

# Westfair Business Journal

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## New vision for Mount Vernon

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)

Page 6

Connecticut food  
startups pitch big  
ideas at Yale

Page 2

State leaders s  
peak at Stamford  
Legislative Breakfast

Page 8

Traveling for business  
in 2024?  
What's deductible?

Page 10

Paul O'Neill and  
partners  
score with new  
craft beer

Page 13

FEB  
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The winners of The Big Connecticut Food Event pose with their checks.



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# Connecticut food startups pitch big ideas at Yale

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“It costs me 10 cents a can just in labor alone for that.”

Chefs, cooks and coffee roasters met in Kroon Hall on Yale’s campus Friday Feb. 9, for The Big Connecticut Food Event.

Three organizations led the efforts to organize the event. The CT Food Launchpad, which cultivates emerging businesses in the food and beverage space and is managed by the leaders of Chabaso Bakery and Atticus New Haven. Food’NBev Connect, which brings together entrepreneurs and CEOs across the entire industry

fosters innovation that improves sustainability.

The networking event for members of the state’s expanding food and beverage industry provided an opportunity for up-and-coming brands and businesses to provide samples and make key connections with grocery store owners, ingredient suppliers, and fellow entrepreneurs of edible products.

The event was capped off with a pitch competition hosted by Master of Ceremonies Abdul-Rahmaan I. Muhammad, the executive director of Hartford-based My People Community Services.

The founders of the five businesses in the competition presented their product and took questions from a panel of five judges. The grand prize for the competition was \$25,000, with \$10,000 going to second place, \$2,500 awarded to the runners up, and an additional \$2,500 awarded to the attendee favorite, chosen by an audience poll.

The judges

consisted of Rafi Taherian, the associate vice president of Hospitality at Yale; Dean Sullivan, the manager of multicultural and local merchandising strategies at Stop & Shop’s corporate headquarters, John Fraro, the Senior Director of Fresh Foods for Big Y, Charlotte Myer, FreshDirect’s co-head of merchandising; and Seth Nieman, Vice President of merchandising support at Wakefern Food Corp.

The first to pitch was Steve Gaskin, the CEO of East Coast Kombucha, based in Norwalk. He recounted the bitter disappointment of tasting kombucha for the first time. It tasted like nothing so much as vinegar.

“There’s a lot of nasty, horrible tasting kombucha out there,” Gaskin said. “And no other brands at the time we started were brewing it on the East Coast.”

He outlined the course that his business took and how it led the company to a “can-neck” in production. His facilities in a former textile factory can produce and can 20,000 cans in a day. However, he was still using a small desktop labeling tool to apply the labels.

“It costs me 10 cents a can just in labor alone for that,” he said, holding the current labeling equipment aloft on the stage. He explained he used the funds to upgrade to an in-line labeler.

Following Gaskin was another entry in the beverage space, Gorilla Lemonade. Co-owners and New Haven Brian Burkett Thompson and Kristen Threath developed the recipe for a lemonade to pair with the food they serve through their catering business.

The duo originally got ahead of themselves, bottling and selling their



Steve Gaskin, CEO of East Coast Kombucha tosses a can to illustrate his need for a new labeling machine.



four flavors of lemonade in New Haven area businesses without having permits to act as manufacturers. But after significant investment and certification they are now in bodegas across the city, and Yale cafeterias.

“Gorilla Lemonade is unique because of community-driven spirit and homemade lemonade taste,” said Threatt, noting it also contains 15% lemon juice compared to competitors who have 5-7%. “These core values, the love for the people, the will to do it, and the

love for the culinary arts gives you liquid love in a bottle, ready to spread to the world.”

Their plan for the money was to build up their inventory so that they can more quickly fill orders from new distributors and defray some of their initial out-of-pocket investments.

Hazel Lebron, the founder and head chef at Caribe Soul from New Haven pitched her plans for expanding her empanada brand enough that she could stop running a catering business at the same time. Lebron made a case for empanadas as a food uniquely suited to the needs of the modern mother.

Empanadas can be easily reheated from frozen, made with quality healthy ingredients, have analogues in almost every culture making them familiar and accessible and, most importantly of all, appeal to kids and millennials.

“Millennials represent strong, mindful and independent individuals,” Lebron said. “They control or influence 85% of consumer spending.”

Members of Generation Z, like her own daughter and chief taste tester, were also noted as “snackers” with more adventurous palates. She said she would use the money from the competition to help develop a marketing campaign while completing USDA certification.

Hamilton Colwell spoke next, pitching the company of which he is founder and president, Maia. The Stamford-based company produces Greek-style yogurt flavored with real fruit, less sugar, and made purely with milk from grass-fed cows. He touted the health benefits of using only grass-fed sources of milk, based off of a recipe he developed to meet the nutritional needs of his cousin Maia during her pregnancy.

“We love a healthy mom,” Colwell said, “we love her so much we named the company after her.”

Noting that the company is well poised to meet growing consumer demand for sustainable agricultural practices and simple foods, Colwell explained that the funds would be useful while raising capital with an eye towards increasing sales.

“We really hope to use this as a springboard for upcoming funding events and that will help us build out the absolute best, diverse, inclusive team.”

Ani Widham, the CEO and founder of Greenwich-based and Norwalk-produced Secret Salad reminded the audience that “the world is run by multitasking moms,” and said that she had come to make their lives easier.

“I started this company out of the frustration I felt when I would go

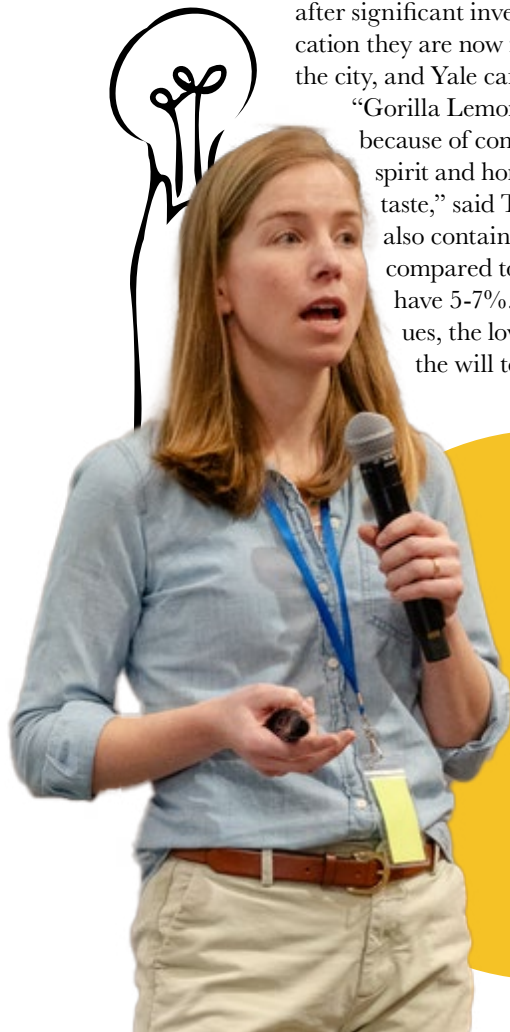
to a grocery store, see a seemingly healthy product, only to turn it over and see an entire list of ingredients I didn’t recognize,” she explained.

As a result, she developed a recipe with only four ingredients: bananas, eggs, zucchini and cinnamon. The recipe, to the surprise of children everywhere, is one for frozen pancakes.

While Secret Salad pancakes are currently selling like hotcakes according to Widham, with growing popularity among gym-goers and kids reportedly sneaking the pancakes from the freezer without thawing them, to hit her core demographic of moms would require a brand identity they can learn to trust.

Widham said she would put the money to use in improving distribution channels to make sure the product is consistently available at stores, and to fund research and development on other products that can help establish the brand as one mothers can confidently trust.

After much deliberation, the judges ultimately awarded the grand prize to Ani Widham’s Secret Salad. East Coast Kombucha and Maia took second and third respectively. Caribe Soul and Gorilla Lemonade both took home checks as runners up, and Gorilla Lemonade doubled that amount by also taking home the audience choice award.



Ani Widham, CEO and founder of Secret Salad pitches her banana-zucchini pancakes. Photo by Justin McGown.

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# County officials highlight new price disclosure law

BY PETER KATZ / pkatz@westfairinc.com



From left: Deputy County Executive Ken Jenkins, George Latimer, Amy Paulin and Jim Maisano.

Westchester County Executive George Latimer, New York State Assemblywoman Amy Paulin and County Director of Consumer Protection Jim Maisano are working together to ensure that residents are well-informed about a new law aimed at promoting transparency in credit card transactions. Effective since Feb. 11, 2024, this new state law mandates that merchants in New York state must provide clear and conspicuous disclosure of credit card surcharges to consumers.

The law requires full disclosure up-front of fees charged by businesses for the use of credit cards to pay for purchases and prohibits businesses from withholding disclosure until after the purchase has been paid for. The new law also prevents businesses from charging a higher fee than what they are charged by the credit card companies.

“Transparent pricing is essential for consumers to make informed decisions,” Latimer said. “This new law will empower Westchester residents by ensuring they have clear visibility into any credit card surcharges they may incur and I thank my colleague in government Assemblywoman Paulin for her efforts on its passage and Governor Hochul for signing it into law.”

Paulin explained that the new law prevents hidden surcharges by requiring sellers to clearly post the price of a credit card surcharge.

“Credit card surcharges now have to be disclosed clearly so that customers are fully aware of them upfront and not just when they go to

pay,” Paulin said. “The new law also prevents businesses from charging a higher fee than what they are charged by the credit card companies. This legislation is ultimately about transparency, fairness and preventing consumers from being misled when making purchases using credits cards.”

Businesses are required to clearly display the total price of a product inclusive of any surcharges before checkout.

“This law reinforces the principles of fairness and transparency in commercial transactions,” Maisano said. “We are committed to ensuring that consumers are protected from deceptive practices, and this legislation is a significant step forward in achieving that goal.”

The law allows businesses the option of clearly displaying both the credit card and the cash price, listing the higher credit card price and advertising a discount for cash purchases or using the same price for both cash and credit card purchases.

# Desegregate Connecticut rallies for housing

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Ahead of the current legislative session in Hartford officials gathered at the Connecticut Legislative Office Building on Feb 15 to promote their “Work Live Ride” proposal.

Desegregate Connecticut, a coalition pushing for more housing and improved city planning through re-vamping land use policy is a program of the Regional Plan Association (RPA). The RPA, based in New York City advocates for urbanist solutions throughout New York, New Jersey, and Connecticut.

“This was another impactful and productive milestone for Work Live Ride, and attendance today showcased the widespread support for our initiatives and the opportunities that arise when we invest in affordable housing and climate solutions,” said Pete Harrison, director of Desegregate Connecticut in a statement after

the event. “Now is the time to secure a sustainable future for communities throughout the state and establish a blueprint for what can be accomplished nationwide.”

He was joined by state legislators and Bloomfield Mayor Danielle C. Wong, who also spoke at the event.

“As a Mayor, I’ve seen firsthand how transit-oriented planning benefits communities. Municipalities today need now, more than ever, state resources and support for planning. Work Live Ride and the advocacy to build more transit Oriented Communities helps to address our state’s housing crisis, enables our workforce and allows our towns and cities to plan ahead for our futures,” Wong said.

Desegregate Connecticut has named several pieces of legislation as top priorities.

SB 0143, which expands protections against no-cause evictions for renters



Bloomfield Mayor Danielle Wong speaks at the Connecticut Legislative Office Building.

in complexes with more than five housing units; HB 5174, which allows religious organizations to establish temporary housing units on proper-

ty they own; and provisions in the Governor’s budget that would allocate further funding for the Renters Assistance Program.

“As a Mayor, I’ve seen firsthand how transit-oriented planning benefits communities.

- Mayor Danielle Wong

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# New vision for Mount Vernon

Page 1

The city of Mount Vernon under the administration of Mayor Shawyn Patterson-Howard is embarking on the second phase of putting together plans that set the stage for redevelopment of the downtown while also shaping land use, housing, zoning, economic development and more for the rest of the city. The first phase in drafting Abeen completed and a Draft Generic Environmental Impact Statement (DGEIS) has been prepared for part of the downtown. The DGEIS includes studies for a \$175 million residential project that would bring 317 new apartments to the area near the Metro-North Mount Vernon East station.



Rendering of proposed Mt. Vernon DTOAD building.



"The council's approval of the Downtown Vision Report highlights the strong collaboration among our residents, stakeholders, and city staff."

- Mayor Shawyn Patterson-Howard

The Comprehensive Plan would be the city's first since 1968. The City Council has concluded phase 1 of the Comprehensive Plan process by adopting a Downtown Vision Report. The report is intended to serve as a guiding framework for future downtown developments and reflects revitalization guidelines for the downtown area, covering approximately 50 blocks.

"The council's approval of the Downtown Vision Report highlights the strong collaboration among our residents, stakeholders and city staff," Patterson-Howard said. "As we conclude phase 1, it is crucial to sustain this community engagement, gathering ongoing feedback to shape a plan that will serve as a lasting guide for development and policy-making in the years ahead."

Those sentiments were echoed by City Council President Cathlin Gleason, who said, "The unity between residents and city officials pursuing a shared objective is truly remarkable. The City Council's adoption of the Downtown Vision Report is a source of joy, and I look forward to the outcomes of phase 2 in our Comprehensive Plan. We rely on the valuable input of our residents to shape the complete Comprehensive Plan."

According to the Downtown Vision Report, there appeared to be a consensus among those contributing their input that the Metro-North Railroad tracks running through the city create both a physical and psychological divide between the north and south sides.

The report called for repairing the real and perceived barriers associated with the Metro-North tracks and encouraging greater connectivity and circulation throughout Mount Vernon.

The report said that business diversity in Mount Vernon, particularly in and around the downtown, is relatively lacking. It said there's a desire for a more varied mix of businesses in the downtown, including but not limited to higher-end retail options, restaurants, cafes and entertainment, while limiting some types of businesses such as fast-food restaurants, nail and hair salons and dollar stores. While many of those who provided input for the report said local businesses were preferable, some people suggested it would be preferable to attract regional and national brands to the downtown. The report said that many people wanted to see movie theaters, hotels and art galleries in the downtown.

"The Downtown currently lacks the consistent foot traffic and patronage necessary to support existing businesses and draw new investment," the report said. "One reason for the lack of sufficient activity is the city's outdated zoning code, which does not allow residential uses in the Downtown, therefore limiting the number of people within the Downtown at any given time. Interestingly, according to city officials, there is a noticeable trend of developers seeking to add density and requesting changes of occupancy in Downtown buildings."

The Downtown Vision Report examined the housing situation and stated that the city has a relatively high rate of rent-burdened residents. It noted an apparent exodus of people in their 20s and 30s from the city due to a lack of affordable

housing opportunities. The report expressed concern about the proliferation of houses that have been illegally subdivided into multiple units.

"Most of these units are under the radar of the city, unregulated, and as a result pose significant safety risks to their inhabitants," the report said.

The report said Mount Vernon should implement a multifaceted strategy to support downtown economic development.

"To reduce zoning variances, regulations on land use and building dimensions should be adapted to match actual conditions and market forces consistent with the guidelines in this Vision Report and ultimately the Comprehensive Plan," the report said. "Programs offering training in business planning, financing, and marketing would allow owners to run their businesses more effectively, while funding methods such as micro-loans could cover start-up costs for entrepreneurs. Structural improvements such as façade repairs have the potential to both improve the streetscape and make storefronts more appealing to potential patrons."

The DGEIS is for a new Downtown Transit Oriented Arts District (DTOAD). The proposed DTOAD would include the two-square-block area between East 1st and East 2nd streets and between South 1st and South 3rd avenues. Higher density residential development would be allowed near the Mount Vernon East Metro-North station.

The DGEIS also looks at a proposed development by Trinity Financial and Comrie Enterprises at 20 S. 2nd Ave. that would include approximately 317 mixed-income apartments, including 99 studios, 141 one bedroom units, and 77 two bedroom units.

The new building would be 11 stories plus basement along South 2nd Avenue and 12 stories plus basement along South 3rd Avenue. It would have approximately 349,732 square feet in total with approximately 12,548 square feet of community facility space and approximately 62 parking spaces at the basement level.

A total of 41 parcels currently zoned DB-Downtown Business and RMF-10 Multi-family Residence would be reclassified in a new DTOAD zone under current thinking.

The site for the Trinity and Comrie building currently features an asphalt parking area, the vacant former YMCA building, and a vacant lot that is being used as a community garden. The site, which is owned by the city of Mount Vernon, will be purchased by the developer in accordance with a Land Disposition Agreement between it and the city. All existing buildings and structures on the site will be demolished and removed.

The development includes approximately 17 loft units intended to serve as living and work space for artists. The building's design also includes amenity spaces dedicated to the creation and display of both in-house and community-produced art.

The apartments in the building would be priced to be affordable to people earning between 60% and 90% of the Area Median Income. Residents would enter the building through the South 2nd Avenue entrance, and a community facility entrance also would be located on South 2nd Avenue. Parking garage entrances would be on South 3rd Avenue.

The building would be designed to avoid the use of fossil fuels and incorporate green technologies such as geothermal heating and cooling, waste heat recovery and solar panels to generate electricity.

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# State leaders speak at Stamford Legislative Breakfast

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



The State Senators and State Representatives who make up Stamford's legislative delegation spoke at the 24th annual Legislative Breakfast organized by the Stamford Chamber of Commerce.

“The reason why that is so important is when we talk about workforce, or we talk about our budget, or we talk about the long term viability and sustainability of our state, all of that runs through the CSCU system.”

- Corey Paris

The Stamford Chamber of Commerce gathered the state senators and representatives who make up the legislative delegation for the city and the surrounding communities to discuss their top priorities with the local business community on Feb 15. The legislative breakfast is a longstanding tradition for the Chamber, having run for 24 years.

The event was sponsored by AT&T, Philip Morris International, A&M Property Holding Corp, which provided the downtown Stamford venue, and Deloitte LLP, which provided the breakfast itself.

Marian Salzman, the senior vice president and chief corporate Citizenship officer for Philip Morris International introduced keynote speaker Mayor Caroline Simmons while praising the state and city for being such an attractive place for major corporations.

“I was part of the group that selected Stamford as the location of our new global headquarters,” Salzman said. “We are now one of 14 Fortune 500 companies headquartered in the state, and I suspect that number will grow if their experience is anything like our experience.”

Salzman noted that the tobacco company planned to double its presence in the state, with 450 Connecticut-based employees by the end of the year.

In her keynote address, Stamford Mayor Caroline Simmons thanked the delegation for securing hundreds of millions of dollars for the city.

“I know you’ve given us a lot,” Simmons said, “but we are coming back this year with another list of funding projects, so we do appreciate the continued partnership and advocacy.”

Moderator Harry Carey, director of external affairs at

AT&T gave the nine legislators on the stage the opportunity to speak about their backgrounds and committee assignments.

He asked Democratic State Senator Patricia Miller of District 27 to weigh in on the banking committee, which he said is often overlooked.

“My reason for becoming co-chair of the banking committee is because we have individuals in the state who are underbanked and unbanked,” Miller explained, highlighting the importance of foreclosure remediation programs.”

Miller emphasized that she worked closely with the banking and credit union associations to address their concerns about low-income customers turning to pay day loans by expanding earned wage access programs. The programs allow employees to make purchases against money in their upcoming pay check, a vital service when unexpected expenses occur. Unlike payday loans, these programs typically have low or no interest attached.

“One of the things that we’re going to be working on this year,” Miller said, “which caused great angst in the state is earned wage access.” Licensing

requirements in current earned wage access proposals have drawn opposition from financial institutions, but advocates consider them important for protecting low-wage earners. As a result, Miller said she was looking forward to convening public hearings in the coming year.

Democrat Corey Paris, the representative for House District 145 was asked by Carey about how the state’s work with UConn Stamford will impact the business community.

“While (UConn) is the crown jewel of Stamford in terms of our higher academic community our real focus this year needs to be on our Connecticut State Colleges and Universities (CSCU) system,” Paris said.

“The reason why that is so important is when we talk about workforce, or we talk about our budget, or we talk about the long-term viability and sustainability of our state, all of that runs through the CSCU system,” Paris said, noting he is a proud graduate of Western Connecticut State University, though a native of Kansas City, Missouri. “I chose Connecticut because of its great institutions. While UConn does produce phenomenal leaders, 40% of those students end up staying in our state, and a large majority of those students end up leaving.”

In contrast, Paris noted that 80 % of CSCU students stay in the state. He raised concerns about the governor’s proposed budget, which redirects education funding to early childhood education programs, potentially at the cost of funding for magnet, open choice, and vocational agriculture schools.

“They’re the ones working at the companies and organizations that you are building,” he said. “So, for us to ignore the \$160 million deficit that the (education) system is facing, it not only hurts UConn and Stamford, it hurts Connecticut’s future.”

Spending became one of the most discussed topics at breakfast. Carey made the question of the state’s fiscal health open to all of the gathered legislators, noting that “the so-called fiscal guardrails are under some pressure from people who feel we have a surplus and we have people in need, so let’s spend it.”

Carey asked the members of the delegation for their thoughts on the matter and budgetary priorities, beginning with Ryan Fazio the Republican State Senator for District 36.

“A dollar spent is a dollar taxed,” Fazio said. “The fiscal reforms that were passed on a bipartisan basis were

necessary in order to pass the tax cuts that we experienced in this past year.”

Fazio described the recent cuts as insufficient, but still welcome as a turning point for the financial burden faced by Connecticut residents. “Ensuring these fiscal guardrails stay in place and ensuring our taxes in the long run are being limited, and hopefully we can reduce them in the future for the middle class is very important for the long-term success of Connecticut.”

Hubert Delaney, Democratic State Representative of District 144 praised the work the state had done in delivering tax cuts, calling the state’s fiscal health “absolutely strong.”

Delaney said he hoped his colleagues would join him in acting as practical progressives who seek “fiscally sustainable solutions to socially equitable requirements as a state.”

“And by that, I mean address the cost of living. It’s great to hear in a centralized location, in a newsletter, that our economy is doing well. But what does that actually mean for folks that are on the ground that are going to the grocery store?”

“We’re in good shape,” agreed Paris, “but let’s make sure our people are in even better shape.”

State Senator Ceci Maher, a Democrat representing District 26 said she agreed with Paris but noted that there was also need to focus on wise medical spending going forward.

“Medicare reimbursement rates have not been adjusted, we’re underpaying our behavioral health-care workers, they’re not staying in our nonprofits, and they’re not staying in their jobs because they know they can go and do telehealth,” Maher said, adding that from her years at nonprofits she’s familiar with the problems they face. “I’m all for fiscal guardrails but we also cannot keep cutting our human services, our Medicaid, and all of the people who are not being taken care of in our state.”

Senator Miller reminded the audience that she is the chair of the Senate Black and Puerto Rican Caucus, and that she personally knew what it was like to go to school hungry and said that Connecticut residents are already struggling to put food on the table.

“The guardrails, I think we need to take a look at,” Miller said. “Yes, it’s great that we paid down our pension, saved millions and millions of dollars in the long run. But let’s look at today, let’s look at now.”



