

# Westfair Business Journal



## MGM asks for zoning change in preparation for possible award of full-casino license

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

Page 6

IP Law for Small  
Businesses

Page 2

Personal Injury  
Law with  
personality

Page 4

How to benefit from  
the work opportunity  
tax credit

Page 8

Finding dollars –  
and delight – in  
the arts

Page 15

MAR  
18  
2024





Image courtesy Pixabay.

# IP Law for Small Businesses

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

On Feb 29 the Small Business Development Council (SBDC) hosted a webinar highlighting the importance of protecting an asset that many small businesses may not even be aware of: Intellectual property.

The webinar was hosted by Valeria Bisceglia of the SBDC. The presentation was delivered by Primary Patent Examiner and Special Advisor to the Eastern Regional Outreach Director Edgar Guerra-Erazo and Patent Examiner Ramon Mercado, both of the United States Patent and Trademark Office (USPTO).

“We advise clients that are just getting started in business and exploring a new idea on how to bring a product to market,” Bisceglia said of the SBDC’s reasons for hosting the webinar. “One of the reasons why we are doing this is that a lot of small business owners ignore the fact that they may have valuable assets in their business in the form of intellectual property. It may be something that has added monetary value to your business that you haven’t even considered.”

Guerra-Erazo noted that intellectual property rights have their basis in the US Constitution, referring to Article I, Section 8, Clause 8, which grants Congress the right to grant patents in order to encourage scientific progress.

“Intellectual property rights are not something that were just created for us,” he said. “No, they’re deeply rooted, and they come with a lot of fundamentals that come from our foundation.”

Guerra-Erazo outlined the distinctions between patents, trademarks,

copyrights, and trade secrets.

Patents generally concern new technologies and novel ideas, which he illustrated with a patent for a solar charging system for an electric ve-

hicle. Patents also provide some of the most powerful protection of any intellectual property laws, giving the owner the exclusive rights over their creation’s use in any jurisdiction that adheres to the USPTO’s rules. However, they expire after a set period of time which varies based on the type of patent and are not internationally enforceable.

Trademarks are things that help identify and distinguish goods and services, Guerra-Erazo explained, pointing out the ways that people already rely upon them. “If you’re in the mall and you’re looking at the signs of several companies, immediately you recognize those marks and say, ‘oh that’s a good product, that’s something I like.’”

They comprise the “signature” of a company or brand, but are also prone to misconceptions, especially about how trademarks can be applied.

“A trademark does not mean that you legally own a word or phrase, does not mean you can stop other people using a word or phrase. Nor does it mean people owe you money for using it.”

For instance, Guerra-Erazo said that a woodworking business could trademark its logo and prevent another woodworking business from using a similar logo. However, businesses in another field entirely can use a similar logo without facing any interference.

In contrast copyrights apply to creative expressions that are stored in a tangible form. They apply to the manuscript of a book rather than the paper it is printed on, or the code that makes up a computer program rather than the disc it is stored on. Movies, music, and other things that exist as ideas or concepts usually deal with copyright.

“Something else that we need to also highlight with respect to copyrights is that the term of a copyright is generally the life of the author plus 70 years or 95 years from first publication for works made for hire,” he added. The amount of originality for a work to not be considered infringing on copyright is low according to Guerra-Erazo, but the rules in other countries can be very different and often warrant consideration if a work is translated or widely used.

Guerra-Erazo said that trade secrets are not a common matter for the USPTO, but noted they remain important to many businesses. He used the formula for Coca Cola or the recipe of Kentucky Fried Chicken as examples. While a trade secret never expires, it also offers little protection beyond secrecy itself. If a competitor reverse engineers a recipe or technology or information is leaked accidentally there is less legal protection from competitors making use of it than with a patent.

Guerra-Erazo and Mercado went on to discuss their work at length and encouraged attendees to thoroughly vet patent lawyers. The sensitive nature of intellectual property means that guidance is often valuable, but only from well-trusted sources.



