. 12.

S. William Hamilla, Norwalk, contractor for Milanne L. Gulyas. Strip and reroof single-family residence at 20 Friendly Road, Norwalk. Estimated cost: \$11,000. Filed Dec. 7.

Zakhar, Theodore, Norwalk, contractor for Darlene M. Vento. Install roof and skylights at 12 Cliffview Drive, Norwalk. Estimated cost: \$42,525. Filed Dec. 12.

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

COURT CASES

Bridgeport Superior Court

C&C Hydraulics Inc., et al, Terryville. Filed by Roosevelt Crawley, Bridgeport. Plaintiff's attorney: Delucia & Levine LLC, 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-23-6129842-S. Filed Dec. 18.

Gallagher, Paula, North Haven. Filed by Jazmarie Melendez, Bridgeport. Plaintiff's attorney: Delucia & Levine LLC, 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-23-6129763-S. Filed Dec. 13.

Gripp, Corey, Stratford. Filed by Hugh Pollard, Bridgeport. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: The plaintiff was riding his bicycle when defendant failed to stop at a red traffic signal causing him to crash into the bicycle the plaintiff was riding causing the plaintiff to sustain injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6129605-S. Filed Dec. 8.

Ochocinski, Philip Marek, et al, Stamford. Filed by Katherine Doce, Stratford. Plaintiff's attorney: Steven Christopher Antignani, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6129655-S. Filed Dec. 11.

Romanelli, Matthew Paul, et al, Guilford. Filed by John T. Haydu, Stratford. Plaintiff's attorney: Varrone & Varrone, Trumbull. 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-23-6129851-S. Filed Dec. 18.

Danbury Superior Court

Goetz, Douglas, et al, Danbury. Filed by Danbury Autoworks LLC, Danbury. Plaintiff's attorney: Smart Law Group PC, Danbury. Action: The plaintiff and defendants entered into a lease agreement with an option to buy the property. Plaintiffs sent a notice to the defendants in accordance with the terms of the option. In response, the defendants' attorney stated that the option was terminated by the defendants in a written notice dated Feb. 15, 2023. However, the response provided by defendants' attorney does not provide the basis for terminating the option, thus it is allegedly not in compliance with the terms of the agreement and defendants have continuously accepted plaintiffs' rent payments. The defendants state that the option is terminated due to plaintiffs' default, yet the notice did not articulate or describe the default. The plaintiffs are not in default under the agreement and have the right to execute the option. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048346-S. Filed Nov. 30.

Minino, Manuel, et al, Douglaston, New York. Filed by Sidney Bin, Danbury. Plaintiff's attorney: Hoekenga & Machado LLC, New Milford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048053-S. Filed Nov. 6.

Obas, Marie, Danbury. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. 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 more than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6048349-S. Filed Dec. 1.

Raymond, Maria R., Danbury. Filed by Sikorsky Financial Credit Union Inc, Stratford. Plaintiff's attorney: Tobin & Marohn, Meriden. Action: The plaintiff is the holder of an agreement by which monies were loaned and/or credit extended to the defendant. The defendant is in default of the terms of the agreement. The plaintiff now seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6048242-S. Filed Nov. 22.

Taber Wood Products LLC, et al, Pueblo West, Colorado. Filed by Cucumber Capital LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered into a Purchase and Sale of Future Receipts Agreement, whereby the defendant sold and the plaintiff purchased future receipts of the defendant. The merchant defaulted on the agreement, including without limitation, due to the defendant blocking payment from its account. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048044-S Filed Nov. 6.

Stamford Superior Court

Affineco LLC, New Haven. Filed by Robert Foran, Greenwich. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff was at the premises controlled by the defendant when he was suddenly, and without warning, caused to slip and fall and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FST-CV-24-6064531-S. Filed Dec. 26.

Risso-moron, Claudia C., et al, Stamford. Filed by Gilberte Toussaint, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064428-S. Filed Dec. 14.

Steil, Megan C., New Canaan. Filed by Norwalk Hospital, Norwalk. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. The plaintiff seeks 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-23-6064375-S. Filed Dec. 11.

DEEDS

Commercial

5-3B Hundley Court LLC, Stamford. Seller: Roger R. Gregg, Stamford. Property: 5 Hundley Court, Unit 3B, Stamford. Amount: \$200,000. Filed Jan. 18.