# Crackdown on alleged drug and gun trafficking networks in Dutchess

BY PETER KATZ / pkatz@westfairinc.com

Illegal businesses dealing in ghost guns, assault weapons and drugs have been broken up in Dutchess County, according to New York Attorney General Letitia James.

A 154-count indictment unsealed in Dutchess County Court alleges that four defendants illegally trafficked in firearms, including ghost guns, assault weapons and high-capacity magazines for ammunition. A second indictment, this one with 63 counts, charges that seven defendants trafficked thousands of counterfeit oxycodone pills containing the deadly drug fentanyl.

"The individuals arrested today operated a dangerous network that trafficked untraceable ghost guns and flooded New York communities with fentanyl," James said. "Today's takedowns send a clear message that we will not allow anyone to fuel the epidemics of gun violence and drug addiction with their illegal activities. This operation was made possible through my office's partnerships with state and local law enforcement, and I thank the New York State Police and our other partners for their hard work

to bring these individuals to justice. I will continue to use my office to protect the safety of all New Yorkers."

The investigation into the firearms trafficking network led to the recovery of 31 firearms, including 14 AR-style ghost gun rifles, three AR-style rifles, a ghost gun pistol, a defaced Glock-21 pistol, high-capacity magazines and hundreds of rounds of ammunition.

The 63-count narcotics trafficking indictment, also unsealed in Dutchess County Court, contains counts for various felony narcotics offenses, including criminal sale of a controlled substance in the first degree, a class A2 felony, which carries a maximum sentence of 10 years in prison.

Those charged in the two indictments include:

Muayad Qader a.k.a. "JUNIOR", 34 years old, Poughkeepsie; Joseph Silverman a.k.a. "JOEY", 30 years old, Port St. Lucie, Florida; Louis Gonzalez, 53 years old, LaGrangeville; Jason Knapp, 43 years old, Verbank; Isaiah Atkins, 27 years old, Poughkeepsie;



Christopher Evans, 34 years old, Poughkeepsie; Stephen Gary, 39 years old, LaGrangeville; Curtis Holland, 32 years old, Poughkeepsie; Aaron Steppe, 29 years old, Poughkeepsie; and Angel Williams, 24 years old, Poughkeepsie.

▲ Counterfeit pills found during investigation.

## Ulster creates agricultural position

BY PETER KATZ / pkatz@westfairinc.com



Deborah DeWan

Ulster County has created the new position of agricultural services program administrator and Ulster County Executive Jen Metzger has appointed Deborah DeWan as the first person to serve in the role.

DeWan will be in charge of developing and putting into operation new agricultural programs in close coordination with the farming community.

"We want to see the county take a more active role in supporting the long-term viability and sustainability of farming in our county, and help our farmers meet the challenges they face and take advantage of new opportunities," Metzger said.

DeWan was executive director of the Rondout Valley Growers Association for six years and served as agriculture policy advisor and agricultural liaison for the State Senate Agriculture Committee. Metzger chaired the Agriculture Committee when she was

in the New York State Senate.

DeWan said, "I love helping farmers do what they do best – stewarding the land, feeding our communities and contributing

to the local economy. We can address real challenges facing our farmers, weathering the effects of climate change, strengthening their economic viability and protecting irreplaceable agricultural land throughout Ulster County."

According to Ulster County Legislator Kathy Nolan, who represents the towns of Denning, Hardenburgh, Olive and Shandaken, "Most of our farms in Ulster County are small farms, and we have a unique opportunity to show how valuable smaller scale farms are to our economy and how they can play an increasingly important role in enhancing the vitality and health of our entire community."



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# Traveling for business in 2024? What's deductible?

**NORMAN G. GRILL**

If you and your employees will be traveling for business this year, there are many things to keep in mind.

Under the tax law, certain requirements for out-of-town business travel within the United States must be met before you can claim a deduction. The rules apply if the business conducted reasonably requires an overnight stay.

Note: Under the Tax Cuts and Jobs Act, employees can't deduct their unreimbursed travel expenses through 2025 on their own tax returns. That's because unreimbursed employee business expenses are "miscellaneous itemized deductions" that aren't deductible through 2025. Self-employed individuals can continue to deduct business expenses, including away-from-home travel expenses.



## RULES THAT COME INTO PLAY

The actual costs of travel (for example, plane fare and cabs to the airport) are generally deductible for out-of-town business trips. You're also allowed to deduct the cost of lodging. And a percentage of your meals is deductible even if the meals aren't connected to a business conversation or other business function. For 2024, the law allows a 50% deduction for business meals. No deduction is allowed for meal or lodging expenses that are "lavish or extravagant," a term that generally means "unreasonable." Also, personal entertainment costs on trips aren't deductible, but business-related costs such as those for dry cleaning, phone calls and computer rentals can be written off.



## IS YOUR SPOUSE JOINING YOU?

The rules for deducting the costs of a spouse who accompanies you on a business trip are very restrictive. No deduction is allowed unless the spouse is an employee of yours or of your company. If that isn't the case, then even if there is a bona fide business purpose for having your spouse make the trip, you probably won't be able to fully deduct his or her travel costs (though you can deduct some costs).

Specifically, the restrictions apply only to additional expenses incurred by having your non employee spouse travel with you. For example, the expense of a hotel room or for traveling by car would likely be fully deductible since the cost to rent the room or to travel alone or with another person would be the same, even in a rented car.



## MIXING BUSINESS WITH PLEASURE

Some allocations may be required if the trip is a combined business/pleasure trip; for example, if you fly to a location for four days of business meetings and stay on for an additional three days of vacation. Only the costs of meals, lodging and so on incurred during the business days are deductible, not those incurred for the personal vacation days.

On the other hand, with respect to the cost of the travel itself (for example, plane fare), if the trip is primarily for business purposes, the travel cost can be deducted in its entirety and no allocation is required. Conversely, if the trip is primarily personal, none of the travel costs are deductible. An important factor in determining if the trip is primarily business or personal is the amount of time spent on each (though this isn't the sole factor).

Suppose a trip isn't for the actual conduct of business but is for the purpose of attending a convention or seminar. The IRS may check the nature of the meetings carefully to make sure they aren't vacations in disguise, so retain all material helpful in establishing the business or professional nature of this travel.

Also, personal expenses you incur at home related to the trip aren't deductible. This might include costs such as boarding a pet while you're away.

# Contributing Writer

*This column is intended as information only, not advice. IRS regulations can be hard to interpret and mistakes can be costly in time and money. If you have questions about business travel—especially if it is a big-ticket expense—consider discussing them with your financial advisor.*



William Lyon of William Lyon Designs. Contributed Photo.

William Lyon's Wall Street Studio

# Finding space and design inspiration on Norwalk's Wall Street

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

“As I started developing the space and working with contractors to put in built-ins and kind of make it my own.”

- William Lyon

*Interior Designer William Lyon came to Connecticut in 2013 to work with a family-owned design firm he became acquainted with while studying at High Point University in North Carolina.*

After having built up his rolodex of painters, electricians, project managers, and suppliers he decided to strike out on his own. He had already overcome the culture shock of moving far from home and establishing himself in a colder state and was content with running his business from his home until one night at a bar in Norwalk's Wall Street neighborhood.

“I was downstairs at the bar that's now below my studio and the owners were like, ‘would you be interested in having a studio space?’ And I'm like, ‘no I'm happy with having it in my apartment,’” Lyon recalled.

The owners eventually wore him down and he was led upstairs to survey the space, drink in hand. Lyon was interested enough to ask about pricing and started weighing his options, realizing that there were real advantages to establishing a physical office.

“I was trying to move my personal life forward by getting a condo or building a house in the future,” said Lyon. By having a separate office, he realized he didn't need to relocate everything for work even if he found

a new home, and that he could consider aesthetic choices outside the context of his own home. Bringing on employees as his business grew or developing a furniture — selling sideline would also become easier with the added space.

“As I started developing the space and working with contractors to put in built-ins and kind of make it my own I really started falling in love with the idea that when I walk into this space I can also leave it at the end of the day and my OCD won't go crazy if it's a mess,” Lyon added with a laugh. “I can just kind of shut the door and walk away and go home.”

He's also found it a boon to his business since boba tea, Greek restaurants, Peruvian restaurants, and more are all in walking distance so there are always options when clients are taken out for lunch.

“Everything's kind of right here, it's great to kind of meet and go through fabrics and then go grab a quick bite to eat and come back. I feel like Wall Street in general is interesting, it's a fascinating area with a lot of artists, a lot of stores, there's an apothecary down the street, there's also a designer across from my studio. When the weather gets really nice if I need a mental break I'll walk down and go through an antique shop, it's just a really cool area to kind of feel the pulse of Norwalk,” Lyon said.

William Lyon's Wall Street Studio

“It's just a great, tight-knit area.”

According to Lyon, that unexpectedly friendly attitude is also apparent in the region's design sensibilities.

“Maybe it's just the area in North Carolina I lived in, but I feel like people are more social here,” Lyon said, “I feel like there's more social parents. It's always like ‘Oh, bring your kids over too.’”

“People here have mom nights, have huge play dates, and are open to meeting new friends. I don't have any clients that are parents without their own individual thriving social life. They care about what their home looks like and how it functions when people come over.”

To enhance that functionality Lyon said he is also working to incorporate both high tech and simple utilitarian designs paired with quality materials.

During Covid, Lyon said, everybody was focused on comfort above all else, alongside the home office. “But I feel like now it's an attitude of ‘we want to love every inch of our home.’ Whether they are still working from home or they go into the office, I don't think people are as work-focused.”

In Lyon's view dining rooms are becoming popular again but are increasingly informal. Entry ways need to take into consideration how many pairs of boots the family has, as well as provide space for digital calendars and assistants that are keeping busy families with complex schedules all on

the same page.

Lyon described keeping abreast of the latest technology as a key consideration for his designs.

“We do kind of techie mudrooms, we do playrooms. You can put tech anywhere and you can make your life easy in any room with adding technology,” though he noted that many clients prefer to keep it simple.

“When it comes to going for tech with gusto,” Lyon continued, “that's when I have to go and visit people in showrooms and see what their products are like, visit their workrooms, see how their motion furniture works and really educate myself. Because it's constantly changing, I need to know what's new and what's going to be best for the client.”

Lyon also noted that he was eager for his upcoming exhibition in March at The 203 Project, a showcase of interior design with a sustainability bent hosted by Connecticut Cottages and Gardens. He will be joining other designers in reimagining the interior of a Darien home. His responsibility is in the Garden Wing, which is a space for which he is still discovering the best design.

“It's changing every day. It keeps getting turned upside down. We've probably redesigned the room, I think, five times.”

The 203 Project runs from March 21 to March 24. For more about William Lyon Design visit his webpage at <https://www.williamlyondesigns.com/>

# At Wartburg You Can Live Your Best Life



Wartburg is unlike any retirement community you have ever seen before. We believe that the quality of life is as important as the quality of care. Wartburg's gated, lush 34-acre campus with 24-hour security is tucked behind a quiet residential neighborhood near the Mount Vernon-Pelham border.

Since its beginnings as an orphanage more than 155 years ago, to the award-winning, comprehensive older adult care community, Wartburg offers a gold standard of living and care options. It remains vigilant and dedicated to creating a community of care where seniors can avail themselves of the benefits of an urban lifestyle in a park-like setting, with the peace of mind that comes from knowing there is a team ready to help them as their needs change. Whether you need temporary assistance or ongoing services, Wartburg has the support you need to live independently for as long as possible in a community that cares. We offer everything from independent senior living and assisted living options to nursing home facility. We also offer adult day care, palliative care, hospice care and respite care. If you live independently, but require assistance, we offer in-home support for your daily needs and can also provide rehabilitation and skilled nursing services. We are building for the future. Slated for opening this year, the New Living Center will be a state-of-the-art facility that will bring resources and support to those affected by Alzheimer's and dementia-related diseases. The building will consist of 64 beds, made up of 32 single suites and 32 companion suites. At Wartburg, you can age in place gracefully and secure that your health and safety are our priority. At Wartburg, you can live your best life.

*A message from Wartburg.*

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# Paul O'Neill and partners score with new craft beer

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Warrior 21 is the first Northeast IPA to be brewed in collaboration with a professional baseball player, a Yankees player and a World Series champion.

Paul O'Neill is as meticulous about his ale as he was about playing rightfield for the New York Yankees in the glory days of the late 1990s. The analyst for the Yanks' YES Network, and Rye Brook resident, also concentrates on work, family and golf and thus is not given to lending his name to a variety of products, said Brandon Steiner. So when O'Neill approached Steiner – a sports memorabilia industry leader and founder of Yonkers-based CollectibleXchange.com – about crafting a beer, he immediately thought of Michael Chiltern, founding owner and brewer of Wolf & Warrior Brewing Co. in White Plains, whom Steiner first met when he hosted an event for the Syracuse University Alumni Association a year and a half ago.

“Paul is really intense, over the top, and Michael is really intense and over the top,” Steiner, a Scarsdale resident, said of their meeting last April. “It was the perfect match.”

The result of all this intensity was Warrior 21 Northeast India Pale Ale, which made its debut just before Me-

morial Day weekend last year. On Feb. 2, some 200 fans of beer and the Bronx Bombers joined O'Neill, Chiltern and Steiner as they relaunched Warrior 21 at Wolf & Warrior with a freshly brewed batch.

More than 40% of craft beers are classified as India Pale Ales (IPAs), a kind of brew whose history is steeped in British colonialism. As Chiltern described it during an interview outside the brewing room of the 6,000-square-foot Wolf & Warrior – which is half bar/eatery – the British East India Co. was looking

for a British ale to enjoy in India in the early-19th century, but those that made the long voyage would arrive spoiled. Adding more hops not only served as a preservative; it created a flavor with more bite – or a certain bitterness, if you will – and crispness.

Warrior 21, which is 6.5% ABV (alcohol by volume) is made with citra, strata, mosaic and lotus hops. It has notes of stone fruit, such as mangoes, juicy citrus and a hint of pine, Chiltern said, with what the press materials called “a beautiful, creamy, hazy orange gold body.” With a rating of roughly 4 out of 5 on the internet, Warrior 21 is the first Northeast IPA to be brewed in collaboration with a professional baseball player, a Yankees player and a World Series champion. (O'Neill played in five World Series with the Yanks, in '96, '98, '99, 2000 and 2001.)

On the Bombers, the all-in O'Neill was called a “warrior” by George Steinbrenner, the team's imperial owner, and he wore the number 21, which the Yankees retired on Aug. 21, 2022.

But the name Warrior 21 also dovetails with Wolf & Warrior, which Chiltern named after his children Vuk and Branko – “wolf” and “warrior” respectively in Serbian, wife Jelena's native tongue. (The family lives White Plains.) Though he studied photography and anthropology at Syracuse University and would go on to work in the video department of Morgan Stanley and serve as a cam-



From left, Michael Chiltern, founding owner and brewer of Wolf & Warrior Brewing Co. in White Plains, and former New York Yankees rightfielder and current analyst for the YES Network Paul O'Neill celebrate their Warrior 21 Northeast India Pale Ale Feb. 2 at Wolf & Warrior.

eraman for such shows as “Animal Planet,” “Reading Rainbow” and “Trading Spaces” as well as at usopen.org (2003-08), Chiltern had gotten interested in the communal aspects of beer while studying in Zimbabwe in 1998 – the year the Yankees set a record for most baseball games won in a season and postseason (125).

In 2012, he visited The Brooklyn Kitchen's home-brewing shop and decided to try his hand at making beer. With the brew a hit among family and friends, he branched out from IPAs to other kinds of beers, winning medals in 12 of 14 contests by 2018, including the National Homebrew Competition. A year later, he founded Wolf & Warrior, a five-barrel capacity New York state-certified farm brewery – a first for White Plains – with more than 60% of its grains and 30% of its hops grown in the state.

Today, Wolf & Warrior produces 255 barrels a year in its five fermenters. There are always about 13 house-made beers on draft, along with a guest cider and a guest sour. The beers include American, New



Beer buffs and New York Yankees' fans turn out Feb. 2 to meet Paul O'Neill at Wolf & Warrior in White Plains and celebrate his brew, Warrior 21.

England “Hazy” IPA, West Coast IPA, Golden Ale, Pilsner, Porter and Stout as well as seasonal beers, to go with the kitchen's array of burgers, sandwiches, tacos, wings, chicken tenders, a Greek-style salad and cookies. Just as important, Steiner said, you can find Warrior 21 in DeCicco's 11 locations in Westchester and Putnam counties, and at Mamaroneck's haftimebeverage.com, with plans for the beverage to be carried in Trader Joe's and Wegmans.

Clearly, Wolf & Warrior is a home run.

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



One of five fermenters at Wolf & Warrior, this one making Warrior 21. Photographs by John Cirillo for Cirillo World.

# Stellar sweets in Westchester

Not quite the butcher, the baker and the candlestick maker, but this week I want to bring to your attention two stellar bakers and a talented ice cream maker. They are the new offshoots of existing artisanal businesses – all three distinctly different but consummately skilled at what they do and the products they offer.

Now with around 150 stores in 30 states, and more than 4,000 stores worldwide (predominantly in South Korea,) Paris Baguette may be the biggest national and international chain you've never heard of. Get with the program, though. The company plans on 1,000 locations across the country by 2030.

Even I only cut my Paris Baguette teeth (so to speak) relatively recently, at the store in Ithaca, New York, where blueberry chiffon and mango and coconut slices transported me from the frozen, wintry Finger Lakes to the romantic streets of Montmartre.

Embracing the franchise model, with its pristine navy and white cane bistro stacking chairs, honeycomb mosaic floor tiling and bold neon signage, Paris Baguette branches can

look reassuringly familiar or disquietingly similar, depending on your point of view. But it is this very sameness, along with consistency of product, whether in Carlsbad, California, or Krong Siem Reap, Cambodia, that would appear to be the lodestar of the company's success.

In the new Hartsdale location, which opened at the end of 2023, neither product nor procedure differs by a jot. (Stand where you know and know where you stand, as the saying goes.) You take your square tray, line it with a pre-cut square of waxed paper, grab a pair of tongs and serve yourself from the mouth-watering displays. Aside from the medium-bake eponymous baguette and a selection of breads – including milk sandwich bread, soft cream bread, raisin bread and croissant loaf – there are gourmet sandwiches, classic salads, seasonal beverages and a good selection of teas and coffees.

But the real joy of Paris Baguette, (“Joy Baked Into Every Bite” is just one of the company's many slogans), are its pastries – cake slices, soufflés, berry tarts and cheesecakes – all of them so light they look as if they might need a

paperweight to prevent them floating away. (My editor said she cannot get enough of the powdered doughnuts and croissants with strawberries, both stuffed with a luscious custard that separates French patisseries from other bakeshops.)

The well-established Fleetwood Bakery in Mount Vernon is a different kind of beast. It can't compete with an enterprise like Paris Baguette, but nor I suspect would it want to. This is essentially a family-run business, using prime ingredients and tried-and-tested techniques to produce one-of-a-kind wedding, birthday and specialty cakes and pastries.

I was so taken when I caught owner Enzo Cutaia on the local news the day before Valentine's Day at the ribbon-cutting for his Pleasantville shop, his eyes practically filling with tears as he said how proud he was of his new store, that the next day I went to try some of those house-baked treats for myself.

There I found irresistible Danish, meltaways, cream puffs and red velvet pastries, as well as a great selection of heart-shaped cakes and cookies. With a line extending out the door and onto the street and what I took to be family members all helping to serve behind the counter, I suddenly found myself at the front of the line facing Enzo himself. I felt honored as he took my order for the bakery's famous “pregnant” cannolis, before disappearing into the kitchen to fill them himself with the bakery's homemade cannoli cream.

What an asset this bakery – and this community-minded family – are going to be to Pleasantville.

It's already been 12 years since Martine's Fine Bake Shoppe of Tuckahoe opened a second location in Scarsdale. Now, Martine's has a third outlet, an ice cream shop, Mimi's by Martine's, across the street from the Scarsdale locale, adjacent to the Metro-North station. The gelato is freshly churned “all day, every day,” made from scratch with natural ingredients, free from preservatives and artificial coloring.

It's an absolute gem of a space, with great attention to detail in the design, from its tiled floor to its marble-top tables, teak columns and globe ceiling lights – not your typical pink-and-white-stripe American ice cream parlor but more like a beautiful, small gelateria in Milan or Turin. (Come the warmer weather, customers will be fighting over the five outdoor tables.)

And then there is the ice cream itself, piled high in fantastic displays like billowing clouds and with best-selling flavors, including gianduja and amarena stracciatella – although flavors change frequently. I rated both the pistachio and lemon cake 5/5 for taste and texture, but for me, the real glory of Mimi's was its whipped cream. No cans or canisters here – this cream is the same quality cream that goes into Martine's cakes and pastries, so rich and flavorful you could eat a tub of it on your own.

Which, to my only slight shame, is exactly what I did.



Paris Baguette, Hartsdale – interior. Photographs by Jeremy Wayne.

## The joy (and deceptive challenge) of pickleball

BY GIOVANNI ROSELLI

Pickleball has taken off, especially among the senior set. But picklers are advised to learn proper technique first and pace themselves if sore to avoid injury.

In recent years, an unassuming sport has been making waves across the country. Pickleball – a hybrid of tennis, badminton and table tennis – has swiftly become a phenomenon that not only entertains but also promotes fitness and social engagement. In Westchester and Fairfield counties alone, there are 49 private clubs and one YMCA that belong to the Fairfield-Westchester Pickleball League, <https://fwpl.tenniscorers.com/?mod=nndz-TjJiOW-tOR2sxTnhl> formed in March 2021.

What sets this sport apart is its accessibility to people of various ages and skill sets. With a smaller court, simpler rules and a slower-moving ball, it's easier for beginners to pick up, transcending traditional sports boundaries and fostering a sense of community.

Beyond its social appeal, pickleball is

gaining recognition for its fitness and exercise benefits. The game provides an excellent cardiovascular workout, requiring players to move constantly around the court and engage in quick bursts of energy, improving their overall agility.

The stop-and-go nature of pickleball, with its rapid changes in direction and pace, contributes to enhanced

muscular endurance and balance as well. Players often find themselves using their core muscles, promoting abdominal strength and stability. The combination of physical elements in pickleball creates a holistic fitness experience, making it an attractive option for those seeking an enjoyable alternative to tradi-

tional workouts.

One demographic that has particularly embraced pickleball is the aging population, and that is sure to grow. According to the Population Reference Bureau, “the number of Americans ages 65 and older is projected to increase from 58 million in 2022 to 82 million by 2050 (a 47% increase), and the 65-and-older age group's share of the total population is projected to rise from 17% to 23%.” With its low-impact nature and smaller court size, pickleball provides a fantastic outlet for seniors looking to stay active. The sport's social aspect further contributes to the overall well-being of older players, encouraging a sense of camaraderie and a more involved lifestyle.

However, with enthusiasm for a deceptively challenging sport that can stymie even tennis legends, that “...the number of pickleball-related injuries has nearly doubled, from just under

9,000 in 2020, to just over 17,000 in 2022, according to the Consumer Product Safety Commission's National Electronic Injury Surveillance System. Since 2018, the popular paddles have been responsible for more than 60,000 emergency room visits, per CPSC data, and approximately 75% of those injured during that time were between the ages of 55 and 75.” Indeed, last year orthopedic injuries from pickleball were expected to translate into anywhere from \$250 million to \$500 million in medical costs.