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

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

EDITORIAL EMAIL  
pkatz@westfairinc.com  
(Westchester news)

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

## PUBLISHERS

Publisher  
Dee DelBello  
Co-Publisher  
Dan Viteri

## ADVERTISING SALES

Associate Publisher & Sales Manager  
Anne Jordan

Fairfield Bureau Chief  
& Senior Enterprise Editor • Justin McGown  
Senior Editor • Peter Katz  
Senior Reporter • Bill Heltzel  
Reporters  
Georgette Gouveia,  
Peter Katz, Justin McGown  
Research Coordinator • Luis Flores,  
Sebastian Flores

## ART

Creative Director  
Dan Viteri  
Art Director  
Diana Castillo

## EVENTS

Marketing & Events Manager  
Natalie Holland

Metro Sales & Custom Publishing Director  
Barbara Hanlon  
Marketing Partners  
Mary Connor, Larissa Lobo

## AUDIENCE DEVELOPMENT

Manager • Christina Marcellino  
Research Assistant • Sarah Kimmer

## ADMINISTRATION

Contracted CFO Services  
Adornetto & Company L.L.C.

Westfair Communications, Inc.,  
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

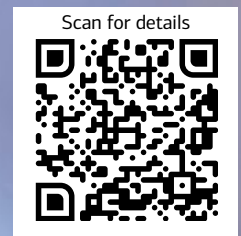
© 2024 Westfair Communications Inc.  
All rights reserved. Reproduction in whole or in part  
without written permission is prohibited.

A MEMBER OF

NEW YORK PRESS ASSOCIATION  
**NYPA**  
FOUNDED IN 1925

# Everyday dedication meets everyday appreciation

Our team is committed to delivering for our clients. We celebrate their commitment with initiatives like Sharing Success, which awarded 97% of colleagues additional compensation this year, nearly all in stock. This is the seventh consecutive year teammates received this award, totaling more than \$4.8 billion.



We are committed to being a Great Place to Work for our teammates in Southern Connecticut and around the globe. This includes providing industry-leading benefits, minimum wage at \$23/hr on track to \$25/hr by 2025 and opportunities to build a career with us. These are a few reasons we've been named one of America's Most JUST Companies.

Bill Tommins  
President, Bank of America Southern Connecticut

Go to [bankofamerica.com/southernconnecticut](https://bankofamerica.com/southernconnecticut) to learn more.

**BANK OF AMERICA**

What would you like the power to do?®

When you use the QRC feature certain information is collected from your mobile device for business purposes.

For the annual Rankings, JUST Capital collects and analyzes corporate data to evaluate the 1,000 largest public U.S. companies across 20 Issues identified through comprehensive, ongoing public opinion research on Americans' attitudes toward responsible corporate behavior. In determining the top 10 companies for workers, JUST Capital used its Workers Leaders Index which tracks the top 20% of companies in its annual Rankings that perform the best across the five worker related issues evaluated. <https://justcapital.com>

Bank of America, N.A. Member FDIC. Equal Credit Opportunity Lender. © 2024 Bank of America Corporation. All rights reserved.

# Personal Injury Law with personality

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“I wanted the longer ad segments so that people could actually be tuned in for a long period of time and really get to know me, I am who I am.”

- Brooke Goff

Brooke Goff is everywhere. You can see her on billboards across Connecticut, hear her dispense advice on local television channels, and almost smell what she cooks during livestreams.

Goff first made headlines when she made history by becoming the first female player on her middle and high school football teams, an accomplishment that required drive both on and off the field.

“I came from a small town, a very misogynistic town, where everybody’s favorite word was ‘can’t’ instead of ‘can,’” she recalled. “I knew that if I wanted to ever have a family or whatever the case might be I had to do better than everybody else I ever knew.”

“A lot of that drive comes from never wanting to settle for less than I feel that I or my family deserve.”

“And also, I think sometimes people are born with the personality that they just push forward every day,” she added. “And I am wired that way.”

Goff has since gone on to be one of most widely known women practicing law in Connecticut, and a mother twice over. She recently welcomed a new daughter to her family which includes her 11-year-old son and her spouse Angeline Ioannu, another attorney.

The drive from her early days stayed with her through law school at Quinnipiac University and was with her when she began building her business.

“I wanted to be a boss, I wanted to build a firm, I wanted to be a lawyer, I wanted to be an entrepreneur,” Goff said. “Obviously, I cashed out my 401k and I said ‘I’m going to do this and I’m going to gall in.’”

At the age of 29, with a three-year-old son she would get home from a full day of work at launching her firm and put him to sleep.