Loo, Meagan S. and Adam R. McNeilly, Brooklyn, New York. Seller: 288 Adley Road LLC, Fairfield. Property: 288 Adley Road, Fairfield. Amount: \$1,390,000. Filed Jan. 18.

Perazella, Mark Anthony and Meghan Marie Perazella, Norwalk. Seller: 205 Roseville Terrace LLC, Shelton. Property: 205 Roseville Terrace, Fairfield. Amount: \$960,000. Filed Jan. 16.

Residential

Banegas Lopez, Joel A., Stamford. Seller: Maria I. Perez, Stamford. Property: 52 Congress St., Stamford. Amount: \$560,000. Filed Jan. 18.

Bharara, Surinder Singh and Ravened Kaur Bharara, Morris. Seller: US Bank Trust NA, Dallas, Texas. Property: 21 River Ridge Court, Stamford. Amount: \$790,900. Filed Jan. 16.

Campo-Romano, Angela, Tuckahoe, New York. Seller: Antonio Carvalho Jr. and Rosana E. Carvalho, Riverside. Property: 51 Forest Ave., Unit 113, Old Greenwich. Amount: \$710,000. Filed Jan. 26.

Cherkasky, Michael and Betsy Cherkasky, Larchmont, New York. Seller: 97 E. Elm Properties LLC, Greenwich. Property: 97-99 E. Elm St., Unit C, Greenwich. Amount: \$10. Filed Jan. 22.

Daughan, Charlotte Campbell and Benjamin Patrick Daughan, Riverside. Seller: Justin Wong, San Francisco, California. Property: Lot 3, Map 5556, Greenwich. Amount: \$10. Filed Jan. 24.

Donatti, Breno Luis and Jeanette Concetta Vecchione-Donatti, Naples, Florida. Seller: Imad Mahfouz, Stamford. Property: 300 Broad St., Unit 203, Stamford. Amount: \$288,000. Filed Jan. 19.

Fishman, Matthew and Meryl Grodnick Fishman, Greenwich. Seller: Augustus I. Dupont and Jill Greenwood Dupont, Greenwich. Property: 346 North St., Greenwich. Amount: \$10. Filed Jan. 22.

Gillis II, Paul J. and Jennifer Gillis, Stamford. Seller: Lisa O'Shea, Stamford. Property: 91 Strawberry Hill Ave., Unit 440, Stamford. Amount: \$231,250. Filed Jan. 16.

Kallenekos, Constantini, Fairfield. Seller: Mark Sudbey, Fairfield. Property: 120 Hoydens Lane, Fairfield. Amount: \$1,610,000. Filed Jan. 18.

Kelly, Julie, et al, Old Greenwich. Seller: Patricia Denham Travaglino, Stamford. Property: 49 Marva Lane, Stamford. Amount: \$843,100. Filed Jan. 16.

Koka, Ajrush and Hidajete Koka, Kew Gardens, New York. Seller: Thomas J. Kipphut, Stamford. Property: 8 Wardwell St., Unit 4, Stamford. Amount: \$170,000. Filed Jan. 18.

Kremer, Stephen Daniel, Greenwich. Seller: Ning Li, Cos Cob. Property: 471 Stanwich Road, Greenwich. Amount: \$1,750,000. Filed Jan. 23.

Lerangis, Steven N. and Monica B. Richman, Greenwich. Seller: Richard L. Drago and Kaitlin Triano, Greenwich. Property: 66 Putnam Park, Greenwich. Amount: \$705,000. Filed Jan. 22.

Martines, Steviann Davia and Matthew Thomas Martines, Old Greenwich. Seller: Byfield II LLC, New York, New York. Property: 406 Sound Beach Ave., Old Greenwich. Amount: \$2,932,000. Filed Jan. 26.

McCabe, Declan G., Stamford. Seller: Marian Gilpatrick, Stamford. Property: 54 Saddle Hill Road, Stamford. Amount: \$737,500. Filed Jan. 19.

Pavia, Matthew L. and Stephanie M. Pavia, Stamford. Seller: 965 Hope LLC, Stamford. Property: 36 Field St., Stamford. Amount: \$650,000. Filed Jan. 18.