Doctors and trainers have stressed that before you try any new activity, do your due diligence, learn proper technique and always pace yourself if you feel any soreness.

An ounce of prevention (and preparation) will enable you to pickle for years to come.

Reach Gio at [giovanniroselli.com](mailto:giovanniroselli.com).

# Dream journeys for that bucket list

BY JEREMY WAYNE / [jwayne@westfairinc.com](mailto:jwayne@westfairinc.com)

I'm not a great one for travel bucket lists. In this changing world, what's on top of mine today might well be at the bottom tomorrow. Geopolitics, your frame of mind, where you're at in your life and not least your pocketbook all play a part in where you might like to go and when.



Normandy War Memorial. *Courtesy Normandy American Cemetery & Memorial.*



Gorillas in Akagera National Park. *Courtesy Akagera National Park.*



Blossom in Tokohu region, northern Japan. *Courtesy LiveJapan.*

“I can never get enough of Japan, where there is so much to explore beyond the two top destinations of Tokyo and Kyoto.”

That said, a recent compilation from travel experts and luxury tour operator Scott Dunn got me thinking. In a war- and strife-free world, the planet bathed in brotherly love, time in abundance and money no object, here are some ideas that might make your bucket list dreams take flight:

## Rwanda – June / September

With two annual rainy seasons, February to June and mid-September to mid-December, Rwanda is visitable any time of year, but June to September is the ideal time to see its gorillas in their natural habitat in the Volcanoes National Park. The Rwandan Development Board issues the permits, releasing few to ensure these extraordinary creatures are not overexposed to tourism. Scott Dunn's “Highlights of Rwanda” itinerary includes a game safari drive in the savannah of Akagera, tracking buffalo, lions and black and white rhinoceroses, as well as catching up with the mountain gorillas on an epic mountain trek – which is epic in anyone's book.

## Botswana – July / September

Still in Africa, a Botswana African safari is defined by the Okavango Delta, which acts as a sanctuary for scores of bird species and herds of migratory zebra, supports a huge diversity of game and contributes to Botswana's reputation as the most sought-out country for safari destinations. Scott Dunn chooses hotels and lodges based on their facilities and consistently excellent guest experiences, but Christina Gordon, Scott Dunn's destination manager for Africa, warns that the Okavango has one of the smallest

numbers of camps in a protected wildlife area for safari tourism in Africa. With only a handful of rooms, availability is a real challenge in some camps, she said, so don't delay if you have Botswana on your bucket list for summer 2024 – or even 2025.

## France – July / August

With the impending 2024 Olympic games, Paris is going to be on everybody's itinerary this summer (and do look out for one of my March Travel Talks, in which I will be suggesting the best Paris hotels.) That said, a lot of the smart money will avoid the French capital altogether, choosing instead under-the-radar regions and experiences, such as the 80th D-Day Anniversary of the Normandy Landings, or exclusive journeys throughout Normandy, Burgundy and the French Riviera. Scott Dunn has just revamped its programming for France, with some truly delicious itineraries in those areas. And look out, too, for my upcoming Travel Talk story on Monaco – no longer just “a sunny place for shady people,” in W. Somerset Maugham's immortal phrase, but a thrilling destination in its own right, with a new reputation for gastronomy.

## Grenada – Winter 2024

This beautiful Windward Island in the southern Caribbean is home to arguably some of the best beaches, as well as the most beautiful town in the entire West Indies – its capital, St. George's. Included on The New York Times' list of “52 Places to Visit in 2024,” Grenada is celebrating its 50th year of independence this year and also welcoming two exciting hotel

openings – Six Senses La Sagesse, the brand's first Caribbean property, and Silversands Beach House – so now is the time to book. Indeed, regarding the Caribbean in general, Josh Peacock of Scott Dunn said that availability in the Caribbean is already extremely limited for the upcoming winter season, and “the best hotels are booked out earlier than you would think.” You have been warned.

## Japan – March / May; October / November

I can never get enough of Japan, where there is so much to explore beyond the two top destinations of Tokyo and Kyoto – so much so it stays almost permanently on my radar for one place or another. And, while cherry blossom season, between March and May, has long been one of the most popular times to travel to Japan, according to Lili LeBaron, Scott Dunn's U.S. travel consultant, autumn is now considered the better season to visit, thanks to smaller crowds and the striking colors of turning leaves. Scott Dunn's 11-night “Ultimate Japan” itinerary explores more than 2,000 shrines and temples, the breathtaking Mount Misen and the tastes of the world's freshest sushi. Yes, please.

## Patagonia, Chile – December 2024 / February 2025

“Demand is high and supply low for the ultimate Patagonian getaway,” said Simon Hunt, Scott Dunn's lead Latin travel consultant. With extreme weather patterns for large parts of the year, travel to Patagonia falls into a specific season of December through February, which makes early booking

essential. Designed with solo travelers in mind, Scott Dunn's “Epic Highlights of Patagonia” itinerary complements this vast region -- combining soul-searching trekking, dramatic scenery and luxury camping. I'll need to save up first, but do – absolutely do – count me in. Maybe for 2026. I guess my travel bucket list lives, after all.

For more, visit [scottdunn.com](http://scottdunn.com).

Travel Talk's Jeremy Wayne is a luxury travel adviser with Superior Travel of New York. Contact him at [jeremy@superiortravel.com](mailto:jeremy@superiortravel.com).

## Westchester Innovation Network Seeking Applicants for 2024 Cohort

**T**he Business Council of Westchester (BCW) is seeking entrepreneurs who want to join the Westchester Innovation Network's (WIN) 2024 cohort of innovators.

The ideal BCW WIN participants are startup organizations that have a minimum viable product or service to test. BCW WIN matches innovators with established businesses in Westchester County that help evaluate their new market ideas.



“The Westchester Innovation Network puts innovators in front of companies that are in positions to give emerging companies their first big breakthrough,” said Marsha Gordon, the BCW’s president and CEO. “Just recently, BCW WIN helped the Canadian startup Last20 undertake a test of its plastic-infused asphalt at a new parking lot at Regeneron’s global headquarters. The BCW WIN program is ready to help innovators set up more of these valuable opportunities.”

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

Last year’s successful matches included Clarapath and EverFoam Products. Clarapath of Hawthorne received a \$10,000 BCW WIN Champions Award in November to

support the company’s efforts to automate human and animal tissue slide development and facilitate disease mapping and treatment discovery. EverFoam Products of Yonkers received a \$5,000 BCW WIN Champions Award in November to manufacture and market sustainable and reusable party décor.

Other successful 2023 matches included KELLS’s collaboration with the YMCA of Central & Northern Westchester in White Plains, where the company screened adults at the Y’s early learning childcare program using its artificial-intelligence powered oral health screenings; VAE’s retail launch of its caffeinated energy spray in 20 Chestnut Market stores; and Undercare’s test of its adaptive underwear for people with limited mobility at the Meadowview at Wartburg, an assisted-living facility.

To learn more about becoming an Innovation Partner or joining the BCW WIN program, visit <https://thebcw.org/westchester-innovation-network/>

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

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





**BCW** BUSINESS COUNCIL OF WESTCHESTER

**EVENING NETWORKING RECEPTION**

February 8, 2024  
Surf Club  
Royal Regency Hotel  
Yonkers, NY





Horticulture Manager Jonathan Dancho and Gregg Dancho.



## TIME FOR FORGIVENESS



There may be no more divisive time than the time we're living in right now. The answer? Forgiveness.

World-renowned humanitarian and celebrated author Mpho Tutu van Furth presents "The Healing Power of Forgiveness: The Freedom of Letting Go" – three programs on March 1 to March 3 at Trinity Spiritual Center, 651 Pequot Ave. in Southport, Connecticut. The programs will also be livestreamed via Zoom.

Tutu van Furth, daughter of the late Archbishop Emeritus Desmond Tutu and Nomalizo Tutu, will share her experiences and show attendees how to use some of the unique tools that she has developed in her work promoting peace, justice and reconciliation in daily lives. She will speak at three different times during weekend events, that attendees can participate in one, two or all three programs.

"Forgiveness and connection are surprisingly within our grasp, but it takes courage to face the harm that we have experienced and offer the grace of forgiveness to heal the wounds that we endure," said Tutu van Furth.

"If ever there was a time that we need the tools that the practice of forgiveness and reconciliation offers, it is now – in our personal lives and in all the conflicts that we experience around the globe," said Mark Grayson, founding director of Trinity Spiritual Center.

Tutu van Furth is an episcopal priest, an artist, an author, public speaker and retreat facilitator. She is the canon missioner for Beloved Community in the Convocation of Episcopal Churches in Europe and serves at All Saints mission congregation in Amsterdam. Rev. Tutu van Furth has co-authored several books with her father, including "The Book of Forgiving." She was also featured in the documentary, "Mission: Joy – Finding Happiness in these Troubled Times," and has shared the stage with the Dalai Lama, Ken Robinson, Eckhart Tolle, among others. Books will be available for sale.

Trinity Episcopal Church is located in the historic seaside district of Southport and welcomes seekers of all denominations. Its mission is to provide a vibrant 21st century Episcopal community that inspires spiritual growth, nurtures genuine connections and promotes charitable service.

*Call Trinity at 203-255-0454 for more information and reservations.*

## ZOO AWARDED FOR PROFESSIONAL PRACTICES

Connecticut's Beardsley Zoo Arboretum in Bridgeport has been awarded a Level 1 Accreditation by The ArbNet Arboretum Accreditation Program and The Morton Arboretum, for achieving particular standards of professional practices deemed important for arboreta and botanic gardens. The ArbNet Arboretum Accreditation Program is the only global initiative to officially recognize arboreta at various levels of development, capacity and professionalism. The Arboretum is also now recognized as an accredited arboretum in the Morton Register of Arboreta, a database of the world's arboreta and gardens dedicated to woody plants.

Sitting on 51 acres of trees within Connecticut's Beardsley Zoo (CBZ), plantings in the Arboretum reflect a goal of building collections for wildlife value, as well as aesthetic appreciation, with sustainable maintenance and ecological awareness as guiding principles. The Arboretum focuses on native plantings as much as possible to help pollinators, migratory birds and smaller mammals that live on property.

"This accreditation recognizes the zoo's commitment to the preservation of all living things," Zoo Director Gregg Dancho said.

"Much time, energy and work go into the conservation of the trees and plants on zoo grounds, and we look forward to using this accreditation to encourage further education and awareness in our community."

Zoo arboretums have unique and creative opportunities when curating their collections such as mimicking the natural habitats that animals live in. Connecticut's Beardsley Zoo has more than 350 animals represented that are primarily from North and South America and Northern Asian species. Most recently, the zoo's horticulture team has mimicked the high altitudes of the Andes with evergreen and shade trees in the new Andean bear habitat.

Over the next few years, CBZ Arboretum plans on diversifying the variety of trees on property. "We are currently working with partners in our community to both celebrate this accomplishment and amplify our voices in the mission we share." Horticulture Manager Jonathan Dancho said. "This spring, guests can expect new activities at the zoo's annual Party for the Planet event as well as tree plantings on Arbor Day."

Beardsley Park's design was done by Frederick Law Olmsted, a famous architect known for creating New York City's Central Park and Bridgeport's Seaside Park. Olmstead was contracted by the city back in 1881 and described the existing land as "pastoral, sylvan and idyllic." Olmstead's design showcased the site's large trees, hilltop views, boulder outcroppings and sloping meadows.

As an accredited member of the Association of Zoos and Aquariums (AZA) and participant in its Species Survival Plan (SSP) programs, the nonprofit zoo is committed to the preservation of endangered animals and wild habitats. Tickets must be purchased on the zoo's website at beardsleyzoo.org.



A stack of five books of various colors (brown, black, grey, white, and red) is shown. A black graduation cap with a tassel is placed on top of the stack. A white rolled diploma tied with a red ribbon is placed on top of the stack. The background is a plain, light grey wall.

# EDUCATION

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Partner Insights

# A NEW HOME FOR THE SCHOOL OF BUSINESS

Southern's new School of Business is designed to support student learning as well as local businesses and nonprofits. Organizations are invited to partner with the business school and its students and/or to rent a wide variety of specialized spaces.

In addition to nine general classrooms and lecture halls, there are case study rooms that seat 66 people — perfect for business-pitch competitions. For those studying market research, there's a Behavioral/Marketing Lab with a built-in observation room. It's equipped with one-way glass as well as visual- and audio-recording capabilities — and is an ideal site for focus groups and other market studies. A state-of-the-art area designated for financial markets and data analytics houses Bloomberg Terminals. Developed more than four decades ago, the terminals are the industry standard, used to provide lightning-fast access to news, data, insights, and trading.

Southern is the only one of the Connecticut State Universities to have terminals and business students can gain an understanding of the system — or even earn Bloomberg certifications. It sets them apart and provides them with a competitive edge.

The building also is in a league of its own in terms of sustainability, the first constructed by the State of Connecticut to have a net-zero-energy carbon footprint. Put simply, the facility generates as much energy as it uses: 90 percent

comes from solar panels in the parking lot on lower Farnham Avenue. The remaining needs are met by a below-ground geothermal field near the building. A large electronic display inside the main entrance shows electricity consumption, exemplifying the building's uniqueness in the state.

In spring 2023, the school of business achieved AACSB accreditation, a milestone earned by less than five percent of business schools worldwide. It's been a long-term goal, one School of Business Dean Jess Boronico says is "a testimonial to what is attainable through collaboration and a belief in a common mission." "When you graduate from an AACSB-accredited university, the job market looks at you differently," says Benjamin Abugri, MBA director and professor of finance. "At the most fundamental level, AACSB accreditation shows that a business school engages in continuous improvement in every aspect of its operations: research, teaching, curriculum, resource deployment, everything."

Plans are in place to fully STEM align the MBA program by the fall 2024 semester — embedding science, technology, engineering, and mathematics into the entire MBA curriculum. Abugri explains: "An MBA prepares students for decision making roles with for-profit and nonprofit organizations. This is about learning how to embed STEM into the decision-making process to make better decisions."



SOUTHERN CONNECTICUT STATE UNIVERSITY

# GRADUATE OPEN HOUSE

THURSDAY, APRIL 18, 2024

3:00 P.M. – 7:00 P.M.

SCSU Michael J. Adanti Student Center Ballroom

Explore your program of interest and the steps to apply. Meet with graduate faculty, staff, and graduate students committed to helping you achieve your personal and professional goals.

Learn about:

- Southern's 100+ nationally-ranked Master's, Sixth Year, Doctorate, and post-graduate programs, with affordable and flexible options for evening, weekend, and online courses.
- Fellowships, assistantships, and financial aid.
- Graduate student services and support.

Plus, interact with distinguished faculty and admissions representatives.



Register at [Grad.SouthernCT.edu](https://Grad.SouthernCT.edu)

For more information call (203) 392-9670 or email [GradAdmissions@SouthernCT.edu](mailto:GradAdmissions@SouthernCT.edu).



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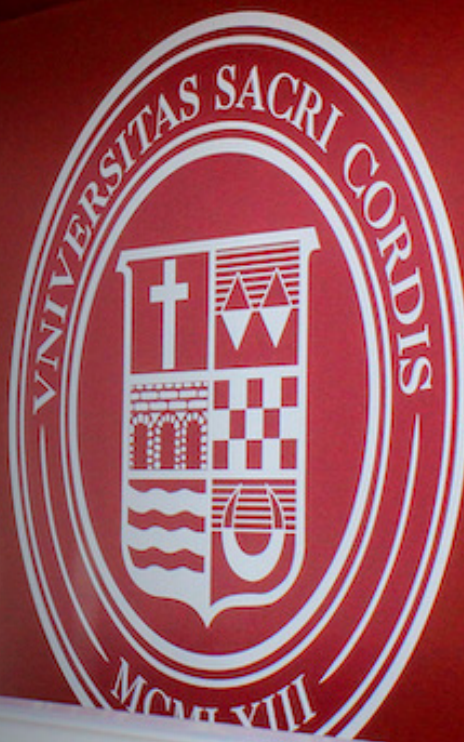
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# WESTCHESTER WOMEN'S SUMMIT

*New This Year*

NOW IN  
OUR 4TH  
YEAR!

FRIDAY

MARCH 15, 2024

8:30 AM – 4 PM

SONESTA WHITE PLAINS

## The Learning Stage

There is so much you can learn in 30 minutes! New this year are Mini Master Classes, held 3 times during the day, where you can hone your skills in very specific areas. These lessons can be fun as well as useful.

## The Experience Zone

This year you will find unique and interesting experiences that you can take part in – from meditation to makeovers to tea leaf reading and more, the Experience Zone is the place for self-care and comfort.

## The Discovery Village is growing!

Not only do we have space for our local non-profit partners to share their resources, but we have added a Women's Marketplace. Conference guests will be able to shop and learn all day long. The schedule has been designed with blocks of time to maximize this opportunity.



**ANDREA NAVEDO**  
*Keynote Speaker*

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Be A Speaker



[www.virtualmeetinghub.com](https://www.virtualmeetinghub.com)

## BRINGING DIVERSE BACKGROUNDS TO THE ARTS



Malia K. Du Mont



Caitlinn Mahar-Daniels

arts  
Mid-Hudson

Two new board members of Arts Mid-Hudson now begin their first three-year term: They are Malia K. Du Mont and Caitlinn Mahar-Daniels.

Du Mont brings a distinguished record of leadership and service currently serving as the chief of staff and vice president for strategy and policy at Bard College. Her educational background in Chinese from Bard College and her Master of Public Policy from Harvard Kennedy School reflect her commitment to academic excellence and global perspectives. As an Army Reserve officer and Afghanistan veteran, Du Mont's dedication to serving her country extends to her roles as the chair of the NY-18 Veterans and Military Families Advisory Board for Congressman Pat Ryan and her service on various advisory boards, including the American University of Afghanistan and the World Affairs Council Mid-Hudson Valley. Additionally, Du Mont's passion for music shines through her involvement as a longtime choral singer and her volunteer work as a pianist at her church, highlighting her multifaceted contributions to the arts and community.

Mahar-Daniels, a Hudson Valley native, brings a wealth of experience in the arts and photography to Arts Mid-Hudson. A SUNY New Paltz alumna, Mahar-Daniels majored

in fine art photography with a minor in art history, paving the way for a successful career in capturing the essence of the Hudson Valley through her lens. As the founder of "Caitlinn Mahar-Daniels," she has established herself as a prominent figure in the local and international photography scene, specializing in weddings and embracing the human form with an artistic touch.

The new board members were elected at the 2024 annual meeting, in accordance with the Arts Mid-Hudson By-Laws.

Arts Mid-Hudson is a nonprofit arts service organization serving the Mid-Hudson region. Since 1964, it has engaged and promoted the arts and provides vision and leadership to support thriving and diverse arts in the Mid-Hudson region.

## DISCARDED WOODEN TCHOTCHKES BECOME WORKS OF ART



Elizabeth Englander, *Yogini no. 10 (detail)*, 2022. Courtesy of Elizabeth Englander and Theta, New York.

The Aldrich Contemporary Art Museum



The Aldrich Contemporary Art Museum in Ridgefield, Connecticut, will present Elizabeth Englander's first solo museum exhibit, "Eminem Buddhism, Volume 3," from April 7 to Oct. 20. The exhibition will be accompanied by the artist's first museum publication.

Nutcrackers, toys, outgrown children's furniture, and other discarded wooden tchotchkes are the material basis of Englander's sculptures of gods, goddesses and saints from the pantheons of Jainism, Hinduism and Buddhism. Taking artifacts from consumer culture — paradoxically loaded with memory and nostalgia, but endemically disposable — she reassigns the fragments new anatomical significance and joins them into abstracted bodies that capture identifying attributes of the deities they represent. Englander writes: "I like to imagine that by dismembering them, I free them from some of this karma. Refashioned into spacious, divine bodies,

the resulting personal icons are indices of my dialogue with the dharma."

The iconography is drawn from Englander's study of Asian religious art, specifically the history of statuary icons that began in the second century BCE in India. From this iconography certain sacred forms emerge as the protagonists in her sculptures.

The title of the exhibition series is taken from stories written by the artist's brother when they were children that chronicles the spiritual conversion of the rapper Eminem under the guidance of Buddha.

The artist's first museum publication will accompany the exhibition, featuring an essay by the curator, Eduardo Andres Alfonso, Associate Curator.

Englander lives and works in New York City. She received her BFA from The Rhode Island School of Design in 2011 and her MFA from Hunter College in 2019.

## FERTILITY SPECIALISTS RECEIVE TOP DOCTOR HONORS



illumefertility

Illume Fertility, a leading modern fertility practice whose quality of care helps hopeful parents grow their families, has announced that seven of its board-certified reproductive endocrinologists have been honored with the Castle Connolly Top Doctor award. For more than 30 years all of whom on the list are nominated by peer doctors in their specific field and assessed by a physician-led research team.

The 2024 Top Doctor designation was awarded to doctors Mark Leondires, Spencer Richlin, Cynthia Murdock, Shaun Williams, Barry Witt, Joshua Hurwitz and Ilana Ressler.

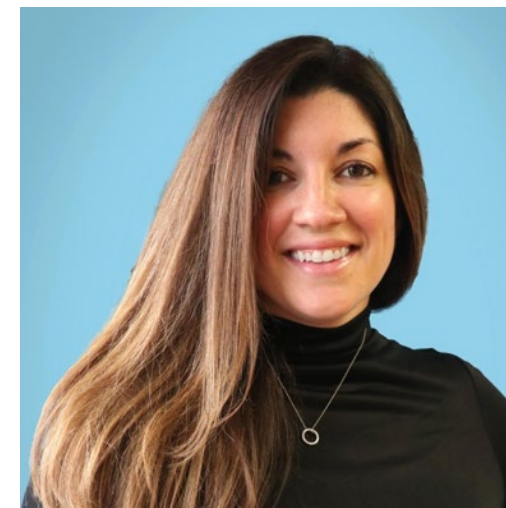
Top Doctors are selected from all practicing physicians in the United States and represent the top 7% of all U.S. practicing physicians. Castle Connolly and IVF) resulting in pregnancies and babies. All seven Illume Fertility physicians are at the top of their field and have the most up-to-date knowledge and skills in the field of Reproductive Endocrinology, the medical specialty dedicated to fertility treatment.

"As we enter our 22nd year as a practice,

we recognize what an impact our physicians and patient-focused teams have made in the lives of families, both locally and internationally, Leondires, founder, medical director and partner at Illume Fertility and Gay Parents To Be.

Illume Fertility, formerly RMA of Connecticut, is a leading modern fertility practice providing an exceptional patient experience, innovative care and expertise to help patients achieve their fertility and family-building goals. Led by an award-winning team of nine highly credentialed board-certified reproductive endocrinologists, Illume Fertility specializes in a range of assisted reproductive technologies (ART) including intrauterine insemination (IUI), in vitro fertilization (IVF), and preimplantation genetic testing (PGT). Illume Fertility is one of the largest fertility clinics and egg donation centers in the region, and is the only regional fertility clinic offering on-site holistic patient support services, including nutrition counseling, acupuncture and yoga.