“I’d get a couple hours of sleep and then I put on a baseball hat and gym shorts and a t-shirt, and I would drive for Uber

and Lyft all night so I could pay my employees. I would drive until about 10 most mornings. I would take my one suit I had and my shoes, and some of my hair products and take them into the bathroom of the courthouse.”

She emphasized that she only had one suit. “You’re not exactly rolling in it when you’re fresh out of law school.”

Changed and coiffed, Goff said she would then return to work, helping clients, attending hearings, and getting ready to do it all again without a safety net. Her ambitions though meant she was frequently multitasking.

“I used that experience to build the firm better. I would talk a lot while I was transporting the CEO’s that I wanted to be, and I would pick their brain.”

Goff found herself driving legislators, business owners, and a whole host of interesting people during her night job. She considers sharing the insight she gained while in the driver’s seat as a valuable service she can provide to the public, paying it forward in her commercials, television appearances on local channels and livestreamed discussions.

Goff said that the marketing materials she has put together based on those conversations are among the most valuable to her business and helped her communicate who she is as a woman in a male-dominated field.

“I wanted the longer ad segments so that people could actually be tuned in for a long period of time and really get to know me, I am who I am,” Goff said. “I don’t hide any of it or change



Brooke Goff poses in the kitchen of her new West Hartford offices where she will film future Bake and Sip episodes.

any of it to please anybody.”

She said that she can’t allow herself to fail after putting “her big head on a billboard” and working in a male dominated field and acknowledged that not everybody is a fan.

“If you look on Reddit, you’ll see there’s 1,100 or something Reddit posts all about me,” Goff said. “Some people love me. Some people hate me. Whatever, but when you’re a public figure you’re going to get scrutinized and have thick skin. But when you’re true to yourself it doesn’t bother you.”

This is particularly vital in the realm of personal injury law according to Goff. Advertising accounts for one of her primary costs, and when it comes to her field of law is absolutely necessary.

“In Connecticut,” she said, “advertising-wise you need to spend at least north of a million.”

Anything less and she believes it is impossible to have a presence across the entire state.

“You have to spend several million dollars a year advertising here to really be one of the quote-unquote ‘top dogs.’ You’re going to spend a premium pricing per acquisition, so you want to make sure that you get every single case that calls you,” she said.

An aggressive approach to advertising has served Goff well, especially during Covid.

“I never spent more than I spent during Covid because everything was discounted,” explained Goff, explaining how in addition to dominating billboards along state highways she branched out into her signature “Bake and Sip” broadcasts where she bakes treats, sips drinks and provides general legal tips from her kitchen.

Her Bake and Sip videos have descriptions such as “Why are dog bite cases so appealing to personal injury attorneys? Attorney Goff answers this question and more, while making a delicious almond butter torte.” They have proven popular enough that Goff has included a kitchen alongside a new studio in her firm’s new West Hartford offices.

Goff also has no plans to let the birth of her new daughter or anything else divert her from her course to become and stay the top injury lawyer in the state, with offices in both Stamford and West Hartford and an ever-growing media presence.

“People always ask me how big is Goff Law Partners going to get? This is the answer I give them: I’m going to get as big as I can while I can still give my clients a luxurious legal experience.”

“If I ever see the quality of the legal work decreasing because of growth that is when I will know what our capacity is,” Goff concluded. “I believe we are not even close to that.”

CAR ACCIDENT?  
EATING FOR **TWO**  
WHILE FIGHTING FOR YOU!



GOFF *Law* GROUP

CALL: **(203) 399-0000**

One of Goff’s recent billboards.



# County moving ahead with \$103M bus replacement

BY PETER KATZ / pkatz@westfairinc.com

The Westchester County Board of Legislators has approved the issuance of just over \$24.4 million in bonds as part of a \$103.6 million plan to replace 95 Bee-Line buses that are approaching the end of their useful life. The 40-foot buses will include a combination of hybrid and all-electric models. The county is expecting to use \$71.9 million in federal funds from the American Rescue Plan Act as part of the funding.

The Board of Legislators also approved a bond act of \$1,250,000 to finance bus shelter improvements, including installing solar-powered shelters, upgrades to ensure compliance with the Americans with Disabilities Act, and other bus stop-related improvements.