Romann, William and Sarah Prince, Fairfield. Seller: Miriam M. Fitzpatrick, Bridgeport. Property: 58 Fairmount Terrace, Fairfield. Amount: \$805,000. Filed Jan. 18.

Romero, Sebastian Augusto, Fairfield. Seller: Natalie Lavanda, Fairfield. Property: 190 Kings Highway, Fairfield. Amount: \$229,900. Filed Jan. 17.

Sakakini, John P. and Abbie Jane Sakakini, Stamford. Seller: Declan McCabe and Liliana J. McCabe, Stamford. Property: 48 Randall Ave., Unit 1, Stamford. Amount: \$505,000. Filed Jan. 19.

Thalheim, Hans Christian and Taylor Evertsberg, Greenwich. Seller: Carlos J. Miller and Kelly B. Miller, Stamford. Property: 54 Ledger Lane, Stamford. Amount: \$705,000. Filed Jan. 19.

Thompson, Michelle A., White Plains, New York. Seller: Todd Rende, Stamford. Property: 1633 Washington Blvd., Unit 4A, Stamford. Amount: \$305,000. Filed Jan. 19.

Zahangir, Zakia and **Tobin Alam Zahangir**, Hopewell Junction, New York. Seller: George Leon Chagaris, Stamford. Property: 91 Strawberry Hill Ave., Unit 139, Stamford. Amount: \$232,500. Filed Jan. 18.

LIS PENDENS

120 High Point Lane LLC, et al, Fairfield. Filed by Cohn Birnbaum & Shea PC, Hartford, for Stormfield SPV IV LLC. Property: 120 High Point Lane, Fairfield. Action: Foreclose defendant's mortgage. Filed Jan. 11.

Azana, Eber A., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for CitiMortgage Inc. Property: 205 Hope St., Unit 5, Stamford. Action: Foreclose defendants' mortgage. Filed Dec. 8.

Gianokos, Theodore, et al, Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for The Bank of New York Mellon. Property: 66 Berrian Road, Stamford. Action: Foreclose defendants' mortgage. Filed Dec. 11.

Gonzalez, Oswal, et al, Stamford. Filed by Gfeller Laurie LLP, West Hartford, for Webster Bank NA. Property: 97 Waterbury Ave., Stamford. Action: Foreclose defendants' mortgage. Filed Dec. 7.

Grosso, John P., Fairfield. Filed by Charles & Boni-Vendola LLC, Cos Cob, for Lisa M. Grosso. Property: 81 Florence Lane, Fairfield. Action: Foreclose defendant's mortgage. Filed Jan. 22.

Hoffman, Jonathan Todd, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for JPMorgan Mortgage Acquisition Corp. Property: 91 Strawberry Hill Ave., Unit 322, Stamford. Action: Foreclose defendants' mortgage. Filed Dec. 6.

Lee, James H., et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 1401 Unquowa Road, Fairfield. Action: Foreclose defendants' mortgage. Filed Jan. 16.

Liguori, Sarah T., et al, Stamford. Filed by Korde & Associates PC, New London for Bank of America NA. Property: Lot 15, Map 14159, Stamford. Action: Foreclose defendants' mortgage. Filed Dec. 8.

Summit Investment Properties LLC, et al, Fairfield. Filed by Sean & Laura Burns, Fairfield, for Sean Burns and Laura Burns. Property: 400 Bronson Road, Southport. Action: Foreclose defendants' mortgage. Filed Jan. 1.

Teal, Wendy, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for Stamford Water Pollution Control Authority. Property: 19-21 West St., Stamford. Action: Foreclose defendant's mortgage. Filed Dec. 5.

MORTGAGES

Agata, Jenna Ashley and Jessica Michelle Pursi-Agata, Fairfield, by Kevin J. Gumpo. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 271 Barlow Road, Fairfield. Amount: \$1,061,650. Filed Dec. 18.

Amdur, Jennifer Leah and Edward Joseph Swiderski, Fairfield, by Cheryl A. Carolan. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 95 Carriage Drive, Southport. Amount: \$1,456,000. Filed Dec. 20.

Blosio, Robyn-Anne, Stamford, by Joseph J. Capalbo II. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 13 Carter Drive, Stamford. Amount: \$138,000. Filed Dec. 11.