## HVEDC CONTINUES TO GROW ITS BOARD



Stephanie Johnson

The Hudson Valley Economic Development Corp. (HVEDC) has welcomed Stephanie Johnson, divisional director for Legoland New York, to its Advisory Board of Directors.

Johnson is a marketing professional with more than 20 years of experience. Appointed to her present position at L20New York in January 2020, Johnson's professional background spans a range of industries. She previously was with the Simon Property Group, was director of marketing and business development for Woodbury Common Premium Outlets, and was senior director of retail development and operations for Ralph Lauren's North American wholesale division. She is a graduate of Syracuse University, with a dual Bachelor of Science degree in marketing management and supply chain management as well as a public communications minor. She also holds an MBA from Nova Southeastern University.



KeyBank Market President for Hudson Valley/Metro New York John Manginelli (center) presented the KeyBank Foundation grant to WestHab President and CEO Rich Nightingale (left) and JC Soto, Dayspring Community Center director, WestHab.

## BANK'S FOUNDATION CREATES PIPELINE TO COLLEGE FOR NEEDY STUDENTS

KeyBank Foundation awarded WestHab a \$240,000 multiyear grant to create a pipeline to college and careers for low-income students at Dayspring Community Center in Yonkers. Starting in September the program will support thirty 9th- to 12th-grade students from Dayspring's youth program in proactively exploring and choosing the post-secondary path that suits them best.

"I grew up in Yonkers; this is the kind of investment our neighborhood needs," said Dayspring Director JC Soto. "Nodine Hill of Southwest Yonkers (where Dayspring is located) has a poverty rate that is double that of all of Westchester County. Increasing college readiness and providing resources to advance their skills in careers with livable wages will allow teens to earn higher incomes, translating into better life outcomes, including health, wealth and happiness."

To develop the program, WestHab will work with the Yonkers Partners

In Education (YPIE), a Westchester-based nonprofit with expertise in ensuring students are ready for, enroll, and complete college.

YPIE Executive Director Samuel Wallis, said, "We are thrilled to partner with WestHab to ensure teens at Dayspring Community Center are prepared for success in college and careers. We know how important it is to meet students where they are, and we look forward to working with students in a trusted community center like Dayspring. We are grateful to KeyBank for its generous support to make this partnership and critical service for students possible."

"This generous investment by KeyBank Foundation will help individual students but also aims to create a more lasting change in the community by nurturing an ongoing college-ready culture for high school students. "We hope to broaden futures and disrupt cycles of inequality that we see in Nodine Hill," said Soto.

"Supporting the communities in which we work is a core value of KeyBank. We are proud to be a part of paving the path to increased college access and fulfilling careers with livable wages for these teens," said John Manginelli, KeyBank Hudson Valley/Metro New York Market president.

Founded in 1981 to address the affordable housing crisis, WestHab acquired vacant buildings and renovated them into quality transitional and permanent housing. In response to growing homelessness, WestHab expanded to renovate and operate shelters.

Today, housing and social services combine to create WestHab's comprehensive community development approach in New York City and Westchester.

KeyBank Foundation serves to fulfill KeyBank's purpose to help clients and communities thrive. It supports organizations and programs that prepare people for thriving futures.

## ATTORNEY RECOGNIZED FOR DISTINGUISHED SERVICE



Gary M.

Gary M. Schuster, a partner concentrating in business and nonprofit law at J&G Law LLP (J&G) has been recognized by the Community Foundation of Orange and Sullivan (CFOS) with its Karen Minogue Award for Distinguished Service, which was presented to him at the CFOS annual Volunteer & Donor Reception Feb. 8 at the town of Wallkill Golf Course.

"... Gary's dedication for nearly 20 years as a trusted advisor, committee member, guest speaker and overall supporter of CFOS has truly made a difference and has helped bring the organization to new heights. In addition, Gary serves as general counsel to the Foundation..., said Elizabeth Rowley, president of the CFOS.

The Community Foundation of Orange and Sullivan is a tax-exempt, nonprofit, publicly supported philanthropic institution with the long-term goal of building permanent, named funds for the broad-based charitable benefit of individuals and families in the region.

J&G Law, LLP was founded in 1968 to provide sophisticated legal representation to businesses, individuals and municipalities throughout the Hudson Valley and the state of New York. It has grown into a practice with over 20 attorneys and a full staff of paralegals and legal assistants to service a growing and dynamic client base.

J&G Law, LLP offices in Walden and Monticello handles a wide range of legal issues, including matrimonial and family law, commercial and residential real estate, elder law and estate planning, municipal law, land use and zoning, tax certiorari, business law, personal injury, landlord tenant and litigation services.



# LARCHMONT FRIENDS OF THE FAMILY ANNOUNCES SPRING GALA FUNDRAISER ON MARCH 14, 2024



Larchmont Friends of the Family



Larchmont, N.Y., February 20, 2024 — Larchmont Friends of the Family (LFOF), a local not-for-profit volunteer organization that has been actively and quietly helping families in the Westchester community for more than 25 years, is pleased to announce that their 2024 Spring Gala will be held at Beach Point Club on Thursday, March 14, 2024, at 6:30pm.

“We are thrilled to be honoring our founders and long-time members of Larchmont Friends of the Family, whose vision has guided us in serving the community for nearly a quarter century,” said Emily Bender, President of Larchmont Friends of the Family.

Guests in attendance will enjoy refreshments, light bites, a silent auction, live music from the local band Downstate Darlings, and commentary from our host, Caitlin Murray, author of Big Time Adulting, a blog about love, life, and parenting.

“We are neighbors helping neighbors in a meaningful way,” continued Emily. “We are so appreciative of all of the amazing work our volunteers are doing to help others and extremely grateful for all of our donors who are equally essential to our mission of assisting our neighbors in getting through difficult times.”

All Westchester community members are invited to join Larchmont Friends of the Family at the gala by purchasing tickets here. Donations are also welcome by clicking here, or by mailing a check to:

Larchmont Friends of Family  
P.O. Box 74  
Larchmont, NY 10538

Are you a local business owner? Sponsorships are also available. Email [emily@larchmontfriendsofthefamily.org](mailto:emily@larchmontfriendsofthefamily.org) to learn more.

About Larchmont Friends of Family:

Larchmont Friends of the Family (LFOF) was founded in 1997 by several Larchmont residents who had suffered severe illnesses in their own families. The generous help they

received from neighbors and friends was invaluable, uplifting, and transformative. It made them realize how meaningful and necessary community support can be during a time of crisis, and a wonderful idea took root. Since then, LFOF has been actively and confidentially helping local families through difficult times. Today, LFOF is a focused organization (we like to call it a neighborhood fund) with more than 200 volunteers, and we have helped close to 100 families cope both financially and emotionally.

We are neighbors helping neighbors. Larchmont Friends of the Family is a local not-for-profit volunteer organization that has been actively and quietly helping families in our community for 25 years. Established by compassionate residents, the group offers practical and financial support to those who have been faced with a medical crisis or loss. We hope to bring back a sense of normalcy to the family life in any way we can, and our door is always open.

For more information, visit <http://www.larchmontfriendsofthefamily.org/> or follow us @larchmont\_friends\_of\_family on Instagram, @Larchmont Friends of Family on Facebook or @LarchmontFriendsOfTheFamily on LinkedIn.

VIDEO: <https://youtu.be/6u2-dzzkWN0>

## DIGITAL MEDIA EDUCATION CENTER OPENING IN MAMARONECK



Fast becoming one of the largest community media organizations in New York outside of New York City, LMC Media, will host a ribbon-cutting and grand-opening ceremony of its new flagship, full-service video and podcast production studio on Mamaroneck Avenue in Mamaroneck. The long-awaited storefront studio will serve the communities of Larchmont and Mamaroneck.

The new “Studio on the Avenue” will offer any resident, local business owner, student, educator or nonprofit organization free access to LMC Media’s offerings, including studio space and equipment rentals, as well as equipment training and classes from staff and local experts on media production skills, with the goal of building media literacy in the community. Following the ribbon cutting, the doors to the studio will be open for the public to view its offerings.

Executive Director Matt Sullivan joined by members of the Board of Directors of LMC Media, Westchester dignitaries and

political leaders will be at the ceremony Saturday, March 2 at noon.

LMC Media, which recently celebrated its 40th anniversary, is a nonprofit organization that administers the public, educational, and government access channels on the Altice and Verizon cable systems. It relies on funding from community members and businesses to support the services and opportunities that enrich the Larchmont and Mamaroneck communities. For more information visit [lmcmmedia.org](http://lmcmmedia.org).

## APPLE BOOKS EXECUTIVE, INNOVATOR JOINS IONA



James Mustich

James Mustich, a nationally renowned author, editor and digital innovator will serve as senior advisor to Iona University president. He joins Iona most recently from Apple Books, where he served as head of the U.S. Book Store since 2021.

Mustich, a serial innovator who has successfully reimaged how traditional industries can evolve in the digital space, previously served as executive-in-residence at Iona from 2019-2021. During that time, he helped guide Iona on a path of innovation that contributed to the university’s expansive growth despite the headwinds of the pandemic. During his tenure, Mustich implemented new strategies focused on three primary goals: fostering student success; promoting academic excellence and distinctiveness; and attracting and retaining top talent.

“The Princeton Review” included Iona in its 2024 “Best 389 Colleges” nationwide for the first time this year. “The Wall Street Journal” (WSJ) also ranked Iona as the 66th Best College in America, including the eighth best Catholic college in the nation and number one for student experience in New York. Iona also tied Yale as the fourth most recommended college by students in the Northeast in the 2024 WSJ rankings.

“I am pleased to welcome Jim back to Iona. Given his track record of successful innovation, his insights will help to drive the development of new strategies that position Iona on the cutting-edge of higher education,” said Iona President Seamus Carey, Ph.D.

In his new role, Mustich will play a lead role in the research of data, trends and technological innovations that influence higher education, thereby helping to inform key projects.

Mustich, author of the acclaimed “1,000 Books to Read Before You Die: A Life-Changing List,” began his career as a bookseller and editor and would go on to help revolutionize the industry. He co-founded and published the mail-order book catalog, “A Common Reader: Books for Readers with Imagination,” which was circulated to hundreds of thousands of readers, and then successfully translated that passion into the digital age.

## ATTORNEY JOINS FIRM IN WESTPORT



Glenn Major

Attorney W. Glenn Major a new member of the Pullman & Comley LLC real estate practice in Westport has more than four decades of experience in residential and commercial real estate, estate planning and administration, probate matters and zoning law. He has closed in excess of 3,000 transactions — a significant number of those being seven-figure deals — and his practice consists primarily of the purchase and sale of residential real estate properties.

“Glenn will enhance our legal team in representing our many clients in Fairfield County, said Lee Hoffman, chair of Pullman & Comley.

Major brings with him paralegal Lori S. Lagerloef, who has more than 30 years of legal industry experience and 20 years of experience working in residential real estate transactions.

A lifelong resident of Weston, Major has developed long-term working relationships with contractors, brokers and lenders in his area and throughout the state. He has also performed significant zoning/land use work in Weston, Westport and adjoining communities, along with tax assessment appeals. He served on the Weston Board of Selectmen for eight years, has been a justice of the peace, chairman of Nursing & Home Care Inc., served on the Weston History and Cultural Center Board as a trustee and treasurer, and also served on the United Way board. He received his Juris Doctorate from Creighton University and his Bachelor of Arts degree from College of the Holy Cross.

Pullman & Comley is one of Connecticut’s largest law firms and, for more than 100 years, has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally.

# Good Things Happening



The Heffernan Family: Dennis, Kevin and Gabby.



The Heffernan Family: Dennis, Kevin and Gabby.



From left: Dennis Heffernan, Gabby Heffernan, Kevin Heffernan, Brittany Moretti, executive director RMHGHV, Jake Douglas PBA and Todd Horgan PBA at the official ribbon-cutting ceremony for the Respite Nook.

## COMFORTS OF HOME



Ronald McDonald (RM) House of the Greater Hudson Valley hosted a Room-Naming and Ribbon-Cutting event recently for its newly renovated Respite Nook. WPPFFA Local 274 and White Plains PBA dedicated the room in memory of Deputy Chief Kevin Heffernan's late wife Nancy. She battled cancer since she was 16 years old and her daughter Gabby said her mom had a special place in her heart for families with sick children and always emphasized how important family time is. The family hopes the Respite Nook can give some of the RM House families special time together.

# BIG Y'S SIX NEW APPOINTMENTS

The Board of Directors of Big Y Foods Inc. has announced the following new appointments:

- Devyn Blais of Ludlow, Massachusetts, vice president of finance.
- John P. Fraro, of Somers, Connecticut, senior director of fresh foods.
- David J. Argento of Guilford, Connecticut, director of pharmacy.
- James T. Billingsley of Wilbraham, Massachusetts, director of accounting.
- Iliana Del Valle-Colon of Somers, Connecticut, director of deli and bakery.
- Amanda M. Pereira of East Longmeadow, Massachusetts, kitchen director of treasury.

According to Michael P. D'Amour, Big Y president and CEO, "It's always gratifying to see dedicated and talented individuals grow within our company. I'm confident that through their collaboration, we will continue to innovate and excel in serving our communities."

Argento, as director of pharmacy, will be responsible for setting overall direction and goals for the pharmacy division and the development and execution of programs, promotions, services and operational excellence for Big Y's 33 in-store pharmacies.



Big Y Foods is one of the largest independently owned supermarket chains in New England operating with more than 10,000 employees. Big Y has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut, and in 2023 for both Newsweek's America's Greatest Workplaces for Diversity and for Women. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts where two roads converge to form a "Y".



Devyn Blais, John P. Fraro, David J. Argento V



James T. Billingsley, Iliana Del Valle-Colon, Amanda M. Pereira

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Thalle Industries employees with staff at Paws Crossed Animal Rescue and its new concrete truck emblazoned with a message of support for the charity.

**GOOD THINGS HAPPENING**  
**2023**

## CREATIVE SUPPORT FOR CHARITY

Thalle Industries in Elmsford, a leading provider of construction materials and services, has an eye-catching, new initiative to support two local charities.

The company adorned two of its new concrete mixer trucks with messages encouraging the public to support Paws Crossed Animal Rescue and the Westchester Parks Foundation. The calls to action reflect Thalle Industries' dedication to social responsibility and being a good neighbor.

"At Thalle Industries, we understand the importance of giving back to the communities we serve. Supporting Paws Crossed Animal Rescue and the Westchester Parks Foundation aligns with our values and

demonstrates our commitment to making a positive impact locally," said Glenn Pacchiana, CEO of Thalle Industries.

Paws Crossed Animal Rescue — situated next to Thalle Industries' Virtual Quarry® (recycling center) in Elmsford — provides shelter and care for homeless animals.

"I would like to give a huge thanks to Thalle Industries. They are a fantastic neighbor to us all times of the year and this concrete truck is just another example of how grateful we are to have them as our neighbors. We wouldn't want anyone else being next door to us," said Jennifer Angelucci, president and CEO of Paws Crossed.

The Mount Kisco-based Westchester Parks Foundation works to preserve,

enhance, and advocate for Westchester County's extensive park system. Pacchiana's personal involvement with the Westchester Parks Foundation (WPF), including serving on its board and providing financial support for various projects, underscores Thalle Industries' dedication to supporting organizations that enrich the community.

Thalle Industries continues to explore opportunities to contribute to the well-being of the community and the causes that matter most to its employees and neighbors. During the holiday season, it donated checks to three food pantries near its locations in Elmsford, Montrose and Fishkill.

## PARTNER NAMED AT LAW FIRM

Lever & Ecker PLLC, a Westchester-based law firm with offices in White Plains and the Bronx, has announced the elevation of Adam C. Weiss to partner.

"This well-deserved promotion is not only a reflection of Adam's dedication to our firm and clients but also to Adam's talents as an attorney," said L&E Founding Partner David B. Lever. "Adam is an invaluable member of our team, and we are very proud to call him our partner," said L&E Founding Partner Daniel G. Ecker.

Weiss joined the firm in 2018 as an associate attorney specializing in litigating personal injury cases. He has dedicated his career to representing injured plaintiffs and strives to uncover the answers to what

really happened and recover maximum monetary compensation for his clients.

Weiss is committed to working outside the courtroom to improve the lives of those in his community. In the fall of 2023, he was appointed as the president of the Board of Directors for the nonprofit organization Cluster Community Services, which provides services and programs that assist residents in Yonkers and throughout the counties of Westchester and Rockland to build a better future for themselves and their communities.

Lever & Ecker, PLLC, is a personal injury law firm serving accident victims throughout Westchester County, New York City, and the surrounding areas. For more than 25 years, its attorneys have exclusively represented the interests of individuals who have been seriously injured or have lost a loved one due to the negligence and wrongful acts of others.

## PROMOTION AT BANK



Marlene Piche

Marlene Piche has been promoted to executive vice president at Union Savings Bank (USB) in Danbury, Connecticut, where she will oversee branch banking, business banking, the call center, as well as treasury and merchant services. She will continue serving as a member of the bank's Management Council.

Piche, whose experience in the financial industry spans more than 30 years, joined Union Savings Bank in 2015 as senior vice president, head of branch banking.

"Over the past eight years at Union Savings Bank, Marlene has made many significant contributions in her role as SVP, head of branch banking," said Chelen Reyes, Bank president and CEO. "She has been instrumental with the success of our service delivery through our retail network, which has grown to 25 branches, including the recent addition of our Norwalk Branch. Marlene has also led our Business Banking Group to grow our relationships and deposits with our small businesses, as well as develop products and services to enhance and fast track their lending processes..."

Piche earned a Bachelor of Science degree in business administration and a Master of Science degree in organizational management from Eastern Connecticut State University.

Established in 1866 and headquartered in Danbury, Union Savings Bank is a \$3.0 billion mutual bank dedicated to being the bank of choice. As a full-service financial institution, it provides banking, mortgage, investment, trust and insurance products throughout western Connecticut with 25 offices in Bethel, Brookfield, Canton, Danbury, Goshen, Kent, Litchfield, Marble Dale, Monroe, New Fairfield, New Milford, Newtown, Norwalk, Ridgefield, Roxbury, Southbury, Torrington and Washington Depot. FDIC. Equal Housing Lender.

## BRINGING LOVE TO SENIORS



From left, back row: Calvin Lindo, Andrew Jones and Jordan Prado; Deacon Dan Moliterno, school chaplain, is seated.

Continuing an annual tradition, Stepinac High School students brought special Valentine's Day joy to more than 250 senior residents at local assisted living facilities. Each recipient was gifted with a chocolate heart and a student-designed Valentine's Day card.

Led by the Campus Ministry of the all-boys Catholic high school, the initiative included the collection of chocolate hearts by the student body and the creation of Valentine's Day cards by members of the Class of 2024 in keeping with the Seniors for Seniors theme.

## ADDRESSING CHRONIC INFLAMMATORY SKIN DISEASE

Regeneron Pharmaceuticals Inc. in Tarrytown, New York, and Sanofi recently announced that the Ministry of Health, Labor and Welfare (MHLW) in Japan has granted marketing and manufacturing authorization for Dupixent® (dupilumab) for the treatment of chronic spontaneous urticaria (CSU) in people aged 12 years and older whose disease is not adequately controlled with existing therapy. Japan is the first country to approve Dupixent for CSU, emphasizing the value of Dupixent as a novel treatment option to manage this disease in patients with unmet needs.

CSU is a chronic inflammatory skin disease driven in part by type 2 inflammation, which causes sudden and debilitating hives and persistent itch. CSU is typically treated with histamine-1 (H1) antihistamines, medicines that target H1 receptors on cells to control symptoms of urticaria. However, the disease remains uncontrolled despite antihistamine treatment in many patients, some of whom are left with limited alternative treatment options. These indi-

viduals continue to experience symptoms that can be debilitating and significantly impact their quality of life. Approximately 110,000 people aged 12 years and older suffer from uncontrolled moderate-to-severe CSU in Japan, for which there are currently limited treatments.

Patients taking Dupixent added to standard-of-care antihistamines experienced a significant reduction in itch severity compared to standard of care alone at 24 weeks. The safety profile of Dupixent in CSU was generally consistent with the known safety of Dupixent in its approved dermatological indications.

Dupixent, which was invented using Regeneron's proprietary VelocImmune® technology, is a fully human monoclonal antibody that inhibits the signaling of the interleukin-4 (IL-4) and interleukin-13 (IL-13) pathways and is not an immunosuppressant. The Dupixent development program has shown significant clinical benefit and a decrease in type 2 inflammation in Phase 3 trials, establishing that IL-4 and IL-13 are key and central drivers of the type 2 inflammation that plays a major role in multiple related and often co-morbid diseases. These diseases include approved indications for Dupixent, such as atopic dermatitis, asthma, CRSwNP, prurigo nodularis and eosinophilic esophagitis (EoE).

Regeneron's VelocImmune technology utilizes a proprietary genetically engineered mouse platform endowed with a genetically humanized immune system to produce optimized fully human antibodies. When Regeneron's Co-founder, President and Chief Scientific Officer George D. Yancopoulos was a graduate student with his mentor Frederick W. Alt in 1985, they were the first to envision making such a genetically humanized mouse, and Regeneron has spent decades inventing and developing VelocImmune and related VelociSuite® technologies. Dr. Yancopoulos and his team have used VelocImmune technology to create a substantial proportion of all original, FDA-approved or authorized fully human monoclonal antibodies.

Dupilumab is being jointly developed by Regeneron and Sanofi under a global collaboration agreement. To date, dupilumab has been studied across more than 60 clinical trials involving more than 10,000 patients with various chronic diseases driven in part by type 2 inflammation.

In addition to the currently approved indications, Regeneron and Sanofi are studying dupilumab in a broad range of diseases driven by type 2 inflammation or other allergic processes in Phase 3 trials.

Regeneron is a leading biotechnology company that invents, develops and commercializes life-transforming medicines for people with serious diseases. Founded and led for over 35 years by physician-scientists, its unique ability to repeatedly and consistently translate science into medicine has led to numerous FDA-approved treatments and product candidates in development, almost all of which were homegrown in its laboratories.

## EXEC LEADS GO RED FOR WOMEN®



Cara Pensabene, M.D.,

Cara Pensabene, M.D., vice president, global medical director at Mastercard, has been named centennial chair of the American Heart Association's Westchester Fairfield Go Red for Women movement, a worldwide initiative of the American Heart Association designed to increase women's heart health awareness and serve as a catalyst for change to improve the lives of women locally, nationally and globally.

This year, Go Red also celebrates 20 years of making an impact as the movement continues to make bold moves to save lives and pioneer scientific discoveries.

"... We need to continue focusing on cardiovascular health in women because it remains the leading cause of death. The simple truth is that most cardiovascular diseases can still be prevented with education and healthy lifestyle changes," said Pensabene.

For two decades Go Red for Women has been saving and improving women's lives by advancing equitable research and care, advocating for inclusive health policies and raising awareness. As women grow and change so does their risk for cardiovascular disease. Go Red for Women is here for their health and well-being at every age, stage and season of their lives.

The American Heart Association's centennial is a celebration of the life-saving achievements and shared vision for a bold second century that will exponentially advance heart and brain health. The association will continue to lead breakthroughs in science and technology, improve health care and advocate for federal, state and local policies that drive healthier lifestyles.