Legislator Erika Pierce who represents Bedford, Lewisboro, Mount Kisco, North Salem, Pound Ridge, and Somers and chairs the Public Works and Transportation Committee said, “We are nearing the end of an important nine year-long project to transition our fleet of buses away from a diesel-based fleet to a fleet comprised completely of hybrid and electric vehicles. This is a critical investment in our environment and the health and well-being of our residents, particularly in our more traffic-heavy environmental justice communities. This work goes hand in hand with the approved bus shelter improvements in terms of improving the quality of life for the many residents who rely on the Bee-Line bus system.”

The county's Department of Transportation estimates that the Bee-Line system carries 27 million passengers a year. Yonkers-based Liberty Lines Transit Inc. is the primary operator of the bus service for the county. Some routes go into the Bronx to connect with New York City's transit system and Bee-Line also has express buses that run from Westchester into Manhattan.

THURSDAY  
MAY 30

QR CODE  
MORE EVENT  
INFORMATION

EMBRACING  
INNOVATION  
IN REAL ESTATE

TOPICS

MULTI-FAMILY

ARTIFICIAL INTELLIGENCE

BIOTECH

Discover AI's transformative impact on property management, construction and real estate; learn how developers have pivoted towards Multi-Family, and understand the future role of BioTech as an economic engine in the region.

CV Rich Mansion

LOCATION

11:30am-1:30pm

TIME

Westfair Business Journal

PRESENTED BY

CUDDY + FEDER LLP

BRONZE SPONSOR

SHARC CREATIV

SUPPORTER

EVENT INFORMATION:

Natalie Holland / Nholland@Westfairinc.com

SPONSORSHIP INQUIRIES:

Partners@Westfairinc.com

VISIT

westfaironline.com/embracing-innovation

## MGM ASKS FOR ZONING CHANGE IN PREPARATION FOR POSSIBLE AWARD OF FULL-CASINO LICENSE

Page 1

MGM Yonkers Inc. at 810 Yonkers Ave., which operates Empire City Casino by MGM Resorts in Yonkers wants to be ready to redevelop the current Empire City and Yonkers Raceway physical plant and expand if New York state awards it one of the new licenses for downstate operation of a full casino. As such, it is asking the City of Yonkers for a zoning change that would allow it to go ahead with a redevelopment plan that would accommodate a Las Vegas-type of casino along with additional attractions. The property and existing improvements at Empire City and Yonkers Raceway are owned by MGM and YRL Associates, L.P., a New York limited partnership with offices in Manhattan.



In 2013, the State Constitution was amended to authorize the state to have up to seven commercial (Class III) casinos. Four were authorized for upstate. Three are to be licensed downstate in a competitive process overseen by the New York Gaming Commission through its Gaming Facility Location Board (GFLB).

As of March 11, MGM had already taken preliminary steps in responding to a Request for Applications (RFA) issued by the GFLB.

The RFA and state law authorizing the remaining three casinos require an applicant to make a minimum \$500 million dollar capital investment in the proposed casino facility. MGM has already floated conceptual plans for extensive upgrading and the addition of new features at the Yonkers site that would meet the requirement.

Attorney Mark Weingarten of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, filed a zoning petition requesting creation of new zoning district encompassing the property, to be known as the "Casino Special District."

"Yonkers Raceway has been an essential part of the fabric of the city since 1899, when the Empire City Trotting Club was founded," Weingarten said in the petition. "In October, 2006, the first phase of Empire City Casino opened with 1,870 machines. The second phase of the facility opened in December, 2006, adding 120,000 square feet of space to bring the total number of machines to 4,000. In March, 2007, the third phase opened, and in January, 2013, a 66,000 square foot expansion was completed, bringing the total number of slots and electronic table games to more than 5,200. Empire City Casino is currently the sixth largest gaming floor in the country. It is the premier gaming, horse racing, and entertainment facility in the region, the largest private employer in the city, and one of the most important contributors to the overall economic well-being of the city."

MGM's rendering of possible new exterior at Empire City.

The concept that has been introduced includes creating a gaming and entertainment facility with



Rendering of MGM entertainment venue.

845,000 square feet. Approximately 275,000 square feet of existing space would be redeveloped and there would be approximately 340,000 square feet of new construction. A new eight-level 4,800 space parking garage with solar panels on top would be built.

