

Westfair Business Journal

County Executive
George Latimer.
Photo by Peter Katz.

Latimer looks at government in Westchester and Washington

BY PETER KATZ / pkatz@westfairinc.com

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Rendering of RiverWalk Connection st Tarrytown with bridge in background.

Scenic Hudson takes another step on RiverWalk

BY PETER KATZ / pkatz@westfairinc.com



Rendering of RiverWalk Connection at Tarrytown.



Scenic Hudson RiverWalk Park at Tarrytown. Photo courtesy Scenic Hudson.

Scenic Hudson, the nonprofit environmental organization based in Poughkeepsie, is taking another step in the development of the RiverWalk Connection in Tarrytown. It has issued a Request for Proposals (RFP) to find a consultant to assist with the design development of the RiverWalk Connection, which will connect the completed section of RiverWalk at Losee Park in Tarrytown with the completed section near the end of Van Wart Avenue south of the new Tappan Zee Bridge.

According to Scenic Hudson, Westchester RiverWalk is a planned 51-mile multi-use path along Westchester County's Hudson River shoreline. Currently, approximately 32 miles of the trail are complete.

The incomplete section that Scenic Hudson describes as being most urgently in need of construction and the subject of its RFP, is a gap of less than a mile under the Tappan Zee Bridge between Green Street and the existing trail at Van Wart Avenue in Tarrytown.

Scenic Hudson is the project sponsor for the environmental review and design of the Westchester RiverWalk Connection and has secured funding from Westchester County for the environmental review and from New York State for the design development work.

According to Scenic Hudson, the property in the project area is owned by public entities including the Metropolitan Transportation Authority

(MTA), which owns the Metro-North railroad tracks, the NYS Thruway Authority and the village of Tarrytown. Scenic Hudson says that the lands that are under water adjacent to the project area may be under the jurisdiction of the New York State Office of General Services.

Scenic Hudson says that the project must be designed to

safely accommodate bicyclists and pedestrians as well as accommodate the needs of emergency responders and maintenance staff and equipment.

The design also needs to address the risk posed by sea level rise and storm surge.

Scenic Hudson wants to find a design firm that has a demonstrated history of providing engineering, design and consulting services on successful waterfront trail and open space projects.

In describing the RiverWalk, Scenic Hudson said, "Currently, more than 32 miles of RiverWalk provide recreation for pedestrians and bicyclists, reduce dependency on car trips, and increase visitor appeal — all while benefiting public health, fostering a sense of community, improving residential property values, and invigorating commercial areas. Several portions of the RiverWalk pass through parks created or enhanced by Scenic Hudson."



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

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Bus and rail “Gateway to Connecticut” receives major upgrade

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



Stamford Mayor Caroline Simmons cuts the ribbon for the new Stewart B. McKinney Transportation Center, assisted by Governor Ned Lamont and Congressman Jim Himes. Photos by Justin McGown.



The new garage at Stamford Transit Center.

“Investing in these world class amenities is essential for enhancing the commuter experience and getting more people to take rail.”

- Mayor Caroline Simmons

Governor Ned Lamont and Congressman Jim Himes were among the elected officials who attended the ribbon cutting for a parking garage in Stamford on the rainy morning of Feb 26. Despite being vital infrastructure in urban areas, most parking structures open with considerably less fanfare.

However, the latest structure at the Stewart B. McKinney Transportation Center, commonly called the Stamford Transportation Center represents a \$100 million project. In addition to an exterior adorned with gentle wave-like shapes and LEDs that glowed with the colors of the Connecticut flag to mark the occasion, the 914 parking space garage also features 92 charging stations for electric vehicles, 120 bicycle parking stations, and 50 e-bike charging stations.

“I’m excited not just because it’s good twenty-first century infrastructure,” said Congressman Himes after recalling his frequent commutes via Amtrak which allowed him to watch the new garage’s construction, “but

also because it is going to be an economic hub for Stamford when the improvements to the station are done. When the old parking garage is gone that is an opportunity for retail, for commercial space, maybe even

for housing that will really create a hub around here.”

State Street, long closed during construction, is now also fully open, allowing access at 57 State Street, reachable from both Washington Boulevard and Greenwich Avenue. It features an entrance directly onto Track 5 of Stamford Station, and a 320 foot long pedestrian bridge linking the fourth floor to Stamford Station, directly in front of Java Joe’s coffee shop.

“This is a long time in the making and we couldn’t be more thrilled to be standing here today,” said Stamford Mayor Caroline Simmons. It’s a critical investment in this transportation center, which is at the heart of our economic and transportation ecosystem

here in Stamford, and the region.”

The Mayor noted that this project represented only a portion of the hundreds of millions of dollars being spent on the New Haven Line.

That sum is also just a small part of \$44 billion for the Northeast Corridor which she thanked Congressman Himes for

including in the Bipartisan Infrastructure Law. She also pointed out that the garage was only the latest step, and that further upgrades are planned.

“Over 28,000 commuters pass through this station every day, so investing in these world class amenities is essential for enhancing the commuter experience and getting more people to take rail,” Simmons said, noting that the garage would serve Connecticut’s busiest station, surpassed only by Grand Central for traffic in the Northeast Corridor.

“This project has been a long time coming,” said Garrett Eucalitto, the commissioner of the Connecticut Department of Transportation. Eucalitto described researching the project’s history, which was first reported on in 2007. “It took a long time and a lot of cooperation between the DOT and the city of Stamford to get us to this point.”

Matthew McCooe, CEO of Connecticut Innovations said “The state is becoming known as an innovation hub and a great place for small companies to arrive, start their businesses, grow their businesses. And the reason is what we’re calling the One Call State.

It’s a place where a small company like AmpUp, which is one of the providers of the 92 EVE chargers that are here, with one phone call they’re able to get to [the Public Utilities Regulatory Authority]. They received a \$1.7 million dollar grant, they’re able to work with Mayor Simmons and her team, Commissioner Eucalitto, the governor, and also Congressman Himes.”

State legislators were also in attendance, including State Senators Ryan Fazio and Ceci Maher, and representatives Hubert Delaney and David Michel, who all expressed excitement for the completion of the project and the advantages it would bring to area residents.

Governor Lamont thanked the construction workers with Yonkers Concrete, praising their ability to work between one of the busiest train and bus stations in the region and one of the busiest sections of Interstate 95.

“This is our front door,” Lamont said. “This is the gateway to New England. This is people’s first impressions of our amazing state.”

Expressing dissatisfaction with the current terminal, the Governor acknowledged that it had taken years of hard work to open the garage and advance development in the heart of Stamford, but placed even more emphasis on the future of the site. “This is a place that’s on the move, it’s on the go, we do it in collaboration with our community.”

Demolition of the old garage at 43 Station Place is scheduled to begin in March and last six months. Daily parking rates for cars at the new garage remain \$10 per day.

Plan for residential conversion of former Berkeley College site in White Plains

BY PETER KATZ / pkatz@westfairinc.com



99 Church St. decked out as The Washington Post headquarters for Steven Spielberg movie. Photo by Peter Katz.

The White Plains Zoning Board of Appeals has granted the variance that was sought by Berkeley 99 Church Street LLC in connection with conceptual plans to convert 99 Church St. and 6 Cottage Place in White Plains into apartment buildings. The building at 99 Church St. had housed Berkeley College, which in 2021 moved out in a consolidation of its White Plains and Manhattan campuses. The building at 6 Cottage Place had served as a dormitory. The two buildings are on approximately an acre of land.

Conceptual plans for residential development were prepared by the architectural firm Warshauer Mellusi Warshauer based in Elmsford and named the owner of the project as WBF Development Inc., Wilder Balter Partners, which is headquar-

tered in Chappaqua.

The conceptual plan includes adding a sixth floor to the building at 99 Church St., which presently has five floors with four levels visible from Church Street. The building at 6 Cottage Place already has six stories. The property is in the CB-3 zone and is legally existing but nonconforming with respect to the front yard setback. There would be 15-foot setbacks required were it

not for the variance that was recently granted.

The building at 99 Church St. gained some fame in 2017 when director Steven Spielberg filmed his movie "The Post" in White Plains. The movie told the story of The Pen-

tagon Papers and the Washington Post's role in publishing them. The front of 99 Church St. was transformed into the exterior of the Post's District of Columbia headquarters during the era of the Vietnam War.

The conceptual plan indicates that 6 Cottage Place would have a total of 55 units of housing, the same number of units as existed when it was used by Berkeley as a dorm. There would be 45 studios, five one-bedroom units and five two-bedroom units. The 99 Church St. building would be renovated and have a sixth story added. It would contain a total of 68 apartments, with four one-bedroom units, 20 two-bedroom units and eight three-bedroom units. The conceptual plan indicates that 82 parking spaces are being provided.

Wilder Balter has a history of creating a variety of real estate developments including affordable housing as well as luxury properties.

Owners of Goshen animal retreat sue SPCA animal shelter

BY BILL HELTZEL / bheltzel@westfairinc.com

In September 2022, an animal protection hotline received an anonymous call alleging neglect of animals at Noah's Park.

The owners of Noah's Park Retreat in Goshen are demanding \$385,000 and the return of 45 animals that they claim were seized illegally more than a year ago.

Rebecca Vives and Diana McGowan accused the Hudson Valley SPCA and board members Eugene Hecht and Joan Kay of unreasonable search and seizure and intentional infliction of emotional distress, in a complaint filed Feb. 20 in U.S. District Court, White Plains.

The SPCA has failed to return the animals despite a court order, the complaint states, causing Vives and McGowan "to suffer mental distress and negative health consequences from the continued separation from

the animals they have cared for, loved, and raised."

The SPCA did not reply to a message asking for its side of the story.

Noah's Park Retreat describes itself as a nonprofit organization, licensed and inspected by the U.S. Department of Agriculture, whose mission is to rescue and care for exotic, domestic, and farm animals. For nearly four decades it has also offered classes and tours for school children in the Hudson Valley.

Hudson Valley SPCA runs a no-kill animal shelter in Newburgh. It is also authorized to investigate and prosecute animal cruelty, abuse and neglect, according to its website, and to conduct

warrantless searches and seizures.

Vives and McGowan claim that the SPCA seizes animals to use in social media fundraising campaigns and to replenish declining revenues.

In September 2022, an animal protection hotline received an anonymous call alleging neglect of animals at Noah's Park, according to the complaint.

The SPCA seized 45 animals, including chickens, a donkey, ducks, a goose, horses and pigs.

Vives and McGowan were charged with misdemeanors under the state agriculture and markets law.

"There was no evidence of neglect at the retreat," the complaint states. The defendants cannot "produce a single video or legible picture that

would support the false allegations."

The trial court eventually dismissed the criminal charges, according to the complaint.

Last July, ten months after the animals had been seized, Justice Court in Goshen ordered Hudson Valley SPCA to return the animals within 10 days.

"As of the date of this filing," the complaint states, "defendants have acted with complete and utter disregard for the authority of the court by failing to obey a lawful order."

The complaint also charges the SPCA with conversion of assets, unjust enrichment and malicious prosecution.

Vives and McGowan are represented by Manhattan attorney Stephen Mullkoff.

Rockland roofer faces criminal consequences in 1 of 2 deaths

BY BILL HELTZEL / bheltzel@westfairinc.com

February 2019, an ALJ Home Improvements Inc. roofer falls to his death at a worksite. February 2022, another employee dies under similar circumstances. Now, February 2024, ALJ owner Jose Lema admits responsibility for one death.

Lema, 41, of Nanuet, pled guilty on Feb. 26 in U.S. District Court, White Plains, to willfully violating federal Occupational Safety and Health Administration regulations resulting in the death of an employee.

Lema, who is also known as Jose Lema Mizhirumbay, founded ALJ in 2018. A few months later, as workers installed roofing on a three-story house in Kiamesha Lake, Sullivan County, Jose Augustin Pichazac Cunin, of Spring Valley, slipped, fell 35 feet, and died from his injuries.

He was not wearing a safety harness, as required by OSHA regulations, and had not been trained in how to keep himself safe.

ALJ was cited for a dozen OSHA violations and fined \$1.3 million. Over the following three years, according to OSHA records, the roofing company continued to rack up citations and fines as inspectors from the Tarrytown office repeatedly witnessed workers laboring on roofs without protection.

Then on Feb. 8, 2022 in New Square, Rockland County, a 25-year-old employee working on a wet and icy roof, slipped and fell 30 feet. He died from his injuries at a hospital.

The man was wearing a safety harness missing the parts for connecting to a roof, according to a U.S. Department of Labor affidavit filed in the criminal case. Inspectors also found that no anchor plates had been secured on the roof. Instead, ropes had been fastened to bent and crimped nails.

Lema was arrested this past July and charged with the misdemeanor OSHA crime.

In September, he consented to paying penalties and to setting up safety procedures, in a U.S. Department of Labor civil action.

The roofer, whose tragic ending prompted the criminal and civil cases, has not been publicly identified.

Lema hired the man but did not know his name, according to the Labor Department affidavit, and the affidavit itself did not identify him.

Public court records in the criminal in civil cases do not name him. A spokesman for the U.S. Attorney's Office, which is prosecuting the crime, declined to identify the victim, stating that the details are outside the public record.

Lema is scheduled for sentencing on May 22 before U.S. Magistrate Judge Judith C. McCarthy. He could be imprisoned for up to six months and fined up to \$250,000.



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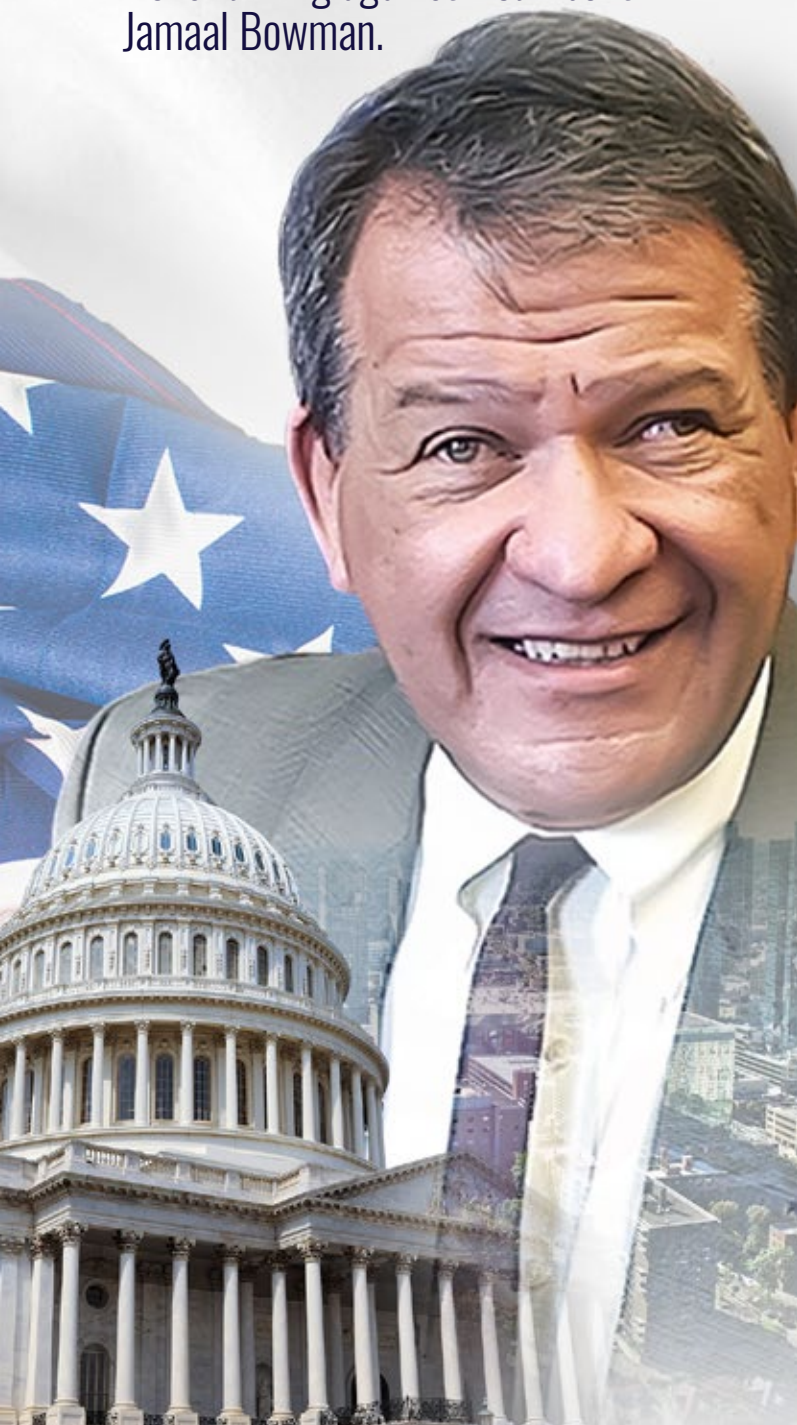


GREG LALEEVE
Business Manager
IUOE Local 825

Latimer looks at government in Westchester and Washington

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Westchester County Executive George Latimer is in the throes of preparing to deliver the State of the County message on March 14, when he will report on Westchester County government's accomplishments during the past year and plans for next year. But, in addition to managing day-to-day operations of an organization with a \$2.2 billion budget, Latimer also is now engaged in a primary fight to win the Democratic nomination for Congress in New York's 16th Congressional District. He is running against incumbent Jamaal Bowman.



It is notable that what goes on in Washington doesn't always comport with Latimer's view of how government should operate. Latimer's public service began in 1987 when he was elected to the Rye City Council. He has seen government from the inside at many levels, including as chairman of the Westchester County Board of Legislators, as a member of the State Assembly, the State Senate and now his second term as County Executive.

"The hyperpartisan moment that we're in is more profound in Washington than any other arm of government," Latimer told the Business Journal during an in-depth interview. "I served in Albany; Albany can be very partisan and we have our partisan moments here in county government. But the commitment to solve the problem often times requires you to sit down and work across the aisle and work across differences in philosophy. There has to be some common ground, you can't just let the issue sit there and be a tool to use for the next round of elections."

Latimer said that during his administration they've been able to largely avoid hyperpartisanship in the county government.

"The lure of saying something provocative gets you on cable television," Latimer said. "You can call he president a traitor and a tyrant and immediately get attention and with that attention you can get campaign funding and you can get political support. Your benefit in making outrageous statements is the political benefit but you can't deliver the government element of what you've said and cynicism grows and someone promises 'I'm going to do this' and it doesn't happen people go, 'same old story.' That is corrosive to the body politic."

Latimer said that elected officials, whether in Congress or at the state or county or local level need to put the needs of their district and constituents first.

"You have to be able to know what those priorities are and put those at the top of your list rather than this performance art that I see going on," Latimer said. "You can turn to MSNBC, go a couple of stations away and go all the way to the other end of the dial and see the same thing on Fox or Newsmax or OAN and I find it difficult and we'll see if it can change."

Latimer pointed out that in addition to government experience he has a strong business background.

"I understood that I could not compel a client to sign a contract to buy my goods or services," Latimer said. "I had to persuade them. People buy for their reasons, not yours. In a free society, in a capitalist economy ... they operate in their own self-interest. If I want to get you to make a decision, then I have to position the decision in the light of what your interests are, not just my interests. That mindset has served me

well in terms of government."

Latimer said that through the use of what's described as retail politics, getting out and meeting people and getting to know them, people develop faith in one's ability to make commitments and honor them.

One major commitment that Latimer made when he assumed the county executive's role was to the Westchester business community, both large and small businesses. He recognized not only the importance of the business community but also its needs by drawing on his more than 20 years of experience at major corporate subsidiaries of Nestle and ITT.

"I think it's important to understand that the success that Westchester has is in part because we've had such a thriving business community over the years," Latimer said. "It is the business community that serves as a source for attracting people to move here, whether they're working for the company or some other organization that provides goods or services to a company that's based here. They come here knowing that this kind of an environment usually generates interest in the social life of an area. There's business philanthropy that advances the arts and advances not-for-profit organizations. There's a direct bottom line in the success of businesses and the taxes they pay but even more important there's a cachet that goes with a successful business community that makes us an attractive place."

Latimer said that while his administration has tried to eliminate red tape that businesses have to deal with, some regulatory matters actually protect businesses as well as the population at large. He gave as an example the health regulations governing the operation of restaurants. Latimer said that when government does its job effectively, such as in ensuring that trash is picked up, sewage treatment plants operate properly and transportation systems run smoothly it creates a reliable milieu for business operations.

"I don't take the attitude that we can somehow sit back and rest on

our laurels and say 'look at how great it is,' but I do think that sometimes in Westchester we don't realize how many advantages we have that are far superior to other places," Latimer said. "Government is a partner along with the business community, along with the not-for-profit community, the clergy and the volunteerism of individuals."

Latimer pointed out that his administration has looked at economic development not as simply trying to attract new corporations to headquarter here, which was the traditional concept of business development.

"We recognized that small business growth is the backbone of what's happening here," Latimer said, highlighting programs like Element 46, Launch 1000 and the awarding of \$250 million in contracts to Minority and Women-Owned Business Enterprises over the six years he's been county executive. "The business community is not a source where you attach a tap and like a keg start pouring out tax dollars. You view their success as your success. It's the right kind of relationship in this society."

Latimer said that just as he considers his dealings with the business community to be a partnership, he has worked to ensure that his dealings with the County Board of Legislators also represent a partnership and he believes that spirit needs to extend to Washington.

"The leadership we need doesn't just come from great men and women," Latimer said. "It comes from us, the E Pluribus Unum, Out of Many, One," Latimer said. "We have to believe that democracy is our best path. It's self-governance. It's not tyranny. It's not making one person the absolute king. History has shown us that's a terrible thing to do. That's why I believe in term limits. I also believe there's a time to come and time to go and in that period of time if I can do as much good as I can do that reinforces the 'Harry Trumanesque' sense that anyone can rise to the moment if they're prepared for it."

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Eco Evolution, a winner of the first round of AGW's contest.

Free commercial rent for a month in South Norwalk

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

AGW SONO Partners is looking for entrepreneurs interested in opening a physical location on Washington Street, the beating heart of downtown South Norwalk (also known as SoNo).

Anybody with aspirations of opening a store, shop, or even a café is encouraged to enter the third On Washington Entrepreneur Contest at <https://bit.ly/onwashbiz2024> before March 29.

Submissions must include a proposal for the business featuring an entrepreneur profile, a concept deck featuring samples and examples, a separate branding deck, and a description for a possible marketing campaign. Financial projections are encouraged, but not required.

The unique opportunity stems from AGW Partners' heavy investment in the area, according to Adam Greenbaum, one of the company's founders.

"In 2019 we bought 27 properties on Washington Street," Greenbaum explained. "Part of what made it a really unique commercial real estate investment is that as opposed to buying a single asset or maybe building, or even two or three properties at once... this was the first time we bought a foothold in an entire community."

"You have so much more op-

portunity to achieve progress through initiatives, whether those are charitable events or collaborations and partnerships," Greenbaum said of the way AGW Partners approaches South

Norwalk properties as a collective. He noted that Washington Street is a unique destination because almost every occupied storefront belongs to an independent local business, not a chain. Greenbaum described this as a feature AGW Partners hope to promote with the contest.

"A lot of small business want to have a retail presence, but it's not feasible for a lot of them, especially those that right now are mostly internet businesses for their revenue."

Previous winners of the contest have included an IV drip therapy salon, and the Earth-friendly retailer and café EcoEvolution. EcoEvolution sells home goods designed to have minimal environmental impact alongside a curated selection of vintage goods and responsibly sourced coffee.

Bradley Kerner, who started by reviewing products as "the EcoDude," on Instagram was the first winner of the contest in 2021. He was inspired by his initial success to enter a five year lease. Since its founding the shop has become a fixture of Washington

Street, serving at times as a coworking space, a venue for deep discussions, and host for performances.

EcoEvolution is also in the midst of expanding its breakfast offerings and providing additional seating.

"The opportunity is amazing, and the potential for a long-term lease is within reach for a dynamic entrepreneur with a progressive concept and well-thought-out business plan," said Linda Kavanagh, the Director of OnWashington, a group founded to promote the South Norwalk community of small businesses that works closely with AGW Partners.

"What AGW is offering doesn't come around often," Kavanagh continued. "You don't see a lot of local landlords willing to invest in their tenants and do what it takes to enhance the consumer experience with meaningful businesses in their spaces, as well as contribute to the overall appeal and foot traffic that benefits all of the businesses on the street."