Buffin, Charles P. and Kelsey Southwick Gardner, Greenwich, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 5 Mill Pond Court, Cos Cob. Amount: \$121,000. Filed Dec. 4.

Carozza, Danielle, Stamford, by Mario Coppola. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 98 Southfield Ave., Unit 104, Stamford. Amount: \$348,750. Filed Dec. 14.

Carriero, Gregory and Camille Carriero, Fairfield, by Stephen J. Carriero. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 999 Merwins Lane, Fairfield. Amount: \$680,000. Filed Dec. 19.

Daley, Stephan Nigel, Stamford, by Stuart Welkovich. Lender: New Neighborhoods Inc., 76 Progress Drive, Stamford. Property: 1 Southfield Ave, Unit 320, Waterside Green Condominium, Stamford. Amount: \$1. Filed Dec. 14.

Dream Home Custom Builders LLC, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 273 Riversville Road, Greenwich. Amount: \$1,000,000. Filed Dec. 7.

Equity Ventures Group LLC, Cornelius, North Carolina, by Leslie S. Bright. Lender: Kiavi Funding Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, Pennsylvania. Property: 79 Adelaide St., Fairfield. Amount: \$270,000. Filed Dec. 22.

Erzsebet, Delia, Fairfield, by Robert E. Colapietro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 37 Coburn St., Fairfield. Amount: \$220,000. Filed Dec. 21.

Ettinger, Michael and Anne Ettinger, Riverside, by Tom S. Ward Jr. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 18 Meadowbank Road, Greenwich. Amount: \$1,800,000. Filed Dec. 8.

Ganeles, Scott C. and Noelle Bosak Ganeles, Greenwich, by Albert T. Strazza. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 571 Round Hill Road, Greenwich. Amount: \$2,000,000. Filed Dec. 4.

Granser, Julie M., Stamford, by Maria C. Miller. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2435 Bedford St., Stamford. Amount: \$200,000. Filed Dec. 8.

Gukelberger, Kristine, Fairfield, by Jeffrey Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 230 Toll House Lane, Fairfield. Amount: \$132,800. Filed Dec. 18.

Guttman, Jason Ian and Carrie Murphy Guttman, Southport, by Kathleen Hackett. Lender: Patriot Bank NA, 900 Bedford St., Stamford. Property: 536 Hulls Highway, Southport. Amount: \$200,000. Filed Dec. 22.

Harlow, Matthew R. and Holly Harlow, Greenwich, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Perkley Lane, Greenwich. Amount: \$750,000. Filed Dec. 5.

Hilliker, Alexandra A. and John E. Hilliker, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 183 Pansy Road, Fairfield. Amount: \$100,000. Filed Dec. 21.

Jacquin, Yohan and Jillian Leahy, South Windsor, by Descera Daigle. Lender: PFS Inc., 177 North St., Easton. Property: 703 Church Hill Road, Fairfield. Amount: \$612,800. Filed Dec. 18.

Jenkins III, Arthur L., Riverside, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 8 Cathlow Drive, Riverside. Amount: \$1,000,000. Filed Dec. 5.

Kahn, Ray and Margaret Tavares, Stamford, by Silvia Bowron. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 74 Haviland Road, Stamford. Amount: \$500,000. Filed Dec. 15.

Kaplan, Carrie and Barry M. Kaplan, Stamford, by Cynthia M. Salemme-Riccio. Lender: Hanscom Federal Credit Union, 25 Porter Road, Suite 100, Littleton, Massachusetts. Property: 69 Rockridge Lane, Stamford. Amount: \$200,000. Filed Dec. 8.

King, Joseph M. and Eileen King, Fairfield, by Nancy L. Mazza. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 377 Rolling Hills Drive, Fairfield. Amount: \$350,000. Filed Dec. 21.

Kraus, Elizabeth C., Greenwich, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 505 Stanwich Road, Greenwich. Amount: \$500,000. Filed Dec. 7.

Lewis III, Eugene H. and Myra Lewis, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 125 Oyster Road, Fairfield. Amount: \$548,000. Filed Dec. 20.

Longo III, Salvatore R., Cos Cob, by Mark C. Durkin. Lender: Louise Dellapietro and Dennis Dellapietro, 23 Royal Court, Shelton. Property: 55 Cos Cob Ave., Cos Cob. Amount: \$125,000. Filed Dec. 4.