The existing main gaming floor that currently has electronic machines will be completely transformed into a first-class casino gaming floor incorporating table games, slot machines and electronic table games. A center bar with tabletop games will occupy a central position on the gaming floor, and two additional walk-up bars will also provide central gathering spaces for the casino.

The existing Pub and Chophouse venues will become MGM Resorts' TAP Sports Bar dining. A new food hall will be created in the space of the existing food court. On the second floor, a new promotions venue will replace the former VIP lounge. An existing second floor food and beverage venue will be converted into a new employee dining room.

Outside, there would be new signage including use of MGM Resorts' gold lion as a centerpiece. The northwest and west facades, where the building is visible from the New York State Thruway and Central Park Avenue, will be done using a mix of modern metal paneling, screens, and softer stone or stone-like accents. The south entry near the racetrack will also receive a new exterior treatment.

A two-story expansion building will be connected to the existing building's north and east façades. The expansion will enhance the main casino floor by adding new high limit gaming areas, including

domestic and international table games, high limit slots, and a high limit lounge. Three new restaurants including a steakhouse, a noodles venue, and casual Italian dining are planned.

Part of the redevelopment will be upgrading of the back-of-house areas including a new loading dock, security offices, employee drop-off, new locker rooms, a new employee lounge and office space.

According to Weingarten, "A new four-level, state-of-the-art entertainment venue will be located in the northwest corner of the property, adding a much-needed amenity for the city and a significant regional attraction. The venue will be capable of accommodating a variety of events, and flexible seating configurations will allow concerts and performances at many scales."

Weingarten indicated that MGM might possibly in the future develop a second phase of the project that could potentially consist of a hotel and additional conference/meeting space, but has no current plan to do so.

The Yonkers City Council had referred the zoning petition to the Planning Board for its consideration and recommendation and the board was due to take it up at its March 14 meeting.



Rendering of proposed MGM entrance.

# Two Roads tees up new attraction

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Stratford's Two Roads Brewing expanded its entertainment offerings on March 13 with the grand opening of the Tee Box, a golf simulator located next to the Two Roads Food Hall, across the street from the primary factory building.

"We're all about offerings at Two Roads Brewing Company," said CEO Brad Hittle. "We want to make the customer experience better and better every year, and this is just a really fun offshoot of the 10-acre campus."

Hittle praised the indoor simulator from Uneekor, an industry leader.

"It's an awesome software package and the experience for our customers is amazing. They can sign up and play PGA Courses, they can play Pebble Beach. There's even a course called Georgia National which is Augusta."

"It's just a really fun experience," Hittle added. "You can have food, you can have drinks all while you're playing golf with your buddies, friends, and wives."

"It's a 'road less traveled' experience for consumers. There is not one brewery I know of that has a golf simulator on location and it extends the experience. You can come here, play golf with your friends, have lunch, go across the street, hit the tap room, go down to Area 2, maybe they've got Trivia Night going on. You can really come here for hours and hours and have a lot of fun, and that's what we're all about here."

Director of Hospitality Ben Paré noted that the simulator space is rentable for groups at \$55 an hour. The private space also comes equipped with a kiosk ordering system which can place orders from the food hall next door ranging from flatbreads and tacos to wings and salads, alongside a wide selection of beers, hard seltzers, Flavortown Spiked malt beverages crafted in collaboration with celebrity chef Guy Fieri, and cocktails featuring Two Roads produced spirits.

"Similar to being on a golf course, when you come here and rent our Tee Box, it's you and your group and nobody else. It really has that personal feel," said Paré. "We're really proud to be able to provide something new, unique and inventive in the space."

Package offerings that include both time on the simulator and food and beverage selections are also available according to Paré.

Beyond the Tee Box and food hall Two Roads features a taproom with tastings and tours, the "Hop Yard"

space for live music performances and lawn games, and Area Two, the experimental brewing facility with a secondary tasting space.

Stratford Mayor Laura R. Hoydick was on hand to attend the ribbon cutting ceremony alongside representatives from the

Bridgeport Regional Business Council and the Stratford Chamber of Commerce. She also took one of the first swings on the newly installed simulator.

"I love golf, I love Two Roads, so what's better than Golf and Two Roads?" Hoydick asked with a laugh.