Contestants will be considered for one of two locations, a former art gallery of almost 5,000 square feet with high ceilings on the north side of

Washington Street, and a smaller space that Greenbaum said might make more sense for certain applications.

Greenbaum encouraged entrepreneurs and would be business owners of all varieties to apply, although he noted that neither space is currently outfitted for a full kitchen and given the one month period renovations, to the space are likely not feasible.

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Flying from Stewart becomes a real breeze

BY PETER KATZ / pkatz@westfairinc.com

Breeze Airways has begun service at New York Stewart International Airport (SWF), which is operated by The Port Authority of New York and New Jersey. The airline is offering twice-weekly round-trip service to Orlando, Florida, and Charleston, South Carolina.

Breeze's focus is connecting underserved markets, adding nonstops between cities without existing service," said Breeze Airways President Tom Doxy. "As we introduce service from Stewart International, our fifth airport in New York state, we're proud to bring affordable and convenient new travel options from the greater Newburgh area to Florida and South Carolina."

"We're excited to see Breeze take flight at New York Stewart and expand the menu of unique, affordable options for travelers in the Hudson Valley and beyond," said Port Authority Chairman Kevin O'Toole. "From sunny Florida to spectacular Iceland to the stunning Faroe Islands, Stewart has abundant options from several airlines for travelers looking

for a convenient and hassle-free getaway."

Port Authority Executive Director Rick Cotton characterized Stewart as "a huge asset to both the local

economy and the regional aviation network, and we are committed to seeing its potential realized."

Senate Majority Leader Chuck Schumer said, "Hudson Valley, prepare for takeoff because new air service has officially landed in Orange County. For years, I have fought to increase service at Stewart Airport, and I am proud to join in celebrating Breeze Airways' inaugural flight out of Stewart International Airport. This new service will help the Hudson Valley economy soar and better connect the region with the key destinations for our families. The sky is the limit for Stewart International, and I will keep fighting to help the airport grow and reach new heights."

Hudson Valley Congressman Pat Ryan said, "We fought hard to bring



First incoming Breeze flight from Orlando arrives at Stewart Airport.

these new routes to Stewart, and we'll keep pushing every day for additional investments that will stimulate tourism, bolster economic development and bring new jobs to the region."

State Sen. James Skoufis, whose 42nd State Senate District covers a large part of Orange County, said, "Stewart has long been well-positioned to become a serious player in passenger service, but Covid and the Boeing 737 Max shutdown derailed the momentum we built last decade. Breeze Airways' arrival comes at a pivotal point in the airport's revitalization and I look forward to their success in our region!"

Service between New York Stewart and Orlando is scheduled to operate on Thursdays and Sundays, while New York Stewart-Charleston service is scheduled to operate on Fridays and Mondays. Service by other carriers at Stewart includes: nonstop daily service to Reykjavik, Iceland, with connections to dozens of popular cities in Europe via PLAY Airlines; service to Orlando-Sanford, Punta Gorda and St. Petersburg-Clearwater in Fla., as well as Myrtle Beach, S.C., via Allegiant Air; seasonal service to Vágar in the Faroe Islands in the North Atlantic via Atlantic Airways.

PSC approves new underground power line in Rockland

BY PETER KATZ / pkatz@westfairinc.com

In a move that it says will help reduce the possibilities of a major power outages, the New York State Public Service Commission has approved the construction of a \$57.8 million power line on Rockland County. The proposed line, which would be placed underground along public roadway rights-of-way, was jointly proposed by Orange & Rockland Utilities Inc. (O&R), trial staff of the New York State Department of Public Service, the New York State Department of Environmental Conservation, the New York State Department of Transportation, the New York State Department of Agriculture and Markets, the county of Rockland and the town of Clarkstown.

The plan for the five-and-one-half mile line, which would carry 138,000

volts of electricity, has been in the works for a couple of years.

"This new transmission project is good news for the region and its customers," said Public Service Commission Chair Rory M. Christian. "It will help improve reliability and reduce the chances of power outages due to an over-stressed electric grid."

O&R President and CEO Robert Sanchez said, "This

project will enhance the resiliency of our system and add a clean electric

supply source for a key part of the O&R transmission system."

Concern had been expressed that the existing overhead transmission line between Orange & Rockland's Burns Substation and the West Nyack Substation in the town of Clarkstown could be overloaded in event of a failure affecting another transmission line in the area. According to the joint proposal, the new power line is needed to relieve potential overloading and provide enough capacity to serve the power demands of proposed data centers to be built in the Orangetown area of Rockland.

The PSC said that the new power line will fall primarily within paved roadways, which are bordered largely by commercial and residential properties.

It said that impacts to land use associated with construction of the project

will be minor and include vegetation trimming, clearing, installation and restoration. Temporary impacts during construction will also include roadway lane and shoulder closures along the route, noise, and visual impacts of construction activities to surrounding residences and open spaces. The PSC said that all adjacent landowners will be notified of construction activities prior to any work being conducted.

At one point a 150-foot section of the power line would need to cross CSX railroad tracks and would be placed underneath the tracks. The plan is for the power line to be eight feet beneath the tracks. Existing viaducts will carry the new power line at the points it crosses underneath the Palisades Interstate Parkway and The New York State Thruway.

O&R said it is working closely with Clarkstown town government and its police department on this project and plans a collaborative effort to minimize construction disruption along the community's roadways. However, O&R added that motorists traveling on the roadways along the project's route should expect periodic delays once the project begins.

Former AT&T tower in Bridgeport to become mixed-use housing

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

The AT&T building is going to consist of 77 units that we are introducing as 10 affordable and 67 market rate units.

Once a defining part of the Bridgeport skyline, and still a landmark to drivers passing through its shadow along Route 8, a former AT&T building in the downtown area is slated for major renovations as part of an effort to develop the city's core.

"This is no simple project," said Bill Coleman, deputy director of Bridgeport's Office of Planning and Economic Development during a press conference outside of 430 John St. to unveil plans for the site. He praised Kiumarz Guela, the principal of Pillar Property, adding that Guela "is a very accomplished developer, and he's put together a complicated stack of capital to make this happen, including DECD (spell out the name- for people like me - , Brownfields Monies, Federal Historic Tax Credits, State Historic Tax Credits, Low Income Housing Tax Credits, Home Dollars administered in our Housing and Community development division as well as bank

financing and significant private equity

"You often hear the cliché about cities wanting to be sure that developers have skin in the game," Coleman added. "Well, Kiumarz has not only skin, but

muscle and bone marrow, head and heart and about 30% equity invested as a committed developer."

"Now," continued Coleman noting that Mayor Joe Ganim had set a goal of adding 5,000 affordable housing units to the city's stock by decade's end, "Kiumarz has his sights on 500 units which would be one tenth of our goal."

"It's a pleasure to be involved in this kind of project where we are able to establish market rate and affordable housing in one compound," said Guela. "The rejuvenation of the former AT&T building is going to consist of 77 units that we are introducing



A rendering of the future TKTKT site. Image courtesy City of Bridgeport.

as 10 affordable and 67 market rate units. In addition, we are introducing another building which is going to be at Fairfield Avenue with 60 affordable units which we are working on with state agencies as well as city agencies to complete our financing structure. These two projects are scheduled to commence in Q2 and Q3 of

this year."

The two buildings will have a combined 137 units, with 50% deed-restricted as affordable housing. The adjacent parcel's new construction will be known as the Fairfield Residences and have a street address of 455 Fairfield Avenue.

The John Street building which will be mixed use with a combination of artists' gallery and event space is expected to begin soon. The AT&T building will receive a gut renovation, with an eye towards preserving its midcentury charm while upgrading the roof with green space and a restaurant.

Mayor Ganim also expressed appreciation for Guela's work in further developing the city and noted that he was glad the façade of the building was going to be preserved as he is a fan of the style.

Ganim stressed that projects along the lines of the 430 John Street development were necessary for not only the city of Bridgeport but the entire state in light of the ongoing housing crisis.

The development is projected to finish construction after 18 months, sometime in early 2026.



The AT&T Tower in Bridgeport as seen from across John Street. Photo by Justin McGown.

► Bridgeport Mayor Joe Ganim thanks Kiumarz Guela for taking on the revitalization project. Photo by Justin McGown.

Cannabis company sues Pound Ridge for blocking store

BY BILL HELTZEL / bheltzel@westfairinc.com

A cannabis company has sued the Town of Pound Ridge for enacting a moratorium to block a new store.

Purple Plains, of Waccabuc, claims that the town passed a bad law, in a complaint filed Feb. 20 in Westchester Supreme Court, and it is asking for the moratorium to be declared “null, void and jurisdictionally invalid.”

Kevin C. Hansan, the town supervisor, declined to comment on the lawsuit.

The New York State Legislature legalized cannabis in 2021 but allowed municipalities to pass local laws by Dec. 31, 2021 to opt-out of allowing sales or on-site consumption.

Pound Ridge held two public hearings, according to the complaint, but did not pass an opt-out law by the deadline.

Jack Mortell and his daughter, Sophia, formed SMMB Inc. and registered the assumed name Purple Plains in 2022.

They leased a storefront on Westchester Avenue where a wine and liquor store had operated for 20-some years,

and they applied for a provisional state license to operate a cannabis dispensary.

The state Office of Cannabis Management approved the provisional license last year, and Purple Plains notified the town of its plans to open a store.

At that point, according to the complaint, Pound Ridge had 30 days to register its opinion for or against a permanent license to operate the cannabis store, but failed to do so.

Then in response to residents who oppose cannabis sales, Purple Plains claims, Pound Ridge took steps to block the store.

For instance, the town required a certificate of occupancy for retail use. Purple Plains says it already has a valid occupancy certificate from the location’s

prior use as a retail wine and liquor store.

This past December, the Pound Ridge Town Board enacted Local Law 4. The town set a six month moratorium on land use approvals “to protect the best interests of the town,” including “the location of businesses related to adult cannabis use.”

Purple Plains claims that Local Law 4 has some shortcomings.

First, it is a zoning amendment that had to be referred to the Westchester County Planning Department for review and comment. It was not submitted, according to the complaint, therefore it is defective.

Second, the state cannabis law does not allow municipalities to adopt local laws to ban cannabis sites after the Dec. 31, 2021 opt-out deadline, according to the complaint.

On Feb. 6, the Town Board adopted a resolution to ask the state legislature

to re-instate the opt-out period for nine months.

The current cannabis law does allow towns to pass reasonable and practicable regulations governing the time, place and manner of cannabis operations, according to the complaint.

But Local Law 4 does not govern time, place and manner of cannabis businesses, Purple Plains claims. Even if the law could be characterized as doing so, it would make operating a retail cannabis business unreasonably impractical.

Purple Plains wants the court to nullify Local Law 4 and stop Pound Ridge from enforcing it.

The business is represented by attorneys Nicholas M. Ward-Willis and Edward J. Phillips of Keane & Beane PC, White Plains.

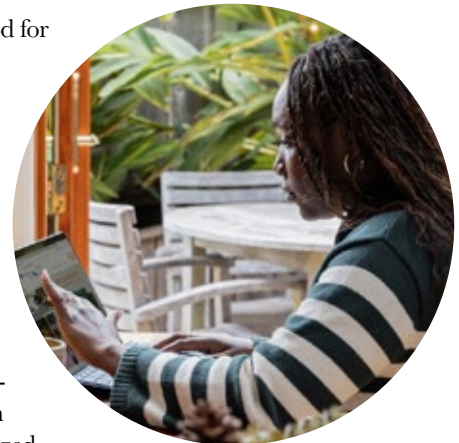


Photo courtesy purple-plains.com.

No matter
what business
you are in,
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your business.



Westfair
Business Journal



Trump appeals NY fraud case

BY PETER KATZ / pkatz@westfairinc.com

Attorneys for Donald Trump on Feb. 26 filed a Notice of Appeal with the New York State First Judicial Department Appellate Division seeking to overturn the verdict and \$355 million civil fraud judgment against Trump, his sons Donald Jr., and Eric, his companies and others that has now accumulated an estimated \$100 million in interest. Judge Arthur Engoron., who presided in the case, also ordered that Donald Trump be barred from serving as a director or officer of a company doing business in New York state for three years and his sons be similarly barred for two years.

The appeals court is being asked to decide whether Engoron committed errors of law and/or fact in his decision that found the parties guilty of fraud and imposed the judgment. New York Attorney General Letitia James had asked for a judgment of \$350 million to be imposed on those named in the lawsuit she filed alleging fraud and falsification of business records. Trump's legal team opted to have Engoron decide the case rather than having a jury trial.

Engoron on Feb. 23 declined to delay having his decision recorded with the court system, thus starting the clock that gave Trump 30 days to file an appeal. At the same time, the clock started running with additional interest being added to the unpaid judgment each day.

On Feb. 24, James posted a message saying that Trump owed an additional \$114,553.04 in interest since the day before. James, in an interview with ABC News, said that if Trump failed to pay the judgment or post a bond to cover what he owes she would begin the process to seize his assets.

After the verdict was rendered, Trump's attorney Alina Habba said that if Engoron's verdict is allowed to stand it would send a signal that New York is no longer open for business. Trump's attorney Christopher Kise expressed confidence that an appeals court would ultimately correct what he described as innumerable and catastrophic errors made by the trial court that was not tethered to the law or reality.

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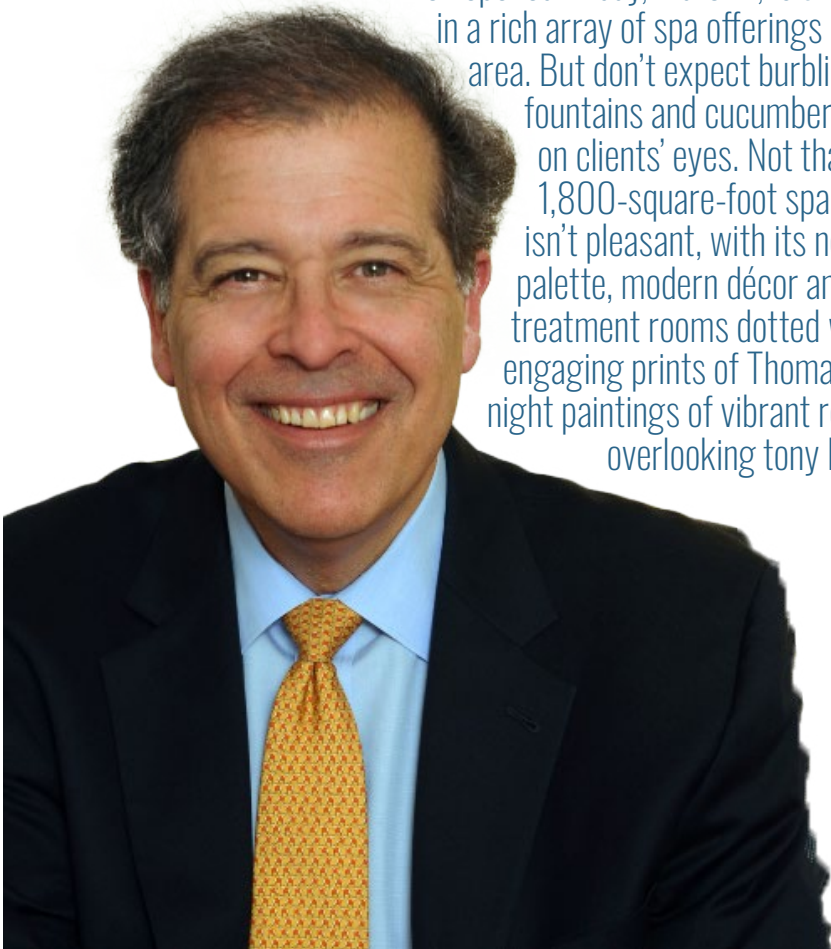
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Emphasizing the ‘med’ in medspa

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

HausMD The Medspa in White Plains, which opened Friday, March 1, is the latest in a rich array of spa offerings in our area. But don't expect burbling fountains and cucumber slices on clients' eyes. Not that the 1,800-square-foot space isn't pleasant, with its neutral palette, modern décor and three treatment rooms dotted with engaging prints of Thomas McKnight paintings of vibrant rooms overlooking tony locales.



Kenneth O. Rothaus, M.D., founder of Rothaus Plastic Surgery in Manhattan and Westchester County and the new HausMD The Medspa in White Plains, for which he serves as medical director.

Still, “This is not a spa focused on treatments by aestheticians,” said medical director Kenneth O. Rothaus, M.D., founder of Rothaus Plastic Surgery, which has its main location on Manhattan’s Upper East Side. “These are more intensive procedures that need a medical professional.”

They include an array of facials, peels and textured treatments that make use of the latest body sculpting, dermaplaning, microdermabrasion, microneedling and radiofrequency technologies, which are designed to firm, rejuvenate and smooth face and form. They also reflect an attitude adjustment and demographic shift regarding spas and cosmetic procedures in recent years, accounting for why Rothaus wanted to establish a medspa in his home county of Westchester for noninvasive and minimally invasive procedures.

Gone are the days when the medspa was the province of the affluent and the celebrated. Now, Rothaus said, business professionals – particularly millennials and Gen Zers – are looking to maintain a youthful appearance as part of their careers as well as their overall wellness.

Increasingly, these clients are male – more than 10%, said Courtney Brown, PA-C, a physician assistant who serves as clinical director of the medspa – although the vast majority are still female.

Among those treatments popular with men, Rothaus said, are the CoolPeel and Physiq body contouring. The CoolPeel is a gentle laser resurfacing treatment designed to smooth uneven texture, tighten pores, reduce fine lines and improve brown spots. It requires an hour of time – the treatment itself is 15 minutes – is pain-free and has no downtime, Rothaus said. Physiq is a noninvasive device that uses both electric muscle stimulation (EMS) and heat energy to tone muscle and

decrease fat in such areas as the arms, abdomen, love handles and thighs.

“Women like the same procedures,” Rothaus said, “but they are willing to try additional ones,” like RF (radiofrequency) microneedling. This, he added, uses long needles spaced farther apart to penetrate deeper into the skin and emit radiofrequency for collagen production and rejuvenation. Wrinkles ease, skin tightens and pore size shrinks.

As to whether members of Gen Z (those born between 1997 and 2012) are too young for such cosmetic procedures, Brown said, “it depends. Some twentysomethings naturally have fine lines, and they have high profile jobs. They want to appear a certain way.” “If you start early maintenance,” Rothaus added, “you will look more natural as you age.”

For Rothaus and Brown, these are exciting times in cosmetic procedures, which combined with plastic surgery is an \$11.8 billion industry in the United States. There are laser- and energy-based devices like the Helix, which fires two different wavelengths into two different layers of the skin to resurface it, Rothaus said.

“You have to know what to target and where to focus the energy,” he said of the Helix. “There are two different targets at different depths.”

Another trend is the combination of devices and injectables as in Hyperdilute Radiesse, in which the Radiesse is diluted with saline and reinjected to stimulate collagen growth and reduce crepiness and fine lines, he added.

Growing up on Long Island, the New York City-born Rothaus always wanted to be a doctor. His is an Ivy League-studded résumé – undergraduate at Yale University, Harvard Medical School and general and plastic surgery training on the Columbia University and Cornell University campuses of what is now New York-Presbyterian Hospital (formed when New York Hospital and Presbyterian Hospital merged in 1998.)

“I missed Penn (University of Pennsylvania), Dartmouth (College) and



Courtney Brown, PA-C, is the clinical director of HausMD The Medspa.

Brown (University),” Rothaus said to laughter.

Though he trained in general surgery with an eye to a cardiothoracic specialty, Rothaus gravitated to the artistry and variety of reconstructive plastic surgery – a career that he said would also enable him to have a family life in Westchester. With New York Hospital’s blessing, he and doctors in various disciplines opened University Physicians in Larchmont. When New York Hospital took over United in the early 1990s, Rothaus ran the cosmetic surgery center. United closed in 2005 and Rothaus decided to leave Westchester. (His surgical practice in Manhattan handles everything from face and eye lifts, liposuction and breast augmentation – the most popular procedures – to tummy tucks and rhinoplasty.)

But by then, he said, he had so many Westchester patients that he stayed on, purchasing a building in the shadow of White Plains Hospital some 10 to 15 years ago. (He rents a consultation room to friend Alexander Mauskop, M.D., a neurologist and founding director of the New York Headache Center, who is an expert in migraines and the use of Botox to treat them.)

Brown shares with Rothaus a Long Island and a Cornell background. After her undergraduate work at the University of Massachusetts at Amherst and training at Boston Children’s Hospital, she received her PA from Weill Cornell Medicine in Manhattan, where she interned with Rothaus, eventually becoming his surgical assistant. She, too, loves the variety of her work but also the outcome potential.

“People come here, because they want to see you, not because they have to see you.”

For her and Rothaus, HausMD is a place of happy endings

There is an open house for HausMD The Medspa from 6 to 9 p.m. Wednesday, March 6. The medspa is at 2 Greenridge Ave. in White Plains. (Enter around the corner at 99 Maple Ave.) For more, call 212-737-1424 or visit www.thehausmd.com.



Treatment rooms at HausMD The Medspa. Photographs courtesy HausMD The Medspa.

Ode to ‘the perfect whiskey’

BY DOUG PAULDING

“The Hunter barley seeds in this location produce a nuttier and wonderful whiskey.”

Most wine folks know the term “terroir” and its ineffable effect on the resultant wine. Altitude, latitude, prevailing winds, soil types, sun exposure and diurnal temperature swings all contribute to the development of the grape and the wine it produces. Certain wine regions of the world,

(think Bordeaux and Burgundy), have historically grown their fruit properly, limiting a vine’s yield to enhance the flavor and the nuance of the grapes. Other areas outside these prime growing areas thought quantity

rather than quality was the primary goal, as their wines were used for quaffing or blending with another region’s wines. When the former Soviet Union annexed and absorbed countries, farmers were paid for volume, not flavor, and the wines these grapes

made were insipid and uninteresting.

Well, I just tasted what might be the perfect whiskey – one that is all about terroir, too. A friend suggested I taste Waterford Irish Single Malt Whisky, Heritage Hunter, and the flavors are

profound with a velvety mouthfeel, light vanilla notes, fine black pepper, dried fruits, cloves and orange zest – simply delicious. On each bottle is a Teireoir (sic) Code that can be entered on www.Waterfordwhisky.com to understand the company’s mission. (The code on this bottle is HE01E01-01 for the curious whiskey-phile.) Listening to the lilting Irish accents passionately describing what they are doing makes me want to pour a dram.

Mark Reynier bought the property in 2014 and created the Waterford distillery within a year. He had previously worked at and developed the Islay distillery Bruichladdich in Scotland.

His team thought all the barley strains in use for whiskey production today were developed for high volume yield and either flavor became secondary, or flavor was enhanced by subsequent in-house manipulation. The group visited the Irish Department of Agriculture, Food & the Marine where a vast seed collection was curated and available. The team grew 25 grams of barley seed (less than an ounce) in a hothouse and harvested the seed and did it again and again until it had propagated enough seed to plant a field. The team also asked the department if it had any other barley seeds no longer in production, of which there were many, some of which are in developmental production by Waterford now.

Most barley field crops for whiskey production yield about four tons of barley per acre. Heritage Hunter’s barley yield is one ton per acre so it’s clear this is a boutique Irish whiskey. Tom Bryan, chief agronomist of Waterford Whisky, calls it “Jurassic Barley,” as it was revived from history and said, “The Hunter barley seeds in this location produce a nuttier and wonderful whiskey.”

The Waterford Whisky Heritage Hunter comes in a robust dark-blue glass bottle with a yellow label that gets your attention. It is also bottled at 50% alcohol by volume (ABV), so it should last a wee bit longer. I tasted it straight with a couple of cubes, which I gave a few seconds to soften the alcohol. A couple of ice cubes or a drop or two of water in whiskey will release some volatile esters and make for a profoundly enhanced, smoother flavor. And, of course, you could use it in any number of cocktails, but why would you? Heritage Hunter retails north of \$100 a bottle. It is a special occasion bottle to savor. Or it’s a perfect present for that special whiskey person in your life. This gift would never be forgotten.

Reach Doug at doug@doug-paulding.com.

Editor’s note: Although Waterford Whisky is spelled without the “e,” the preferred American English spelling is with the “e.”



Westfair wine and spirits columnist Doug Paulding writes that “the Waterford Whisky Heritage Hunter comes in a dark robust blue glass bottle with a yellow label that gets your attention.”