Longo, Richard J. and Kayce J. Longo, Stamford, by Jeffrey Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 24 Radio Place, Apt. 25, Stamford. Amount: \$20,000. Filed Dec. 13.

Lorte, Vivien and Tatiana Paola Lorte, Brooklyn, New York, by Joshua F. Gilman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 47 Spring Hill Lane East, Stamford. Amount: \$630,000. Filed Dec. 12.

Mann, Nicole J., Armonk, New York, by Nancy Slevin. Lender: PCSB Bank, 2651 Strang Blvd., Yorktown Heights, New York. Property: 371 Taconic Road, Greenwich. Amount: \$3,717,362. Filed Dec. 13.

Mannion, Christopher B. and Emily M. Sabia, Fairfield, by Robert V. Eberhard. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 136 White Oak Road, Fairfield. Amount: \$866,000. Filed Dec. 20.

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

Marclaire LLC, Westport, by Amy S. Zabetakis. Lender: First County Bank, 117 Prospect St., Stamford. Property: 17-27 Crescent St., Stamford. Amount: \$3,093,750. Filed Dec. 13.

Mastroianni, John and **Rita Leon Pelaez**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 65 Seaside Ave., Stamford. Amount: \$230,000. Filed Dec. 8.

Matiusovaite, Migle and **Syed Asghar Ali**, Stamford, by David J. Rucci. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 16 Perna Lane, Stamford. Amount: \$535,000. Filed Dec. 13.

McCaffrey, Mary Elizabeth and **Mark R. McCaffrey**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 330 Stonybrook Road, Fairfield. Amount: \$100,000. Filed Dec. 21.

McCambley, Mark S. and **Ann M. McCambley**, Stamford, by David J. Rucci. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 164 Van Rensselaer Ave., Stamford. Amount: \$1,125,000. Filed Dec. 11.

Megale, Vincent A. and **Cynthia R. Megale**, Stamford, by Douglas Seltzer. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 98 Houston Terrace, Stamford. Amount: \$86,200. Filed Dec. 14.

Mello, Robert F. and **Krista Mello**, Fairfield, by Sebastiano Tornatore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 100 Random Road, Fairfield. Amount: \$505,000. Filed Dec. 19.

Melon, Adam and **Rafananda Tejada**, Mamaroneck, New York, by N/A. Lender: Joseph Muratore, 347 E. 139th St., Bronx, New York. Property: 62 Ivy St., Greenwich. Amount: \$810,000. Filed Dec. 6.

Mozelak, Matthew and **Shannon Mozelak**, Fairfield, by Michael B. Nahoum. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 128 Sasco Hill Road, Fairfield. Amount: \$1,125,000. Filed Dec. 22.

Musalo, Christopher J. and **Jennifer Lynn Tedrick**, Old Greenwich, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 4 Halsey Drive, Old Greenwich. Amount: \$780,000. Filed Dec. 5.

Nadendla, Sridhar, Stamford, by Stephen J. Schelz. Lender: Farmers Bank & Trust, 1017 Harrison St., Great Bend, Kansas. Property: 1535 E. Putnam Ave., Apt. 109, Old Greenwich. Amount: \$292,500. Filed Dec. 5.

Nolletti, Jeffrey R. and **Amy M. Nolletti**, Greenwich, by Elizabeth D. Salemo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 351 Pemberwick Road, Unit 505, Greenwich. Amount: \$192,000. Filed Dec. 5.

Patalano Laura Vetra and **Joseph Gaetano**, Fairfield, by Philip J. Toohey. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 805 Cedar Road, Southport. Amount: \$2,000,000. Filed Dec. 19.

Pavia, Stephen and **Maria Pavia**, Stamford, by Matthew Taylor Recalde. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 216 West Lane, Stamford. Amount: \$200,000. Filed Dec. 8.

Peisch, Andrew and **Frances Peisch**, New York, New York, by Gillian Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 54 Shore Road, Old Greenwich. Amount: \$3,220,000. Filed Dec. 5.

Poovathany, Matthew, Westport, by Gary R. Khachian. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 99 Clover Hill Drive, Stamford. Amount: \$420,000. Filed Dec. 12.