The 2024 Go Red for Women movement in Westchester and Fairfield counties is nationally sponsored by CVS Health and locally by Mastercard, White Plains Hospital, Fujifilm and Northwell Health.

This year's Go Red for Women movement and its local achievements will be celebrated Thursday, March 21, at The Whitby Castle in Rye.

## AVOID LOSING HEALTH COVERAGE

Westchester Disabled on the Move Inc. is now re-enrolling people with disabilities, seniors and low-income residents in Westchester, Putnam, Rockland and Orange, free of charge.

Many people who rely on Medicaid could lose their coverage if they fail to re-enroll. Covid protections for those on Medicaid have ended so they are now required to re-enroll in the program, but many people don't know this and are losing coverage.

Westchester Disabled on the Move recently received a grant from Community Service Society (CSS) and Mother Cabrini Health Foundation as part of the Keep New York Covered (KNYC) program, a network of enrollment agencies that conduct marketing and outreach about how New Yorkers can keep their health coverage after the end of the Covid-19 public health emergency.

WDOMI Enrollment Manager Jackie Forbes Clark said that families who depend on Medicaid and Child Health Plus may need to re-register for their health insurance. She said that WDOMI can help with all the forms.

For more information on how to get assistance with re-enrollment call 914-968-4717, ext.109 or visit <https://wdom.org/>.

## AMUSEMENT PARK READIES FOR OPENING DAY

Quassy Amusement and Waterpark in Waterbury, Connecticut, is preparing for its 116th season with significant renovations to its pavilion facilities and a commitment to preserving affordability while enhancing guest experience throughout 2024.

Dedicated to creating lasting memories for families and groups Quassy recognizes the importance of guest gatherings and has undertaken a full remodel of Fieldside Pavilion, adding a new space for events and shows, as well as new restrooms. The new pavilion is being totally rebuilt with new roofing, electrical, lights, skylights and air vents. The area can easily accommodate groups of 2,000 people and more.

The pavilion was originally built in 1937 as a gathering space with a roller rink. It is one of the park's original fixtures along with the lake equipped with paddleboats, a classic carousel and amusement park-style food. The existing exterior structure will remain as part of Quassy's preservation efforts. Out of the 200,000 guests that Quassy attracts each year, over 25% of them come as a group.

Quassy's Waterpark opens for the season starting May 25 on weekends and other select dates. Starting June 9, both the amusement park and waterpark will be open daily. Guests are encouraged to refer to the detailed calendar available at <https://www.quassy.com/plan-your-amusement-park-visit/calendar> for specific operating hours and events.

## WESTCHESTER

## COURT CASES

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Feb. 14 - 20**

**Zak Van Buren, Newburgh, re. Van Buren Projects Inc.,** 24-35148-CGM: Chapter 7, assets \$23,785, liabilities \$356,953. Attorney: Taran M. Provost.

**Greater Westchester Property Group LLC, Port Chester, Joseph Cannavo, member,** 24-22129-SHL: Chapter 11, assets \$505,237, liabilities \$681,170. Attorney: Jeffrey A. Reich.

**U.S. District Court, White Plains Local business cases, Feb. 14 - 20**

**Liline Foreste, Westchester vs. Karp Scarsdale LLC, White Plains, et al,** 24-cv-1089-KMK: Fair Labor Standards Act, class action. Attorney: C.K. Lee.

**Christina Caravello, Pennsylvania vs. Garnet Health Medical Center, Orange County, et al,** 24-cv-1104-PMH: Employment discrimination. Attorney: Michael H. Sussman.

**Atlantic Bar, Ossining, et al, vs. village of Ossining, et al,** 24-cv-1134-CS: Civil rights. Attorney: Louis F. Chisari.

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:

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Phone: 914-694-3600

**Gabriela Melgar, Westchester vs. Grassy Sprain Diner, Yonkers, et al,** 24-cv-1227: Fair Labor Standards Act. Attorney: Jacob Aronauer.

**Riverkeeper Inc., Ossining, vs. Royal Coach Lines Inc., Yonkers,** 24-cv-1234: Clean Water Act. Attorney: Andie M. Altchiler.

**Rebecca Vives, Goshen, et al, vs. Hudson Valley SPCA Inc., New Windsor, et al,** 24-cv-1244: Unreasonable search and seizure. Attorney: Stephen Mullkoff.

## DEEDS

## Above \$1 million

**Burke, Harriet S.,** Rye. Seller: 76 Island Drive LLC, Rye. Property: 76 Island Drive, Rye City. Amount: \$4.9 million. Filed Feb. 5.

**Davis, Betty,** Thornwood. Seller: Lighthouse 2023 LLC, Thornwood. Property: 824 The Crescent, Mamaroneck. Amount: \$4 million. Filed Feb. 1.

**Di Stasi, Michael,** Falmouth, Massachusetts. Seller: Morris PI Enterprises LLC, Yonkers. Property: 18 Morris Place, Yonkers. Amount: \$2 million. Filed Feb. 5.

**Frederick S. Fish Investment Company No. 32-Scarsdale LLC,** Englewood, New Jersey. Seller: Joseph Treadway, Palm Beach, Florida. Property: 2 Weaver St., Scarsdale. Amount: \$2.2 million. Filed Feb. 2.

**JLB Homes LLC,** Hawthorne. Seller: Hennessy Christopher, Harrison. Property: 14 Stephens Lane, Mount Pleasant. Amount: \$1.2 million. Filed Feb. 6.

**Jones, Barbara A.,** New Rochelle. Seller: HVB Investors LLC, Mount Vernon. Property: 41 Glenmore Drive, New Rochelle. Amount: \$1 million. Filed Feb. 2.

**Mad Real Properties LLC,** Yonkers. Seller: Ronald T. Kim, Flushing. Property: 102 Lee Ave., Eastchester, Scarsdale. Amount: \$1.8 million. Filed Jan. 31.

**Meisel, Thomas B.,** Scarsdale. Seller: JAF Builders Corp., Scarsdale. Property: 1 Ardmore Road, Scarsdale. Amount: \$1.2 million. Filed Feb. 1.

**Miller, Denise,** Harrison. Seller: JRBN Corp., White Plains. Property: 81 Brandt Terrace, Yonkers. Amount: \$1 million. Filed Feb. 5.

**North County Homes Inc.,** Yorktown Heights. Seller: Matthew Calabro, Poughquag. Property: 5 Cardinal Way, Somers. Amount: \$1 million. Filed Feb. 5.

**Palladino, Frank W.,** Rye. Seller: RAC Closing Services LLC, as nominee, Cheshire. Property: 17 Summit Ave., Rye City. Amount: \$3.2 million. Filed Jan. 31.

**Tennyson, Machine Company Inc.,** Mount Vernon. Seller: 531 South Fifth LLC, Mount Vernon. Property: 531 Fifth Ave., Mount Vernon. Amount: \$1.9 million. Filed Feb. 5.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Jain Aarti, Long Island City. Property: 1 Wright Drive, New Castle. Amount: \$1.4 million. Filed Jan. 30.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Michael L. Ramsey, Yonkers. Property: 9 Wright Drive, New Castle. Amount: \$1.5 million. Filed Jan. 31.

## Below \$1 million

**129 Prospect Family LLC,** Brooklyn. Seller: AR & SE Construction Inc., Bronx. Property: 129 Prospect Ave., Greenburgh. Amount: \$425,000. Filed Jan. 31.

**153 Valentine LLC,** Bronx. Seller: Patrick A. Cordones, White Plains. Property: 153 Valentine Lane, Yonkers. Amount: \$700,000. Filed Feb. 1.

**71 Lake Street LLC,** North Salem. Seller: Anastasios Gianopoulos, North Salem. Property: 71 Lake St., North Salem. Amount: \$350,000. Filed Feb. 6.

**74 Walnut St Construction Corp.,** New Rochelle. Seller: UP the West LLC, Rye. Property: 109 Union Ave., New Rochelle. Amount: \$800,000. Filed Feb. 1.

**Accurso, Grace,** Carmel. Seller: CAC 38-40 Beech Street LLC, Port Chester. Property: 40 Beech St., Rye Town. Amount: \$960,000. Filed Jan. 30.

**Banks, Sylvia S.,** Yonkers. Seller: M&A Yonkers LLC, Yonkers. Property: 33 Dunbar St., Yonkers. Amount: \$500,000. Filed Jan. 31.

**Block, Michael A.,** Scarsdale. Seller: 364 Daisy Farms LLC, Scarsdale. Property: 364 Daisy Farms Drive, New Rochelle. Amount: \$605,000. Filed Feb. 1.

**Colavita, Anthony S.,** Eastchester. Seller: Ninety Fenimore LLC, White Plains. Property: 40 Ninth Ave., Mount Vernon. Amount: \$504,000. Filed Feb. 2.

**Deutsche Bank National Trust Co.,** West Palm Beach, Florida. Seller: 108 Evolve Properties LLC, Ossining. Property: 2923 Hyatt St., Yorktown. Amount: \$353,000. Filed Feb. 6.

**DOPM LLC,** Orangeburg. Seller: Philip F. Tamburino, Rye. Property: 16 Ridge Blvd., Rye Town. Amount: \$662,000. Filed Jan. 31.

**Drago, Vincent A.,** Tuckahoe. Seller: Pro Home Holdings LLC, Brooklyn. Property: 35 Juana St., Yonkers. Amount: \$365,000. Filed Feb. 5.

**Edwards-Brisbane, Michelle,** Mount Vernon. Seller: Maasai Properties LLC, New York. Property: 36 Central Parkway, Mount Vernon. Amount: \$461,000. Filed Feb. 5.

**Grecco Jr., Vincent A.** Seller: Echo Bay Estates LLC, New Rochelle. Property: 90 Crescent Ave., New Rochelle. Amount: \$336,000. Filed Feb. 2.

**Hsiung, Richard,** Larchmont. Seller: Carlton House 2023 LLC, Larchmont. Property: 35 N. Chatsworth Ave., Mamaroneck. Amount: \$625,000. Filed Feb. 2.

**Kames, Linda,** Palm Beach, Florida. Seller: South Morris Properties LLC, Scarsdale. Property: 25 Morris Lane, New Rochelle. Amount: \$615,000. Filed Feb. 2.

**Losmass Real Estate LLC,** New York. Seller: Erica Curran, Yorktown Heights. Property: 1173 Oregon Road, Cortlandt. Amount: \$459,000. Filed Feb. 2.

**Mamone, Salvatore J.,** Ossining. Seller: Cristobal R. Neira, Ossining. Property: 3 Somerstown Road, Ossining. Amount: \$465,000. Filed Feb. 2.

**Negron, Nestor,** Croton-on-Hudson. Seller: Furnace Dock 26 LLC, Greenwood Village, Colorado. Property: 26 Scenic Circle, Cortlandt. Amount: \$420,000. Filed Feb. 5.

**Pisa Financial Services LLC,** Dobbs Ferry. Seller: Fabrice Dorigo, Bronx. Property: 23 Manor Place, Greenburgh. Amount: \$969,000. Filed Feb. 1.

**Pucillo, Dusolina,** Mount Vernon. Seller: 458 N. High Street LLC, Mount Vernon. Property: 458 N. High St., Mount Vernon. Amount: \$830,000. Filed Feb. 5.

**Rochelle 60000 LLC,** Brentwood. Seller: Gerald Heard, Rockville Centre. Property: 60 Grand St., New Rochelle. Amount: \$623,000. Filed Feb. 6.

**Strong, Emily L.P.,** Athens. Seller: Panthers Partners LLC, Brewster. Property: 501B Heritage Hills 501B, Somers. Amount: \$452,000. Filed Feb. 5.

**Susan H. Brailey Irrevocable Trust,** Pleasant Prairie, Wisconsin. Seller: Matthew Gilberti, Stamford, Connecticut. Property: 22 Cortland Manor Road, Somers. Amount: \$658,000. Filed Feb. 2.

**White, Deidre,** Mount Vernon. Seller: Simplybought LLC, Mount Vernon. Property: 170 Lawrence St., Mount Vernon. Amount: \$540,000. Filed Feb. 5.

**Willette, Gloria A.,** Scarsdale. Seller: 19 Bradley Road LLC, Eastchester. Property: 19 Bradley Road, Eastchester. Amount: \$550,000. Filed Jan. 31.

**Wilmington Savings Fund Society FSB,** Lansing, Michigan. Seller: 99 Barry Street LLC, Dobbs Ferry. Property: 99 Bank St., White Plains. Amount: \$375,000. Filed Feb. 2.

**Federal Tax Liens, \$10,000 or greater, Westchester County, Feb. 14 - 20**

**BYD Management of NY LLC:** Pelham, 2020 - 2022 quarterly taxes, \$146,129.

**Campbell, William and Frances O. Campbell:** Peekskill, 2014, 2018 - 2022 personal income, \$66,194.

**Carthom Upholstery Corp.:** New Rochelle, 2023 quarterly taxes, \$33,530.

**Dandelion Energy Corp.:** Mount Kisco, 2020 employer shared responsibility payment, \$24,630.

**Davis, Jeffrey B. and Keri M. Davis:** Armonk, 2022 personal income, \$1,713,048.

**Depass, Carlton D.:** Mount Vernon, 2017 - 2019, 2021 - 2022 personal income, \$51,002.

**Geagan, Martin C. and Christina M. Geagan:** Eastchester, 2020, 2022 personal income, \$106,059.

**Greyson Clothiers LLC:** Hawthorne, 2021 interest charge on deferred tax liability, \$18,599.

**Loren, Craig and Miriam Loren:** New Rochelle, 2020 - 2022 personal income, \$1,515,881.

**Mahony, Deidra:** Yonkers, 2022 employer quarterly taxes, \$21,433.

**Massey, Paul J. and Gretchen Massey:** Larchmont, 2022 personal income, \$80,804.

**Murray, Carlyn and Michael T. Murray:** Ardsley, 2014 - 2020 personal income, \$1,365,273.

**Newell, Veronica:** New Rochelle, 2014, 2017 personal income, \$10,846.

**Player, Elaine:** Yonkers, 2013 - 2014 personal income, \$37,624.

**Polit, Luis A. and Mirtha Z. Polit:** Hartsdale, 2022 personal income, \$10,335.

**Proulx, Matt R.:** Rye: 2014 personal income, \$44,242.

**Rolon, Jacqueline:** New Rochelle, 2010, 2013 - 2022 personal income, \$60,086.

**Schiavetta, Ana M. and Daniel M. Schiavetta:** New Rochelle, 2019, 2022 personal income, \$84,427.

**Tribeca Airconditioning Corp.:** Mount Vernon, 2023 quarterly taxes, \$10,848.

## JUDGMENTS

**Aguirre, Raul,** Mount Kisco. \$45,524 in favor of Amica Mutual Insurance Co., Bethel, Connecticut. Filed Jan. 26.

**Alvarez, Elena, et al,** Bushkill, Pennsylvania. \$83,502 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 19.

**Ammon, Cassandra, et al,** Newburgh. \$320,235 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 19.

**Averna Italian Steakhouse,** Rye. \$10,686 in favor of Cazanova Opici Wine Corp., Glen Rock, New Jersey. Filed Jan. 26.

**B & G Plastic Bags Inc.,** Astoria. \$25,344 in favor of Efficiency Enterprises of Maryland LLC, Astoria. Filed Jan. 26.

**Boynton, Jessica A.,** New York. \$5,158 in favor of Archbishop Stepinac High School, White Plains. Filed Jan. 26.

**Brunson, Clarence B.,** Yonkers. \$28,980 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed Jan. 22.

**Burrell, Venese, et al,** New City. \$72,481 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 19.

**Byrd, Desiree,** Mount Vernon. \$3,763 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Campoli, John,** Bronxville. \$1,666 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Carmichael, Maggie,** Cortlandt Manor. \$2,608 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Cerron, Freddy,** New Rochelle. \$2,233 in favor of Boublev Ognian, Amitville. Filed Jan. 25.

**Chery, Suze,** Elmsford. \$2,027 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Choi, Ilbum,** White Plains. \$2,358 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Cobbs, Charlotte,** Mount Vernon. \$1,498 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 19.

**Coleman, Marlene, et al,** Yonkers. \$56,807 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 19.

**Copeland, Allen,** Mount Vernon. \$3,319 in favor of BiMed Inc., Mineola. Filed Jan. 25.

**D&T Dowd & Taha Company Inc.,** New York. \$249,272 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed Jan. 25.

**D&T Dowd & Taha Company Inc.,** New York. \$344,786 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed Jan. 25.

**Dawson, Regina,** Bridgeport, Connecticut. \$11,764 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 12.

**DeCoste, Luc,** Jamaica. \$38,424 in favor of Amur Equipment Finance Inc., White Plains. Filed Jan. 26.

**Dere, Jamal,** Cortlandt Manor. \$2,629 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 26.

**DiSalvio, Philip, et al,** Poughkeepsie. \$156,503 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 19.

**Disimone, Tracymarie,** Cortlandt Manor. \$1,834 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 26.

**Disla, Marcos C.,** Yonkers. \$2,586 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 19.

**Dumey, Jose A.,** Hopewell Junction. \$6,107 in favor of Archbishop Stepinac High School, White Plains. Filed Jan. 26.

**Elders, Victoria A.,** Hartsdale. \$64,477 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 18.

**Forti, Joseph P.,** Edgewater, New Jersey. \$3,015 in favor of Donna E. Abrams, White Plains. Filed Jan. 22.

**Gilcrest, Judy,** Sleepy Hollow. \$15,357 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Gutierrez, Wendy A.,** Yonkers. \$16,228 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Harris, Benisha,** Mount Vernon. \$1,302 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 17.

**Hidalgo, Milagros,** Sleepy Hollow. \$45,967 in favor of Concord Federal Credit Union, Brooklyn. Filed Jan. 23.

**Holtzer, Aron,** Bedford Hills. \$3,227 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Jan. 23.

**Iracani, Anthony,** New York. \$27,596 in favor of Ace Endico Corp., Brewster. Filed Jan. 23.

**Jimenez, Arlene,** Yonkers. \$20,934 in favor of 360 Equipment Finance LLC, Austin, Texas. Filed Jan. 24.

**Ks & Ss Associates Inc.-KSS,** Garnerville. \$27,428 in favor of Benfield Electric Supply Corp, Mount Vernon. Filed Jan. 26.

**Ledesma, Densley S.,** Yonkers. \$167,794 in favor of Bankers Healthcare Group PA, Syracuse. Filed Jan. 22.

**LHC Construction Management LLC,** Tunkmannock, Pennsylvania. \$4,667 in favor of Mauricio Bravo, Sunnyside. Filed Jan. 22.

**Lockhart, Amani,** Yonkers. \$4,210 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 17.

**Lymenko-Ahmad, Olena,** Nanuet. \$810,972 in favor of CW High Ridge Plaza LLC, New York. Filed Jan. 24.

**Lynch, Brina,** Yonkers. \$16,075 in favor of College of Saint Rose, Albany. Filed Jan. 24.

**Malandrino, Maria, et al,** Briarcliff Manor. \$42,161 in favor of M&T Bank, Getzville. Filed Jan. 16.

**Malaver, Francisco,** Sleepy Hollow. \$17,818 in favor of Accelerated Inventory Management LLC, Sarasota, Florida. Filed Jan. 22.

**Matos, Vito,** Poughkeepsie. \$14,086 in favor of East Haven Builders Supply-US LLLC, East Haven, Connecticut. Filed Jan. 25.

**Maxwell, Charise,** Brooklyn. \$9,188 in favor of Auto Factors Inc., Valley Stream. Filed Jan. 22.

**McAllister, Joseph,** Croton-on-Hudson. \$4,077 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 17.

**McFadden, Nardia,** Mount Vernon. \$1,522 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Mejia, Alex,** Mount Vernon. \$10,625 in favor of BiMed Inc., Mineola. Filed Jan. 25.

**Michael F. Tota, D.D.S. Christopher M. Tota, D.D.S.** PC, Hawthorne. \$5,218 in favor of Benco Dental Supply Co., Pittston, Pennsylvania. Filed Jan. 25.

**Morton, Louise,** White Plains. \$1,698 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Naji, Mousa,** Yonkers. \$1,518 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Pacheco, Carina H.,** Yonkers. \$113,296 in favor of Bankers Healthcare Group LLC, Syracuse. Filed Jan. 22.

**RCK Builders LLC,** Mamaroneck. \$19,658 in favor of American Builders & Contractors Supply Company Inc., Bronx. Filed Jan. 25.

**Reano, Yessica R.,** New Rochelle. \$2,660 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 19.

**Refsin, Ann and Arnold Refsin,** New City. \$23,074 in favor of M & D Holdings 1 Corp., Yorktown Heights. Filed Jan. 18.

**Rhames, Shaun,** Mount Vernon. \$3,121 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Jan. 23.

**Roman, Jessica,** Yonkers. \$19,717 in favor of Archbishop Stepinac High School, White Plains. Filed Jan. 26.

**Smalls, Shakita,** Ossining. \$14,436 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Jan. 26.

**Smith, Diedra,** Yonkers. \$1,148 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 18.

**Sumo Sushi Japan Inc. and Sumo Sushi Togo Inc.,** Tuckahoe. \$12,962 in favor of Environmental Appraisers & Builders LLC, Harrison. Filed Jan. 25.

**Syla, Shkelzen,** Scarsdale. \$63,936 in favor of East Haven Builders Supply-US LLC, East Haven, Connecticut. Filed Jan. 25.

**Thybulle, Alix,** Hartsdale. \$3,929 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Tyler, Sabrena,** Mount Vernon. \$7,247 in favor of Columbia Doctors New York-Presbyterian Imaging, New York. Filed Jan. 24.

**Velausme, Fernando,** Irvington. \$3,165 in favor of Con Edison Company of New York Inc., Spring Valley. Filed Jan. 23.

**Vigato, Stephanie,** Ardsley. \$1,382 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**Vizzari, Joseph,** Port Chester. \$12,742 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

**WA Iron Works Inc.,** Chappaqua. \$10,631 in favor of Chapin & Bangs Co., Bridgeport, Connecticut. Filed Jan. 26.

**Ward Capital Management LLC,** Dobbs Ferry. \$73,339 in favor of Bentel & Bentel LLP, Locust Valley. Filed Jan. 25.

**Williams, Sherman L.,** Mount Vernon. \$1,929 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 26.

**Yapor, Clarisol A.,** Tarrytown. \$2,955 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 19.

## LIS PENDENS

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

**Brown, Pauline,** as owner. Filed by Allied First Bank SB. Action: Foreclosure of a mortgage in the principal amount of \$377,000 affecting property located at 137 Cray Ave., Mount Vernon. Filed Jan. 26.

**Clarke, Michael,** as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$6,350,000 affecting property located at 4 Ashfields Lane, Armonk. Filed Feb. 2.

**Daniel, Donella M,** (heir), as owner. Filed by Keybank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 80 Touissant Ave., Yonkers. Filed Jan. 30.

**Darwish, Brigitte,** as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$476,000 affecting property located at 51 Emmett Terrace, New Rochelle. Filed Feb. 1.