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Rough sailing at Red Lobster

BY JEREMY WAYNE / jwayne@westfairinc.com

There are the daily deals, the weekday lunch specials and the “Buy One, Take One Home” offers.

My curiosity piqued by a colleague’s preview of Red Lobster’s Lobsterfest, <https://westfaironline.com/food-restaurants/red-lobster-adds-five-new-dishes-for-its-latest-lobsterfest-event/> I decided it was time for a revisit. It’s been a good few years since I last set foot inside a franchise of this all-American restaurant chain, established nearly 60 years ago with the intention of democratizing that most elite of crustaceans, and whose empire now stretches not only across the United States but all the way from China to Ecuador – 719 outlets worldwide at the latest count.

As with any restaurant review, I had only three prime objectives: How was the food, how was the service and – vitally, in my book – was the place fun? I mean, F–U–N. The rest, after all, is gloss.

The outing, to the Central Avenue, Greenburgh, location, didn’t get off to a promising start. With blinds drawn and no lights or signs of life outside, I assumed the place had closed down. So much so, I was on the point of

name, inched around hopelessly in a wide tank, fascinating if at the same time oddly dispiriting as captive arthropods tend to be. A rather bored-looking young host looked up from his phone to greet me. “Table?” he said. “Yes,” I replied, in our brief exchange.

In the main dining room, the booths of solid mahogany were vast, like private enclaves, the striped carpets – evoking waves, perhaps?

– serviceable. Do try to avoid looking at those drab, gray popcorn ceiling tiles, though, about which the less said the better.

The menu is a test of concentration, comprehension and endurance, as you juggle three separate cards, plastered with ebullient prose, garish pictures and

leaving when the door miraculously opened and a couple of diners stepped out, which was my cue to step in. Never assume, don’t they say? (At least, not without trying the door handle first.)

In the entrance way, three bound and gagged Homari americani, to give these red beauties their proper

impossible to understand promotions to get to the actual point where you are ready to order. Will it be “Shrimp Your Way,” a complete meal of “endless shrimp,” in which you choose three combinations to start and the server brings you more “when you’re ready”? Or a “Choose Two or Double Up,” which adds \$7 to the check but does include “endless” chowder and a salad?

Then there are the daily deals, the weekday lunch specials and the “Buy One, Take One Home” offers, and all of them before you get to the Lobsterfest menu itself, with its five new dishes – including lobster dip with spinach and artichoke and Maine lobster tails over macaroni and cheese with a bacon bourbon glaze.

Never mind the poor lobsters, I was all at sea myself over the choices.

By the time I was through, I felt Leo Tolstoy’s “War and Peace” might have been a faster read. I wanted to say to the server, “Just bring me a simple plain grilled lobster, a lemon wedge and I’m good to go.” But being on a mission, I buckled down, ordering instead a bowl of chowder, a classic black tiger prawn cocktail and linguine lobster. While I waited, I sipped on a Sunset Passion Colada from a cocktail list as long as Geoffrey Chaucer’s “The Canterbury Tales.” It was quite delicious and gave me the sensation of having joined a hen party on a beach in Cancún, which is no bad sensation at all.

The food was fine – the chowder chunky with potato; the shrimp, with its Thai chili-cilantro sauce, almost unnaturally plump and fresh. The linguine entrée was interlaced with a generous amount of lobster chunks

and could easily have served four hungry fishermen.

That Lobsterfest menu? While I had stuck to Red Lobster classics, the couple at the next table, with whom I made conversation and who mentioned that Red Lobster is a regular stop for them after church on Sunday, tucked into their Lobster and Shrimp Lover’s Dream. Still in celestial mode, they said this dish of roasted Caribbean rock and Maine lobster tails paired with shrimp linguine Alfredo was “out of this world.”

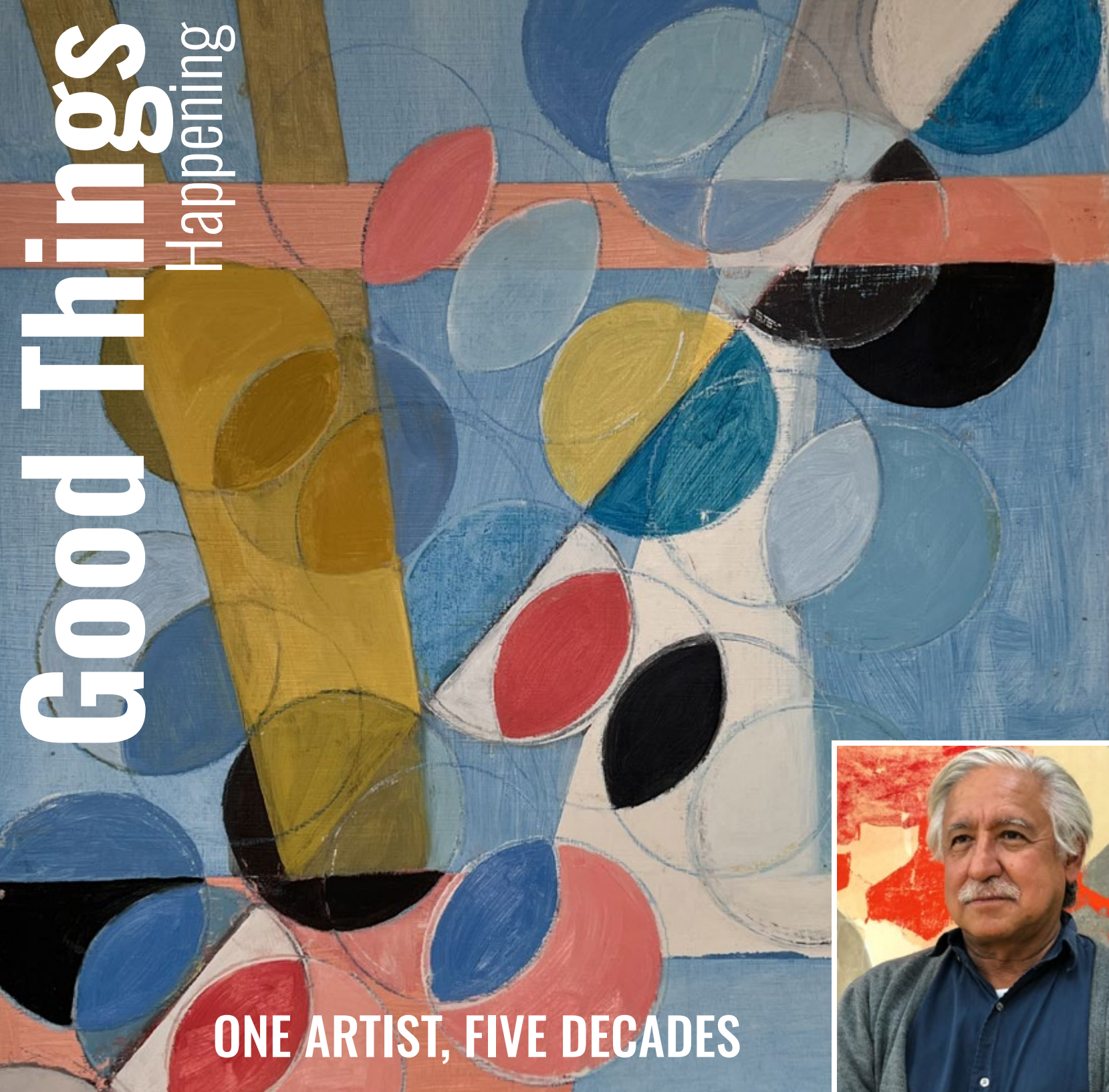
In terms of ambience, I wouldn’t say Red Lobster was jumping, but what it did have, with its unskilled but well-intentioned service and rock-era soundtrack was a friendly, unthreatening family vibe. Multigenerational groups with kids of all ages entered at a steady pace, additional high chairs were produced seemingly out of thin air and servers struggled under over-size circular trays held aloft.

All of which had me considering the following: On the one hand, Red Lobster could certainly use some rebranding, not to mention a facelift. On the other, if it ain’t broke, they say, don’t fix it. Food for thought, indeed. The lobsters, of course, might say something different entirely, given half a chance.

For more, visit redlobster.com.

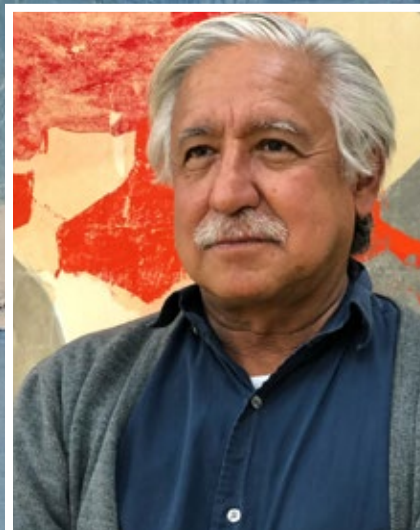


Lobster linguine.



ONE ARTIST, FIVE DECADES

V.P. Blue Sky, oil on wood panel, 2010.



Roberto Juarez

The C. Parker Gallery in Greenwich, Connecticut, presents its new exhibition “Roberto Juarez: Crossing Five Decades” from now to April 15. The gallery features works created by the New York artist between 1983 and 2023. “This is the first time an exhibition chronicles five distinct eras of art-making by Roberto Juarez,” said Tiffany Benincasa, the owner and curator of C. Parker Gallery. “We are honored to present this group of exquisite paintings, illuminating his position in the canon of art history in the New York art world, for our 10th anniversary season.” The gallery is located at 409 Greenwich Ave., just a 40-minute train ride from Grand Central Station, where one of Juarez’s public commission murals majestically holds court in the Station Manager’s Office.

Juarez’s artistic trajectory is the stuff of New York legends. In 1981, the East Village underground arts icon Ellen Stewart offered Juarez an artist studio in an abandoned garage owned by the La MaMa Experimental Theatre Club. The space, on First Street between Bowery and Second Avenue, had no electricity and was offered to Juarez rent-free. Renowned costume designer Gabriel Berry lent Juarez an extension cord from her studio to his, to provide light and heating. That same year, Juarez was showcased in the New York/New Wave group show curated by Diego Cortez, who united the downtown scene for this history-making exhibi-

tion. Cortez selected 35 of Juarez’s works, on an entire wall across from a wall of works by Basquiat.

During the decades that followed, Juarez’s milestones include a Guggenheim Fellowship in Painting, the American Academy of Arts and Letters Award, and the Rome Prize Fellowship from the American Academy in Rome. He was chosen for a public commission mural installation in Grand Central Station in 1997 and several art-in-public places commissions, including Miami International Airport. Works by Juarez are in the collections of major museums, including the Metropolitan Museum of Art.

Referring to this current exhibition, Juarez said, “This selection of artworks represents the feeling of crossing through different eras of my work. For me, it’s important that my love of painting comes through. I want the joy in my work to always be essential. This new exhibition also points ahead, showing how change and growth are still where I’m at today. What I’m painting is often tropical looking and yet sometimes created in the dead of winter in my studio in Canaan, New York where we can have mountains of snow every day. I think part of this is responding to memory, to my experience of something colorful. The severity of the winter experience in my studio makes me enjoy colorful imagery even more,” he said.

C. Parker Gallery is a full-service art gallery and consultancy celebrating its 10th year in Greenwich. Representing an extensive collection of works by traditional and contemporary artists, the gallery’s inventory features more than 1,800 works from more than 70 artists representing original paintings, prints, sculpture and collectibles.

AMERICARES DELIVERS MEDICINE AND MEDICAL SUPPLIES TO UKRAINE



Since the war in Ukraine catapulted the region into a major humanitarian crisis two years ago, Americares has provided more than 500 tons of medicines and medical supplies and \$5.3 million in emergency funding to protect the health of the most vulnerable survivors. Americares support includes specialty medicines and medical supplies to treat people with complex medical needs, including cancer patients, children and older adults.

Health services are one of the most pressing needs: The World Health Organization has recorded more than 1,500 attacks on Ukraine’s health-care system since the Russian invasion in February 2022, leaving the Ukrainian health infrastructure decimated. Americares is helping the people most in need of humanitarian aid in Ukraine access medicine and vital health services, including mental health support. To accomplish this, Americares partners with local organizations in Ukraine, providing technical support, training, emergency funding and deliveries of medicine and medical supplies.

Americares response includes over 500 tons of medicine and medical supplies delivered to Ukraine, including enough medicine to fill more than 5 million prescriptions; assistance to 83 partner organizations in Poland, Romania, Slovakia and Ukraine; \$5.3 million in emergency funding to 62 organizations; and support for 30 volunteer medical team trips to Poland, Romania and Ukraine with more than \$4.5 million worth of donated medicines and medical products.

Of the 117 grants awarded, more than one-third have funded mental health support such as psychological first aid, peer support, socio-emotional learning, structured community-based recreational and psychosocial activities, as well as individual and group counseling. Americares is also developing resources in Ukrainian and has delivered capacity-building training for over 350 health-care and front line workers on psychological first aid and other topics relevant to mental health.

An Americares response team based in Krakow, Poland, is leading the response efforts with support from staff based in the United States. Staff experts in humanitarian aid, public health, logistics, psychology and emergency mental health are engaged in the response.

Donations to Americares Ukraine Response Fund will support the organization’s response to the emergency. To donate, visit americares.org/Ukraine.



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Year company established: 1989
Business description: Caterers

ALLAN M. BLOCK AGENCY INC.

24 S. Broadway, Tarrytown 10591
631-4353 • ambins.com
jmurray@allanblockinsurance.com
President: JoAnne Murray, president
Year company established: 1959
Business description: personal and business insurance agency

ANGELFACE DAY SPA

322 Underhill Ave.
Yorktown Heights 10598
245-1084 • angelfacespa.com
info@angelfacespa.com
President: Angela De Angellis, president and Founder
Year company established: 1995
Business description: beauty salon and spa

ANN & ANDY CHILD CARE

2170 Saw Mill River Road
Elmsford 10523
592-3027 • annandandychildcare.com
info@annandandychildcare.com
President: Deborah Asadoorian, Cheryl Anstett and Anna Fucci, co-owners
Year company established: 1973
Business description: childcare for 18 months to pre-K

BAYSIDE TRAVEL GROUP OF COMPANIES

69 Pondfield Road, Bronxville 10708
833-8880 • luxurytravelservice.com
info@baysidetravel.com
President: Barbara Nichuals, owner
Year company established: 1987
Business description: travel company specializing in customized luxury experiences

BRONXVILLE WELLNESS SANCTUARY

14 Studio Arcade, Bronxville 10708
337-9356 • bronxvillewellness.com
info@bronxvillewellness.com
President: Stephanie Filardi, co-owner
Year company established: 2011
Business description: beauty salon and holistic spa services

BUZZ CREATORS INC.

400 Columbus Ave., Second floor
Valhalla 10596
358-5080 • buzz-creators.com
crae@buzz-creators.com
President: Christina Rae, president
Year company established: 2009
Business description: public relations, marketing and brand building

CAROL KURTH ARCHITECTURE PC & INTERIORS LTD.

The Arcade Building
644 Old Post Road
Bedford 10506
234-2595 • carolkurtharchitects.com
carol.kurth@carolkurtharchitects.com
President: Carol Kurth, owner and founder
Year company established: 1995
Business description: architecture and interior design firm

CERTIFIED SITE SAFETY OF NY LLC

99 Lafayette Ave., White Plains 10603
437-5454 • certifiedsitesafety.com
info@certifiedsafety.com
President: Penny Gianatasio, CEO
Year company established: 2008
Business description: safety and risk management/construction services

CO-COMMUNICATIONS INC.

120 Bloomingdale Road, Suite 305
White Plains 10605
666-0066 • cocommunications.com
scohen@cocommunications.com
CEO and Founder: Stacey Cohen
Year company established: 1997
Business description: public relations and marketing

COFFEY MODICA O'MEARA CAPOWSKI LLP

200 E. Post Road, Suite 210
White Plains 10601
205-5005 • cmocllp.com
omeara@cmocllp.com
President: Juliann O'Meara, managing partner
Year company established: 2021
Business description: law firm

COPY & ART

1 N. Broadway, Suite 1401
White Plains 10601
607-7888 • copyandartny.com
elena@copyandartny.com
President: Elena Rivera-Cheek, MBA
Year company established: 2011
Business description: Full-service digital marketing agency

DECORATIVE HARDWARE STUDIO INC.

P.O. Box 627, Chappaqua 10514
238-5251 • dhshardware.com
dhshardware@gmail.com
President: Marie Prezner, owner
Year company established: 1975
Business description: custom manufacturer of brass hardware serving the hospitality and interior design industries

DIANA GOULD LTD.

12 Frontage St., Elmsford 10523
347-7134 • dianagouldltd.com
events@dianagouldltd.com
President: Diana Gould, owner
Year company established: 1981
Business description: floral décor, set design and prop building, furniture and props, graphic design and printing, LED lighting

DIGISTAR MEDIA

44 S. Broadway, Suite 100
White Plains, 10601
826-5512 • digistarmedia.com
RColner@DigiStarMedia.com
President: Robin Colner
Year company established: 2009
Business description: social media and content marketing

EILEEN FISHER INC.

1 Bridge St., Irvington 10533
591-5700 • eileenfisher.com
onlinesupport@eileenfisher.com
President: Eileen Fisher
Year company established: 1986
Business description: women's apparel

EVENTS TO REMEMBER + PR TO REMEMBER

100 Clarewood Drive, #3J, Hastings on Hudson 10706
218-3968 • EventsRemember.com
EventsCJH@EventsRemember.com
President: Chereese Jervis-Hill, owner
Year company established: 2004
Business description: full-service event management and public relations firm for corporations, entrepreneurs, nonprofits, and municipalities

THE FLOWER BAR

11 Addison St., Larchmont 10538
834-4900 • the-flower-bar.com
orders@the-flower-bar.com
President: Nancy White, owner
Year company established: 2011
Business description: florist offering individual or subscription orders for personal use, businesses and events

FORMÉ URGENT CARE AND WELLNESS CENTER

7-11 S. Broadway, White Plains 10601
530-0411 • formeurgentcare.com
President: Gina Cappelli, president
Year company established: 2000
Business description: boutique urgent care and wellness center

FULLERTON BECK LLP

4 West Red Oak Lane, Suite 203
White Plains 10604
305-8634 • fullertonbeck.com
kbeck@fullertonbeck.com
President: Eileen Fullerton, managing partner; Katrine Beck, founding partner/owner
Year company established: 2018
Business description: law firm


GMG PUBLIC RELATIONS, INC.

53 Hudson Ave., Nyack 10960
996-8100 • gmgpr.com
President: Risa B. Hoag
Year company established: 1991
Business description: Public Relations/Marketing/Advertising


HARQUIN CREATIVE GROUP

80 Surrey Drive
New Rochelle 10804
738-9620 • harquin.com
President: Sherry Bruck
Year company established: 1992
Business description: Branding/Marketing

T&B



ELIZABETH BRACKEN-THOMPSON
Partner



VALERIE HOVASAPIAN
Vice President



JOSEFA PAGANUZZI
Senior Account Executive


SALUTING POWERFUL WOMEN




VICTORIA HOCHMAN
Manager of PR & Strategic Planning




DEBBIE PIZZINO
Media Director



AMY LASAGNA
Creative Director



MARCELLA MAZZARRI
Event & Marketing Coordinator



JANINE ANNETT
Copywriter



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Sr. Media & Communications Specialist

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THOMPSON & BENDER

1192 Pleasantville Road
Briarcliff Manor, NY
(914) 762-1900
thompson-bender.com

POWERFUL WOMEN: Westchester County

HOWIE MARKETING & CONSULTING INC.

40 Wilner Road, Somers 10589
248-1112 • howiemarketing.com
howiemarketing1@gmail.com
President: Lydia Howie, CEO
Year company established: 2001
Business description: grant writing, marketing services and development and guest-speaking services for nonprofits

HUDSON FUSION LLC

30 State St., Ossining 10562
762-0900 • hudsonfusion.com
cindy@hudsonfusion.com
President: Cindy Penchina, president and CEO
Year company established: 1996
Business description: marketing and web design services

HYMAN & GILBERT

1843 Palmer Ave., Larchmont 10538
833-5297 • hymangilbert.com
rkg@cloud9.net
President: Rita K. Gilbert
Year company established: 1983
Business description: law firm

I AM MORE SCARSDALE

6 Spencer Place, Scarsdale 10583
723-6673 • iammorescarsdale.com
customerservice@iammorescarsdale.com
President: Abbey Solomon & Marcy Berman-Golstein, cofounders
Year company established: 2017
Business description: women's apparel and accessories boutique that also hosts women-focused events

LOUGHLIN PERSONNEL LTD.

7-11 S. Broadway, White Plains 10601
287-0333 loughlinpersonnel.com
laura@loughlinstaffing.com
President: Laura Loughlin, CEO
Year company established: 1998
Business description: recruiting agency providing permanent, temporary and temp-to-perm employment solutions

MADISON APPROACH STAFFING INC.

7 Skyline Drive, Thrid floor Hawthorne 10532
428-4800 • madisonapproach.com
info@madisonapproach.com
President: Allison Madison
Year company established: 1988
Business description: Workforce solutions firm providing staffing, recruiting, training and consulting

MARCH BOUTIQUE

1207 Pleasantville Road
Briarcliff Manor 10510
923-2100 • marchboutique.com
info@marchboutique.com
President: Lynn Puro, owner
Year company established: 2006
Business description: boutique

MARY ANN LIEBERT INC., PUBLISHERS

140 Huguenot St.
New Rochelle 10801
740-2100 • liebertpub.com
info@liebertpub.com
President: Mary Ann Liebert
Year company established: 1980
Business description: publishing firm serving the scientific, technical, medical and information fields

ALLAN BLOCK INSURANCE



JoAnne Murray

Throughout our 65-year history, Allan Block Insurance has consistently been recognized for our expertise in the insurance industry, earning prestigious awards such as Best of Westchester's "Best Insurance Agency" in 2018 and 914 INC.'s "Best in Business Insurance" in 2019, 2021 & 2022. Additionally, Hanover honored us as Regional Agent of the Year in 2023, and in 2024, Traveler's is acknowledging us as Agent of the Year.

As the owner of the Allan Block Insurance Agency for 23 years, I've come to understand that the success of any business is a collective effort. Prior to

purchasing the business in 1991, I had the privilege of working alongside Allan Block, the agency's founder, and later with his wife, Barbara Block, who imparted invaluable lessons in both the business side of the agency and compassion. This experience taught me the importance of teamwork in running a successful business.

Our executive team, led by Laura Murray-Faggella and Neil Bush as VPs, alongside Stephanie Casey as Operations Manager and George Moore as Bookkeeper, is complemented by a dedicated staff, primarily women, with an average tenure of over 15 years. Together, we provide professional services with a personalized touch, earning us numerous awards over the years. Our agency is deeply rooted in the community, with many team members actively involved in local non-profits and serving on their boards. Our years of expertise have taught us that listening is the best way to help our clients navigate the ever-changing world of insurance, whether it pertains to their home, auto, hobbies, or business needs. At Allan Block Insurance, we strive to help insurance fit seamlessly into the puzzle that is life.



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www.allanblockinsurance.com

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POWERFUL WOMEN: Westchester County

M BOUTIQUE GROUP

104 Rambling Brook Road
Chappaqua 10512
266-0624

meryl@mboutiquegroup.com

President: Meryl Lefkowitz, founder and president

Year company established: 2012

Business description: consulting agency specializing in events, public relations, marketing and branding solutions

MINDY EISENBERG STARK, CPA

670 Post Road, Scarsdale 10583
725-8880 • mescpa.com

mindy.stark@mescpa.com

President: Mindy Eisenberg Stark

Year company established: 1982

Business description: certified public accountant

THE NEW CRYSTAL RESTORATION ENTERPRISES INC.

109 S. Regent St.
Port Chester 10573

937-0500

newcrystalrestoration.com

lisa@crystalrestoration.com

President: Lisa Cordasco, president

Year company established: 1960

Business description: a disaster response and property restoration company serving Westchester County

ON Q COMMUNICATIONS LLC

White Plains 10605

917-693-2868 • OnQComm.com

erose@onqcomm.com

President: Esther Rose, founder

Year company established: 2018

Business description: strategic marketing firm

PARACO GAS

800 Westchester Ave., S604
Rye Brook, New York 10573

800-647-4427

carmentano@paracogas.com

Chief Operating Officer: Christina Armentano

Year company established: 1968

Business Description: Paraco, the largest privately held propane company in the northeast, has been a family-owned and operated business since 1968. With a legacy of excellence and a commitment to customer experience, Paraco leads the industry with its award-winning services and dedication to providing top-notch energy solutions.