Riccio, Pamela, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 86 Vesper St., Fairfield. Amount: \$215,300. Filed Dec. 21.

Rizova, Katya S., Saugus, Massachusetts, by Seth J. Arnowitz. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 27 Northill St., No.1M, Stamford. Amount: \$198,000. Filed Dec. 11.

Safronyuk, Olga, Fairfield, by Gary R. Khachian. Lender: SoFi Bank NA, 2750 E. Cottonwood Parkway, Suite 300, Cottonwood Heights, Utah. Property: 130 Ross Hill Road, Fairfield. Amount: \$624,000. Filed Dec. 20.

Schaefer, Pamela A., Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 14 Osee Place, Greenwich. Amount: \$250,000. Filed Dec. 8.

Segalas, Harry and **Lisa Segalas**, New York, New York, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 52 Dawn Harbor Lane, Riverside. Amount: \$7,000,000. Filed Dec. 6.

Seggie, Stephen and **Joel Damian Dillon**, New York, New York, by Eileen M. Pate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 180 Van Rensselaer Ave., Stamford. Amount: \$1,200,000. Filed Dec. 12.

Stevens, Matthew and **Alison Claire Stevens**, Greenwich, by Eva M. Chetcuti. Lender: The Milford Bank, 33 Broad St., Milford. Property: 3 Chasmar Road, Old Greenwich. Amount: \$394,000. Filed Dec. 7.

Thompson, Bradley and **Lauren Thompson**, Stamford, by Jon C. Leary. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1520 Hope St., Stamford. Amount: \$900,000. Filed Dec. 12.

Trippe, Roberta, Greenwich, by Robert E. Murray Jr. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 88 Buckfield Lane, Greenwich. Amount: \$1,000,000. Filed Dec. 6.

Tyers, John, Old Greenwich, by Jeremy E. Kaye. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 14 Tyler Lane, Riverside. Amount: \$1,500,000. Filed Dec. 7.

Walters, Judith, Stamford, by Magda Szypulski. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$44,774. Filed Dec. 11.

Wigham, Paul and **Nancy Capra**, Cos Cob, by Jamie H. Kopec. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 263 Katona Drive, Fairfield. Amount: \$1,105,000. Filed Dec. 22.

Young, Donell and **Sabina Sura**, Fairfield, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 660 Silver Spring Road, Fairfield. Amount: \$72,208. Filed Dec. 19.

NEW BUSINESSES

Abruzzi Partners LLC, 10 Cleveland St., Stamford 06902, c/o Ferdinando Del Peschio. Filed Jan. 17.

Allyn Travel LLC, 65 Halliwell Drive, Stamford 06902, c/o Allyn Travel LLC. Filed Jan. 4.

BCB Essentials, 100 Tresser Blvd., 528, Stamford 06901, c/o Brian Baker. Filed Jan. 23.

Canard Café Bar, 1 Greyrock Place Stamford 06901, c/o Sebastian Mullen. Filed Jan. 23.

Carlos Car Services, 43 Ayres Drive, Stamford 06905, c/o Carlos F. Leon. Filed Jan. 12.

Celebration Travel CB, 307 Four Brooks Road, Stamford 06903, c/o Charlene Barlow. Filed Jan. 11.

Chel Global, 15 Novack St., Norwalk 06854, c/o Rose Cherly Fils-Aime. Filed Dec. 13.

Cove Smoke World LLC, 841 Cove Road, Stamford 06902, c/o Azm Z. Hoque. Filed Jan. 9.

D&G Business Solutions, 287 Hamilton Ave., No. 4E, Stamford 06902, c/o D&G Business Solutions LLC. Filed Jan. 31.

DP Home Services, 29 Lee St., Apt. 1, Stamford 06902, c/o Darwin Padilla. Filed Jan. 31.

GTO Farrier Services, 14 Cricket Lane, Norwalk 06850, c/o Stephen Rauscher. Filed Dec. 12.

Rakuten International, 800 Concar Drive, Norwalk 06851, c/o Amit Patel. Filed Dec. 12.

The Handyman Call, 65 Albin Road, Stamford 06902, c/o Ruth C. Pennacchia. Filed Jan. 4.