**D'Thomas, Pasquale,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$510,000 affecting property located at 12 Thornton Hill Road, Ossining. Filed Feb. 2.

**Dorazio, Bryan A.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$407,000 affecting property located at 4 Park Way, Purdys. Filed Feb. 1.

**Ferdico, Peter,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$492,000 affecting property located at 45 Ridgewood Ave., Yonkers. Filed Feb. 1.

**Fragale, John,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$401,000 affecting property located at 10 Ridgewood Ave., Ossining. Filed Jan. 26.

**Hector, Osric,** as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$726,000 affecting property located at 31 S. Seventh Ave., Mount Vernon. Filed Jan. 29.

**JPMorgan Chase Bank NA,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$234,000 affecting property located at 10 Sunset Drive, Armonk. Filed Jan. 30.

**Kaplan, Ann,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 26 California Road, Mount Vernon. Filed Jan. 29.

**Moore, Mary,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 27 Farrell Ave., Mount Vernon. Filed Jan. 30.

**Murphy, Laura,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$533,000 affecting property located at 219 First St., Yonkers. Filed Jan. 30.

**Natal, Breanna,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 203 Storer Ave., New Rochelle. Filed Feb. 2.

**Smith Jr., Bruce C.**, as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$147,000 affecting property located at 24 Mohawk Road, Ossining. Filed Jan. 30.

**Thomas, Kevin**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$487,000 affecting property located at 14 Darwood Place, Hartsdale. Filed Jan. 26.

## MECHANIC'S LIENS

**72 Chauncey Avenue LLC**, New Rochelle. \$3,350 in favor of Hudson Valley Petroleum & Environment, Putnam Valley. Filed Jan. 26.

**Conte, Stephanie**, North Castle. \$44,873 in favor of C & J Carpentry & Home Improvement, Mahopac. Filed Feb. 2.

**Fratarcangeli, Massimo**, Yonkers. \$4,710 in favor of Builders First Source, Farmingdale. Filed Jan. 29.

**JIC1958 LLC**, Greenburgh. \$1,667 in favor of Durante rentals LLC, New Rochelle. Filed Jan. 30.

**Scotfield Road Partners LLC**, Pound Ridge. \$27,387 in favor of Builders First Source, Farmingdale. Filed Jan. 29.

**St. Joseph's Hospital Yonkers**, Yonkers. \$9,418 in favor of Manhattan Interior Contracting Co., Long Island. Filed Jan. 29.

**St. Joseph's Hospital Yonkers**, Yonkers. \$31,661 in favor of Manhattan Interior Contracting, Long Island. Filed Feb. 1.

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

Questions and comments regarding this section should be directed to:

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

**St. Joseph's Hospital Yonkers**, Harrison. \$217,040 in favor of Healy Electric Contracting Inc., White Plains. Filed Feb. 6.

## NEW BUSINESSES

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

## Partnerships

**Britto Bake House**, 400 Simpson Place, Peekskill 10566. c/o Carmen and Jorge Pretel Filed Feb. 9.

Sole Proprietorships

**340 West 23rd Street Funding Association**, 133 Parkway Road, Bronxville 10708. c/o. Filed Feb. 14.

**402 Seneca Ave Funding Association**, c/o 133 Parkway Road, Bronxville 10708. c/o Houlihan Family Partners LLC and Daniel J. Houlihan Jr. Filed Jan. 26.

**4472 Novack Road Funding Associates**, c/o 133 Parkway Road, Bronxville 10708. Filed Jan. 26.

**504 Ashford Avenue Funding Association**, c/o 133 Parkway Road, Bronxville 10708. c/o. Filed Jan. 26.

**71-77 Constant Ave Funding Association**, c/o 133 Parkway Road, Bronxville 10708. c/o. Filed Jan. 26.

**805 Pro Nail Salon**, 805 Yonkers Ave., Yonkers 10704. c/o Patrick Tron. Filed Feb. 6.

**A Plus Logistics**, 80 Longdale Ave., White Plains 10607. c/o Anderson Perguachi Sanchez. Filed Feb. 9.

**Ace Spa**, 437 Ward Ave., Mamaroneck 10543. c/o Taizhen Ren. Filed Feb. 1.

**Anas Glam Nails**, 65 E. Main St., Elmsford 10523. c/o. Filed Feb. 7.

**Apple Cart Daycare**, 326 Hawthorne Ave., Yonkers 10705. c/o Bautista Rosario. Filed Feb. 7.

**Baehr Fine Line**, 127 Maple Ave., Third floor, Rye 10580. c/o Christopher Baehr. Filed Jan. 29.

**BFR Drawings**, 268 Washington Ave., New Rochelle 10801. c/o Bruno Falcon Ramirez. Filed Feb. 8.

**Birdie Boyz Golf Co.**, 24 Saint Joseph St., New Rochelle 10805. c/o Michael Arteaga. Filed Jan. 30.

**Casting App**, 14 Loder Road, Yorktown Height 10598. c/o Anthony Pichette. Filed Jan. 26.

**Chameleon Textiles**, P.O. Box 913, Croton Falls 10519. c/o. Filed Feb. 12.

**Clean Solution**, 70 Dale Ave. Apt. 1, Ossining 10562. c/o Liliana Elizabeth Fernandez. Filed Feb. 2.

**Croton Key Shop**, P.O. Box 655, Croton-on-Hudson 10520. c/o Christopher Roose. Filed Jan. 26.

**Crugar Brothers**, 121 Webster Ave., Yonkers 10701. c/o Javier Narco Cruz Gargate. Filed Feb. 7.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Northeast Community Bank**, as owner. Lender: Polnoya Homes LLC. Property: 217, 239 and 261 Reagan Road, Spring Valley. Amount: \$9.4 million. Filed Feb. 9.

**Northeast Community Bank**, as owner. Lender: Green Development Realty LLC. Property: 135 N. Main St., New City. Amount: \$10 million. Filed Feb. 6.

**Sincerity+llc**, as owner. Lender: Wells Fargo Bank National Association Property: 80 International Blvd., Brewster. Amount: \$18 million. Filed Feb. 8.

#### Below \$1 million

**EH Holding & Development LLC**, as owner. Lender: Wisdom Equities LLC. Property: 73 Jay St., Stony Point. Amount: \$110,000. Filed Jan. 26.

**Kiavi Funding Inc.**, as owner. Lender: Hedgerow Properties LLC. Property: 1103 State Highway 211, Middletown. Amount: \$169,000. Filed Jan. 25.

**Loan Funder LLC Series 63956**, as owner. Lender: Eldz Property LLC. Property: 199 Chambers St., Newburgh. Amount: \$239,000. Filed Jan. 24.

**Loan Funder LLC Series 67553**, as owner. Lender: CJRG LLC. Property: 8 Chestnut St., Middletown. Amount: \$120,000. Filed Jan. 26.

**Mid-Hudson Valley Federal Credit Union**, as owner. Lender: LMO3 Realty LLC. Property: in Monroe. Amount: \$600,000. Filed Jan. 24.

**Northeast Community Bank**, as owner. Lender: 28 Eckerson LLC and Juda Klein. Property: in Ramapo. Amount: \$855,823. Filed Jan. 31.

**TD Contractor Corp.**, as owner. Lender: Mako International LLC. Property: in Clinton. Amount: \$50,000. Filed Jan. 24.

### DEEDS

#### Above \$1 million

**170 West RR Associates LLC**, Midlothian, Virginia. Seller: BRB Garnerville LLC, Valley Stream. Property: 170 W. Railroad Ave., West Haverstraw. Amount: \$7.3 million. Filed Jan. 10.

**189 McNamara Equities LLC**, Spring Valley. Seller: Abraham Alpert, Wesley Hills. Property: 189 McNamara Road, Wesley Hills. Amount: \$1.4 million. Filed Jan. 3.

**Coqui of Tompkins Cove LLC**, Tomkins Cove. Seller: Lamma 55 LLC, Tomkins Cove. Property: 243 245 N. Liberty Drive, Tomkins Cove. Amount: \$1.1 million. Filed Jan. 4.

**Desai, Anil and Shivali Choxi**, West Nyack. Seller: Kristos and Ryan West Nyack Realty LLC, Bardonia. Property: 24 Scotty Lane, West Nyack. Amount: \$1.3 million. Filed Jan. 16.

**Jacoe Corp.**, Nanuet. Seller: Havauto Realty Inc., Chestnut Ridge. Property: 143 145 Smith Road, Nanuet. Amount: \$1.3 million. Filed Jan. 3.

**Porumb, Lionel and Darya Feskova**, Harriman. Seller: All Sports 1718 LLC, New City. Property: 45 Lady Godiva Way, New City. Amount: \$1.1 million. Filed Jan. 3.

**Pre Letoiva Institute and Moses Schwartz**, Brooklyn. Seller: DeBaun Holdings LLC, Spring Valley. Property: 14 DeBaun Ave., South Airmont. Amount: \$2.5 million. Filed Jan. 11.

**Rausman, Philip and Esther Rausman**, Monsey. Seller: TJG Builders Inc., Ramsey, New Jersey. Property: 15 Glenbrook Road, Wesley Hills. Amount: \$1.7 million. Filed Jan. 9.

**Rella Owner LLC**, Montvale, New Jersey. Seller: Rella Partners LLC, Suffern. Property: 100 and 300 Rella Blvd., Montebello. Amount: \$6.7 million. Filed Jan. 4.

**Remsen Enterprising LLC**, Monsey. Seller: Gisele Ehrman and Bluma Apter, Monsey. Property: 11 Eastview Road, Monsey. Amount: \$1.5 million. Filed Jan. 8.

**RLF IV East 2 LLC**, Annapolis, Maryland. Seller: Tforce Freight Inc., et al, Richmond, Virginia. Property: 80 W. Nyack Road, Nanuet. Amount: \$6.7 million. Filed Jan. 3.

**TSB Realty LLC**, Pearl River. Seller: Evin Realty Inc., Coral Gables, Florida. Property: 22 24 E. Central Ave., Pearl River and 79 S. William St., Pearl River. Amount: \$1.2 million. Filed Jan. 12.

**Union Village LLC**, Suffern. Seller: New York Golf Enterprises Inc., Spring Valley. Property: 103 Brick Church Road, New Hempstead. Amount: \$4 million. Filed Jan. 8.

**West Cole LLC**, Spring Valley. Seller: Estate of Marsha M. Meyer, et al, Spring Valley. Property: 80 N. Cole Ave., Spring Valley. Amount: \$1.2 million. Filed Jan. 4.

#### Below \$1 million

**107 Sierra Vista LLC**, Nyack. Seller: Neil and Barbara Galli, New City. Property: 107 Sierra Vista Lane, West Nyack. Amount: \$270,000. Filed Jan. 8.

**14 North Liberty LLC**, West Nyack. Seller: 14 North Liberty Drive LLC, Monsey. Property: 14 N. Liberty Drive, Stony Point. Amount: \$905,000. Filed Jan. 11.

**25 Hillcrest Road LLC**, Airmont. Seller: Lawrence Ritter and Richard L. Ritter Trust, Colchester, Vermont. Property: 25 Hillcrest Road, Suffern. Amount: \$370,000. Filed Jan. 2.

**3 Sunny Ridge SV LLC**, Spring Valley. Seller: Costley G. and Venzil A. Hamil, Spring Valley. Property: 3 Sunny Ridge Road, New Hempstead. Amount: \$925,000. Filed Jan. 10.

**45 North Cole LLC**, Spring Valley. Seller: Glenn Pafumi, Spring Valley. Property: 45 N. Cole Ave., Spring Valley. Amount: \$815,000. Filed Jan. 3.

**492 Piermont Avenue Realty Group LLC**, Blauvelt. Seller: Jody Realty LLC, Piermont. Property: 492 Piermont Ave., Piermont. Amount: \$535,000. Filed Jan. 9.

**5 Deborah LLC**, Brooklyn. Seller: Schwartz Family Trust, Monsey. Property: 5 Deborah Road, Monsey. Amount: \$595,000. Filed Jan. 10.

**540wc LLC**, Spring Valley. Seller: Fisch Family Irrevocable Trust, et al, Monsey. Property: 540 W. Central Ave., Monsey. Amount: \$850,000. Filed Jan. 8.

**Comito RE Holdings LLC**, Nyack. Seller: Labozz 2 Builders Corp., Nyack. Property: 9 and 11 O'Grady Court, Orangeburg. Amount: \$765,000. Filed Jan. 3.

**Deutsch, Moshe and Leah Deutsch**, Brooklyn. Seller: 24 Funston LLC, Spring Valley. Property: 24 W. Funston Ave., Spring Valley. Amount: \$990,000. Filed Jan. 3.

**EB Jade LLC**, Pomona. Seller: Allen Grafstein, Pomona. Property: 13 Jade St., Pomona. Amount: \$595,000. Filed Jan. 3.

**Friedman, Simon**, Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4102 Corner St., Spring Valley. Amount: \$949,000. Filed Jan. 4.

**Friedman, Yosef**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 114 Tetiev Way, New Square. Amount: \$723,000. Filed Jan. 8.



## JUDGMENTS

**Armtech Auto Body Inc., et al**, Pacoima, California. \$51,186 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Beck, Maria**, Putnam Valley. \$2,804 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Bell, Fontesia S.**, Newburgh. \$3,778 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 1.

**Blackeagle Capital Corp.**, Mahopac. \$13,711 in favor of Valley National Bank, Wayne, New Jersey. Filed Jan. 18.

**Blair, Kelly**, Carmel. \$1,989 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 24.

**Cardea, Louis Joseph**, Brewster. \$5,086 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 31.

**Castro, Jose E.**, Newburgh. \$2,088 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 1.

**Clean Green Extractions LLC, et al**, Deerfield Beach, Florida. \$44,627 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Comforting Hands Care LLC, et al**, Northwood, New Hampshire. \$40,292 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Cruz, Jeronimo**, Newburgh. \$3,379 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 1.

**Daly, Vincent**, Middletown. \$5,696 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 26.

**DeSanctis, Philip**, Mahopac. \$2,923 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 17.

**Digital Swiss Gold USA LLC**, Mahopac. \$39,926 in favor of Docebo NA Inc., Athens, Georgia. Filed Jan. 16.

**Dugan, Mark K.**, Mahopac. \$1,863 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 4.

**Dzubak, Heather**, Carmel. \$7,741 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 22.

**EI & K Transport LLC, et al**, Jackson, Tennessee. \$20,343 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Erica Powell & Company LLC, et al**, Fulshear, Texas. \$36,925 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Grant, Robert**, Middletown. \$82,000 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 26.

**Green, Kimberley H.**, Patterson. \$7,396 in favor of US Bank National Association and Elan Financial Services, Cincinnati, Ohio. Filed Jan. 4.

**Hallmark Enterprises LLC and Joel Reich**, Chester. \$5,721,221 in favor of Newtek Small Business Finance LLC, Lake Success. Filed Feb. 1.

**Hidalgo, Juan R.**, Monroe. \$5,342 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

**Hidalgo, Juan**, Monroe. \$4,561 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 24.

**Hitt Concrete & Site Construction Inc., et al**, Glendale, Arizona. \$38,754 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Horowitz Group LLC, et al**, Spring Valley. \$987,179 in favor of ITM Capital LLC, Brooklyn. Filed Feb. 1.

**Jacks Take Out Inc., et al**, Jackson, Michigan. \$31,154 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Khutsishvili, Temuri**, Mahopac. \$3,104 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 4.

**Leggett, Jeremy**, Middletown. \$18,930 in favor of Maple Fields Inc., Fishkill. Filed Feb. 1.

**Lemish, Donald J.**, Patterson. \$28,402 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 31.

**Limongelli, Christina**, Mahopac. \$3,430 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 25.

**Mascalino, Savannah**, Mahopac. \$2,541 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 31.

**Moreno, Ricardo F.**, Putnam Valley. \$13,159 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 8.

**Mrijaj, Nikoll Z.**, Putnam Valley. \$8,747 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 16.

**Nguyen, Diane Hoang, et al**, Houston, Texas. \$34,071 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

**Nieto, Paul R.**, Circleville. \$2,550 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 25.

**Nugent, Kimberly S.**, Carmel. \$3,697 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 2.

**Oriol, Gina M.**, Patterson. \$1,258 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 23.

**Pasenti Inc., et al**, Sugar Loaf. \$136,907 in favor of Alliance Funding Group, Tustin, California. Filed Feb. 1.

**Robb Jr., Thomas H.**, Mahopac. \$2,054 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 17.

**Romano, Sal**, Bayside. \$59,835 in favor of Ace Endico Corp., Brewster. Filed Jan. 12.

**St. Cloud, Guy**, New Windsor. \$1,865 in favor of Tower Management Services LP, New Windsor. Filed Feb. 1.

**Steinkamp, Sean**, Middletown. \$1,155 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 1.

**Tulloch, Trisan**, Newburgh. \$2,987 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 1.

**Urbina, Grace**, Lake Peekskill. \$11,799 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Jan. 18.

**Urbina, Hans**, Putnam Valley. \$3,038 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 16.

**Villani, Joseph J.**, Mahopac. \$4,576 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 16.

**Voss Avenue LLC, et al**, Mahopac. \$21,760 in favor of Valley National Bank, Wayne, New Jersey. Filed Jan. 18.

**Wheeler, Precious**, Newburgh. \$6,941 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 1.

**Winkler, Ryan**, Patterson. \$3,038 in favor of UHG I LLC, Williamsville. Filed Jan. 10.

**Wisker, Elizabeth**, Warwick. \$2,770 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 26.

## MECHANIC'S LIENS

**Congregation Yeshuos Moshe Viznitz**, as owner. \$464,942 in favor of Eastgate Management Service Corp. Property: 256 Viola Road, Monsey. Filed Feb. 8.

**Gilitos, Michael and Loren Gilitos**, as owner. \$5,099 in favor of Johnny Fix It and JFI 123 Inc. Property: 16 Nancy Drive, New City. Filed Feb. 5.

**Montebello Developments LLC**, as owner. \$121,695 in favor of Colosseum Materials LLC. Property: 250 Lafayette Ave., Montebello. Filed Feb. 14.

**Montebello Gateway LLC**, as owner. \$21,713 in favor of KG Pumping Corp. Property: 34 N. Airmont Road, Suffern. Filed Feb. 5.

**Montebello Gateway LLC**, as owner. \$10,197 in favor of Equip It Inc. Property: 34 N. Airmont Road, Suffern. Filed Feb. 7.

**RCD Park Land Owner LLC**, as owner. \$12,580 in favor of Sunbelt Rentals Inc. Property: in Rockland. Filed Feb. 2.

**Van Wardt Development LLC**, as owner. \$13,060 in favor of Monsey Lumber & Supply Company Inc. Property: 38 Van Wardt Place, Tappan. Filed Feb. 7.

**Homefront Realty LLC**, Stony Point. Seller: Robert Dessau and Michael Vigliotti, Stony Point. Property: 89 Samsondale Ave., West Haverstraw. Amount: \$125,000. Filed Jan. 12.

**Hoyt Cole Development LLC**, Spring Valley. Seller: David Deutscher, Spring Valley. Property: 49 W. Church St., Spring Valley. Amount: \$450,000. Filed Jan. 2.

**Janeczko, Matthew and Caitlin Janeczko**, Yonkers. Seller: Van Wardt Development LLC, Brooklyn. Property: 40 Van Wardt Place, Tappan. Amount: \$725,000. Filed Jan. 8.

**JN Louis, Wilford and Louis, Marie K**, Spring Valley. Seller: JZ Service and Management LLC, Suffern. Property: 12 Terrace Ave., Suffern. Amount: \$515,000. Filed Jan. 8.

**Landau, Joel and Gitty Landau**, Brooklyn. Seller: 60 HK One Corp., Monroe. Property: 60 Herrick Ave., Spring Valley. Amount: \$950,000. Filed Jan. 11.

**Landau, Lipa**, Monsey. Seller: US Bank National Trust and Nationstar Mortgage LLC, Lewisville, Texas. Property: 1 Fox Hill Road, Chestnut Ridge. Amount: \$534,000. Filed Jan. 4.

**Lefkowitz, Rifky**, Suffern. Seller: Stony Point Equities LLC, Brooklyn. Property: 55 Boulevard, Suffern. Amount: \$570,000. Filed Jan. 9.

**LWA2 Management LLC**, Garnerville. Seller: 59 E. Maple LLC, Monsey. Property: 59 E. Maple Ave., Suffern. Amount: \$500,000. Filed Jan. 11.

**M&T Bank**, Des Moines, Iowa. Seller: Antonio Reda and John Givens, New City. Property: 7 Stockbridge Ave., Suffern. Amount: \$825,618. Filed Jan. 3.

**Moskowitz, Jacob I. and Moskowitz, Devorah**, Brooklyn. Seller: 1 Vincent Road LLC, et al, Brooklyn. Property: 5 Vincent Road, Spring Valley. Amount: \$685,000. Filed Jan. 11.

**Prucher, Raymond and Katrina Prucher**, Pearl River. Seller: Abbey Lara Company Inc., Pearl River. Property: 74 Oldert Drive, Pearl River. Amount: \$530,000. Filed Jan. 8.

**Reiser, Jonathan and Chava Reiser**, Stony Point. Seller: 51 S. Route 9w LLC, Stony Point. Property: 52 Wayne Ave., Stony Point. Amount: \$725,000. Filed Jan. 3.

**Rottenberg, Joseph and Jacob Adler**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 127 Reagan Road, New Square. Amount: \$795,900. Filed Jan. 9.

**Summit Equity LLC**, Spring Valley. Seller: Village of Spring Valley, Spring Valley. Property: Park Ave., Spring Valley. Amount: \$30,100. Filed Jan. 5.

**Thomas, Nicoletta**, Sloatsburg. Seller: 475 Sierra Vista Lane LLC, Valley Cottage. Property: 475 Sierra Vista Lane, Valley Cottage. Amount: \$275,000. Filed Jan. 9.

**Union HV Holdings LLC**, Monsey. Seller: James Stewart, Garnerville. Property: 69 Madison Ave., Garnerville. Amount: \$20,000. Filed Jan. 4.

**Weiss, Blima**, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4114 Corner St., Spring Valley. Amount: \$469,000. Filed Jan. 12.

**West Cole LLC**, Monsey. Seller: 47 West Church LLC, Montvale, New Jersey. Property: 47 Church St., West Spring Valley. Amount: \$705,000. Filed Jan. 2.

**West Cole LLC**, Monsey. Seller: Hoyt Cole Development LLC, Spring Valley. Property: 49 W. Church St., Spring Valley. Amount: \$795,000. Filed Jan. 2.

**Whalen, Nicholas**, Bardonia. Seller: 193 Germonds LLC, Spring Valley. Property: 193 Germonds Road, Nanuet. Amount: \$595,000. Filed Jan. 8.

**Z Apta LLC**, Spring Valley. Seller: Leah Neustadt, Spring Valley. Property: 12 Apta Blvd., New Square. Amount: \$300,000. Filed Jan. 11.

## BUILDING PERMITS

### Commercial

**75 Fairfield Ave LLC,** Norwalk, contractor for 75 Fairfield Avenue LLC. Remove existing roof and reroof 75 Fairfield Ave., No. 4, Norwalk. Estimated cost: \$48,708. Filed Dec. 20.