PENNY PINCHER BOUTIQUE

184 Harris Road (Route 117 Bypass)
Bedford Hills 10507

241-2134

pennypincherboutique.com

info@pennypincherboutique.com

President: Melinda Arkin, owner

Year company established: 1985

Business description: women's luxury consignment

REY INSURANCE AGENCY

219 N. Broadway, Sleepy Hollow 10591
631-7628 • reyinsurance.com

service@reyinsurance.com

President: Laura Rey Iannarelli, owner

Year company established: 1978

Business description: independent insurance broker



As a seasoned aviation professional real estate broker, Millie Hernandez-Becker, respectfully known as SkyQueen in the industry, has carved out a niche for herself as a trailblazer in the air and on the ground. With a focus on airport infrastructure and modernization, Millie combines her love of jets with her expertise in commercial real estate brokerage, creating meaningful and long-term opportunities for clients worldwide.

The Company is a certified MWBE and is a member of the National Aviation Business Association, Council of Westchester. Among her many awards, Ms. Hernandez-Becker was appointed to the National Women's Business Council and earned the business person of the year award from The US Hispanic Chamber of Commerce. She is the past President of the Westchester 100 Hispanic women and is on the board of the Westchester Community Foundation and The Business Council Human Rights Commission, and the Westchester Taxi And Limousine Commission. She is an advocate for the Special Needs Community.

Ms. Hernandez-Becker lives in Pound Ridge, NY with her husband, Thomas A. Bush and their adult son.

Beyond her role as a broker, Millie is also a passionate advocate for diversity and inclusion in the aviation industry. Through mentorship programs and community outreach initiatives, she strives to inspire the next generation of aviators and real estate professionals, breaking down barriers and paving the way for a more inclusive and diverse future.

Millie Hernandez-Becker
REAL ESTATE BROKER





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RUBY MEDIA GROUP

115 N. Broadway, White Plains 10603
268-8645 • rubymediagroup.com
krisruby.com
kruby@rubymediagroup.com

President: Kris Ruby

Year company established: 2009

Business description: public relations and social media agency

RUBY'S OYSTER BAR & BISTRO

45 Purchase St., Rye 10580
921-4166 • rubysoysterbar.com
info@rubysoysterbar.com

President: Lisa McKiernan, owner

Year company established: 2001

Business description: restaurant

SCALISE & HAMILTON PC

111 Brook St., Suite 202
Scarsdale, NY 10583
725-2801 • scaliseandhamiltonpc.com

President: Deborah A. Scalise

Year company established: 2019

Business description: law firm

SILVERMAN REALTY GROUP INC.

237 Mamaroneck Ave.
White Plains 10605
683-8000 • silvermanrealty.com
info@silvermanrealty.com

President: Bonnie Silverman

Year company established: 1985

Business description: commercial real estate development and management firm

SKYQUEEN REALTY

136 Tower Rd. Suite 290
Westchester County Airport
White Plains 10604
914-764-1148

MHB@skyqueenrealty.com

Year Established: 2010

Business description: SkyQueen Realty provides commercial real estate services to clients with a focus on the acquisition and disposition of aviation, industrial, healthcare, and retail assets. SkyQueen is a New York State licensed real estate broker. SkyQueen has a track record of success in working with both public and private entities.

SNYDER & SNYDER LLP

94 White Plains Road
Tarrytown 10591
333-0700 • snyderlaw.net
lsnyder@snyderlaw.net

President: Kristina Snyder, CEO

Year company established: 1990

Business description: law firm

SOLARIS SPORTS CLUB

201 Veterans Road
Yorktown Heights 10598
962-4094 • solarisclubs.com

President: Elizabeth Gagliardi, president

Year company established: 2002

Business description: health and fitness club

STETSON REAL ESTATE, LLC

565 Alda Road
Mamaroneck, NY 10543
914-381-7173 • stetsonrealestate.com
mary@stetsonrealestate.com

Founder/Broker/Owner:

Mary Stetson

Year company established: 2000

Business description: real estate brokerage

THOMPSON & BENDER

1192 Pleasantville Road
Briarcliff Manor 10510
762-1900 • thompson-bender.com
liz@thompson-bender.com

President: Elizabeth Bracken-Thompson, partner

Year company established: 1986

Business description: advertising and marketing, public relations, creative and digital services, special events planning and promotion, website development and social media.

UNITED HEBREW OF NEW ROCHELLE

391 Pelham Road
New Rochelle 10805
632-2804 • uhgc.org

President & CEO: Rita Mabli

Year organization established: 1919

Business description: A campus of comprehensive senior care including skilled nursing, assisted living, memory care, affordable housing, and home care.

VALERIE WILSON TRAVEL INC.

2700 Westchester Ave., Suite 120
Purchase 10577
701-3200 • valeriewilsontravel.com
squarespace.com
harleyr@vwti.com

President: Valerie Ann Wilson

& Jennifer Wilson-Buttigieg
co-founders

Year company established: 1981

Business description: travel management company for personal and business travel; services industries, including fashion, finance, publishing and pharmaceuticals

WESTFAIR COMMUNICATIONS INC.

4 Smith Ave., Suite 2
Mount Kisco 10549
914-694-3600 • westfaironline.com •
wagmag.com

dee@westfairinc.com

President: Dee DelBello

Year company established: 1990

Business description: publishing firm: Westfair Business Journals and associated websites

WHISPERING PINES FLORIST OF CHAPPAQUA

83 S. Greeley Ave.
Chappaqua 10514
238-5661
whisperingpinesofchappaqua.com
blkisuzi55@aol.com

President: Beth Hundgen, owner

Year company established: 1956

Business description: florist

WHITE PLAINS HOSPITAL

20 Davis Ave., White Plains 10601
681-0600 • wphospital.org

President: Susan Fox, president and CEO

Chief Nursing Officer and Executive

Vice President: Leigh Anne McMahon

Year company established: 1893

Business description: health care organization

WIN AT BUSINESS COACHING LLC

27 Windle Park, Tarrytown 10591
226-0807
winatbusinesscoaching.com
kathy@winatbusinesscoaching.com

President: Kathy D'Agostino, founder and owner

Year company established: 1997

Business description: executive coaching, company culture consultant and sexual harassment issues

WOMEN'S ENTERPRISE DEVELOPMENT CENTER INC.

901 N. Broadway, Suite 23
White Plains 10603
948-6098 • wedcbiz.org

ajaniak@wedcbiz.org

President: Nikki A. Hahn, chief executive officer

Year company established: 1997

Business description: entrepreneurial training programs and services

WOMENINBUSINESS.ORG

P.O. Box 277, Purchase 10977
288-9888 • womeninbusiness.org
toby@womeninbusiness.org

President: Toby Nadler, founder

Year company established: NA

Business description: national distinction for influential and successful women entrepreneurs, executives and professionals in all business sectors

ZEIDEL & ASSOCIATES P.C.

800 Westchester Avenue, Suite N-613
Rye Brook 10573
914-902-3330 • zeidellaw.com

President: Robin Zeidel, principal

Year company established: 2010

Business description: law firm

ZEN YOUR CLOSET

931 Garfield Ave., Peekskill 10566
282-4875
michele@zenyourcloset.com

President: Michele Cunningham

Year company established: 2016

Business description: personalized closet-organizing services, wardrobe styling, personal shopping

Cuddy & Feder LLP: Leading with Diversity and Inclusion

For over five decades, Cuddy & Feder LLP has been at the forefront of promoting women to partnership and leadership positions, marking significant progress in our journey toward diversity and inclusivity. Our recent strategic leadership changes further underscore this commitment, as we continue to cultivate a culture that embraces differences and fosters equality.

We take immense pride in our dedication to preparing and promoting women lawyers, providing them with the tools and opportunities they need to succeed. At Cuddy & Feder, diversity isn't just a moral imperative; it's a strategic advantage. By drawing on a wide array of perspectives, we empower our

AS WE NAVIGATE OUR PATH FORWARD, WE REMAIN STEADFAST IN OUR MISSION TO FOSTER AN ENVIRONMENT THAT CELEBRATES DIFFERENCES, PROMOTES EQUALITY, AND CULTIVATES MUTUAL RESPECT.

team to uncover innovative legal solutions for our clients' most complex challenges.

Our firm recognizes that true success lies in embracing diversity not only in terms of our people but also in the unique ideas and perspectives they bring to the table. This commitment to diversity of thought fuels our ability to deliver unparalleled service and groundbreaking legal insights to our clients.

As we navigate our path forward, we remain steadfast in our mission to foster an environment that celebrates differences, promotes equality, and cultivates mutual respect. Through our continued efforts to recruit, retain, and

promote diverse talent, we ensure that our firm remains a beacon of inclusivity, benefiting not only our clients but also the communities we serve.

We proudly honor the powerful women lawyers, leaders, and staff who have played an integral role in shaping the fabric of our firm. Together, we stand united in our pursuit of excellence, driven by our collective commitment to providing the highest level of service and innovative legal thinking to our clients.

Pullquote: "As we champion diversity, we are unified by our commitment to providing our clients with the highest level of service and innovative legal thinking."

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JENNIFER VAN TUYL
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We proudly celebrate our powerful and diverse group of women attorneys, paralegals, and professional staff who bring unique talents and perspectives that strengthen our firm and inspire others to succeed.

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POWERFUL WOMEN: Fairfield County

Area code: 203 (unless otherwise noted)

ALLOY ENGINEERING COMPANY INC.

304 Seaview Ave., Bridgeport 06607
366-5253 • thermowells.com
engineer@thermowells.com
President: Kris Lorch
Year company established: 1958
Business description: industrial thermowell manufacturer

ALL MEDIA LLC

25 Country Ridge Drive
Monroe 06468
368-8566 • allmediaboutique.com
President: Allison LaGuardia
Year company established: 2014
Business description: media buying, strategy, & planning for small to mid-size companies

AQUILA'S NEST WINERY

56 Pole Bridge Road
Sandy Hook 06482
518-4352 • aquilasnestvineyards.com
Info@aquilasnestvineyards.com
President: Neviana Zhgaba, owner
Year company established: 2020
Business description: experience-focused winery

ARIES PRODUCTIONS LLC

12 Ox Yoke Lane, Norwalk 06851
216-6024
greaternorwalkchamber.com
aries@optonline.net
President: Margaret Costa
Year company established: 1990
Business description: video and film production company

ASPIRE DIGITAL SOLUTIONS

38C Grove St., Ridgefield 06877
208-3165 • aspiredigitalsolutions.com
Hello@aspiredigitalsolutions.com
Co-founder and CMO: Christine Mullen
Year company established: 2017
Business description: digital marketing agency specializing in solutions for small businesses

AURORA PRODUCTS INC. *

205 Edison Road, Orange 06477
375-9956 • auroraproduct.com
Eural@auroraproduct.com
President: Stephanie V. Blackwell, founder and President
Year company established: 1998
Business description: organic food products

BALANCING ACT FINANCIALS LLC

1074 Hope St., Suite 209
Stamford 06907
548-0223
balancingactfinancials.com
anne@balancingactfinancials.com
President: Anne Mochulsky and Aimee Roden, co-founders
Year company established: 2010
Business description: bookkeeping and accounting firm

BCM MEDIA

30 Old Kings Highway South
Darien 06820
326-1477 • bcmmedia.biz
bmckenna@bcmmedia.biz
President: Brenda McKenna, founder and managing director
Year company established: 2012
Business description: media planning and buying agency

BENAY ENTERPRISES INC.

30 Main St., Suite 303
Danbury 06810
744-6010 • benay.com
info@benayei.com
President: Dawn Reshen-Doty, CEO
Year company established: 1986
Business description: administrative and bookkeeping services

BERNARD'S | SARAH'S WINE BAR

20 West Lane, Ridgefield 06877
438-8282 • bernardsridgefield.com
sarah@bernardsridgefield.com
President: Sarah Bouissou, owner
Year company established: 2000
Business description: restaurant and wine bar

BMW OF DARIEN

140 Ledge Road, Darien 06820
656-1804 • bmwdarien.com
President: Paula Callari, president
Year company established: 1967
Business description: car dealership

BURNS COMMUNICATIONS LLC

13 Melville Ave., Fairfield 06825
257-3163 • burnscommunications.net
deborah@burnscommunications.net
President: Deborah Burns, founder and managing principal
Year company established: 2007
Business description: brand, business and communications, strategy services, including proprietary offerings

CAROUSEL PRESCHOOL DAY NURSERY

25 France St., Norwalk 06851
847-1276 • carouselpreschool.com
carouselkids1234@aol.com
President: Joyce Abate, executive director and owner
Year company established: 1977
Business description: day care serving more than 120, ages six weeks through five years

CENTER FOR PEDIATRIC THERAPY

455 Post Road, Suite 202
Darien 06820 • 424-2584
55 Walls Drive, Suite 204
Fairfield 06824 • 255-3669
101 N. Plains Industrial Road
Wallingford 06492 • 949-9337
centerforpediatrictherapy.com
cpt.director@yahoo.com
President: Dr. Tara Glennon, director
Year company established: 1992
Business description: pediatric therapy offering play-based and child-directed therapies

CENTRO RISTORANTE & BAR

1435 Post Road
Fairfield 06825 • 255-1210
centroristorante.com
President: Susan Dederick
Year company established: 1987
Business description: restaurant featuring Italian cuisine

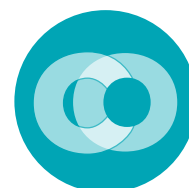


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POWERFUL WOMEN: Fairfield County

CHERYL LECHOK COMMUNICATIONS LLC

30 Glen Terrace, Stamford 06906
323-6124 • clechok@optonline.net

President: Cheryl Lechok

Year company established: 2001

Business description: strategic marketing, PR and market communications specializing in healthcare, life sciences and technology

CO-COMMUNICATIONS INC.

120 Bloomingdale Road, Suite 305
White Plains 10605
666-0066 • cocommunications.com
scohen@cocommunications.com

President: Stacey Cohen,
founder and CEO

Year company established: 1997

Business description: public relations and marketing

CONNECT COMPUTER CORP.

338 Commerce Drive, Fairfield 06825
333-4444 • connectcomputer.com
LSouza@ConnectComputer.com

President: Lynn Souza

Year company established: 1985

Business description: internet technology solutions for companies of all sizes

CODOGIRL

55 Lewis St., Showroom 1
Greenwich 06830
900-1600 • codogirl.com
info@codogirl.com

President: Yulia and Andrey Omelich,
founders

Year company established: 2010

Business description: boutique

CUCINA CASALINGA

171 Drum Road, Wilton 06897
762-0768 • cucinacasalinga.com
info@cucinacasalinga.com

President: Sally Maraventano

Year company established: 1982

Business description: home-based Italian cooking school

DANIKA COMMUNICATIONS

15 E. Putnam Ave., Greenwich 06830
661-3663 • danikapr.com
ryan@danikapr.com

President: Anne Ryan

Year company established: 2001

Business description: public relations and marketing agency

DIDONA ASSOCIATES LANDSCAPE ARCHITECTS

70 North St., Suite 301
Danbury 06810
778-1840 • didonaassociates.com
didona@didonaassociates.com

President: Jane Didona, founder
and principal

Year company established: 1989

Business description: landscape architect

DPZ ON WEST SALON AND DAY SPA

81 West St., Danbury 06810
794-1113 • thedpz.com

President: Dawn Blom, owner

Year company established: 1997

Business description: day spa

E.R. BECKER COMPANY INC.

16 Betts Place, Norwalk 06855
852-8077 • erbeckercompany.com
ellie@erbecker.com

President: Ellie Becker

Year company established: 2007

Business description: inbound marketing

ESCAPE SALON & BOUTIQUE

232 Greenwood Ave., Bethel 06801
798-9882 • escapect.com
customercare@escape.com

President: Maria Rodrigues & Robin Miller, co-owners

Year company established: 1987

Business description: beauty salon and boutique

FAIRFIELD MARKETING GROUP

830 Sport Hill Road, Easton 06612
261-0884 • fairfieldmarketing.com
info@fairfieldmarketing.com

President: Pam Johnson

Year company established: 1986

Business description: direct-mail solutions provider for small and large businesses

FREUDIGMAN & BILLINGS LLC

1720 Post Road East
Westport 06880
226-8166 • freudigman.com
info@freudigman.com

President: Kimberly A. Freudigman & Trey Billings, co-founders

Year company established: 2004

Business description: tutoring service, including standardized test preparation, college advising, writing educational and private school consulting and educational and subject tutoring

GILDA BONANNO LLC

25 Old Kings Highway North
Darien 06820
979-5117 • gildabonanno.com
info@gildabonanno.com

President: Gilda Bonanno, founder
and owner

Year company established: 2006

Business description: keynote speeches, presentation skills coaching, training in communication and leadership skills

GRAZIANO ASSOCIATES LLC

857 Post Road, Suite 150
Fairfield, 06824
254-0195 • graziano@assoc.com
service@grazianoassoc.com

President: Denise Graziano, CEO

Year company established: 1992

Business description: talent, management and communication strategies that help build, retain and motivate high performing teams

GREENWICH MEDICAL SPA

40 E. Putnam Ave., Cos Cob 06807
779-6309

greenwichmedicalspa.com

President: Marria Pooya

Year company established: 2005

Business description: specialized skin and body care using medically based treatments

HAYVN COWORKING

320 Boston Post Road, Suite 180
Darien, CT 06820

833-429-8659, HAYVN.com
felicia@hayvn.com

Chief Collaborator: Felicia Rubinstein,
founder

Year company established: 2018

Business description: Flexible office space.

HEALTH CARE NAVIGATION LLC

30 Old Kings Highway South
Darien 06820
655-2614 • healthcarenavigation.com

President: Maura Carley, founder
and president

Year company established: 1999

Business description: health insurance consulting and advocacy

POWERFUL WOMEN: Fairfield County

HOULIHAN LAWRENCE COMMERCIAL REAL ESTATE

161 Elm St., New Canaan, CT 06840
800 Westchester Ave.
Rye Brook, NY 10573

Mia Schipani

Real Estate Salesperson
646-734-7004

mschipani@houlihanlawrence.com
miaschipani.houlihanlawrence.com

Year company was established: 1888

Business description: real estate

IMPACT STAFFING SOLUTIONS

1698 Post Road East
Westport 06680
866-2444 X101
impactstaffingsolutions.com
maryann@impactstaffingsolutions.com

President: Maryann Donovan

Year company established: 1989

Business description: recruiting firm for temporary, temp-to-hire and full-time positions in the fields of sales, marketing, human resources and administrative

JUDITH HEFT & ASSOCIATES LLC

1111 Summer St., Stamford 06905
978-1858 • judithheft.com
judy@judithheft.com

President: Judith Heft, owner

Year company established: 2008

Business description: financial concierge

THE KATIE FONG BOUTIQUE

60 Lewis St., Greenwich 06830
717-1660 • katiefong.com
sales@katiefong.com

President: Katie Fong

Year company established: 2013

Business description: fashion boutique offering custom designed and made-to-measure apparel

LANPHIER DAY SPA & SALON

20 West Ave., Darien 06820
656-4444 • lanphier.us
info@lanphierdayspa.com

President: Eileen Lanphier, owner

Year company established: 2012

Business description: day spa and salon

MARTA'S VINEYARD CANINE RESORT

519 Federal Road, Brookfield 06804
775-4404 • martasvineyard.com
martasvineyard@aol.com

President: Pamela Antosiewicz

Year company established: 1996

Business description: animal daycare for cats and dogs, servicing pets for boarding, doggie daycare and grooming

PKF O'CONNOR DAVIES

Jennifer Galasso has over two decades of comprehensive experience in auditing, taxation, and consulting within the realm of affordable housing, encompassing Low Income Housing Tax Credit Limited Partnerships, Not-for-profit Sponsor organizations, and Affordable Housing Developers.

"My career has revolved around every facet of the affordable and supportive housing sector, spanning from inception to financial structuring to day-to-day operations. I am convinced that my contributions make a tangible impact on the communities served by our clients."

Jennifer serves as the principal auditor for governmental Yellow Book audits and diligently pursues ongoing professional development in governmental auditing.

Furthermore, Jennifer actively engages in and represents the firm at various industry gatherings.

Her professional affiliations and civic engagements include membership



Jennifer Galasso

in the American Institute of Certified Public Accountants (AICPA) and the New York State Society of Certified Public Accountants (NYSSCPA). She serves on the NYSSCPA Real Estate Committee and is a Certified Public Accountant in New York. Jennifer also serves on the board of It Takes a Village 10591, a Westchester based not for profit with the mission of helping seniors remain independent in their homes.

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POWERFUL WOMEN: Fairfield County

MARTIN, DECRUZE & COMPANY LLP

2777 Summer St., Suite 401
Stamford 06905
327-7151 • mdcocpa.com
kdecruze@mdcocpa.com
President: Kathleen M. DeCruze & Diane E. Martin, co-founders
Year company established: 1979
Business description: accounting firm

THE MCINTYRE GROUP

2 Enterprise Drive, Suite 306
Shelton 06484
750-1111 • themcintyregroup.com
mdamato@themcintyregroup.com
President: Michelle D'Amato, president
Year company established: 1986
Business description: staffing agency

NEST OF SOUTHPORT

71 Old Post Road, Southport 06890
255-1734 • nestofsouthport.com
esanta@nestofsouthport.com
President: Elizabeth Santa
Year company established: 2002
Business description: interior design, upholstery, windows

NIELSEN'S FLORIST GARDEN SHOP

1405 Post Road, Darien 06820
655-2541 • niensensflorist.com
nielsen@niensensflorist.com
President: Sandy Nielsen, general manager
Year company established: 1944
Business description: florist

PCI CREATIVE GROUP

652 Glenbrook Road
Stamford 06906
327-0410 • pcigroup.net
annec@pcigroup.net
President: Anne Chiapetta, principal
Year company established: 1985
Business description: cross media marketing company utilizing multiple communication channels to help clients meet their goals

THE RIDGEFIELD PLAYHOUSE

80 E. Ridge Road, Ridgefield 06877
438-5795 • ridgefieldplayhouse.org
President: Allison Stockel, executive director
Year company established: 1938
Business description: a nonprofit theatre

SAUGATUCK COMMERCIAL REAL ESTATE LLC

9 Burr Road, Westport 06680
222-4190
saugatuckcommercial.com
pwickey@saugatuckcommercial.com
President: Penny P. Wickey, principal
Year company established: 2004
Business description: full-service, commercial real estate brokerage firm representing tenants, landlords, developers, owners, investors, as well as buyers and sellers

SCHIPANI PR

Stamford 06902
646-734-7004 • schipanipr.com
mia@schipanipr.com
CEO: Mia Schipani, founder and chief publicist
Year company established: 2014
Business description: public relations, community relations and media planning

STAMFORD HEALTH

Bennett Medical Center
One Hospital Plaza
P.O. Box #9317, Stamford 06904
276-1000 • stamfordhealth.org
President: Kathleen Silard, CEO & president
Year company established: 1896
Business description: independent, non-profit health system

VALERIE WILSON TRAVEL INC.

11 Forest St., Suite 301
New Canaan, 06840
914-701-3200
valeriewilsontravel.com
harleyr@vwti.com
President: Valerie Ann Wilson, CEO and founder
Year company established: 1981
Business description: travel management service for business and personal travel, ranging from industries, including fashion, finance, publishing and pharmaceuticals

WESTFAIR COMMUNICATIONS INC.

4 Smith Ave., Suite 2
Mount Kisco 10549
694-3600 • westfaironline.com • dee@westfairinc.com
President: Dee DelBello
Year company established: 1990
Business description: publishing firm: publishing firm: Westfair Business Journals and associated websites

WOMEN'S BUSINESS DEVELOPMENT COUNCIL

184 Bedford St., Suite 201
Stamford 06901
353-1750 • ctwbdc.org
info@ctwbdc.org
President: Fran Pastore, CEO and founder
Year company established: 1997
Business description: entrepreneurial and financial training

DRIVEN BY DESIGN. PROVEN BY PARTNERSHIP.

As Northeast Regional Managing Principal of interior design firm MKDA Stamford, Julia Riso Livingston, RA has proven to be a dominant force in design and commercial real estate. Under her leadership, the design studio has become a leading provider of services to the commercial building, workplace, healthcare, retail and multifamily sectors across Fairfield and Westchester counties, and nationally.