Westchester Medical Group, 545 Westport Ave., Norwalk 06851, c/o Adam Barrison M.D. Filed Dec. 12.

Westmed Medical, 542 Westport Ave., Norwalk 06851, c/o Adam Barrison M.D. Filed Dec. 12.

Sr Data Engineer, Gartner, Inc., Stamford, CT. Dsgn & dvlp data platform incl architctre, prototypng & dvlpmnt of data extract, trnsfrmtn, cleansng & integratn of structurd & unstrukturd data. Req Bach's deg or foreign equiv deg in Comp Sci, Info Sys, Engg or rel + 5 yrs post-bach, prgrsv, rel wrk exp with design & dvlpmnt of data solns. To apply, please email resume to: Josh Dubinsky Josh.Dubinsky@gartner.com and reference job code: 84191.

Associate (Greenwich, CT): Develop research and production systems to drive Global Stock Selection (GSS) investment strategies, with workflows including signal generation, data exploration, statistical analysis, and model implementation. Participate in the end-to-end software development cycle, including researching, designing, building, testing, and deploying technical projects and tools. Develop technology for data acquisition, data quality, strategy modeling and testing, and production model implementation. Utilize financial quantitative modeling and asset management frameworks in multiple programming languages (Python, NumPy, SciPy, Pandas, Java, C++, SQL, and MS SQL Server). Perform data processing analysis and visualization for large datasets. Work with research and strategy development life cycle in various financial markets (Equities, Fixed Income, and Derivatives). Utilize machine learning and advanced modeling techniques. Telecommuting is permitted 3 days per week. Req's Bachelor's degr plus 2 yrs exp. The salary range for this role is \$140,000.00-\$160,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: AL14AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

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 Natureis 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

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

ëSTACHE 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

Notice of formation of B3 TECHNOLOGIES LLC. Articles Of Organization were filed with SSNY on 1/20/2024. Office Location: Westchester County. United States Corporation Agents, Inc. is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to United States Corporation Agents, Inc. at 7014 13th Avenue, Suite 202, Brooklyn, NY, 11228. Purpose: Any lawful purpose. #63535

Kraft Ave Realty LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/12/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 45 Kraft Ave, Bronxville, NY 10708. General Purpose #63536

Elevated Building Solutions LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/20/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 3333 Crompond Rd, #1065, Yorktown Heights, NY 10598. General Purpose #63537

Cernunnos Holdings LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/17/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Sean Mccahill, 3 Park Circle, White Plains, NY 10603. General Purpose #63538

Notice of Formation of 175 Prospect Ave. LLC Arts. Of Org. Filed with SSNY on 10/26/2023, Office Location: designated as agent of LLC upon whom process may be served. SSNY shall mail process to Cindy Mann, 19 Rockhagen Rd., Thornwood, NY 10594. Purpose: any lawful act lawful act or activity. #63540

Notice of Formation of E&N TAX AND ACCOUNTING LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 01/08/2024. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Marija Sparano, 2013 Breton Ct, Yorktown Heights, NY 10598. Purpose: any lawful act or activities. #63541

Vdecades LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/29/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 87 Round Hill Rd, Scarsdale, NY 10583. General Purpose #63542

63 Palisade LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/17/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Patrick Brown, 63 Palisade Rd, Rye, NY 10580. General Purpose #63543

LLC SAMPLES Notice of Formation of SJaId Properties LLC Art. Of Org. filed with SSNY on 12/04/2023. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC,91 Greenridge Avenue, White Plains, NY,10605 Purpose: any lawful purpose #63544

Notice of Formation of Dacosta Cleaning Service LLC filed with SSNY on 01/16/2024. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 40 Thomas street Pleasantville, NY 10570. Purpose: any lawful purpose #63545

Notice of formation of 28 CENTRAL AA, LLC Arts of Org. filed with SSNY on 11/13/2023. Office loc. Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail copy of any process to 28 Central AA, LLC 180 River Road, Briarcliff Manor, NY 10510. Purpose: any lawful act or activity. #63546

ADMEDEALEM, LLC. filed with SSNY on 01/26/2024. Office located in Westchester Co. SSNY designated as agent upon which process may be served. SSNY shall mail a copy of any process against it served upon him/her to: 7 Tara Way, Tuckahoe NY 10707. Purpose: any lawful purpose. #63547