**Estate Solutions LLC,** Norwalk, contractor for Jeffrey W. Isaacson. Renovation needed due to water damage at 42 Glenrock, No. D42, Norwalk. Estimated cost: \$29,500. Filed Dec. 15.

**Full Bright Builders,** Norwalk, contractor for Hillside Plaza LLC. Renovate second floor at 14-16 N. Main St., Norwalk. Estimated cost: \$180,000. Filed Dec. 21.

**Newpro Operating LLC,** Norwalk, contractor for Debra J. Beierle. Install a bathtub at 165 Sunrise Hill Road, No. S149, Norwalk. Estimated cost: \$13,985. Filed Dec. 19.

**otokin, Jonathan,** Stamford, contractor for Felner Corp. Perform an emergency repair and replacement of columns an beams in garage area, Building E, units 21, 22, 23, 24 and 25. Building F, units 26, 27, 28, 29 and 30 at 19 Woodway Road, Stamford. Estimated cost: \$150,000. Filed Jan. 31.

**Riverhouse Construction LLC,** Stamford, contractor for 85 Price Street LLC and 898-930 Norman Street LLC. Build a temporary sidewalk shed West Main Street and Greenwood Hill at 17 W. Main St., Stamford. Estimated cost: \$31,778. Filed Jan. 22.

**Riversky Builders LLC,** Stamford, contractor for Bedford East Holdings LLC. Reduce cafe space at 189 Bedford St., Stamford. Estimated cost: \$7,200. Filed Jan. 22.

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

**Rogers, Cory,** Hamden, contractor for Singh Tilak. Install roof-mounted solar panels at 100 Pembroke Drive, Stamford. Estimated cost: \$31,400. Filed Jan. 2.

**Southport Contracting Inc.,** Bridgeport, contractor for the town of Stamford Rippowam Middle School Magnet. Replace cooling tower and chiller at 381 High Ridge Road, Stamford. Estimated cost: \$1,495,000. Filed Jan. 23.

**Stamford Museum & Nature Center,** Stamford, contractor for Stamford Museum & Nature Center. Install a temporary tent for private event at 39 Scofieldtown Road, Stamford. Estimated cost: \$4,450. Filed Jan. 23.

**Town of Stamford Rippowam Middle School Magnet,** Stamford, contractor for the town of Stamford Rippowam Middle School Magnet. Redo classroom ceilings at 381 High Ridge Road, Stamford. Estimated cost: \$5,000. Filed Jan. 23.

**UB High Ridge SPE LLC,** Stamford, contractor for UB High Ridge SPE LLC. Install a new illuminated channel letter sign and a nonilluminated under-canopy sign at 1101 High Ridge Road, Stamford. Estimated cost: \$7,999. Filed Jan. 10.

**Wellbuilt Company Inc.,** Greenwich, contractor for Pacific House Inc. Repair existing three-story, four- dwelling unit group R-2 structure and install fire sprinkler system throughout at 22 Fairfield Ave., Stamford. Estimated cost: \$600,000. Filed Jan. 16.

**Wellbuilt Company Inc.,** Greenwich, contractor for 32 Burwood Avenue LLC. Replace kitchen and bathroom cabinets in existing legal location of three-family apartment house at 32 Burwood Ave., Stamford. Estimated cost: \$75,000. Filed Jan. 4.

**William A. Kelly & Company Inc.,** Katonah, New York, contractor for UB Stamford LP. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$2,696,580. Filed Jan. 3.

### Residential

**Dellacorte, Jessica,** Norwalk, contractor for Jessica Dellacorte. Construct a super-structure for rear addition at single-family residence at 5 Pheasant Lane, Norwalk. Estimated cost: \$100,000. Filed Dec. 21.

**Holguin, John F.,** Norwalk, contractor for John F. Holguin. Convert a closet into a 3/4 bathroom at 1 Richlee Road, Norwalk. Estimated cost: \$6,000. Filed Dec. 20.

**JP Carroll Roofing LLC,** Bloomfield, contractor for Chailin Barroso and Juan Antonio Castro. Remove existing roof and reroof 12 Walter Lane, Stamford. Estimated cost: \$9,352. Filed Jan. 18.

**JP Carroll Roofing LLC,** Norwalk, contractor for Katrina Klein and Samuel S. Rio. Replace the roof at 229 Rowayton Ave., Norwalk. Estimated cost: \$16,534. Filed Dec. 20.

**Kay, David J.,** Stratford, contractor for Aldo Genovese. Install a Generac generator using natural gas at 95 Old Logging Road, Stamford. Estimated cost: \$12,500. Filed Jan. 10.

**Lang, Christopher J.,** Norwalk, contractor for Javier Guzman-Aguirre and Stephanie Van Der Deen. Install a vinyl liner for in-ground pool with patio and associated pool equipment with automatic pool safety cover at 42 Broadwood Drive, Stamford. Estimated cost: \$89,875. Filed Jan. 29.

**Long Roofing LLC,** Savage, Maryland, contractor for Jazchrsta T. and Joselyn C. Ferriols. Install an entry door for replacement at 27 Charles St., Stamford. Estimated cost: \$7,566. Filed Jan. 2.

**Lopez, Oscar and Gilda Lopez,** Norwalk, contractor for Oscar and Gilda Lopez. Remove existing roof and reroof 144 Strawberry Hill Ave., Norwalk. Estimated cost: \$6,300. Filed Dec. 21.

**Mayne Construction LLC,** Newtown, contractor for Sara Zacchea and Justin Darr. Perform replacement alterations at 25 Elaine Drive, Stamford. Estimated cost: \$265,000. Filed Jan. 24.

**Mehta, Nikhil and Talathi Prachi,** Stamford, contractor for Nikhil Mehta and Talathi Prachi. Install a fixed picture window in south-facing wall for increased natural light and better energy efficiency at 320 Strawberry Hill Ave., Stamford. Estimated cost: \$2,100. Filed Jan. 18.

**Mendez, Luis J. and Maria del Carmen Mendez,** Norwalk, contractor for Luis J. Mendez. Create an accessory dwelling at 4 Avenue B, Norwalk. Estimated cost: \$20,000. Filed Dec. 20.

**MG Imperio Services LLC,** Norwalk, contractor for Maarten and Jill Nederlof. Remove existing roof and re-roof 63 Cove Ave., Norwalk. Estimated cost: \$30,000. Filed Dec. 20.

**Nayar, Shoba and Bhatnagar Gaurav,** Stamford, contractor for Shoba Nayar and Bhatnagar Gaurav. Add a shower to existing powder room, and relocate water closet and lavatory within the room at 229 E. Hunting Ridge Road, Stamford. Estimated cost: \$15,000. Filed Jan. 22.

**Newpro Operating LLC,** Woburn, Massachusetts, contractor for Zachary I. and Christina E. Kampler. Install six new construction windows and one entry door; all windows are tempered glass at 130 Turner Road, Stamford. Estimated cost: \$30,966. Filed Jan. 25.

**Newpro Operating LLC,** Woburn, Massachusetts, contractor for Hortensia Franco. Install a new shower unit without structural changes at 27 Northhill St., Stamford. Estimated cost: \$17,693. Filed Jan. 26.

**Newpro Operating LLC,** Norwalk, contractor for James D. and Judy A. Feledie. Perform replacement alterations at 11 Karen Drive, Norwalk. Estimated cost: \$16,984. Filed Dec. 19.

**Portales Home Improvement LLC,** Stamford, contractor for Nicoletta Righini. Renovate the property, including increasing existing kitchen and updating two existing bathrooms, sun-room adding one full bath, two small studios and partial reduction of external existing deck at 133 Stamford Ave., Stamford. Estimated cost: \$220,000. Filed Jan. 10.

**Posigen Developer LLC,** Saint Rose, Los Angeles, contractor for Marguerite Benoit. Install roof-mounted solar panels at 13 Chestnut St., Stamford. Estimated cost: \$24,200. Filed Jan. 24.

**Pro Fox Contractors LLC,** Derby, contractor for Connie C. Domingo. Renovate kitchen, full bathroom, half bathroom, electrical fixtures and install new smoke and co2 detectors at 15 Willowbrook Court, No.15, Stamford. Estimated cost: \$25,000. Filed Jan. 12.

**Pro-Klean Cleaning & Restoration Services LLC,** North Haven, contractor for Debra M. and John S. Gibb. Repair damage caused by fallen tree and remove existing roof and reroof 32 Eastwick Place, Stamford. Estimated cost: \$93,400. Filed Jan. 9.

**Rakoczy Home Improvement LLC,** Stamford, contractor for Carlos A. Gonzabay and Maria Vizcarrondo. Perform repairs to townhouse dwelling, Unit 8, which was damaged by fire at 11 Finney Lane, Stamford. Estimated cost: \$73,500. Filed Jan. 26.

**Rhino Back Roofing LLC,** Simsbury, contractor for Gordon F. and Diane P. Moore. Remove existing roof and reroof 5 Shadow Ridge Road, Stamford. Estimated cost: \$13,439. Filed Jan. 11.

**Rich Moore Construction LLC,** Fairfield, contractor for Anmary Delago c/o Brian Gillespie, Plaza Realty Management. Repair deck damage at Unit 8C, 85 Camp Ave., Stamford. Estimated cost: \$18,975. Filed Jan. 11.

**Russell Bailas,** Norwalk, contractor for Blue Sunsets LLC. Install a generator at side of single-family residence at 2 Crockett St., Norwalk. Estimated cost: \$11,292. Filed Dec. 19.

**Russell, Delemos,** Norwalk, contractor for Stuart and Deborah Christman. Install a pressure platform lift at 19 Shorehaven Road, Norwalk. Estimated cost: \$4,100. Filed Dec. 21.

**Sunpower Corporate Systems,** Richmond, California, contractor for Leonard F. and Sandra Barnaba. Install roof-mounted solar panels at 51 Ralph St., Stamford. Estimated cost: \$61,150. Filed Jan. 22.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Virginia Martinez and Fran Fine. Install roof-mounted solar panels at 45 Marva Lane, Stamford. Estimated cost: \$40,842. Filed Jan. 4.

**Sunrun Installation Services Inc.,** San Francisco, California, contractor for Mathias M. Junette. Install roof-mounted solar panels at 20 Oak Hill St., Stamford. Estimated cost: \$29,500. Filed Jan. 17.

**TCCM 2020 LLC,** Yonkers, New York, contractor for Amen and Sherin Rabadi. Construct a new single-family house at 46 Konandreas Drive, Stamford. Estimated cost: \$750,000. Filed Jan. 22.

**Tesla Energy Operations Inc.,** Fremont, California, contractor for Jean Darline. Install roof-mounted solar panels at 95 Partridge Road, Stamford. Estimated cost: \$73,200. Filed Jan. 11.

**Tesla Energy Operations Inc.,** Fremont, California, contractor for Jigar and Kruthiben Jokhakar. Install roof-mounted solar panels at 307 W. Broad St., Stamford. Estimated cost: \$26,672. Filed Jan. 3.

**Thomas Valeo,** Blairstown, New Jersey, contractor for Christopher Beesley and Chan Ki. Install lag bolts, flashing and racking for roof-mounted solar PV system at 133 Knox Road, Stamford. Estimated cost: \$33,702. Filed Jan. 16.

**Vanderson, Digesu,** Stamford, contractor for Digesu Vanderson. Renovate first floor, second floor, attic and basement at 30 Woolsey Road, Stamford. Estimated cost: \$210,000. Filed Jan. 19.

**Vasquez, Leonel,** Stamford, contractor for Janet and William Lukaswitz. Replace roof on home at 22 Powell Place, Stamford. Estimated cost: \$11,700. Filed Jan. 31.

**Venture Home Solar LLC,** Southington, contractor for Oleg Polozov. Install roof-mounted solar panels at 1402 High Ridge Road, Stamford. Estimated cost: \$28,118. Filed Jan. 23.

**Viking Construction Inc.,** Bridgeport, contractor for Christopher Gaglio. Perform replacement alterations at 41 Coolidge Ave., Stamford. Estimated cost: \$175,000. Filed Jan. 22.

**Westview Electric LLC,** Guilford, contractor for Gerald R. and Judy Gallagher. Remodel kitchen without structural changes and replacing cabinets at 87 Studio Road, Stamford. Estimated cost: \$20,000. Filed Jan. 19.

**Wilder's Painting & Remodeling LLC,** Stamford, contractor for Marc Benkert and Emanuela Iacobelli. Extend indoor kitchen area to replace outdoor deck and porch at 40 Bradley Place, Stamford. Estimated cost: \$60,000. Filed Jan. 4.

## COURT CASES

### Bridgeport Superior Court

**Merina, Jean, et al,** Trumbull. Filed by Landers Wilson, Bridgeport. Plaintiff's attorney: John Patrick Casey O'Brien, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief as court deems appropriate. Case no. FBT-CV-24-6129747-S. Filed Dec. 13.

**Pagni, Sr., Guillaume A.,** Bridgeport. Filed by Citibank, N.A. Sioux Falls, South Dakota. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association that issued a credit account to defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FBT-CV-23-6129612-S. Filed Dec. 8.

**Phung, Dat C., et al,** Bridgeport. Filed by Maritza Ramirez, Bridgeport. Plaintiff's attorney: Law Offices of Edward Czepiga 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-23-6129867-S. Filed Dec. 19.

**Smith, Christopher B.,** Trumbull. Filed by Christopher T. Campbell, Bridgeport. Plaintiff's attorney: Balzano & Tropiano PC, New Haven. 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-23-6129927-S. Filed Dec. 20.

**Vasquez Perez, Epifanio,** Bridgeport. Filed by Jimi Blackwell, New Heaven. 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-23-6129899-S. Filed Dec. 19.

### Danbury Superior Court

**Gutierrez, Alexander, et al,** Sherman. Filed by Giovanni Lardazio, Sherman. Plaintiff's attorney: Daniel Stephen DiBartolomeo, Brookfield. Action: The plaintiff was on the premises owned by the defendant. As the plaintiff exited the property through the front door and proceeded down the front porch and onto a walkway that contains uneven tile slates and uneven small rocks he fell and suffered 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-24-6048542-S. Filed Dec. 21.

**Martinez, Luis, et al,** Danbury. Filed by M&T Bank, Buffalo, New York. Plaintiff's attorney: McCalla Raymer Leibert Pierce LLC, Hartford. Action: The plaintiff was assigned the defendants' mortgage for which they defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. DBD-CV-23-6048339-S. Filed Nov. 30.

**Mosa, Maria. et al,** Brookfield. Filed by BankUnited N.A., Anaheim, California. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff is the current holder of the note and the mortgage on the defendant's property. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, more than \$15,000 in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048104-S. Filed Nov. 9.

**Santamaria, Edwin P.,** Newtown. The plaintiff is seeking compensatory and punitive damages against the defendants, former real estate brokerage agents and managers employed by plaintiff, who are unfairly competing with plaintiff by interfering with existing contractual relationships and breaching their employment agreements by stealing commissions, clients, intellectual property, confidential information and listings. 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-23-6048390-S. Filed Dec. 5.

### Stamford Superior Court

**Biafore, Victoria R., et al,** Bridgeport. Filed by Rexhe Muriqi, Stamford. Plaintiff's attorney: Balzano & Tropiano PC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064501-S. Filed Dec. 20.

**Borowski, Adam,** Stamford. Filed by Jean-Baptiste Hess, Stamford. Plaintiff's attorney: Rosenberg & Hite LLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064452-S. Filed Dec. 15.

**Fagan, Katherine,** Norwalk. Filed by Philomene Bienaime, Norwalk. Plaintiff's attorney: Polito & Harrington LLC, Waterford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064720-S. Filed Oct. 30.

**Fox, Garvey, et al,** Greenwich. Filed by Nest Seekers Connecticut LLC, Greenwich. Plaintiff's attorney: Grayson & Associates PC, Greenwich. Action: The plaintiff is seeking compensatory and punitive damages against the defendants Fox and Malloy, former real estate brokerage agents and managers employed by the plaintiff, who are unfairly competing with plaintiff by interfering with existing contractual relationships and breaching their employment agreements by stealing commissions, clients, intellectual property, confidential information and listings. 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-23-6064325-S. Filed Dec. 6.

**Totilo, Daniel L.,** Stamford. Filed by Midland Credit Management Inc, San Diego, California. Plaintiff's attorney: London & London, Newington. Action: The plaintiff acquired the defendant's debt from Citibank NA. The defendant has failed to make payments in full. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064461-S. Filed Dec. 18.

## DEEDS

### Commercial

**131 Sasco Hill Road LLC,** Fairfield. Seller: Grant Panarese and Christie Spooner, Fairfield. Property: 131 Sasco Hill Road, Fairfield. Amount: SN/A. Filed Feb. 2.

**234 Stillwater Ave.,** Stamford. Seller: The Little Place LLC, Stamford. Property: 234 Stillwater Ave., Stamford. Amount: \$600,000. Filed Jan. 29.

**Bana Housing LLC,** Westport. Seller: Victoria A. Anyikwa and Franklin C. Anyikwa, Stamford. Property: 1166 Hope St., Unit 4, Stamford. Amount: \$360,000. Filed Feb. 2.

**Baron, Collin P. and Karen E. Baron,** Fairfield. Seller: Doncela Inc., Cayman Island. Property: 5425 Congress St., Fairfield. Amount: \$775,000. Filed Feb. 2.

**Carlson, Reed and Paige Carlson,** Stamford. Seller: Bridge 3L LLC, Stamford. Property: 161 Bridge St., Stamford. Amount: \$911,200. Filed Feb. 1.

**Colner, Alan N. and Robin C. Colner,** Delray Beach, Florida. Seller: 88 Tryon Connecticut LLC, Forest Hills, New York. Property: 61 Castle Hill Drive, Unit 23, Stamford. Amount: \$1,510,000. Filed Feb. 1.

**Drobotiy, Andriy and Svitlana Tymtso,** Trumbull. Seller: Wells Fargo Bank NA, Salt Lake City, Utah. Property: 444 Bedford St., Unit 1E, Stamford. Amount: \$230,000. Filed Feb. 2.

**Eai LL LLC,** Bridgeport. Seller: 12 WWD LLC, Stamford. Property: 12 Walter Wheeler Drive, Stamford. Amount: \$10. Filed Jan. 31.

**McDonald, Kyle and Danielle Hussey,** Stamford. Seller: 34 Big Oak LLC, Armonk, New York. Property: 34 Big Oak Lane, Stamford. Amount: \$1,190,000. Filed Jan. 29.

**Nil, Eric Conrad,** Stamford. Seller: The Bank of New York Mellon, Greenville, South Carolina. Property: 95 Lafayette St., Unit 12, Stamford. Amount: \$263550. Filed Jan. 29.

**State of Connecticut,** Stamford. Seller: Charles Xiao Qing Guo and Weiou Zhou, Stamford. Property: 343 Wire Mill Road, Stamford. Amount: \$6,000. Filed Feb. 1.

### Residential

**Bonina, Colleen and Michelle Bonina,** Fairfield. Seller: Patricia E. Brennan, Fairfield. Property: 195 Alberta St., Fairfield. Amount: \$475,000. Filed Jan. 30.

**Bravo Benitez, Rodrigo and Sharon Wiley Bravo,** Riverside. Seller: Bethany Hulme and David Hulme, Austin, Texas. Property: 18 Terrace Ave., Riverside. Amount: \$10. Filed Feb. 5.

**Cluff, Andrew and Linda Kiel,** Fairfield. Seller: Joan Kocsis, Fairfield. Property: 167 Figlar Ave., Fairfield. Amount: \$755,000. Filed Jan. 29.

**Codato, Catherine,** Old Greenwich. Seller: Catherine Codato, Old Greenwich. Property: Lot 267, Map 2862, Greenwich. Amount: SN/A. Filed Feb. 6.

**Curcio Sr., Robert P. and Katie Curcio,** Greenwich. Seller: Robert P. Curcio, Greenwich. Property: 265 S. Water St., Greenwich. Amount: \$10. Filed Feb. 7.

**Digesu, Vanderson and Claudia Digesu,** Stamford. Seller: Inger Susic, Old Greenwich. Property: 1076 Westover Road, Stamford. Amount: \$850,000. Filed Feb. 1.

**Foote, Nicholas B.,** Fairfield. Seller: Joseph P. Kowalsky III, Clinton. Property: 1047 Reef Road, Fairfield. Amount: \$566,000. Filed Jan. 29.

**Gao, Jingkun and Menglei Sun,** Kirkland, Washington. Seller: Juan T. Cerda Fortuna, Stamford. Property: 1132 Hope St., Stamford. Amount: \$562,500. Filed Jan. 30.

**Hilts, John and Tara A. Doyle,** Greenwich. Seller: John Hilts, Greenwich. Property: 25 W. Elm St., Unit 54, Greenwich. Amount: \$1. Filed Feb. 7.

**Hossain, Alamgir,** Stamford. Seller: Shqiye Krasniqi, Stamford. Property: 245 Seaside Ave., Stamford. Amount: \$915,000. Filed Feb. 1.

**Jean, Christy,** Norwalk. Seller: Leo P. Donovan Jr., Stamford. Property: 239 Hamilton Ave., Unit 8, Stamford. Amount: \$384,500. Filed Jan. 31.

**Katechia, Bina and Manavi Katechia,** Stamford. Seller: Roger Ravi Ayres, Stamford. Property: 127 Greyrock Place, Unit 704, Stamford. Amount: \$324,000. Filed Feb. 2.

**Kelly, Summer and Dennis Kelly,** Greenwich. Seller: Malcolm Dixon and Joyce Dixon Dannheim, Greenwich. Property: 16 Upland Street East, Greenwich. Amount: \$925,000. Filed Feb. 8.

**Khan-Zaman, Naheed,** Trumbull. Seller: Powan Liew, Trumbull. Property: 32 Overlook Ave., Unit 32, Fairfield. Amount: \$300,000. Filed Feb. 1.

**Khatun, Moriam**, Stamford. Seller: Mohammed Tayab and Hosnaara Begum, Stamford. Property: 58 Dale St., Stamford. Amount: \$630,000. Filed Feb. 1.

**Lockwood, Jory Faye and John P. Curtin II**, Wilton. Seller: Elaine C. Lemos, Stamford. Property: 103 Briar Brae Road, Stamford. Amount: \$775,125. Filed Feb. 2.

**Marmorale, Lauren and Matteo Marzoli**, Fairfield. Seller: Paul V. Palange and Pasqualina S. Palange, Fairfield. Property: 31 Godfrey Road, Fairfield. Amount: \$655,000. Filed Jan. 31.

**Marsh, Matilda Louise**, Fairfield. Seller: Rohit Adlakha, Fairfield. Property: 764 Old Stratfield Road, Fairfield. Amount: \$805,000. Filed Jan. 31.

**McElwreath, Edward T. and Leslie A. McElwreath**, Greenwich. Seller: Edward T. McElwreath and Leslie A. McElwreath, Greenwich. Property: 1 Mountain Wood Drive, Greenwich. Amount: SN/A. Filed Feb. 7.

**McNamara, James P. and Anna Kristina C. Millan**, Old Greenwich. Seller: Steven R.L. Benesh and Vedad Alavian Chavanini, Stamford. Property: 321 Blackberry Drive, Stamford. Amount: \$1,300,000. Filed Jan. 30.