Her reputation has been built upon robust advisory services and crafting functional and visually impactful interior spaces that are perfectly adapted for the client. She is often called upon by commercial building owners to advise on building repositionings and the best approach for branding, marketing and leasing space.

“Good design is always a team effort. Purposeful collaboration in our open studio environment produces the best solutions for clients,” said Julia. “Always listen and offer professional advice, but at the end of the day, our partnership is our greatest strength.”

Julia has designed a wide range of interiors for firms such as Eldridge/Cain International, Guggenheim Partners, Cosentini Associates, Triton International, and Panagram Asset Management, and has performed major capital improvements on behalf of landlords George Comfort & Sons and Rubenstein Partners. Her work also includes interior design and architecture on restaurants, multifamily properties, single family residences, and numerous medical offices,

including Obstetrics & Gynecology Associates, ONS (Greenwich, Wilton, Stamford), Westchester Health Associates, Whole Child Pediatrics and Women’s Health CT, OB GYN Associates.

Building on her impressive resume, Julia’s professional contributions to businesses and her community have earned her many recognitions over the years. These include Woman Making an Impact by Westchester County Business Journal; Women of Influence by GlobeSt.com Street; and a Leading Lady in Commercial Real Estate by Real Estate Weekly.

“In offering exceptional design and first-rate service, Julia has formed lasting business relationships and made significant contributions to Stamford’s real estate and business



Julia Riso Livingston, RA

communities,” noted MKDA CEO Michael Kleinberg. “I have no doubt that she will continue to make an impact for years to come.”



A TRUE POWERHOUSE.

We salute you, Julia Riso Livingston, RA; you are a woman of remarkable power!

MKDA 

JULIA RISO LIVINGSTON, RA
REGIONAL MANAGING PRINCIPAL,
NORTHEAST

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Actress, Producer, Advocate
and Author



EXPERT IN DISASTER RECOVERY PROMOTED



Michael Ferrante

Advanced Disaster Recovery Inc. (ADRI), a leading restoration contractor in the Northeast, has promoted Michael Ferrante to the position of chief operating officer. With more than 30 years of experience in the construction industry, Ferrante brings expertise and leadership to his new position.

In 2019, Ferrante joined ADRI as the head of operations where he quickly proved his ability to streamline processes and optimize efficiency.

“We are thrilled to elevate Michael Ferrante to the role of chief operating officer,” said Advanced Disaster Recovery CEO Greg Boatwright. “His extensive experience, operational acumen and leadership skills have been invaluable to our organization, and we are confident that he will excel in this new position....”

Ferrante will oversee all operations within ADRI’s network, ensuring seamless coordination and execution across the organization. With his extensive background in construction and restoration, Ferrante brings a wealth of industry knowledge and insight to this pivotal role.

Advanced Disaster Recovery has been providing restoration services to commercial, insurance and residential clients in New York, New Jersey, Connecticut and Pennsylvania for more than 40 years. The company’s services include emergency response, construction, catastrophe response, contents restoration, environmental, fire and smoke damage, and flood repair by professionals who are expertly trained and certified in the latest home restoration and remediation techniques. To learn more, call 845-294-8242 or visit advanceddri.com.

CONVENTION CENTER’S NEW DIRECTOR OF SALES

Mohegan Sun in Uncasville, Connecticut, has welcomed Kimberly Simone as its new director of sales. Simone brings over 16 years of experience across marketing, business operations and full-scale sales within meetings and conventions. She will guide the business operations of the conventions and expo sales team within Mohegan Sun’s robust convention and sales department, led by John Washko.

“Kim has shown an expertise of market trends, while leading high-level sales initiatives and cultivating strong relationships in the hospitality industry,” said Washko, vice president of sales and marketing at Mohegan Sun.

Simone is a graduate of Bryant College in Smithfield, Rhode Island, and the Walt Disney World College Program in Orlando, Florida. She has served with many organizations within her field. Her previous conventions and sales experience include operating as the director of sales at Saybrook Point Resort & Marina in Old Saybrook, Connecticut, and director of sales for Sabo Construction and Coldwell Banker New Homes in Waltham, Massachusetts.

Owned by Mohegan, Mohegan Sun situated on 185 acres along the Thames River in scenic southeastern Connecticut is one of the largest, most spectacular entertainment, gaming, dining and shopping destinations in the United States.

PROMOTION TO PARTNER AT LAW FIRM



Matthias Sportini

FLB Law, a full-service law firm in Westport, Connecticut, has promoted Matthias Sportini to partner. His focus is on litigation in the areas of personal injury, business disputes and employment. He also works with the firm’s real estate and land use practice, representing individuals and businesses in their real estate transactions.

“Matt showed leadership skills early in his career,” said Thomas Lambert, one of the firm’s managing partners. “As an associate, he began developing his own book of business, a rare accomplishment and he always makes time to mentor junior attorneys. Clients also appreciate Matt’s perspective on legal matters, his reliability and his responsiveness,” said Lambert.

Committed to the community, Sportini serves on the board of the Friends of Sherwood Island, an organization formed to preserve, maintain, improve and enhance Sherwood Island State Park, and is a member of the Connecticut Bar Association.

He has been selected for inclusion by Connecticut Super Lawyers Rising Stars and Best Lawyers in America One’s to Watch. Sportini graduated from the University of Connecticut in 2013 with a Bachelor of Arts and in 2017, with a Juris Doctorate.

FLB attorneys primarily represent businesses and individuals throughout Fairfield Coun-

ty, while the hospitality practice helps national restaurant groups expand throughout the U.S. In addition to being committed to clients, FLB Law supports small businesses and nonprofits through its philanthropic program, Accelerate.

LEGO® THEMED CLASSROOM DEBUTS

A ribbon-cutting ceremony with LEGO-ALAND® New York Resort and Merlin’s Magic Wand Foundation, commemorating the much-anticipated grand opening of a classroom with LEGO® theming designed to encourage children to learn, expand their curiosity and embrace play at the Newburgh Armory Unity Center took place Saturday, Feb. 24, with the presentation of a mini-LEGO replica of the Newburgh Armory Unity Center, built by a LEGO Master Model Builder, to the center. The first class of the inaugural 12-week session will follow.

The new classroom is designed to follow a LEGO-inspired curriculum with each class welcoming 20 children on average at four classes to run each Saturday.

The custom-designed classroom will be fully furnished by Merlin’s Magic Wand and include LEGO education sets, new televisions, desks, chairs and, of course, LEGO bricks.

EXPERIENCED SOCIAL WORKER OFFERS SUPPORT TO CONTINUING CARE RESIDENTS

Meadow Ridge, a continuing care retirement community in Redding, Connecticut, has welcomed Laura Barbieri, LCSW, to fill the role of director of resident and family services. Barbieri, who previously served as the social worker for Ridge Crest, the health center at Meadow Ridge, will act as the social worker for the community’s independent living, assisted living and memory care neighborhoods.

“I was thrilled to come back. It really felt like coming home,” says Barbieri about assuming the role from long-time Meadow Ridge social worker Mary Doyle, who retired. Barbieri has 23 years’ experience in health care, much of which has been spent working with senior citizens.

“Both the residents and associates at Meadow Ridge are absolutely delighted to have Laura back, serving in this leadership role,” said Meadow Ridge Campus Executive Director Chris Barstein. “She is skilled, compassionate and an excellent listener. Both our residents and associates trust her, which is the most important quality you can have in this kind of work.”

Having a full-time, onsite social worker is just one way Meadow Ridge distinguishes itself as a Continuing Care Retirement Community (CCRC). “The Meadow Ridge team



Laura Barbieri

has a high level of service and commitment to the residents and I am happy to be a part of this community again,” said Barbieri.

Meadow Ridge, developed by Senior Care Development LLC and managed by Benchmark Senior Living, is one of Connecticut’s most comprehensive continuing care retirement communities. Located in the picturesque town of Redding and recognized for excellence by “U.S. News and World Report,” Meadow Ridge sits on 136 acres and offers 285 independent living apartment homes, as well as assisted living and memory care. The campus also features Ridge Crest, an award-winning, sub-acute rehabilitation and skilled nursing center.

LOCAL HOSPICE MEETS HIGHEST NATIONALLY RECOGNIZED STANDARDS

Community Health Accreditation Partner Inc. (CHAP) recently announced that Hospice of Westchester (HOW) in White Plains has been awarded CHAP Accreditation under the CHAP Hospice Standards of Excellence. By achieving CHAP Accreditation, HOW has also been deemed to meet Medicare Conditions of Participation and is a certified Medicare provider.

CHAP Accreditation demonstrates that HOW meets the industry’s highest nationally recognized standards. The rigorous evaluation by CHAP focuses on structure and function, quality of services and products, human and financial resources, and long-term viability. Simply stated, adherence to CHAP’s standards leads to better quality care.

“By achieving CHAP Accreditation, Hospice of Westchester has shown a commitment to excellence,” said Nathan DeGodt, CHAP president and CEO. “This is the 15th year Hospice of Westchester has achieved CHAP Accreditation and we are excited to continue our partnership by offering support in its commitment to providing quality care and continuous improvement.”

HOW is a private, not-for-profit health-care organization that provides a variety of end-of-life care services to patients diagnosed with any life-limiting illness and their families, throughout Westchester County.

CHAP is an independent, not-for-profit, accrediting body for community-based health-care organizations.



LIFE AND SIX WOMEN PHOTOGRAPHERS

A photograph from the exhibit.

Six pioneering women whose photographs for “LIFE” magazine skillfully captured events on a quickly evolving world stage will be the subject of Greenwich Historical Society’s new exhibition to debut March 6. These photographers enabled the public “to see life, to see the world, to eyewitness great events,” as described by LIFE magazine founder and editor-in-chief Henry Luce.

LIFE: Six Women Photographers, organized by the New York Historical Society, features iconic images from these talented women who helped create modern photojournalism through their work as featured in the pages of LIFE magazine. On view through July 7, the exhibition presents more than 70 photographs by Margaret Bourke-White (1904-1971), Marie Hansen (1918-1969), Martha Holmes (1923-2006), Lisa Larsen (ca. 1925-1959), Nina Leen (ca. 1909-1995) and Hansel Mieth (1909-1998).

“We are thrilled to showcase the works of these talented photographers who were on the vanguard of a transformative change in how 20th Century Americans received and understood global cultural and political events,” said Maggie Dimock, curator of exhibitions and collections at Greenwich Historical Society. “This insightful exhibition offers a glimpse into how each of these remarkable women used their camera to capture topics that dominated American discourse through the last century, including U.S. industrial strength, the role of women and the family in modern American society, race relations, World War II, labor movements and the Cold War.”

A long-time Greenwich resident, Henry Luce (1898 – 1967) was convinced that American political, economic and cultural power would, and should, dominate the era and that photojournalism, or “photo essays” as he coined them, could effectively shape America as an international power, inspiring its people, in

his words, “to live and work and fight with vigor and enthusiasm.” For decades, Americans saw the world through the lens of the photographers at LIFE, and the magazine’s innovative photo essays became the publication’s trademark.

Of the 101 photographers on staff at LIFE during the magazine’s run as a weekly, only six full-time photographers were women. LIFE: Six Women Photographers highlights the work of these photographers while providing insight into the process through which they worked with editors to create visual stories, through the inclusion of photographs, vintage prints, copy prints and contact sheets. Published and unpublished photographs along with select memos, correspondence and other items from “Time Inc.” Records show the editing process behind the final, published stories.

A series of lectures, workshops and discussions, film screenings and other activity related to the exhibition will be presented by Greenwich Historical Society throughout the duration of the exhibition. The full program schedule is available online: <https://greenwichhistory.org/life-six-women-photographers/>.

The Greenwich Historical Society was founded in 1931 to preserve and interpret Greenwich history to strengthen the community’s connection to its past, to each other and to the future. The circa 1730 National Historic Landmark Bush-Holley House witnessed the American Revolution, holds the memory of enslaved men, women and children and became the site of Connecticut’s first American Impressionist art colony from 1890 to 1920. Its landscape and gardens are restored based on documentation from the site’s Impressionist era. The campus also includes a nationally accredited museum, library and archives, a museum store, café and a community education center. Greenwich Historical Society educates thousands of school children annually and connects visitors to the history of this globally influential community through exhibitions, lectures, programs and events. It receives no town funding and relies on donations and grants to continue its work in education and preservation. Learn more at greenwichhistory.org.

HONORING TWO WOMEN FOR IMPROVING CHILDREN’S LIVES

Westchester Jewish Community Services (WJCS) will host its annual gala on April 16 at the Brae Burn Country Club in Purchase, New York, to honor Meira Fleisch, a board member and longtime early learning specialist at WJCS, and Stephanie Marquesano, founder and president of The Harris Project.

“We are thrilled to honor Meira Fleisch and Stephanie Marquesano, two remarkable individuals who have consistently used their outstanding skills and deep compassion to improve the lives and future of children, youth and families,” said WJCS CEO Seth Diamond. “Each of these people are models for how people can make a difference in the Westchester community.”

Fleisch has been a dedicated and invaluable WJCS Board member for eight years. Before joining the board, she worked as an early learning specialist for WJCS’s ParentChild+ program, helping families develop positive parent/toddler interactions, build language skills and strengthen each child’s readiness for school.

In addition to all the positions at WJCS, Fleisch has served in various capacities on UJA-Federation of New York’s Westchester Women’s Cabinet for over 15 years, eventually as vice chair of the Westchester Women’s division.

“As an adult child of Holocaust survivors, who were refugees in Israel and eventually immigrants to the U.S., I find the work of WJCS particularly meaningful, even more so in the current environment of rising antisemitism,” said Fleisch. “I am in awe of the agency’s work, the compassion of its staff and commitment of the board.”

Marquesano launched the “harris project” after her 19-year-old son Harris died by accidental overdose in 2013. Like millions of people, Harris had co-occurring disorders, the combination of both mental health and substance-use challenges. As the nation’s only nonprofit organization dedicated to the development of an integrated system of care from prevention through sustainable recovery, the harris project strives to improve the lives of teens and young adults with, or at risk of developing, co-occurring disorders. The harris project collaborates with WJCS on several fronts, including co-chairing the Westchester County Department of Community Mental Health Co-Occurring System of Care Committee, training staff on co-occurring disorders, and launching new services for teens and young adults in Westchester County.

Most recently, a public service campaign created for the harris project, titled “You Don’t Know The Half Of It,” was named the 24th best advertisement in the Ad Age list of “The 40 Best Ads For 2023.” Central to her work is a commitment to saving lives and improving outcomes.

Marquesano received her Bachelor of Arts degree from Brooklyn College and her Juris Doctorate from New York University School of Law.

Founded in 1943, Westchester Jewish Community Services serves 20,000 people of all ages and backgrounds each year, providing skilled and compassionate support to people facing challenges relating to mental health, trauma, disabilities, aging, LGBTQIA+, or struggling to overcome other significant needs.

The WJCS Gala is the major annual fundraiser of the agency. To learn more and register for the Gala, visit wjcs.com.

LAW FIRM WELCOMES ASSOCIATE ATTORNEY



Mary R. Crisafulli

Mary R. Crisafulli has joined Tully Rinckey PLLC as an associate attorney in the firm's White Plains, New York, office.

Her practice focuses on federal and private employment law and education law.

"Greg Rinckey, managing partner at Tully Rinckey's White Plains office said of Crisafulli, "Her background in both federal and private employment law, as well as education law is a great fit for our growing White Plains office."

Crisafulli received her Juris Doctorate at Albany Law and has previously worked on civil defense litigation matters in the state of New York.

Tully Rinckey is a multi-state, full-service law firm that bases its commitment to client service on developing an intimate knowledge of each client's needs and objectives. Headquartered in Albany, Tully Rinckey has more than 70 attorneys and offices located across New York state in Manhattan, White Plains, Syracuse, Rochester, Saratoga Springs and Buffalo; in Austin and Houston, Texas; Washington, D.C.; Jackson, Mississippi; and Ladera Ranch, California. The firm handles a wide variety of legal matters, including federal and private labor and employment law, real estate law, regulatory compliance and litigation, corporate law, military law, family and matrimonial law, trusts and estate law, immigration law and criminal law.

KEY HIRE FOR KEYBANK

Jason Litwak has joined KeyBank as director, public sector for the state of New York, New York City, and the broader Northeast region. He will manage relationships and financial solutions for government entities, educational institutions and other public sector organizations to meet their unique needs. Litwak's extensive experience across both public and private sectors positions him well to deal with various client issues.

Prior to joining Key, Litwak served as director, government affairs for Con Edison in New York where he was employed since 2016 and where he spearheaded the company's federal, state and local government affairs. Previously he served as a senior legislative representative in the Office of the Mayor of the City of New York and as chief counsel to the Election Law



Jason Litwak

Committee of the New York State Assembly in Albany.

Litwak holds a Juris Doctorate from the Albany Law School of Union University in Albany, and a Bachelor of Arts degree from the University of Buffalo, State University of New York.

Headquartered in Cleveland, Ohio, KeyCorp's roots trace back nearly 200 years to Albany, New York. It is one of the nation's largest bank-based financial services companies, with assets of approximately \$188 billion at Dec. 31, 2023, and provides a broad range of sophisticated corporate and investment banking products.

NEW MEDICAL DIRECTOR AT REHAB CENTER APPOINTED



Jack DiTeodoro, M.D.

Jack DiTeodoro, M.D. has been appointed medical director of The Nathaniel Witherell in Greenwich, Connecticut, as announced by John Mastronardi, executive director of the institution. DiTeodoro, a board-certified family practitioner replaces Dr. Francis X. Walsh, a member of the Witherell's medical staff for 50 years and its medical director since 2008, who will continue as an attending physician.

Besides conducting a successful private practice in Stamford, DiTeodoro is a teaching attendant at Stamford Hospital in its Family Practice Residency Program where he also worked as a hospitalist during the first coronavirus surge. DiTeodoro earned a Bachelor of Science degree from St. John's University and earned his medical degree from the Medical School at

the American University of the Caribbean. He completed his residency at Mount Sinai Medical Center and St. Joseph Medical Center.

Mastronardi said the medical director's role is essential in liaising with clinical staff, nursing and administration to ensure the highest-quality care, thereby lowering hospital readmission rates and guiding the clinical and nursing staff to achieve the highest practicable health outcomes for the residents.

Nathaniel Witherell is a short-term rehabilitation and skilled nursing center of care, located on 24 acres. The nonprofit is owned and operated by the town of Greenwich and has been serving the community for over 118 years, reflecting the community's collective commitment to provide for the town's elderly when home care is no longer an option.

LOCAL NONPROFIT SUPPORTS DISPLACED ISRAELIS

Since the crisis in Israel broke out on Oct. 7 – one of the darkest days in modern Israeli history – the Westchester Jewish Coalition for Immigration (WJCI) has supported Israelis who have temporarily relocated to the Westchester and New York City areas by coordinating emergency support, including housing, medical, dental, community connections, and addressing other urgent needs, while mobilizing local volunteers to help.

To date, UJA-Federation of New York has allocated more than \$71 million to support the people of Israel. WJCI is a recipient of a UJA grant to assist in this effort in the Westchester/Hudson Valley. It has been using the allocated funds granted to help displaced Israelis needing temporary assistance after fleeing danger and has been urgently responding to requests since Oct. 7. In addition, local volunteers have donated clothing, use of automobiles, computers, and other essential items to help ease displaced Israelis whose lives were uprooted on the day of the attacks.

Since December 2021, WJCI has mobilized the local Jewish community to welcome refugees from Afghanistan and Ukraine. As a result of that work, a network of resources, volunteers, synagogues and local organizations is now available to WJCI to support displaced Israelis.

"We gently shifted our mission after Oct. 7 to enable us to help displaced Israelis. WJCI uses an ethics-based framework to mobilize our community to channel obligation into action, and we decided that it is our responsibility as a Jewish organization to stand up for our brothers and sisters in Israel who are suffering," said Holly Rosen Fink, president and co-founder of WJCI. "The response from community members combined with our ability to help financially because of the grant from UJA has been powerful. It has been a glimmer of hope for all of us during these dark times."

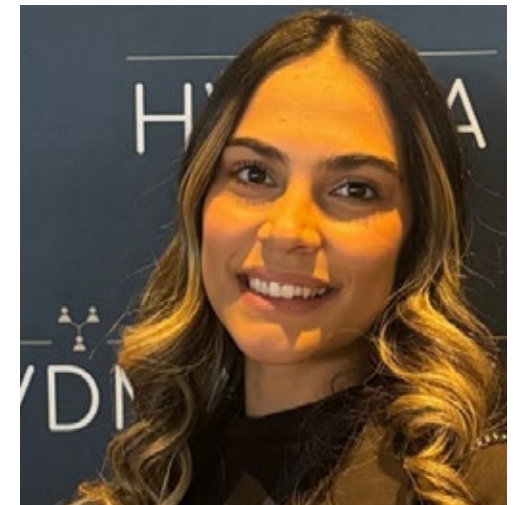
WJCI has held two events at JCC Mid-Westchester for displaced Israelis, providing them with a socialization opportunity and a way to learn about available resources.

Other partners in this work have included The Westchester Jewish Council, Common Point Queens, Congregation Rodeph Shalom, Scarsdale Synagogue, The Jewish Board, Hebrew Free

Loan Society, Chabads of Chappaqua, Pleasantville, and Armonk, Neighbors for Refugees, WJCS, and others. WJCI is also part of a local collaboration called B'Yachad Westchester, which came together to help families during this challenging transition.

Many of the families WJCI helped early on in the war have gone back to Israel; others who live in parts of Israel that have been shattered or remain under threat are still living here.

COLLEGE STUDENT HONORED WITH MARKETING ASSOCIATION SCHOLARSHIP AWARD



Monike Souza Costa

SUNY Westchester Community College (WCC) Student Monike Souza Costa has been awarded the 2023 Hudson Valley Direct Marketing Association (HVDMA) Scholarship Award, which is awarded annually to outstanding marketing students in the region. Costa was recognized for her academic excellence, enthusiasm, professionalism and potential to add valuable contributions to the marketing industry.

"I am honored and thrilled to have received this wonderful award," said Costa of Harrison, New York. "I appreciate the support I received from my professor, Deirdre Verne, for both recommending me for this scholarship but also for furthering my passion for and knowledge of marketing. I am looking forward to continuing my marketing studies at a four-year institution."

"Monike exemplifies the high caliber of students we instruct every semester at SUNY WCC," said Verne. "She is a diligent student who has tremendous potential as a marketer. I am glad that this scholarship will help her defray some of the costs of continuing her education and reaching her full potential."

The HVDMA is the go-to resource for marketing professionals in the Hudson Valley, connecting, educating and empowering individuals and businesses in the marketing industry. The scholarship awarded to Costa is in honor of Laura L. Smith and is in the amount of \$1,000.

SUNY Westchester Community College provides over 31,000 full-time and part-time students with an education taught by award-winning faculty at one of the most affordable tuition rates in New York state. WCC offers more than 65 degree and certificate programs, including innovative programs in such high-demand fields as cybersecurity, health information technology, respiratory therapy, and digital filmmaking.



Hommocks students - and one elementary student - getting ready for the 2023-2024 AMC-8 competition supported by The STEM Alliance in partnership with Hommocks Middle School. Back row: Sophie Ingram, Emma Ingram, Noa Grill, Talia Grill, Abigail Swan, Dhanilo Savur, Matthew Roger, Joshua Koenigsberg, Bruno Ibares Hernandez, Patrik Kaleshi, Peter Cinguina, Ethan Bregman, Eleonora Grigorescu, Nathan Rotem, Thea Prislun, Genevieve Perry, Isabella Ducatti; Middle row: Zachary Gourevitch, Joshua Smith, Gabriel Wertkin, Felix Zebic, Benjamin Girardi, Sophia Jacobs Guzman, Beatriz Stein and Mariana Stein; Front row: Katerina Stoichkov, Walsh Houghton, Leo White, Michal Vaculin, Adem Huseynov, Ben Meintjes, Jacob Roth, Jeevan Gupta, Ben Meintjes and Marko Lypchuk.

LOCAL STUDENTS ACHIEVE HIGH SCORES IN ADVANCED NATIONAL MATH CHALLENGE

The STEM Alliance recently collaborated with the Mamaroneck School District to bring the national AMC-8 Math Competition to 38 students – including one elementary student – at Hommocks Middle School in January. AMC-8 is a highly rigorous nationwide mathematics competition for students aged 14.5 years or younger. Test content focuses on advanced high school material tested through 25 multiple choice questions that need to be completed in a 40-minute time frame. The test provides an opportunity for students to push themselves in analytical thinking, problem solving skills

and mathematics – all areas that can assist in future careers.