The Annual Return of the Leo Rosner Foundation, Inc. for the fiscal year ended October 31, 2023 is available at its principal office located at Palm Beach Towers, 44 Coconut Row, Apt. A 303, Palm Beach, FL 33480, Telephone No. (561) 832 8176 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: William D. Robbins, Esquire #63549

The Annual Return of the Mucci Family Foundation for the year ended December 31, 2023 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: Robert Mucci #63550

BONEYARD BUILDERS LLC, Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/02/24. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, c/o Lee J. Lefkowitz, Esq., 81 Main Street, Suite 415, White Plains, New York 10601. Purpose: any lawful business activity. #63551

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER: Index No. 56447/2023 Filed 02/06/2023 Plaintiff
MORTGAGE ASSETS MANAGEMENT, LLC V UNKNOWN HEIRS OF THE ESTATE OF JAMES
G. MUSTICH; CATHY GUY, HEIR-AT-LAW; JAMES MUSTICH, JR., HEIR-AT-LAW; NEW YORK
STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA O/B/O
INTERNAL REVENUE SERVICE; "JOHN DOE #1" through "JOHN DOE #12," the last twelve
names being fictitious and unknown to plaintiff, the persons or parties intended being the
tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien
upon the Subject Property described in the Complaint,,
Defendants.

PUBLICATION

TO THE ABOVE NAMED DEFENDANTS: UNKNOWN HEIRS OF THE ESTATE OF JAMES G.
MUSTICH

YOU ARE HEREBY SUMMONED to answer the Amended Complaint in the above captioned
action and to serve a copy of your Answer on the Plaintiff's attorney within twenty
(20) days after the service of this Amended Summons, exclusive of the day of service, or
within
thirty (30) days after completion of service where service is made in any other
manner than by personal delivery within the State. The United States of America, if
designated as a Defendant in this action may answer to appear within sixty (60) days
of service hereof. In case of your failure to appear or answer, judgment will be
taken against you by default for the relief demanded in the Amended Complaint.

NOTICE

YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this Amended Summons and Amended Complaint by serving a copy of
the answer on the attorney for the mortgage company who filed this foreclosure
proceeding against you and filing the answer with the court, a default judgment
may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further
information on how to answer the publication and protect your property.
Sending payment to your mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE
ATTORNEY FOR THE PLAINTIFF (MORTGAGE ASSETS MANAGEMENT, LLC) AND FILING
THE ANSWER WITH THE COURT.

To the above named defendants: The foregoing Publication is served upon you by
publication pursuant to an order of the Hon. Paul I. Marx J.S.C, a Justice of the
Supreme Court of the State of N.Y., dated December 22, 2023 and filed along with the
supporting papers in the Westchester County Clerk's Office. This is an action to
foreclose a mortgage on the property located 181 Mountain Road, Pleasantville, NY 10570
Section: 99.17 Block: 3 Lot: 43

Westchester County is designated as the place of
trial based upon the location of the property being foreclosed. Attorneys for
Plaintiff: Stern & Eisenberg, PC, 20 Commerce Drive, Suite 230, Cranford, NJ 07016 T:(516)
630-0288.
#63552

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, March 14, 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. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notice.

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
D265217, PIN 839209, FA Proj , Westchester Co., HIGHWAY - RECONSTRUCTION - US Rt 6 at Annsville Circle for Flood Mitigation, Town of Cortlandt, PLA Candidate, Bid Deposit: 5% of Bid (~ \$1,500,000.00), Goals: DBE: 10.00%

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, February 29, 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. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notice.

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
D265198, PIN 807419, FA Proj Y001-8074-193, Rockland Co., HIGHWAY IMPROVEMENTS - Route 45 Street Improvements, Town of Ramapo & Village of Spring Valley., Bid Deposit: 5% of Bid (~ \$375,000.00), Goals: DBE: 10.00%
D265205, PIN 802253, Westchester Co., RESURFACING - Route 100, Town of Greenburgh & City of Yonkers., PLA Candidate, Bid Deposit: 5% of Bid (~ \$750,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%
D265222, PIN 881650, Westchester Co., PAVEMENT - Route 35 Paving, Towns of Bedford & Lewisboro., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%

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