**Muyenje, Julie and Hannington Muyenje**, Fairfield. Seller: Roger K. Kuhn Jr., Southbury. Property: 41 Fieldcrest Drive, Fairfield. Amount: \$605,013. Filed Jan. 29.

**Pecorin, Elsie J.**, Riverside. Seller: Elsie J. Pecorin, Riverside. Property: Lot 56, Map 1951, Greenwich. Amount: \$1. Filed Feb. 8.

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Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

**Pennella, Nicholas J.**, Cos Cob. Seller: Robert G. Cameron, Greenwich. Property: 12 Loudon St., Greenwich. Amount: \$665,000. Filed Feb. 7.

**Rizzo, Joseph P. and Kathy J. Smith**, Old Greenwich. Seller: Joseph P. Rizzo and Kathy J. Smith, Old Greenwich. Property: 18 Norton Lane, Old Greenwich. Amount: SN/A. Filed Feb. 5.

**Salazar Martin, Jose A.**, Greenwich. Seller: Luis Velez, Stamford. Property: 66 Seaside Ave., Unit D, Stamford. Amount: \$482,500. Filed Jan. 31.

**Schaffer, Philipp**, Stamford. Seller: John W. Madigan III PLLC, Stamford. Property: 334 Weed Ave., Stamford. Amount: \$1,580,000. Filed Jan. 30.

**Senator, Thomas M.**, Allendale, New Jersey. Seller: Kathryn Emmett, Stamford. Property: Marina Unit H-16, Stamford. Amount: \$60,000. Filed Jan. 30.

**Shaw, Jeremy T.**, Bronx, New York. Seller: Charles Michael Asbury, Stamford. Property: 91 Strawberry Hill Ave., Unit 1128, Stamford. Amount: \$310,000. Filed Feb. 2.

**Smith, Kathy**, Old Greenwich. Seller: Kathy Smith, Old Greenwich. Property: 18 Norton Lane, Old Greenwich. Amount: \$0. Filed Feb. 5.

**Somuah, Lydia**, Stratford. Seller: Maria Nilman Carmona, Stamford. Property: 268 Courtland Ave., Stamford. Amount: \$770,000. Filed Jan. 30.

**Stern, Louis**, Greenwich. Seller: Louis Stern, Greenwich. Property: 223 Milbank Ave., Unit A, Greenwich. Amount: \$10. Filed Feb. 5.

**Sylvester, Debra Marie**, Fairfield. Seller: Debra M. Sylvester, Fairfield. Property: 15 Aspen Wood, Fairfield. Amount: \$0. Filed Feb. 2.

**Sylvester, Frederick**, Fairfield. Seller: Frederick Sylvester, Fairfield. Property: 15 Aspen Wood, Fairfield. Amount: \$0. Filed Feb. 2.

**Terrell, J. Anthony and Karen Elizabeth Terrell**, Greenwich. Seller: J. Anthony Terrell and Karen E. Terrell, Greenwich. Property: 101 Oneida Drive, Greenwich. Amount: \$1. Filed Feb. 8.

**Tietze, Blakely and Lauren Tietze**, Westport. Seller: Evelyn D. Saxonmeyer, Guilford. Property: 164 Oxford Road, Southport. Amount: \$97,654. Filed Feb. 2.

**Tone, William P. and Victoria Elise Tone**, Stamford. Seller: Mary Ann Dombrowski, Stamford. Property: 51 Lenox Ave., Stamford. Amount: \$689,000. Filed Feb. 2.

**Vanderkamp, Laura and Jacob Vanderkamp**, Westport. Seller: Angela B. Magarian, New York, New York. Property: 777 Cedar Road, Southport. Amount: \$1,090,000. Filed Feb. 1.

**Velasco, John Derrick and Nancy Velasco**, Greenwich. Seller: Marco G. Barallon and Marie A. Barallon, Old Greenwich. Property: 9 Havemeyer Lane, Old Greenwich. Amount: \$950,000. Filed Jan. 30.

**Zito, Josephine, Vanessa Roche and Richard Zito Jr.**, Bronx, New York. Seller: Caryl Poser and Stacy Ferber, Stamford. Property: 1 Strawberry Hill Ave., Unit 15E, Stamford. Amount: \$500,000. Filed Jan. 31.

## LIS PENDENS

**Dardis, Cynthia H., et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for Specialized Loan Servicing LLC. Property: 6 Overbrook Drive, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 5.

**Giannitti, Leone, et al**, Stamford. Filed by Cohn Birnbaum & Shea PC, Hartford, for Stormfield SPV IV LLC. Property: 149 Don Bob Road, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 12.

**Gilgore, Laurence P., et al**, Greenwich. Filed by Brock & Scott PLLC, Farmington, for US Bank NA. Property: 84 Putnam Park, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 11.

**Gregg, Roger R., et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for Rocket Mortgage LLC. Property: 5 Hundley Court, Unit 3B, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 2.

**Hurlingham LLC, et al**, Greenwich. Filed by Marino, Zabel & Schellenberg PLLC, Orange, for the town of Greenwich. Property: 16 Hurlingham Drive, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 8.

**Merisca, Roberto**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 28 Anderson St., Stamford. Action: foreclose defendant's mortgage. Filed Jan. 12.

**Murray, James R.**, Stamford. Filed by Neubert, Pepe & Monteith PC, Hartford, for Community Loan Servicing PC. Property: 832 Bedford St., Stamford. Action: foreclose defendant's mortgage. Filed Jan. 4.

**Saint Felix, Phanol, et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for PHH Mortgage Corp. Property: 60 Grant Ave., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 5.

**Teal, Wendy, et al**, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 19 West St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 2.

**Todd, Keith and Jill Todd**, Stamford. Filed by Rosenberg & Rosenberg PC, Avon, for Tamara Condominium Association Inc. Property: 455 Hope St., Unit 4B, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 11.

**Zap, Helen M., et al**, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 38 Carlisle Place, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 2.

## MORTGAGES

**Allardt, Frederick E.**, Greenwich, by Michael R. Lowitt. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 78 River Road, Unit 8, Cos Cob. Amount: \$726,200. Filed Dec. 19.

**Amin Construction LLC**, Greenwich, by John R. Hall. Lender: SHC Lending LLC, 320 Post Road, Suite 115, Darien. Property: 10 Riverside Lane, Greenwich. Amount: \$1,150,000. Filed Dec. 19.

**Bamgbowu, Olufolarin**, Framingham, Massachusetts, by Brooke Cavaliero. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 61 Seaview Ave., Unit 64, Stamford. Amount: \$429,050. Filed Dec. 29.

**Banks, Patrick and Kathryn Denison Walsh**, Norwalk, by Andrew L. Wallach. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 1894 N. Benson Road, Fairfield. Amount: \$585,000. Filed Jan. 3.

**Beecher, Richard and Kristen Beecher**, Old Greenwich, by Thomas Moore. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 143 1/2 Shore Road, Old Greenwich. Amount: \$500,000. Filed Dec. 21.

**Bieling, Tyler**, Trumbull, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 28 Camore St., Stamford. Amount: \$546,250. Filed Dec. 26.

**Blanco, Gretchen C. and Francis R. Dionisio**, Stamford, by Gerard Edens Fleurizard. Lender: First County Bank, 117 Prospect St., Stamford. Property: 30 Hillside Ave., Stamford. Amount: \$200,000. Filed Dec. 27.

**Booker, Whitney**, Greenwich, by Tyler Andrew Whitley. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 37 Dunwoode Place, Greenwich. Amount: \$357,000. Filed Dec. 21.

**Brothers, Frank P. and**

**Stephen Brothers**, Wilton, by Susan L. Goldman. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1463 Black Rock Turnpike, Unit 11, Fairfield. Amount: \$332,000. Filed Jan. 2.

**Capital View LLC**, Norwalk, by Antoinette R. Kaine. Lender: Pinnacle Financial Services LLC, 37 Jerome Ave., Bloomfield. Property: 16 Sylvandale Ave., Stamford. Amount: \$240,000. Filed Dec. 27.

**Carrillo, Jeanne Marie**, Stamford, by Stephen J. Schelz. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 562 Hope St., Unit 1, Stamford. Amount: \$392,000. Filed Dec. 29.

**Carvalho, Jackson Krystiano and Douglas Franco Carvalho**, Greenwich, by Stephen M. Spedaliere. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 25 Hawthorne Street South, Greenwich. Amount: \$880,000. Filed Dec. 20.

**Collier, Njeri** Fairfield, by Alexandra Jennett. Lender: Connexus Credit Union, 1 Corporate Drive, Suite 102, Wausau, Wisconsin. Property: 1303 Melville Ave., Fairfield. Amount: \$99,500. Filed Jan. 5.

**Dell'Aera, Michael**, Stamford, by Brian McCormick. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 42 Munko Drive, Stamford. Amount: \$1,211,250. Filed Dec. 28.

**Dias, Rosa and Victor Dias**, Briarwood, New York, by Raymond G. Heche. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 77 Merriland Road, Stamford. Amount: \$540,000. Filed Dec. 26.

**Diaz, Fernando M.**, Stamford, by Kishore I. Kapoor. Lender: KeyBank National Association, 127 Public Square, Cleveland, Ohio. Property: 28 Rapids Road, Stamford. Amount: \$648,000. Filed Dec. 28.

**Diorio, Michael P. and Katharine Schafer**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 208 Lockwood Road, Fairfield. Amount: \$100,000. Filed Jan. 3.

**Effron, Zach** and **Lauren Effron**, Fairfield, by Maureen E. Sultz. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 241 Burr St., Fairfield. Amount: \$217,000. Filed Jan. 5.

**Foote, Jody**, Fairfield, by John J. Carangelo. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 445 Brett Road, Fairfield. Amount: \$1,150,000. Filed Jan. 2.

**Friedman, Jason** and **Liza Barry**, Greenwich, by Brooke Cavaliero. Lender: Greenway Mortgage Funding Corp., 107 Tindall Road, Middletown, New Jersey. Property: 141 Pepper Ridge Road, Stamford. Amount: \$880,000. Filed Dec. 29.

**Gerardi Jr., William J.** and **Rita E. Gerardi**, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 277 Brookdale Road, Stamford. Amount: \$500,000. Filed Dec. 28.

**GSQ Properties LLC**, Stamford, by Seth J. Arnowitz. Lender: First County Bank, 117 Prospect St., Stamford. Property: 22 Glenbrook Road, 11 units, Stamford. Amount: \$948,500. Filed Dec. 26.

**Guerrero Lara, Lizzette**, Old Greenwich, by Frances Sena. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 21 Marshall St., Old Greenwich. Amount: \$1,412,500. Filed Dec. 21.

**Haque, Mohammad A.** and **Hasina Haque**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 444 Bedford St., Apt. 5E, Stamford. Amount: \$100,000. Filed Dec. 26.

**Hendrie Lynn Z.**, Fairfield, by Patricia E. Connelly. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 33 Richard Place, Fairfield. Amount: \$250,000. Filed Jan. 5.

**Hyl, Marek** and **Zuzana Hylova**, Old Greenwich, by Gillian V. Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 239 Palmer Hill Road, Old Greenwich. Amount: \$1,725,000. Filed Dec. 22.

**Kilb, Olivia M.** and **Christopher T. Clark**, Southport, by Leah M. Parisi. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 41 Abbey Road, Fairfield. Amount: \$595,000. Filed Jan. 4.

**Lebow, Em**, Fairfield, by Joanne E. Cockerill. Lender: Amerisave Mortgage Corp., 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 680 Hope St., Unit 10, Stamford. Amount: \$282,000. Filed Dec. 29.

**Leon, Daniela**, Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 85 Riverside Ave., Unit E4, Stamford. Amount: \$351,000. Filed Dec. 26.

**Liebowitz, Michael L.**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 36 London Terrace, Fairfield. Amount: \$220,000. Filed Jan. 5.

**Malik, Adnan** and **Aliya Sajid**, The Bronx, New York, by Louis A. Afonso. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 82 Garden Drive 84, Fairfield. Amount: \$492,000. Filed Jan. 5.

**Mann, Nicole J.** and **David W. Mann**, 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. 20.

**Markov, Alexander** and **Shirley Markov**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1100 Banks North Road, Fairfield. Amount: \$500,000. Filed Jan. 3.

**Menge, Christa A.**, Fairfield, by Patricia M. Gallagher. Lender: The Milford Bank, 33 Broad St., Milford. Property: 1499 Fairfield Woods Road, Fairfield. Amount: \$58,500. Filed Jan. 2.

**Merz, Jean Claude** and **Karen Merz**, Greenwich, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 349 Riversville Road, Greenwich. Amount: \$700,000. Filed Dec. 21.

**Mullalli, Klodjana** and **Saimir Mullalli**, The Bronx, New York, by Colm P. Browne. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 273 Bridge St., Unit 2, Stamford. Amount: \$297,000. Filed Dec. 29.

**Nicaj, Paulin** and **Elizabeth Nicaj**, Eastchester, New York, by Alfred A. Delicata. Lender: KeyBank National Association, 127 Public Square, Cleveland, Ohio. Property: 18 Comly Ave., Greenwich. Amount: \$410,000. Filed Dec. 20.

**Ott, Emily**, Fairfield, by Joshua F. Gilman. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 628 Katona Drive, Fairfield. Amount: \$623,200. Filed Jan. 5.

**Pastore, Robert** and **Laura Pastore**, Stamford, by Mark A. Sank. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 30 Riversville Road, Greenwich. Amount: \$850,000. Filed Dec. 21.

**Robustelli, Robert D.** and **Patricia A. Robustelli**, Stamford, by Robert E. Colapietro. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 264 Thornridge Drive, Stamford. Amount: \$22,488. Filed Dec. 28.

**Rockett, Courtney R.**, South Salem, New York, by Jeremy Ruman. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 258 Ingleside Drive, Stamford. Amount: \$912,000. Filed Dec. 28.

**Rosa, William L.** and **Victoria S. Papalian**, Menlo Park, California, by Yoon Taek Cho. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 35 Ridgeview Ave., Greenwich. Amount: \$1,300,000. Filed Dec. 19.

**Rosario, Juan J.** and **Sagrario E. Melo**, Stamford, by Mayra M. Rios. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 14 McClurg Ave., Stamford. Amount: \$540,038. Filed Dec. 27.

**Ryan, Jean** and **Peter Anderson**, Stamford, by Erica Diana Franca. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 20 Field St., Stamford. Amount: \$120,000. Filed Dec. 29.

**Selca, Deda** and **Gjyste Selca**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 20 Fieldcrest Road, Fairfield. Amount: \$200,000. Filed Jan. 2.

**Sharif, Hassan**, Stratford, by Kellie Ann Vazzano. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 48 East Ave., Stamford. Amount: \$712,500. Filed Dec. 26.

**Shima LLC**, Cos Cob, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 10 Gray Oaks Lane, Greenwich. Amount: \$1,000,000. Filed Dec. 22.

**Shockey II, Ralf J.** and **Elizabeth Shockey**, Fairfield, by John S. Demetre. Lender: Liberty Home Mortgage Corp., 6225 Oak Tree Blvd., Independence, Ohio. Property: 31 Smedley Road, Fairfield. Amount: \$507,936. Filed Jan. 2.

**Shrestha, Sushant Lal** and **Elena Shrestha**, Stamford, by John A. Cassone. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 203 S. Water St., Unit B, Greenwich. Amount: \$744,000. Filed Dec. 18.

**Steckis, Albert** and **Sara Steckis**, Greenwich, by Eva Lee Chan. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 26 Bedford Road, Greenwich. Amount: \$1,050,000. Filed Dec. 21.

**Stevens, Nathaniel**, Milford, by Michele A. Cardello. Lender: Stevens Ford Inc., 1066 Merwin's Lane, Fairfield. Amount: \$262,500. Filed Dec. 18.

**Sullivan, Kimberly**, Fairfield, by Judith L. Luque. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 1780 Bronson Road, Fairfield. Amount: \$30,482. Filed Jan. 4.

**Tandel, Trushar** and **Rekharani Tandel**, Stamford, by Donald H. Brown. Lender: Farmers Bank & Trust, 1017 Harrison St., Great Bend, Kansas. Property: 358 Haig Ave., Stamford. Amount: \$632,000. Filed Dec. 28.

**Ward, David**, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 261 Reid St., Fairfield. Amount: \$85,000. Filed Jan. 5.

**Zhang, Xiaoni** and **Benjamin Braunschvig**, New York, New York, by Justin L. Galletti. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 5415 Congress St., Fairfield. Amount: \$800,000. Filed Jan. 3.

## NEW BUSINESSES

**BG Travel Network**, 57 Cedar St., Unit A2, Norwalk 06854, c/o Adrienne Brown. Filed Dec. 18.

**Duke Premier Market LLC**, 501 Glenbrook Road, Apt. 2, Stamford 06906, c/o Andre J. Duquene. Filed Jan. 4.

**Evergreen Studios**, 884 Newfield Ave., Stamford 06905, c/o Gabriel Corredor. Filed Jan. 3.

**Faithful+Gould**, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Atkins North America Inc. Filed Jan. 24.

**G-Code Inc.**, 75 Broad St., No.1, Norwalk 06851, c/o Jessica Davis. Filed Dec. 20.

**Gastromom**, 90 Fieldstone Road, Stamford 06902, c/o Leora Hauptman. Filed Jan. 19.

**Harmony Sewing**, 35 Ashton Road, Stamford 06905, c/o Monika Harabin. Filed Jan. 17.

**High Ridge Shell**, 899 High Road, Stamford 06905, c/o CJS Foreign Automotive Services & Repairs LLC. Filed Jan. 22.

**House Maintenance Services**, 41 Hundley Court, Stamford 06902, c/o Raul Arriaza. Filed Jan. 17.

**Hydra-Flex**, 5870 N. Hiatus Road, Tamarac, Florida 33321, c/o Sonny's Enterprises LLC. Filed Jan. 11.

**Ike's Ice Cream**, 27 Ridgewood Ave., Stamford 06907, c/o Michael Capuno. Filed Jan. 12.

**Journey Lending**, 1190 Winterson Road, Suites 300 and 180, Linthicum, Maryland 21090, c/o NFM Inc. Filed Jan. 9.

**Ramirez Construction LLC**, 61 Meadow St., Norwalk 06854, c/o Gloria Ramirez Centerto. Filed Dec. 20.

**NO MATTER  
WHAT BUSINESS  
YOU'RE IN,  
WE'RE INTO  
YOUR BUSINESS.**

  
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# Legal Notices

MARY BREEN LCSW PLLC Filed 10/17/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 46 Guion St, Pleasantville, NY 10570 Purpose: Licensed Clinical Social Work #63521

Notice of Formation of rise + bloom, LLC. Arts. of Org. filed with SSNY on 12/12/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to rise + bloom, 60 Quinby Ave, White Plains, New York 10606. Purpose: any lawful act or activity. #63522

KU Properties LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/9/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Kateryna Ulerio, 420 Maple Ave, Mamaroneck, NY 10543. General Purpose #63523

34 NY Jefferson LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Yina L. Bravo, 4 Alexander Ave, White Plains, NY 10606. General Purpose #63524

AAA Bravo Lighting LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Walmer Bravo, 34 Jefferson Ave, White Plains, NY 10606. General Purpose #63525

Notice of Formation of Nature's Own Wildlife L.L.C. Art. Of Org. filed with SSNY on 7/17/23. Office Location: Westchester County. Bruno Oliveto designated as agent of the LLC upon whom process against it may be served. Mail process to: 452 B Fourth Avenue, Pelham, NY 10803. Purpose: any lawful purpose. Website: www.NaturesOwn.store #63526

SIANO GROUP LLC Filed 11/20/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 21 Taylor Rd, Mount Kisco, NY 10549 Purpose: all lawful #63527

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 L1 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 29, White Plains, NY 10601 Purpose: all lawful #63529

ëSTACHE MENIS 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

NOGUEIRA'S 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 Crompton 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 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

Sealed bids will be received as set forth in instructions to bidders 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. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265212, PIN 881366, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BRIDGE

- WASHING & SEALING, various routes in various locations., Bid Deposit: 5% of Bid (- \$75,000.00), Goals:

MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%

D265220, PIN 809361, Orange, Rockland Cos., HAZARDOUS TREE REMOVAL, Palisades Interstate Park-

way, various locations., Bid Deposit: 5% of Bid (- \$125,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SD-

VOB: 0.00%

# Legal Notices

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

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

QUINTESSA LLC Filed 1/19/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 19 W 31st St, New York, NY 10001 Purpose: all lawful #63554

251 Forest LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/7/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Joseph Lorono, 350 Theodore Fremd Ave, Ste 160, Rye, NY 10580. General Purpose #63555

Notice of Formation of LLC. Liza Forbes Consulting, LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 2/9/2024. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Liza Forbes, 22 Byrd Street, Rye, NY 10580. Purpose: any business permitted under law. #63556

Notice of Formation of BLUEGREEN BOTANICALS LLC. Arts. of Org. filed with SSNY on 01/10/24. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Republic Registered Agent Services Inc. 54 State Street, Ste 804 Albany, NY, 12207, USA. Purpose: any lawful act or activity. #63557

Notice of Formation of FB FINE FINISHES LLC, Art. Of Org. filed with SSNY on 1/30/24. 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, 133 HARDING AVE APT 1A, WHITE PLAINS, NY 10606. Purpose: any lawful purpose. #63558

Notice of Formation of 149 Woodland Avenue LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/04/2023. Office located in Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: The LLC, 69 Meadow Lane, New Rochelle, NY 10805, principal business location of the LLC. Purpose: any lawful act or activity. #63560

Notice of Formation of BeautyVerse, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/31/2024. 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: BeautyVerse LLC, 119 Rosedale Ave, White Plains, NY 10605, principal business location of the LLC. Purpose: Any lawful business activity. #63561

Notice of Formation of Juliservice LLC Art. Of Org. filed with SSNY on 01/12/2024. 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, 12 N GOODWIN AVENUE APT ,ELMSFORD,NY,10523. Purpose: any lawful purpose. #63562

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BrownGirlMarketing LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 09/26/23. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 600 Lorraine St, Mamaroneck, New York 10543, principal business location of the LLC. Purpose: any lawful business activity. #63563

Notice of Formation of PDee Ventures, LLC Art. Of Org. filed with SSNY on 2/10/23. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 225 Mamaroneck Rd, Scarsdale, NY 10583. Purpose: any lawful purpose. #63564

THURSDAY  
MAY 30, 2024

# EMBRACING INNOVATION IN REAL ESTATE

## TOPICS

MULTI-  
FAMILY

ARTIFICIAL  
INTELLIGENCE

BIOTECH

Discover AI's transformative impact on property management, construction and real estate; learn how developers have pivoted towards Multi-Family, and understand the future role of BioTech as an economic engine in the region.

CV Rich Mansion

LOCATION

11:30am-1:30pm

TIME

**Westfair**  
Business Journal

PRESENTED BY

### EVENT INFORMATION:

Natalie Holland / [Nholland@Westfairinc.com](mailto:Nholland@Westfairinc.com)

### SPONSORSHIP INQUIRIES:

[Partners@Westfairinc.com](mailto:Partners@Westfairinc.com)