To prepare for the test, many of the students also participated in a 10-week AMC-8 Math Club led by STEM Alliance Educator Arthur Washington. The STEM Alliance’s Chief Programs Officer Walter Gabino Rendon said, “Taking this test is not just about solving problems; it’s about embracing the joy of intellectual exploration and pushing the boundaries of their mathematical prowess.”

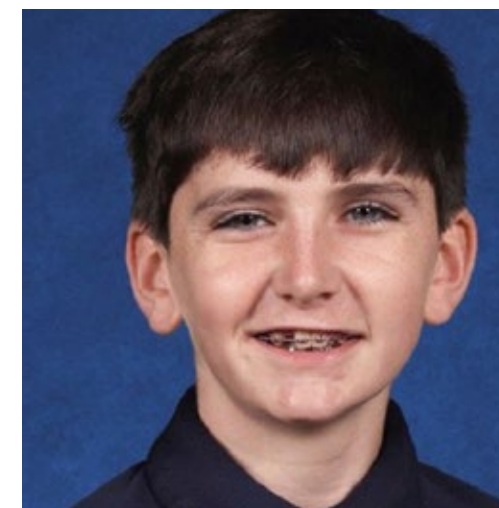
A score of 11 points or higher ranks a student in the top 25% of participants in the country. This year, Mamaroneck School District had

six students who scored 11 or higher.

STEM Alliance President Meg Käufer said of the competition, “Diving into this rigorous competition willingly speaks volumes about each student’s enthusiasm for learning and their commitment to excellence. They’re really testing their potential and setting the stage for a future where their interest in math knows no bounds.”

The STEM Alliance is growing the next generation of STEM leaders by creating a community where all are empowered to embrace STEM as a means of solving problems and fostering innovation.

FREE SCOOP OF ICE CREAM AT BLOOD DRIVE



Christopher Jack Hackett

Continuing its long-time support of the New York Blood Center’s effort (NYBC) to help address the shortage of life-saving blood supplies in the region, Stepinac High School will host a community blood drive from 8:30 a.m. to 2:30 p.m., Thursday, March 14. It will be held in memory of Christopher Jack Hackett, the beloved student who tragically passed away at age 16 on Aug. 4, 2022.

“Christopher will be remembered as a kind, loving and honest soul. He was a loyal friend to those who knew him. He was the best kid any parent could ask for,” said Hackett’s parents.

The gymnasium of the renowned all-boys Catholic high school at 950 Mamaroneck Ave., White Plains will be the site for the blood drive. All participants will receive a coupon for a free scoop of cream at Ice Cream Social in White Plains and a NYBC T-Shirt. To sign up, call 800-933-2566 or visit nybc.org/donate.

20,000 SQUARE FEET FOR UNIVERSITY DINING

Elevating student experience for both residential and commuter students alike, Iona University recently unveiled exciting new plans to transform the LaPenta Student Union and enhance its on-campus dining. Spanning two floors and roughly 20,000 square feet, the project is set to begin May 2024 and be completed by spring 2025.

The renovation builds upon the vision of President Seamus Carey, Ph.D., to create spaces that connect, unify and ignite the Iona community. Setting that idea into motion with the opening of the 30,000-square-foot Murphy Green in May 2022, the new project expands that focus into the adjoining student union, further strengthening the heart of Iona’s 45-acre main campus.

“We’ve seen the impact the Murphy Green has had on student life and on campus life as a whole. This is going to expand upon that vibrancy at the center of campus and continue the momentum we’ve generated,” Carey said. “I believe learning should happen all the time, not just while students are in a classroom. That’s why we want to create the spaces where students can come together with each other and with faculty and staff to continue the learning process throughout the day. Students need those spaces to perform at their highest levels.”

Working in close partnership with Chartwells Higher Education, Iona’s food service provider and the architecture firm SLAM, which also designed the Murphy Green, Iona is setting out to transform the LaPenta Student Union into a modern, open-concept space that is inviting for the entire Gael community.

The 14,000-square-foot dining facilities, located on the first floor, will feature stunning views of the Murphy Green, Mazzella Field and the LaPenta School of Business. Maximizing natural light with large windows and pull-out doors that open onto outdoor patios, the design also incorporates LEDs and low-carbon-footprint materials for greater energy efficiency.

Campus food favorites such as the deli, wood-fired pizzas and pastas, freshly baked breads, grilled classics, comfort foods and popular international stations featuring ramen, soba, sushi, Mexican cuisine and more will all get upgrades in the new space. Freshly chopped salads, vegan and vegetarian selections, high-protein smoothies, gluten-free options and other healthy non-GMO snacks will also be widely available and clearly labeled.

The project also focuses on technology upgrades and expands made-to-order food preparation, which not only allows students to see their

meals being made directly in front of them, but also minimizes food waste. New touchscreen kiosks will be added throughout, and mobile ordering will expand in keeping with fast-casual industry trends to limit lines and wait times.

Tyrone Ellen, Chartwells regional vice president, Northeast division, said the team conducts surveys each spring to gather feedback on student preferences and top food choices. They also look more broadly at food trends in the industry when developing new menu options; for instance, ramen and soba have become extremely popular, and so the team added a noodle station in January. The team also lives by the mantra that food fuels the mind, body and soul; as such, they aim to educate students on healthy food choices.

Throughout the renovation, students will still have access to the full array of options in Vitanza Commons, Iona’s main dining hall. This will include popular food stations currently in the LaPenta Student Union that will move to Vitanza during the renovation. The campus Starbucks will remain open throughout the renovation with uninterrupted service.

In addition, the renovation also features a 6,000-square-foot lounge and meeting area on the ground floor. This will include multipurpose rooms for student clubs and leadership organiza-

tions, a stunning gas fireplace, several flat-screen televisions and versatile seating that can be configured in various arrangements. The lounge area will have a strong connection to Starbucks, providing additional overflow seating.

As student clubs and leadership organizations continue to grow, Iona is committed to providing the open and inviting spaces that are needed to enhance the student experience. For commuter students, meanwhile, the renovation will dramatically enhance their ability to thrive comfortably throughout the day, whether that be studying between classes, engaging in leadership activities or staying late to socialize with friends. At the same time, as more students live on campus in residential housing, the project will create even more ways for students to feel at home.

As the momentum continues to rise on campus, Iona is growing new student enrollment and expanding opportunities for students to thrive both inside and outside the classroom. This includes over 80 student clubs and leadership organizations spanning an array of interests, as well as 23 Division I varsity teams, 13 club sports teams, a thriving performing arts program and immersive community service opportunities both locally and around the world.

2024
Fairfield County
UNDER FORTY

REQUIREMENTS

- Be over 25 and under 40 years of age

01

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

02

- Live or work in Fairfield county

03

- Has not previously won this competition

04

EVENT INFORMATION:
Natalie Holland
nholland@Westfairinc.com

FOR MORE INFORMATION OR SPONSORSHIP INQUIRIES:
partners@Westfairinc.com

WHY PEOPLE SHOULD **NOMINATE**

Nominate your coworkers, friends, or family for the 40 Under 40 award event to celebrate and recognize their exceptional achievements, significant contributions, leadership qualities, and impact in their respective fields. By highlighting their accomplishments, you not only honor their hard work but also contribute to fostering a culture of acknowledgment, inspiring others in the community, and showcasing the **diverse talents that drive innovation and success.**

NOMINATE AT

[WESTFAIRONLINE.COM/40-UNDER-FORTY-2024](https://westfaironline.com/40-under-forty-2024)

SUBMISSION DEADLINE

MARCH 22

CHAMBER PARTNERS:

Darien Chamber of Commerce | Wilton Chamber of Commerce | Greater Norwalk Chamber of Commerce | Greater Valley Chamber of Commerce | Ridgefield Chamber of Commerce | Westport-Weston Chamber of Commerce | Greater Danbury Chamber of Commerce | Greenwich Chamber of Commerce | Bridgeport Regional Business Council | Stamford Chamber of Commerce | Fairfield Chamber of Commerce | Brookfield Chamber of Commerce

Westfair Business Journal



28 South Division Owner LLC, New Rochelle. \$130,000 in favor of City Store Gates Manufacturing, College Point. Filed Feb. 8.

2S SBT Owners LLC, Tarrytown. \$7,500 in favor of Market Design Corp., Brooklyn. Filed Feb. 12.

3 WPD Apartments LLC, Harrison. \$382,782 in favor of Concrete Courses Concepts Corp., Yaphank. Filed Feb. 8.

873 Holding Company LLC, White Plains. \$25,000 in favor of Aqua Plumbing & Heating Corp. Filed Feb. 14.

Banner, Gabe, Pound Ridge. \$5,538 in favor of Iresolve Construction Group Inc., New York. Filed Feb. 8.

Chamble, Paula, Mount Vernon. \$1,846 in favor of Casa Building Materials Inc. Filed Feb. 14.

DiSalvo, Nicholas, Eastchester. \$15,645 in favor of Ferguson Enterprises LLC, Maspeth. Filed Feb. 9.

Green Place Management LLC, Yonkers. \$13,313 in favor of Smyrna Ready Mix Concrete LLC. Filed Feb. 7.

Kingsley House Inc., White Plains. \$8,384 in favor of Advantage Wholesale Supply LLC, Brooklyn. Filed Feb. 12.

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

NEW BUSINESSES

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

Sole Proprietorships

D-Blaze Courier Services, 121 Pelhamdale Ave., Mount Vernon 10553. c/o Dean Bailey. Filed Jan. 30.

Dream Talks, 39 Choate Lane, Pleasantville 10570. c/o Noah Graj. Filed Feb. 6.

Dronevibes FPV, 9 Wyndover Woods Lane, White Plains 10603. c/o Louis Candelaria. Filed Feb. 2.

E & D Salazars Landscaping, 67 Moore Ave. No.1, Mount Kisco 10549. c/o Edgar Estuardo Salazar Escobar. Filed Feb. 6.

EHF Promotions, 2079 Albany Post Road, Montrose 10548. c/o Enar H. Friberg Jr. Filed Feb. 2.

Elite Interiors, 313 Hayward St., No. 2, Yonkers 10704. c/o. Filed Feb. 6.

Empowering Success Coaching & Consulting, 207 S. Broadway, No. 5, Tarrytown 10591. c/o Sharon Small. Filed Jan. 30.

Executive Diner, 26 Saw Mill River Road, Hawthorne 10532. c/o Rahima Khan. Filed Feb. 1.

Fairfield Corrados Funding Association, 133 Parkway Road, Bronxville 10708. c/o. Filed Feb. 14.

Fortinos Liquidation, 48 Clinton St., Port Chester 10573. c/o Andrew R. Loja. Filed Jan. 30.

Fortunate Society No.94, 144 Stevens Ave., No. 1B, Mount Vernon 10550. c/o Lance McDowell. Filed Feb. 7.

Gargiulo Properties GP, c/o 6 International Drive, Suite 101, Rye Brook 10573. c/o. Filed Jan. 26.

Goodtinzs, 36 Hamilton Ave., Ossining 10562. c/o Esther Miriam Barrett. Filed Feb. 6.

Green & Green Landscaping, 60 Williams St., Apt. 1, Mount Vernon 10552. c/o Juan C. Valdospinos and Anonio Euyoque Aguilera. Filed Jan. 29.

Gutter Flow, 615 Warburton Ave., Yonkers 10701. c/o Wolkin Mercado. Filed Feb. 7.

Harmony Esthetic Spa, 118 Parkview Ave., West Harrison 10604. c/o Liz Alcaraz. Filed Feb. 2.

High Hard Heat, 7 Kensington Terrace, Bronxville 10708. c/o Dominick Balletta. Filed Feb. 5.

Kay & Vee Jewels, 20 Saratoga Ave., Yonkers 10705. c/o Veitch Mitchell and Kadia McCausland. Filed Feb. 2.

Kid Skillz, 397 Main St., White Plains 10601. c/o Lauren Clark. Filed Feb. 13.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Sinclair James Clifton and Sinclair Larkyn Brown, as owner. Lender: TD Bank NA. Property: in Hyde Park. Amount: \$2.5 million. Filed Feb. 8.

Below \$1 million

Dutchess County Local Development Corp., as owner. Lender: The Bank of New York Mellon. Property: in Red Hook. Amount: \$39,000. Filed Jan. 30.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: 23 Pine Grove Road, Mount Hope. Amount: \$93,000. Filed Jan. 30.

Gleneida Senior Apartments LP, as owner. Lender: Housing Trust Fund Corp. Property: in Carmel. Amount: \$275,000. Filed Feb. 10.

Robert Lewicki and Maureen Falvey, as owner. Lender: TEG FCU. Property: in Red Hook. Amount: \$342,000. Filed Jan. 30.

Russo Nichole and Ryan Russo, as owner. Lender: TEG FCU. Property: in East Fishkill. Amount: \$600,000. Filed Feb. 9.

Senior Housing at Mahopac Hills Housing Development Fund Corp., as owner. Lender: Housing Trust Fund Corp. Property: in Carmel. Amount: \$355,000. Filed Feb. 10.

Sharestates Investments LLC, as owner. Lender: 76 Carson LLC. Property: in Newburgh. Amount: \$346,000. Filed Jan. 31.

Walden Savings Bank, as owner. Lender: RTN Properties LLC. Property: Route 211 East and Goshen Turnpike, Wallkill. Amount: \$152,000. Filed Jan. 31.

DEEDS

Above \$1 million

339 Route 306 LLC, Monsey. Seller: Hershy Stark, Monsey. Property: 339 Route 306, Monsey. Amount: \$1.4 million. Filed Jan. 24.

43 Cherry Lane LLC, Airmont. Seller: Wall and Debra Brendel, Suffern. Property: 43 Cherry Lane, Airmont. Amount: \$1.2 million. Filed Jan. 16.

76 S. Madison Street LLC, Brooklyn. Seller: Avrohom M. Gluck, et al, Spring Valley. Property: 76 S. Madison Ave., Spring Valley. Amount: \$1.1 million. Filed Jan. 18.

ACM Family Trust, et al, Brooklyn. Seller: 747 West Nyack Associates LLC, Brooklyn. Property: 747 W. Nyack Road, West Nyack. Amount: \$1.6 million. Filed Jan. 30.

Durso Properties V LLC, Nanuet. Seller: K&J Building Management Corp., New City. Property: 69 E. Route 59, Nanuet. Amount: \$1.2 million. Filed Jan. 19.

Fried, Jacob, Suffern. Seller: Zahav Group Inc., Suffern. Property: 91 Spook Rock Road, Wesley Hills. Amount: \$1.5 million. Filed Jan. 16.

Kohen, Alexander, Spring Valley. Seller: 36 Paiken LLC, Spring Valley. Property: 36 Paiken Drive, Spring Valley. Amount: \$1.7 million. Filed Jan. 25.

Lafayette 50 LLC, Suffern. Seller: 50 Lafayette Avenue LLC, Suffern. Property: 50 Lafayette Ave., Suffern. Amount: \$1.2 million. Filed Jan. 19.

North Star Plaza LLC, Colonia. Seller: FJV Realty LLC, Congers. Property: 77 S. Route 303, Congers. Amount: \$1.4 million. Filed Jan. 25.

Perl, Yechezkel S., Monsey. Seller: HNS 2023 Irrevocable Trust, et al, Monsey. Property: 27 Dover Terrace, Monsey. Amount: \$1.4 million. Filed Jan. 23.

Rigaud Equities LLC, Spring Valley. Seller: 73 75 Twin Development LLC, New York. Property: 9 N. Rigaud Road, Spring Valley. Amount: \$1.5 million. Filed Jan. 25.

Rottenberg, Pinchus S., Brooklyn. Seller: Edison Manor LLC, Nanuet. Property: 77 Meron Road, Monsey. Amount: \$1.1 million. Filed Jan. 30.

Singer, Brucha, Brooklyn. Seller: 13 Charles LLC, Spring Valley. Property: 13 Charles Lane, Spring Valley. Amount: \$1.4 million. Filed Jan. 23.

Wachsman, Shulim and Miriam B. Wachsman, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 45 Meron Road, Monsey. Amount: \$1.3 million. Filed Jan. 16.

Below \$1 million

10 North Gate Drive LLC, Brooklyn. Seller: Alexandra Deutsch, and Yissocher D. Karniol, Spring Valley. Property: 10 N. Gate Drive, Spring Valley. Amount: \$999,999. Filed Jan. 16.

11 Prairie LLC, Brooklyn. Seller: Josephine A. Iannacone, Suffern. Property: 11 Prairie Ave., Suffern. Amount: \$560,000. Filed Jan. 25.

142 Estates LLC, Chester. Seller: RG 6 20 Family and Feder, Frimeth -Trust, Brooklyn. Property: 142 Fairview Ave., Spring Valley. Amount: \$590,000. Filed Jan. 25.

17 Pennington Owner LLC, Brooklyn. Seller: Trust of Boruch Sheps, Spring Valley. Property: 17 Pennington Way, New Hempstead. Amount: \$900,000. Filed Jan. 29.

2 Appleton LLC, Monsey. Seller: Marc and Beth Stockman, New City. Property: 2 Appleton Road, New City. Amount: \$880,000. Filed Jan. 17.

28 River Road LLC, Kearny, New Jersey. Seller: Karen A. Riley, Montebello. Property: 28 River Road, Montebello. Amount: \$665,000. Filed Jan. 23.

68 Broadway New York LLC, Brooklyn. Seller: Emily Dominguez, Haverstraw. Property: 68 Broadway, Haverstraw. Amount: \$560,000. Filed Jan. 25.

8 W. Funston Avenue LLC, Monsey. Seller: Shloma Koppel, Spring Valley. Property: 8 W. Funston Ave., Spring Valley. Amount: \$650,000. Filed Jan. 31.

Appletree 102 LLC, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 14 Heritage Lane, Monsey. Amount: \$625,000. Filed Jan. 23.

Bacchus, Jescenia, Dumont, New Jersey. Seller: H&B Partners Inc., Nanuet. Property: 85 Parkside Drive, Suffern. Amount: \$325,000. Filed Jan. 16.

Bayer, Nisan, Spring Valley. Seller: B Developers LLC, Spring Valley. Property: 15 Ostereh Blvd., New Square. Amount: \$750,000. Filed Jan. 30.

Berger, Yakov, Spring Valley. Seller: Polnaya Homes LLC, Spring Valley. Property: 70 Ostereh Blvd., New Square. Amount: \$762,500. Filed Jan. 24.

Buchinger, David and Gitty Buchinger, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4206 Corner St., Spring Valley. Amount: \$904,000. Filed Jan. 24.

Camp Holdings LLC, Larchmont. Seller: Theresa A. Abrams Trust and Philip M. Naran Trust, Stony Point. Property: 29 Washburns Lane, Stony Point. Amount: \$236,150. Filed Jan. 29.

Dalton, Christopher and **Jessi Dalton**, Piermont. Seller: 211 Parrot Road LLC, et al, West Nyack. Property: 211 Parrott Road, West Nyack. Amount: \$540,000. Filed Jan. 17.

Desir, Bethiel, Spring Valley. Seller: USA Housing and Urban Development, Philadelphia, Pennsylvania. Property: 367 N. Liberty Drive, Tomkins Cove. Amount: \$345,000. Filed Jan. 17.

EH Holding & Development LLC, Nanuet. Seller: Jill L. McCabe, Stony Point. Property: 73 Jay St., Stony Point. Amount: \$305,000. Filed Jan. 26.

Emanuel and Miriam Frankel Legacy Trust, et al, Suffern. Seller: Highview Hills LLC, Suffern. Property: 56 Silverwood Circle, Suffern. Amount: \$990,000. Filed Jan. 24.

Fifth Third Bank NA, Cincinnati, Ohio. Seller: Lynne S. Hilowitz, et al, New City. Property: 402 Kings Highway, Valley Cottage. Amount: \$501,245. Filed Jan. 23.

Fried, Elimelech and **Chana Fried**, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 12 Heritage Lane, Monsey. Amount: \$774,000. Filed Jan. 17.

Hochhauser, Moshe, et al, Spring Valley. Seller: B. Developers LLC, Spring Valley. Property: 15 Ostereh Blvd., New Square. Amount: \$730,000. Filed Jan. 16.

Jacob Goldman LLC, East Orange, New Jersey. Seller: Michael D. Weinstein, New City. Property: 238 W. Clarkstown Road, New City. Amount: \$595,000. Filed Jan. 24.

JRC Enterprises Inc., New City. Seller: Diana L. Tolleson Revocable Trust and Summer Vanpelt Trust, Stony Point. Property: 84 Crickettown Road, Stony Point. Amount: \$320,000. Filed Jan. 16.

Jurkansky, Tzippora and **Yehoshua Jurkansky**, Chestnut Ridge. Seller: KZR Equities LLC, Lakewood, New Jersey. Property: 11 Robin Road, Chestnut Ridge. Amount: \$999,990. Filed Jan. 25.

Marz Enterprise New York LLC, West Nyack. Seller: Janet Madrigal, Valley Cottage. Property: 611 Sierra Vista Lane, Valley Cottage. Amount: \$310,000. Filed Jan. 25.

Mensah, Deborah and **Carol D. Forteau**, Goshen. Seller: 80 Washington LLC, Nanuet. Property: 80 Washington Ave., Suffern. Amount: \$950,000. Filed Jan. 18.

Judgments

Abreu, Manuel, Middletown. \$10,432 in favor of Hudson Valley Federal Credit Union, Poughkeepsie. Filed Feb. 2.

Armour, Andrew D., Walden. \$1,847 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 6.

Arroyo, Carmen, Walden. \$1,494 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 6.

Aviles, Hector, Middletown. \$1,706 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 8.

Balachova, Eguenia, Newburgh. \$10,180 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 8.

Bauer, Mark, Slate Hill. \$10,576 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 5.

Becerril, Vicencio, Monroe. \$4,007 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 6.

Bonasio, Dominic H., Walden. \$11,691 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 7.

Boucaud, Dianne, Middletown. \$5,600 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed Feb. 6.

Brown, Hope M. and **Hope M. Smith**, New Windsor. \$1,681 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 6.

Campbell, Delores, Middletown. \$19,288 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Feb. 6.

Campbell, Travis, Middletown. \$5,682 in favor of Midland Funding LLC, San Diego, California. Filed Feb. 8.

Catano, Cesar A., Newburgh. \$2,592 in favor of Capital One, Richmond, Virginia. Filed Feb. 6.

Chaffin, Donald, Newburgh. \$3,130 in favor of Newburgh SHG 77 LLC, Brooklyn. Filed Feb. 6.

Coira, Ashton, Walden. \$23,117 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Feb. 6.

Conlon, Cara, Newburgh. \$36,015 in favor of Lander Street Partners LP, Kingston. Filed Feb. 2.

Davis, Kamona J., Salisbury Mills. \$7,027 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 7.

Delemos, Jessica, Wallkill. \$13,820 in favor of Advanced DRI LLC, New Hampton. Filed Feb. 7.

Diaz, Beatrice, New Windsor. \$1,688 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 5.

Erego Trucking LLC and **Carl H. Lucas III**, Maybrook. \$25,525 in favor of BMO Harris Bank, Chicago, Illinois. Filed Feb. 7.

Fernandez, Heydi, Chester. \$2,017 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 8.

Fitzel, Keith and **Nicole Fitzel**, Middletown. \$22,649 in favor of 12 16 Holdings LLC, Monroe. Filed Feb. 6.

Fling, Qwantiasha S., Newburgh. \$16,200 in favor of Newburgh SHG 103 LLC, Newburgh. Filed Feb. 6.

G Production Group LLC, et al, Atlanta, Georgia. \$68,571 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

Goldsmith, Tyelia and **Raquel Goldsmith**, Newburgh. \$10,454 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Feb. 6.

Greenfield, Moses, Brooklyn. \$2,774,431 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 6.

Groen, Jason, New Hampton. \$2,696 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 8.

Hoosier Garage Doors LP, et al, Etna Green, Indiana. \$25,569 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

Kundan, Rocky, et al, Newburgh. \$2,550 in favor of 276 Dupont Avenue LLC, Monroe. Filed Feb. 8.

Llanos, Jasmine, Highland Mills. \$1,500 in favor of Strawtown Farms HOA Inc., Central Valley. Filed Feb. 6.

Lomauro, Shanee, Warwick. \$3,453 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 7.

Luna, Luis Michael, Walden. \$5,359 in favor of Mid-Hudson Valley Federal Credit Union, Poughkeepsie. Filed Feb. 5.

Martha's Cocina Mexicana LLC, et al, Brooklyn. \$43,753 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

Nembhard, Olivia, Newburgh. \$13,879 in favor of Newburgh SHG 77 LLC, Brooklyn. Filed Feb. 6.

Pena, Jasmeri Garcia, Highland Falls. \$2,200 in favor of Schneider Avenue LLC, Nokesville, Virginia. Filed Feb. 6.

PLC Group LLC and **Lonestar Pipeline Contractors**, Warwick. \$14,938 in favor of Darby Equipment Company LLC, Tulsa, Oklahoma. Filed Feb. 7.

Proctor, Esther, Pine Bush. \$3,225 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 5.

Quezada, Perla and **Marcus McDonald**, Newburgh. \$7,186 in favor of Newburgh SHG 94 LLC, Brooklyn. Filed Feb. 2.

Reyes, Julissa, Middletown. \$4,486 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 8.

Rojas, Jennifer M., Goshen. \$4,028 in favor of Capital One, Richmond, Virginia. Filed Feb. 6.

Sablo, Tamiko, Newburgh. \$1,647 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 8.

Sangare, Dramane, Middletown. \$2,328 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 5.

Sedita, Jordan, Pine Bush. \$2,749 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 5.

Slover, Jason, Montgomery. \$3,028 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 5.

Star Struck Sports LLC, et al, Glenn Dale, Maryland. \$32,128 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

Taco Joint Inc., et al, Hollywood, Florida. \$116,059 in favor of Simply Funding LLC, Chester. Filed Feb. 1.

Umas Dream LLC and **Blue Finn Grill**, Middletown. \$79,967 in favor of Kale Realty Corp., Middletown. Filed Feb. 6.

Voorhees, Kecia, Middletown. \$3,468 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 5.

Watford, Angela, Newburgh. \$1,645 in favor of Midland Funding LLC, San Diego, California. Filed Feb. 6.

Wilson, Greg, Newburgh. \$1,285 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 5.

Mechanic's Liens

1581 Holding New York LLC, et al, as owner. \$10,390 in favor of Sharp Cutters Inc. Property: 1581 US 202, Pomona. Filed Feb. 14.

38 Commerce LLC, as owner. \$374,381 in favor of Total Concrete. Property: 38 Commerce Drive South, Woodbury-Harriman. Filed Jan. 30.

Diaz, Matthew and **Anderson Keiva** as owner. \$5,506 in favor of Lajo LLC. Property: 6 Fieldstone Road, Putnam Valley. Filed Feb. 8.

PSC Harriman LLC, as owner. \$448,289 in favor of Hush Maintenance Corp. Property: 52 Commerce Drive, Harriman. Filed Jan. 30.

St. Germain Noelezeline, as owner. \$4,650 in favor of Kevin J. Quinn. Property: in Middletown. Filed Feb. 1.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$178,527 in favor of Salomone Redi Mix of New York LLC. Property: 5-7 Israel Zupnick Drive, Monroe. Filed Jan. 30.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$8,400 in favor of Equip It Inc. Property: 5-7 Israel Zupnick Drive, Monroe. Filed Feb. 1.

NEW BUSINESSES

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

Partnerships

A&A Brothers, 42 Hawthorne Ave., Apt. L2, Newburgh 12550. c/o Angel Chirinos Ventura and Nefi Adolfo Chirinos Buenaventura. Filed Feb. 5.

Sole Proprietorships

Big Business Music Group, 32 Birchwood Drive, Goshen 10924. c/o Orenzo L. Charles. Filed Jan. 31.

Big Dawgs Landscaping, 66 Brewster Drive, Middletown 10940. c/o Noah Miguel Rodrigues. Filed Feb. 2.

Flawless Finish Salon, 37 211, Cuddelbackville 12729. c/o Gabrielle Wessels. Filed Feb. 6.

La Mexicana, 156 Dolson Ave., Middletown 10940. c/o Leon Luis E. Zamudio. Filed Feb. 8.

Patricias Cleaning, 50 Whiskey Hill Road, Wallkill 12589. c/o Toledo Patricia Ruiz. Filed Jan. 31.

Shiny Side Up Clothing, 35 Goshen Ave., Washingtonville 10992. c/o Dale Christopher Favia. Filed Feb. 6.

Showoff, 40 Cedar Lane, Apt. 3, New Windsor 12553. c/o Orenzo L. Charles. Filed Jan. 31.

TLC Mobile Testing, 1161 State Route 17a, Unit 5, Greenwood Lake 10925. c/o Catherine Jean Lanahan. Filed Feb. 2.

Ultra Prime Cleaning Services, 94 Valley Ave., Walden 12586. c/o Karla Alejandra Cabus Rivera, Anay Cabus and Barahona Cabus. Filed Feb. 6.

Wells, 226 Parkway Drive, New Windsor 12553. c/o David K. Huffine. Filed Feb. 6.

Your Trending Treasures, 39 Hibbing Way, Newburgh 12550. c/o Lavern Watson. Filed Jan. 31.

BUILDING PERMITS

Commercial

Cali J. Road Construction and Masonry LLC, Norwalk, contractor for 100 Truman St LLC. Construct a superstructure for four units at 100 Truman St., Norwalk. Estimated cost: \$1,100,000. Filed Jan. 3.

City of Norwalk, contractor for the city of Norwalk. Install a new steel door to existing closet at Silvermine School, 157 Perry Ave., Norwalk. Estimated cost: \$3,500. Filed Jan. 4.

EC Renovations LLC, Norwalk, contractor for Andrea Malise. Remodel full bathroom with tile floor at 131 Washington St., No. K203, Norwalk. Estimated cost: \$10,130. Filed Jan. 4.

Echo Construction LLC, Norwalk, contractor for 159-165 Rowayton Avenue LLC. Replace ceiling Lights and carpet at 159-165 Rowayton Ave., Norwalk. Estimated cost: \$25,000. Filed Jan. 8.

Landmark Norwalk LLC, Norwalk, contractor for Landmark Norwalk LLC. Perform replacement alterations at 2 Knight St., Norwalk. Estimated cost: \$2,000. Filed Jan. 2.

PDS Engineering and Construction, Norwalk, contractor for Associated Food Distributors. Construct a superstructure for a one-story warehouse at 16 Muller Ave., Norwalk. Estimated cost: \$698,700. Filed Jan. 8.

Shivam & J. Krupa Inc., Norwalk, contractor for Shivam & J. Krupa Inc. Renovate eight existing units' overhang and roof addition at 344 Westport Ave., Norwalk. Estimated cost: \$240,000. Filed Jan. 2.

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

SONO Harbor Landing Associates, Norwalk, contractor for SONO Harbor Landing Associates. Perform replacement alterations at 50 Water St., Norwalk. Estimated cost: \$1,000. Filed Jan. 3.

Vitiello, Nick, Norwalk, contractor for Christopher L. Polidoro. Install a concrete spa at 120 Newton Ave., Norwalk. Estimated cost: \$45,000. Filed Jan. 5.

Vitiello, Nick, Norwalk, contractor for Holly B. Cuzzone. Install an in-ground concrete pool at 12 Yew St., Norwalk. Estimated cost: \$75,000. Filed Jan. 5.

Vitiello, Nick, Norwalk, contractor for Patrick S. and Sarah Wayland. Install an in-ground concrete pool at 11 Ledge Road, Norwalk. Estimated cost: \$90,000. Filed Jan. 5.

Vitiello, Nick, Norwalk, contractor for Hal and Elizabeth Kravitz. Install an in-ground concrete pool at 5 Shorehaven Road, Norwalk. Estimated cost: \$110,000. Filed Jan. 5.

Zajowski, Robert, Norwalk, contractor for 9 Crockett LLC. Install an in-ground pool at 9 Crockett St., Norwalk. Estimated cost: \$40,000. Filed Jan. 10.

Residential

AND Roofing LLC, Norwalk, contractor for Mary Ann Capasso. Remove existing shingles and replace at 5 Surrey Drive, Norwalk. Estimated cost: \$13,380. Filed Jan. 5.

Connecticut Basement Systems Inc., Norwalk, contractor for Sebastian Hendrik. Finish basement at 42 King St., Norwalk. Estimated cost: \$47,887. Filed Jan. 9.

Costa, Albano R., Norwalk, contractor for Albano R. Costa. Construct a superstructure addition at side of single-family residence at 31 Saddle Road, Norwalk. Estimated cost: \$160,000. Filed Jan. 2.

Delta Builders LLC, Norwalk, contractor for Robert B. Rogers. Construct a superstructure attached to garage with second floor at 60 Melbourne Road, Norwalk. Estimated cost: \$150,000. Filed Jan. 4.

G. A. Castro Construction LLC, Norwalk, contractor for Hector Camacho. Remove existing roof and reroof 21 1/2 Ward St., Norwalk. Estimated cost: \$10,085. Filed Jan. 4.

G. A. Castro Construction LLC, Norwalk, contractor for Luis Becerra. Remove existing roof and reroof 26 Paradise St., Norwalk. Estimated cost: \$15,621. Filed Jan. 4.

Home Depot USA Inc., Norwalk, contractor for Awad Albert Jr. and Leonair S. Albert. Remove and replace eight windows at 75 Maple St., Norwalk. Estimated cost: \$7,664. Filed Jan. 2.

Huntington Country Homes LLC, Norwalk, contractor for Tonny O. Navarro. Renovate kitchen, living room, add lighting and replace shower at 182 Silvermine Ave., Norwalk. Estimated cost: \$23,000. Filed Jan. 3.

Kling Brothers Builders LLC, Norwalk, contractor for Joan M. Manning. Renovate cottage, kitchen, closet, boiler and windows at 4 Hilltop Road, Norwalk. Estimated cost: \$155,000. Filed Jan. 5.

LT Home Improvement Contracting LLC, Norwalk, contractor for Neper Operating Management LLC. Remove existing roof and reroof 12 Fort Point St., Norwalk. Estimated cost: \$33,500. Filed Jan. 4.

Omega Development LLC, Norwalk, contractor for Nicholas and Diane Mongiardo. Construct a superstructure for a one-story addition at 2 Daphne Drive, Norwalk. Estimated cost: \$53,000. Filed Jan. 9.

Pro Builders of Connecticut LLC, Norwalk, contractor for Danny Kalmanides. Renovate the single-family residence at 39 Pine Hill Ave., Norwalk. Estimated cost: \$400,000. Filed Jan. 9.

Rhino Back Roofing LLC, Norwalk, contractor for Deborah Dimuzio. Remove existing roof and reroof 10 Lycett Court, Norwalk. Estimated cost: \$6,715. Filed Jan. 5.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Scott J. Berry. Replace the asphalt roof at 25 Walter Ave., Norwalk. Estimated cost: \$8,400. Filed Jan. 4.

Sanzel Properties LLC, Norwalk, contractor for Sanzel Properties LLC. Construct a two and 1/2 story single-family residence at 162 Strawberry Hill Ave., Norwalk. Estimated cost: \$40,000. Filed Jan. 4.

Sinani, Krenar, Norwalk, contractor for Krenar Sinani. Renovate the single-family residence at 5 Flintlock Road, Norwalk. Estimated cost: \$15,000. Filed Jan. 8.

Sky Guard Company LLC, Norwalk, contractor for Thomas A. and Marion L. Randazzo. Replace the roof at 84 Truman St., Norwalk. Estimated cost: \$6,000. Filed Jan. 8.

Solano, Johel and Evelyn R. Solano, Norwalk, contractor for Johel and Evelyn R. Solano. Perform replacement alterations at 148 E. Rocks Road, Norwalk. Estimated cost: \$100,000. Filed Jan. 2.

Sutton, Michael J. and Marie Sutton, Norwalk, contractor for Michel J. and Marie Sutton. Renovate the single-family residence at 6 Morningside Place, Norwalk. Estimated cost: \$5,000. Filed Jan. 8.

The Greyrock Companies LLC, Norwalk, contractor for Frap LLC. Construct a superstructure for a new two-family residence at 40 Fullin Road, Norwalk. Estimated cost: \$770,000. Filed Jan. 10.

Weglarz Construction Inc., Norwalk, contractor for Grzegorz and Natasha Weglarz. Renovate the single-family residence at 2 Deerwood Manor, Norwalk. Estimated cost: \$15,000. Filed Jan. 8.

Woodland Partners LLC, Norwalk, contractor for Hal and Elizabeth Kravitz. Renovate the single-family residence at 5 Shorehaven Road, Norwalk. Estimated cost: \$359,740. Filed Jan. 9.

COURT CASES

Bridgeport Superior Court

American Veteran Solutions Inc., et al, Hartford. Filed by Square Funding LLC, Darien. Plaintiff's attorney: Steven Berkovitch, Pomona. Action: The plaintiff and defendants executed a commercial standard merchant cash advance (MCA) agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendant and required to be repaid to plaintiff. The defendant received the funds and became obligated to tender payments to plaintiff in accordance with the terms stated in the agreement. However, the defendant has breached the obligations of the MCA by failing to tender the daily installment payments. 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-24-6130491-S. Filed Jan. 11.

Gasparini, Matthew Peter, et al, Trumbull. Filed by Denise Griffin, Monroe. Plaintiff's attorney: Moskow Law Group LLC, Fairfield. 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-24-6130306-S. Filed Jan. 5.

Kandy Boy LLC, et al, Hartford. Filed by Square Funding LLC, Darien. Plaintiff's attorney: Steven Berkovitch, Pomona. Action: The plaintiff and defendant executed a commercial standard merchant cash advance agreement in favor of the plaintiff pursuant to which certain sums of money were advanced to the defendant and required to be repaid to plaintiff. The defendant received the funds evidenced by the MCA and became obligated to tender payments to plaintiff in accordance with the terms stated in the MCA. However, the defendant has breached the obligations of the MCA by failing to tender the daily installment payments. 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-24-6130489-S. Filed Jan. 11.

Patel, Vipul A., et al, Fairfield. Filed by Monica Capozziello, Stamford. Plaintiff's attorney: Formica PC, New Haven. Action: The plaintiff suffered medical malpractice allegedly as a result of the defendants' negligence. The plaintiff lost her tooth and suffered other injuries and 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-24-6129992-S. Filed Dec. 26.

The Grasso Companies LLC, et al, Hartford. Filed by Dong Ho, Trumbull. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6129715-S. Filed Dec. 12.

Danbury Superior Court

Demarco, Emily, Db a Boost Cycle, Newtown. Filed by Apex Glass Products LLC, Sandy Hook. Plaintiff's attorney: Matz & Levitan LLC, Danbury. Action: The plaintiff was hired by the defendant to design and install custom glass for her exercise studio. Defendant made an initial deposit per agreement. The installation was completed and the plaintiff has fulfilled all the conditions and obligations required of it under its contract with the defendant and has given the defendant due notice and proof of billing in accordance with the terms of said agreement. Despite the foregoing, the defendant has only compensated the plaintiff for the initial down payment and has failed and refused to compensate the plaintiff for the rest of the work completed and contracted for. The plaintiff seeks more than \$2,500 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048731-S. Filed Jan. 12.

Konover Residential Corp., Hartford. Filed by The Ridgefield Housing Authority Inc., Ridgefield. Plaintiff's attorney: Zeisler & Zeisler PC, Bridgeport. Action: The plaintiff refused to pay defendant any amount for winter services beyond the flat fees that it had agreed to pay and which it believed the defendant had agreed to accept. The defendant commenced a lawsuit and plaintiff filed a motion for summary judgment arguing that the ICA was a fully integrated contract that provided only for the payment of a flat fee, which had been fully paid. The plaintiff seeks more than \$2,500 in monetary damages exclusive of interest and costs and such other further relief as court deems appropriate. Case no. DBD-CV-23-6048423-S. Filed Dec. 8.

Ops-technology LLC, et al, Ridgefield. Filed by JKB Daira Inc., Norwalk. Plaintiff's attorney: Day Pitney LLP, Stamford. Action: The plaintiff allegedly suffered a breach of contract and breach of the implied covenant of good faith and fair dealing arising out of a settlement agreement between the plaintiff and the defendants. Plaintiff's business focuses on developing and fulfilling contracts to provide weapons and related equipment to the Japanese military and police forces. The individual defendants are former employees of the plaintiff who allegedly created a competing business, OPS, and stole the plaintiff's confidential information, corporate opportunities, business relationships and contracts. The defendants' actions cost the plaintiff millions of dollars in damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048563-S. Filed Dec. 26.

Smart, Steven R., (administrator of the estate), **et al**, Danbury. Filed by Scott Meserve, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048683-S. Filed Jan. 9.

Teves, Claudia T., Sherman. Filed by Maame Serwa, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048513-S. Filed Dec. 19.

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 defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064501-S. Filed Dec. 20.

Caban, Jaritza Janay, et al, Stamford. Filed by Ma Isabel Hernandez Blancas, Stamford. Plaintiff's attorney: Philip E. Berns, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064750-S. Filed Jan. 12.

Mann, Robin, et al, New York, New York. Filed by Sarai Rosenberg, Fanwood, New Jersey. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff entered the defendant's premises and was in the defendant's mudroom, when the defendant's dog, which was unleashed and uncontrolled, became excited and aggressive and jumped on the plaintiff, knocking her to the ground, biting, scratching and attacking the plaintiff causing serious and permanent injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064778-S. Filed Jan. 17.

Prak-martins, Somaly, Wethersfield. Filed by Thomas Zabek, Johnsbury, Vermont. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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 such other and further relief the court deems appropriate. Case no. FST-CV-23-6064490-S. Filed Nov. 29.

Shoreline Pools Inc., Stamford. Filed by Mark Lionetti, Stamford. Plaintiff's attorney: Stephen James Curley, Stamford. Action: The plaintiff was employed by the defendant for over 50 years. During plaintiff's employment, plaintiff became an authorized user of defendant's American Express. The defendant terminated the plaintiff who then attempted to arrange for payment of the account in full as he had previously done. The defendant interfered with plaintiff's attempt to arrange for payment of the account. The plaintiff authorized his attorney to demand that defendant immediately pay the balance. Defendant has not reimbursed plaintiff and the plaintiff now seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064504-S. Filed Dec. 20.

DEEDS

Commercial

1011 Fairfield Beach Road LLC, West Harrison, New York. Seller: Phoenix at 1011 Fairfield Beach Road Corp., Ridgefield. Property: 1011 Fairfield Beach Road, Fairfield. Amount: \$2,250,000. Filed Feb. 9.

364 Davis Ave LLC, Greenwich. Seller: Ariel Toledano, Darien. Property: 364 Davis Ave., Greenwich. Amount: \$1. Filed Feb. 12.

Chatila, Tarek and Valeriya Svystun, Stamford. Seller: G & T Courtland LLC, Stamford. Property: 199 Courtland Ave., Stamford. Amount: \$1,165,000. Filed Feb. 5.

ELA Family Trust, Stamford. Seller: Connecticut Luxury Access LLC, Stamford. Property: 15 Downs Ave., Stamford. Amount: \$1. Filed Feb. 7.

ELA Family Trust, Stamford. Seller: Connecticut Luxury Access LLC, Stamford. Property: 55 Cambridge Road, Stamford. Amount: \$1. Filed Feb. 7.

Martinez-Alvarez, Santos Esteban, Stamford. Seller: J. Sal Properties LLC, Stamford. Property: 190 West Ave., Stamford. Amount: \$515,000. Filed Feb. 5.

Schaus, Audrey and Michael Schaus, Greenwich. Seller: 23 Woodland Drive LLC, Greenwich. Property: 23 Woodland Drive, Unit B, Greenwich. Amount: \$1. Filed Feb. 14.

U&D International Consulting LLC, Bronx, New York. Seller: Oreste Duvelson and Bernadette Duvelson, Fairfield. Property: 762 Knapps Highway, Fairfield. Amount: \$589,000. Filed Feb. 9.

Waseda Academy Company Ltd., Mamaroneck, New York. Seller: Richard L. Kairiess, Ridgefield. Property: 1633 Washington Blvd., Unit 2F, Stamford. Amount: \$275,000. Filed Feb. 6.

Residential

Ardouni, Kamal, Stamford. Seller: Elmostafa Ardouni, Stamford. Property: 29 Palmer Ave., Stamford. Amount: \$1. Filed Feb. 7.

Brenner, Stewart and Ruth Anne Brenner, Palm Beach Gardens, Florida. Seller: Richard C. Sinclair and Barnet Wallace McConnell, Greenwich. Property: Unit 149, Building 7, Putnam Park Apartments, Greenwich. Amount: \$1. Filed Feb. 15.

Butch, Scott C. and Kathleen D. Butch, Port Chester, New York. Seller: Teresa Diane Nardozi, Fairfield. Property: 280 Fair Oak Drive, Fairfield. Amount: \$1,900,000. Filed Feb. 5.

Catalano, Domenico, et al, Stamford. Seller: Giorgio Laccona and Josephine Laccona, Stamford. Property: 99 Woodway Road, Stamford. Amount: \$500,000. Filed Feb. 8.

Colby, Robert B. and Marguerite Colby, Fairfield. Seller: Phoenix at Reef Road Corp., Ridgefield. Property: 327 Reef Road, Unit 3, Fairfield. Amount: \$1,190,000. Filed Feb. 9.

Davis, Ricky, Stamford. Seller: Randy Williams, Stamford. Property: 2435 Bedford St., Unit 19E, Stamford. Amount: \$648,000. Filed Feb. 6.

Deda, Robert and Lisa Deda, Greenwich. Seller: Anthony Pitagora and Catherine Thiel, Greenwich. Property:

Lot 2, Map 4079, Greenwich. Amount: \$1,340,000. Filed Feb. 16.

Delprato, Jin, Gardner, Massachusetts. Seller: Frederick S. Noz, Stamford. Property: 236 Glenbrook Road, Unit 10D, Stamford. Amount: \$319,000. Filed Feb. 9.

Dewing-Hommes, Carolyn, Greenwich. Seller: Carolyn P. Dewing-Hommes, Greenwich. Property: 63 Rockwood Lane, Greenwich. Amount: \$1. Filed Feb. 16.

Diiorio, Joseph P. and Marisa M. Diiorio, Fairfield. Seller: JJKR LLC, Fairfield. Property: 471 Marlborough Terrace, Fairfield. Amount: \$699,000. Filed Feb. 8.

Fisher, Patricia and Scott Fisher, Cos Cob. Seller: Francois Patrick Gendron, Greenwich. Property: Unit B-3, Town & Country Condominium, Greenwich. Amount: \$745,000. Filed Feb. 14.

Gordon, Carol and Richard Gordon, Westport. Seller: Anthony Fiore, Southport. Property: 969 Mill Hill Terrace, Southport. Amount: \$1,390,000. Filed Feb. 6.

Hossain, Rafaal, Stamford. Seller: Diane C. DelVecchio, Stamford. Property: 40 Culloden Road, Stamford. Amount: \$852,000. Filed Feb. 5.

Lindholm, Magnus Marcus and Emily S. Lindholm, Greenwich. Seller: Alex Muscarella, Greenwich. Property: 63 Valleywood Road, Cos Cob. Amount: \$2,350,000. Filed Feb. 16.

Malaver, Segundo, Stamford. Seller: Gail N. Morano, Riverside. Property: 59 Courtland Ave., Unit 1Q, Stamford. Amount: \$285,000. Filed Feb. 5.

Martirosova, Natalia A. and Ryan Joseph Gallagher, Stamford. Seller: 518 Stillwater Road LLC, Stamford. Property: 518 Stillwater Road, Stamford. Amount: \$827,500. Filed Feb. 6.

Medina Cueva, Miguel A., Stamford. Seller: Pooja Sharma and Pradeep Kumar Sharma, Stamford. Property: Unit 614, Fountain Terrace Condominium No. 1, Stamford. Amount: \$282,500. Filed Feb. 5.

Orellana, Byron, et al, Fairfield. Seller: Kwesi Pujadas, Brooklyn, New York. Property: 25 Ginger Circle, Fairfield. Amount: \$485,000. Filed Feb. 6.

Padula, James and Colleen Donovan, Riverside. Seller: James R. Padula Jr. and Colleen M. Padula, Riverside. Property: 16 Oval Ave., Riverside. Amount: \$1. Filed Feb. 16.

Pogoreski, Matthew and Jade Curtis, Stamford. Seller: Dean Fellah and Chantal T. Fellah, Stamford. Property: 46 Carter Drive, Stamford. Amount: \$700,000. Filed Feb. 7.

Quick, Jonathan and Jaclyn Quick, Greenwich. Seller: Michael N. Schaus and Audrey W. Schaus, Greenwich. Property: 24 Oakley Lane, Greenwich. Amount: \$1. Filed Feb. 12.

Riano, Marissa and Guilherme De Oliveira, Greenwich. Seller: 14 Swan Lane LLC, Stamford. Property: 14 Swan Lane, Stamford. Amount:

Associate (Citadel Americas Services LLC – Greenwich, CT); Mult pos avail. Offer'ng salary of \$125,000 - \$175,000 per year. Conduct differentiated, bottom-up fundamental fin rsrch & analysis of companies, bus models & industries. F/T. Reqs a Bach degree (or foreign equiv) in Fin, Econ, Engin, CS or a rel field. Edu, train, or exp must include the follow'g: perform'g sell-side equity rsrch, investmnt banking, or investmnt mngmnt; maintain'g detailed income statement models & relevant market data spreadsheets in MS Excel or sim; build'g, assess'g & manipulat'g models & communicat'g them to internal mngmnt & cross-functional stakeholders; analyz'g info in SEC docs, earn'gs transcripts & sell side res reports; conduct'g rsrch projects that examine industry growth & competitive dynamics, includ'g regulatory & tax dvlpmnts; &, conduct'g meet'gs & phone calls to communicate with senior management of companies under coverage. Resumes: citadelrecruitment@citadel.com. JobID: 7997484.

\$775,000. Filed Feb. 7.

Rosenberg, Sandra, Stamford. Seller: Mark V. Melfi Jr., Stamford. Property: 95 Intervale Road, Unit 31, Stamford. Amount: \$830,000. Filed Feb. 9.

Somma, Jessica Filomena, Norwalk. Seller: Hong Zheng and JunJiang Luo, Stamford. Property: 114 Woodside Green, Unit 1C, Stamford. Amount: \$340,000. Filed Feb. 8.

Steinberg, Gavin and Lisa Steinberg, Riverside. Seller: Charles Caffray and Lauren Caffray, Riverside. Property: 26 Bramble Lane, Riverside. Amount: \$4,519,018. Filed Feb. 12.

Wald, Oliver, Cos Cob. Seller: Cheryl A. Moss and Simon B. Moss, Cos Cob. Property: 210 Bible St., Cos Cob. Amount: \$1. Filed Feb. 12.

Webb, Marcus and Karen Mitchell, Stamford. Seller: Karen P. Schneider, Stamford. Property: 61 Cow Path Drive, Stamford. Amount: \$780,000. Filed Feb. 9.

Weddell, Katherine, Louisville, Kentucky. Seller: Richard Sullivan and Lori Price, Sparta, New Jersey. Property: 1 Strawberry Hill Court, 5D, Stamford. Amount: \$299,900. Filed Feb. 6.

Weng, Shenghao, Fairfield. Seller: Glenn French and Anne E. French, Naugatuck. Property: Unit 23, Gould Manor Condominium, Fairfield. Amount: \$355,000. Filed Feb. 9.

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Questions and comments regarding this section should be directed to:

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

LIS PENDENS

Bell, Annie F., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for M&T Bank. Property: 37 Greenwich Ave., Unit 1-1A, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 18.

Burt, Forbes W., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for CitiMortgage Inc. Property: 234 Old Spring Road, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 1.

C and P Professional Services LLC, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for the Stamford Water Pollution Control Authority. Property: 936 E. Main St., Stamford. Action: foreclose defendants' mortgage. Filed Jan. 16.

DeFrancesco, Alexis, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for the Stamford Water Pollution Control Authority. Property: 23 Oenoke Place, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 16.

Fairhurst, Melissa, et al, Fairfield. Filed by Leopold & Associates PLLC, Armonk, New York, for US Bank NA. Property: 270 Brooklawn Terrace, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 9.

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.

Illescas, Catherine, et al, Greenwich. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 29 Old Kings Highway, Greenwich. Action: foreclose defendants' mortgage. Filed Jan. 17.

Labbate, Christina A., et al, Stamford. Filed by Pilicy, Ryan & Ward, Stamford, for Edgewater Association Inc. Property: Unit 2C, Edgewater Condominium, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 19.

Philip, Christopher William, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for M&T Bank. Property: 99 Mill Hill Road, Fairfield. Action: foreclose defendant's mortgage. Filed Feb. 1.

Vasquez, Ramiro, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for PNC Bank NA. Property: 228 Seaton Road, Unit 29-B-3, Stamford. Action: foreclose defendants' mortgage. Filed Jan. 17.

Yarboi, Eric P., Stamford. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for Riverterrace Homeowners Association Inc. Property: 197 Bridge St., Unit 10, Stamford. Action: foreclose defendant's mortgage. Filed Jan. 17.

MORTGAGES

11 Orchard PL LLC, Greenwich, by David P. Lasnick. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 11 Orchard Place, Greenwich. Amount: \$2,275,000. Filed Jan. 3.

206 SBA Property Owner LLC, Riverside, by Richard J. Saunders. Lender: Centreville Bank, 1218 Main St., West Warwick, Rhode Island. Property: 206 Sound Beach Ave. and 33 Arcadia Road, Old Greenwich. Amount: \$900,000. Filed Dec. 29.

214 Clapboard Ridge LLC, Greenwich, by N/A. Lender: Clapboard Lending LLC, 330 Boston Post Road, Suite 210, Darien. Property: 214 Clapboard Ridge Road, Greenwich. Amount: \$15,000,000. Filed Dec. 27.

Adame, Alexandra, Greenwich, by Jacqueline D. Linton. Lender: Alexandra Adame and Lori Romano, 2 Greenwich Plaza, Greenwich. Property: 514 Indian Field Road, Greenwich. Amount: \$2,717,000. Filed Jan. 3.

Aspasia, Daniolos, Shelton, by Peter V. Lathouris. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 63 Valleyview Road, Fairfield. Amount: \$280,000. Filed Jan. 9.

Bandrowczak, Steven and Donna Bandrowczak, Greenwich, by Howard R. Wolfe. Lender: GuardHill Financial Corp., 140 E. 45th St., 31st floor, New York, New York. Property: 22 Indian Chase Drive, Greenwich. Amount: \$4,875,000. Filed Jan. 5.

Bastek, Christopher J. and Stephanie W. Bastek, Riverside, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 42 Winthrop Drive, Riverside. Amount: \$750,000. Filed Dec. 27.

Beck, Zachary and Laura Beck, Old Greenwich, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 38 Benjamin St., Old Greenwich. Amount: \$530,000. Filed Dec. 27.

Belevan Tamayo, Diego Rodrigo and Begona Maria Inurretegui Burga-Cisneros, Greenwich, by Michael R. Lowit. Lender: United Nations Federal Credit Union, 24-01 44th Road, Long Island City, New York. Property: 115 E. Elm St., Greenwich. Amount: \$239,695. Filed Dec. 26.

Bensimon, Michael and Jennifer Bensimon, Greenwich, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Grive Lane, Greenwich. Amount: \$445,000. Filed Jan. 5.

Bisignano, Keith Michael and Ann Marie Bisignano, Greenwich, by Andrew S. Gale. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 27 Hettiefred Road, Greenwich. Amount: \$125,000. Filed Dec. 26.

Bolles, Keith and Elizabeth Garrity, Fairfield, by N/A. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 1160 Unquowa Road, Fairfield. Amount: \$250,000. Filed Jan. 9.

Bosco, Anthony Joseph and Melissa Bosco, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 170 Middlebrook Drive, Fairfield. Amount: \$65,000. Filed Jan. 9.

Boullin, Jill-Kristin and Gregory Boullin, East Haddam, by Jonathan J. Martin. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 53 Mead Ave., Greenwich. Amount: \$613,900. Filed Jan. 5.

Broadbery, Michael Mary and Teodoro Angelo San Juan Umali, Greenwich, by Muteeba Sheikh. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Sterling Road, Greenwich. Amount: \$536,250. Filed Dec. 27.

Carlsen, Jacqueline S., Stamford, by Nicola Corea. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 70 Strawberry Hill Ave., Apt. 4-1D, Stamford. Amount: \$75,000. Filed Jan. 3.

Coker, Letha G. and Guillian Rinchere, Stamford, by Sebastiano Tornatore. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 80 Lawn Ave., Unit 1, Stamford. Amount: \$383,150. Filed Jan. 3.

Confident, Harlie, et al, Stamford, by Joseph Cessamo. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 164 Alvin St., Fairfield. Amount: \$470,250. Filed Jan. 8.

Delany, Blake and Teresa A. Delany, Greenwich, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 8 Loughlin Ave., Cos Cob. Amount: \$179,000. Filed Dec. 29.

DelCampo, Lindsay, Fairfield, by Joseph L. Furnari Jr., Lender: Funders APP LLC, 175 Capital Blvd., Rocky Hill. Property: 70 Meadow Ridge Road, Fairfield. Amount: \$375,000. Filed Jan. 12.

Delfanti, Pietro, Stamford, by Descera Daigle. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 1 Broad St., Unit 20C, Stamford. Amount: \$175,000. Filed Jan. 2.

Diego Properties LLC, Stamford, by Michael G. Milazzo. Lender: First County Bank, 117 Prospect St., Stamford. Property: 29 and 35 Irving Ave., Stamford. Amount: \$1,050,000. Filed Jan. 3.

Dzurka, Albert J., Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 207 Riverview Circle, Fairfield. Amount: \$170,000. Filed Jan. 9.

Frattaroli, Christopher, Greenwich, by Scott Hurlacher. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 269 Pemberwick Road, Greenwich. Amount: \$596,000. Filed Dec. 27.

Ganim, Thomas G., Easton, by John A. Florek. Lender: LendSure Mortgage Corp., 12230 World Trade Drive, Suite 250, San Diego, California. Property: 1019, Fairfield Beach Road, Fairfield. Amount: \$598,000. Filed Jan. 10.

Greenberg, Danielle and **Daniel Greenberg**, Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 10 Field Road, Riverside. Amount: \$1,910,000. Filed Jan. 4.

Heigel, David and **Tanya Heigel** Stamford, by Elizabeth Abate. Lender: Liberty Bank, 315 Main St., Middletown. Property: 106 Bouton Street West, Stamford. Amount: \$192,500. Filed Jan. 2.

Hobson, Derek and **Melissa Jane Hobson**, Fairfield, by Maureen McCormack. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 100 Tuller Road, Fairfield. Amount: \$400,000. Filed Jan. 10.

James, Loretta P., Old Greenwich, by John S. Demetre. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 6 Saint Claire Ave., Old Greenwich. Amount: \$511,000. Filed Jan. 2.

Juliana Enterprises LLC, Stamford, by Richard J. Biondi. Lender: Trust Bank, P.O. Box 1290, Whiteville, North Carolina. Property: 52 Harbor View Ave., Stamford. Amount: \$11,900,000. Filed Jan. 4.

Larson III, Philip E. and **Kristina E. B. Larson**, Greenwich, by David. A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 186 Lake Ave., Greenwich. Amount: \$1,000,000. Filed Jan. 3.

Leal, Mauricio and **Marian Leal**, Fairfield, by Benjamin McEachin. Lender: Leader Bank NA, 864 Massachusetts Ave., Arlington, Massachusetts. Property: 350 Papurah Road, Fairfield. Amount: \$250,000. Filed Jan. 9.

Mangan, William J. and **Meg S. Mangan**, Greenwich, by Anna Brownland. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 751 North St., Greenwich. Amount: \$2,600,000. Filed Dec. 27.

McOsker, Fergus J. and **Elizabeth L. McOsker**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 12 Deacon Hill Road, Stamford. Amount: \$50,000. Filed Jan. 4.

Miller, Jonathan and **Danielle Clemenza**, Stamford, by Gillian V. Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 3 Gaston Farm Road, Greenwich. Amount: \$1,760,000. Filed Dec. 27.

Mintanciyan, Virginia R., Stamford, by Gary R. Khachian. Lender: Citadel Servicing Corp. d.b.a. Lending, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 77 Courtland Ave., No. 12, Stamford. Amount: \$175,000. Filed Jan. 2.

Murphy, Toren, Fairfield, by Mayra M. Rios. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 170 Jennings Road, Fairfield. Amount: \$380,000. Filed Jan. 9.

Newkirk, Laurie and **Vincent E. Legg**, Greenwich, by Grindel Spinks. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 23 Bonwit Road, Riverside. Amount: \$125,000. Filed Jan. 5.

Orellana, Ana and **Claudio Orellana**, Port Chester, New York, by Seth J. Arnowitz. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 44 Carroll St., Stamford. Amount: \$420,000. Filed Jan. 2.

Osowiecki, Matthew J. and **Meghan C. Osowiecki**, Stamford, by Mark David McNally. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 39 Sea Beach Drive, Stamford. Amount: \$356,000. Filed Jan. 2.

Par Parallel LLC, Elmsford, New York, by Lisa M. Miller. Lender: KeyBank National Association, 127 Public Square, Eighth floor, Cleveland, Ohio. Property: 1340 Washington Blvd., Stamford. Amount: \$27,135,000. Filed Jan. 4.

Reyes, Freddy, Fairfield, by Fatoumata Hymes. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 151 Burroughs Road, Fairfield. Amount: \$52,200. Filed Jan. 8.

Rosario, Jose Alejandro, Stamford, by Francis Lieto. Lender: Emporium TPO LLC, 3010 Gaylord Parkway, Suite 125, Frisco, Texas. Property: 68 Parry Road, Stamford. Amount: \$805,000. Filed Jan. 3.

Sandaire, Jean-Joseph and **Martha Sandaire**, Greenwich, by David A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 193 Hamilton Ave., Apt. 16, Greenwich. Amount: \$160,000. Filed Jan. 2.

SHD Glenbrook Gardens LLC, Stamford, by Susan J. Scotti. Lender: Harborone Bank, 770 Oak St., Brockton, Massachusetts. Property: 504-508 Glenbrook Road, Stamford. Amount: \$12,500,000. Filed Jan. 2.

Smaguine, Konstantine, Greenwich, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 56 Frontier Road, Cos Cob. Amount: \$390,112. Filed Dec. 27.

Stapleton, Erica and **James Stapleton**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 305 Misty Wood Lane, Fairfield. Amount: \$200,000. Filed Jan. 11.

Stuart, Johnathan A., Stamford, by Robert E. Colapietro. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 200 Wardwell St., Stamford. Amount: \$14,150. Filed Jan. 3.

Thaci, Gloralda, Fairview, New Jersey, by Stephen G. Harding. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 71 Strawberry Hill Ave., Unit 1110, Stamford. Amount: \$216,000. Filed Jan. 2.

Tracy III, Charles Hayden, Fairfield, by Brian S. Cantor. Lender: Adrienne T. Kimball, 2589 W. Sandgate Road, West Sandgate, Vermont. Property: 38 Millandale Road, Fairfield. Amount: \$375,000. Filed Jan. 10.

Vincent, Sasha, Greenwich, by Jeffrey Weiner. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 35 Park Ave., Old Greenwich. Amount: \$700,000. Filed Dec. 28.

Wighton, Peter M. and **Jacalyn O'Donnell Wighton**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 986 North St., Greenwich. Amount: \$250,000. Filed Jan. 3.

Wilson, Robert and **Alissa Wilson**, Pensacola, Florida, by Rosamond Kocher. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 332 South St., Fairfield. Amount: \$562,000. Filed Jan. 12.

Xhema, Jim and **Sada Xhema**, Greenwich, by Michael R. Lowit. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 28 Columbus Ave., Greenwich. Amount: \$295,000. Filed Dec. 26.

Xhemajli, Ekrem and **Kosovare Abazji**, Greenwich, by John M. Brown. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 325 Riversville Road, Greenwich. Amount: \$700,000. Filed Jan. 5.

NEW BUSINESSES

JRGO Solutions, 66 Merrell Ave., Stamford 06902, c/o Alcibiades J. De La Cruz. Filed Jan. 10.

KHA Limousine Service, 61 Burwood Ave., Stamford 06902, c/o Mohammed J. Kos. Filed Jan. 26.

Kia of Stamford, 263 Selleck St., Stamford 06902, c/o Kos Acquisitions LLC. Filed Jan. 29.

La Jolie Salong, Color Bar & Spa Inc., 2000 W. Main St., Stamford 06901, c/o Julie Tunick. Filed Jan. 24.

Laseraway, 388 Summer St., Stamford 06901, c/o Laseraway. Filed Jan. 24.

Madabolic Stamford, 850 Canal St., Suite 1A, Stamford 06902, c/o Laura Conner. Filed Jan. 8.

Maryeliz Roofing & Home Repair LLC, 157 Dale St., Stamford 06902, c/o Flor Baez. Filed Jan. 11.

Mascio Mary Ann, 66 Simsbury Road, Stamford 06905, c/o Mary Ann Mascio. Filed Jan. 23.

Mendiola's Coquito, 51 Center St., First floor, Stamford 06906, c/o Jaime Mendiola Rivera. Filed Jan. 29.

Mighty Warrior Rehab, 14 Bedford Ave., Apt. 1-3, Norwalk 06850, c/o Anna Pamela David. Filed Jan. 2.

Mish Mosh, 1034 Long Ridge Road, Stamford 06903, c/o Sergio Rizzo. Filed Jan. 17.

Modern Vintage Connecticut Estate Sales and Auctions, 8 Roton Ave., Norwalk 06853, c/o Marina Isola Campbell. Filed Jan. 2.

Mr. Black Spirits, 175 Greenwich St., New York, New York 10007, c/o Diagio America Supply Inc. Filed Jan. 24.

Musial Photography, 10 Cranbury Woods Road, Norwalk 06851, c/o Ilona Musial. Filed Jan. 2.

Myhandymaninc.Com, 80 Scofield Ave., Apt. 3, Stamford 06906, c/o Nasheed Aswad. Filed Jan. 25.

Naturescape Services LLC, 82 Highland Ave. Unit 1, Stamford 06907, c/o Faugno Arcangelo. Filed Jan. 23.

Northeastern Wholesale Distributor, 62 Mill River St., Stamford 06902, c/o Northeastern Wholesale Enterprise LLC. Filed Jan. 12.

Optimal Air, 596 Glenbrook Road, No. 24, Stamford 06906, c/o Jon Calyanis. Filed Jan. 26.

Patient Care, 111 East Ave., Suite 100, Norwalk 06851, c/o Joshua L. Proffitt. Filed Jan. 2.

Shell Energy Solutions Retail Service, 909 Fannin St., Suite 3500, Houston, Texas 77010, c/o Richards Ivy. Filed Jan. 2.

Analyst (Citadel Americas Services LLC – Greenwich, CT); Multi. Pos. Avail. Offering salary of \$200,000 - \$250,000 per year. Analyze fin. statements & bus. strategies, build detailed fin. models & conduct comp. due diligence & channel checks. F/T. Reqs a Master's degree (or foreign equiv) in Finance, Accounting, Econ, Stats, Tech, Fin Engin or a related quant field & 2 yrs of exp in the job offered or performing fundamental equity research & analysis. In lieu of a Master's degree (or foreign equiv) in Finance, Accounting, Econ, Stats, Tech, Fin Engin or a related quantitative field & 2 yrs of exp in the job offered or performing fundamental equity research & analysis, will accept a Bachelor's degree (or foreign equiv) in Fin, Accounting, Econ, Stats, Techn, Fin Engin or a related quant field & 5 years of exp in the job offered or performing fundamental equity research & analysis. Education, training, or experience must include: Conducting equity valuations, corporate financial statement analysis & linear regression calculations on behalf of a global financial services institution; Financial modeling using MS Excel & VBA to project industry growth & forward company earnings; Obtaining & analyzing data from Bloomberg or similar third party source; Working as a long/short hedge fund analyst; & Presenting investment recommendations to clients or portfolio managers. Resumes: citadelrecruitment@citadel.com. JobID: 7997483.

Legal Notices

Notice of formation of B3 TECHNOLOGIES LLC. Articles Of Organization were filed with SSNY on 1/20/2024. Office Location: Westchester County. United States Corporation Agents, Inc. is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to United States Corporation Agents, Inc. at 7014 13th Avenue, Suite 202, Brooklyn, NY, 11228. Purpose: Any lawful purpose. #63535

Kraft Ave Realty LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/12/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 45 Kraft Ave, Bronxville, NY 10708. General Purpose #63536

Elevated Building Solutions LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/20/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 3333 Crompond Rd, #1065, Yorktown Heights, NY 10598. General Purpose #63537

Cernunnos Holdings LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/17/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Sean Mccahill, 3 Park Circle, White Plains, NY 10603. General Purpose #63538

Notice of Formation of 175 Prospect Ave. LLC Arts. Of Org. Filed with SSNY on 10/26/2023, Office Location: designated as agent of LLC upon whom process may be served. SSNY shall mail process to Cindy Mann, 19 Rockhagen Rd., Thornwood, NY 10594. Purpose: any lawful act or activity. #63540

Notice of Formation of E&N TAX AND ACCOUNTING LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 01/08/2024. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Marija Sparano, 2013 Breton Ct, Yorktown Heights, NY 10598. Purpose: any lawful act or activities. #63541

Vdecades LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/29/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 87 Round Hill Rd, Scarsdale, NY 10583 General Purpose #63542

63 Palisade LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/17/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Patrick Brown, 63 Palisade Rd, Rye, NY 10580. General Purpose #63543

LLC SAMPLES Notice of Formation of Sjaid Properties LLC Art. Of Org. filed with SSNY on 12/04/2023. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 91 Greenridge Avenue, White Plains, NY, 10605 Purpose: any lawful purpose #63544

Notice of Formation of Dacosta Cleaning Service LLC filed with SSNY on 01/16/2024. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 40 Thomas street Pleasantville, NY 10570. Purpose: any lawful purpose #63545

Notice of formation of 28 CENTRAL AA, LLC Arts of Org. filed with SSNY on 11/13/2023. Office loc. Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail copy of any process to 28 Central AA, LLC 180 River Road, Briarcliff Manor, NY 10510. Purpose: any lawful act or activity. #63546

ADMEDEALEM, LLC. filed with SSNY on 01/26/2024. Office located in Westchester Co. SSNY designated as agent upon which process may be served. SSNY shall mail a copy of any process against it served upon him/her to: 7 Tara Way, Tuckahoe NY 10707. Purpose: any lawful purpose. #63547

The Annual Return of the Leo Rosner Foundation, Inc. for the fiscal year ended October 31, 2023 is available at its principal office located at Palm Beach Towers, 44 Coconut Row, Apt. A 303, Palm Beach, FL 33480, Telephone No. (561) 832 8176 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: William D. Robbins, Esquire #63549

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

Notice of Formation of Caliber Concierge LLC Art. of Org. filed with NYSS on 2/2/24, for any lawful purpose. Offc. Loc: Yonkers. SSNY desig. as agent of the LLC upon whom process against it may be serviced. SSNY will mail process to the LLC, 114 Orient Street, Yonkers, NY 10704" #63566

28 Boulder Lane LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/8/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Emily A. Carpentieri, 21 Van Rensselaer Rd, Katonah, NY 10536. General Purpose #63567

NOTICE OF SALE SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF WESTCHESTER JOEL FRIEDBERG, Plaintiff against RANDALL O. R. YOUNG AS EXECUTOR OF THE ESTATE OF BETTY JEAN YOUNG et al, Defendant(s). Pursuant to an Interlocutory Judgment of Foreclosure and Sale dated January 4, 2024 and entered on January 8, 2024, I, the undersigned Referee will sell at public auction in the Lobby of the Westchester County Courthouse, 111 Dr. Martin Luther King Jr. Blvd., White Plains, NY on April 8, 2024 at 10:30 a.m. the subject premises situate, lying and being in the Village of Mamaroneck, County of Westchester and State of New York, known and designated on the tax assessment of the Village of Mamaroneck, Town of Rye as Section 154.42, Block 1, Lot 56 (f/k/a Section 4, Block 55, Lot 6). Said premises known as 308 MELBOURNE AVENUE, MAMARONECK, NEW YORK. Approximate amount of the judgment is \$25,076.10. Premises will be sold subject to provisions of the filed Judgment of Foreclosure and Sale, Index Number 55713/2022, and Terms of Sale. ELIOT L. KAPLAN, ESQ., Referee, Geist, Schwarz & Jellinek, PLLC, Attorneys for Plaintiff, 4 Westchester Park Drive, Suite 100, White Plains, NY 10604. (914) 644 8300 Dated: February 1, 2024 #63565

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