"It's awesome that we have Two Roads here," she added. "They have brought great beer, two breweries,

and a lot of really nice and fun things to do to Stratford. This just enhances the campus and as they keep growing they're listening to the community. They're really doing what they can to be good community servants while making money and making great beer."

The Tee Box is open for reservation Wednesday through Sunday from noon to 9 PM.

2024  
40 UNDER  
FORTY  
FAIRFIELD COUNTY

NOMINATE  
TODAY!

NOMINATION DEADLINE EXTENDED

MARCH 29

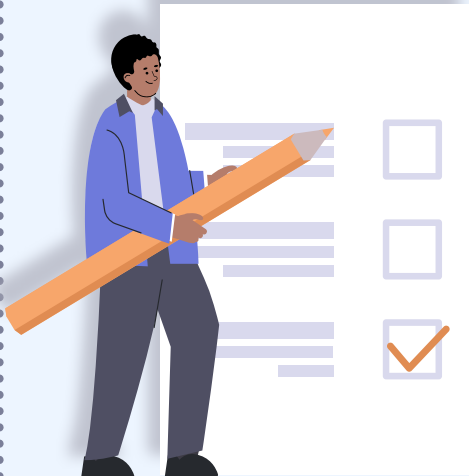
WESTFAIRONLINE.COM/  
40-UNDER-FORTY-2024



Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203 254-3880.

# How to benefit from the work opportunity tax credit

BY NORM GRILL



If you're looking to hire, you may be able to use a valuable tax credit to recruit from one or more groups. Employers can qualify for the Work Opportunity Tax Credit (WOTC), which is worth as much as \$2,400 for most eligible employees. The credit is limited to eligible employees who begin work before January 1, 2026.



## WHO IS ELIGIBLE?

To claim the WOTC, an employer must first get certification that the person hired is a member of one of the targeted groups above. An employer can do so by submitting Form 8850, Pre-Screening Notice and Certification Request for the WOTC, to their state agency within 28 days after the eligible worker begins work.

Qualified members of families receiving assistance under the Temporary Assistance for Needy Families (TANF) program	Qualified veterans	Qualified ex-felons	Designated community residents	Vocational rehabilitation referrals
Qualified summer youth employees	Qualified members of families in the Supplemental Nutritional Assistance Program (SNAP)	Qualified Supplemental Security Income recipients	Long-term family assistance recipients	Long-term unemployed individuals



## YOU MUST MEET CERTAIN REQUIREMENTS

There are several requirements to qualify for the credit. For example, each employee must have completed a specific number of hours of service for the employer. Also, the credit is not available for employees who are related to or who previously worked for the employer.

There are different rules and credit amounts for different employees. The maximum credit available for first-year wages is generally \$2,400 per employee. But it is \$4,000 for long-term family assistance recipients, and \$4,800, \$5,600 or \$9,600 for certain veterans. Additionally, for long-term family assistance recipients, there is a 50% credit for up to \$10,000 of second-year wages, resulting in a total maximum credit, over two years, of \$9,000.

For summer youth employees, the wages must be paid for services performed during any 90-day period between May 1 and September 15. The maximum WOTC credit available for summer youth employees is \$1,200 per employee.

An eligible employer claims the WOTC on its federal income tax return. The credit value is limited to the business's income tax liability.



## A VALUABLE CREDIT

There are additional rules and requirements. In some cases employers may elect not to claim the WOTC, and in limited circumstances, the rules may prohibit the credit or require an allocation of it. However, the credit can be worthwhile for most employers hiring from targeted groups.



*This column is for information only and should not be considered actionable advice. Decisions involving taxes are often complex and mistakes can be costly. Consider talking with an advisor knowledgeable about WOTC before taking any actions.*

# Redevelopment proposed for Route 9D site in Fishkill

BY PETER KATZ / pkatz@westfairinc.com

A developer based in Boca Raton, Florida, wants to redevelop a 4.98-acre commercial property at 1456 Route 9D in Fishkill. Basis Industrial Acquisitions LLC is proposing to demolish the existing Red Pepper Diner and Orange County Transit buildings along with three vacant buildings and construct a new self-storage facility, fast-food restaurant and a car wash. An existing gas station and convenience store would remain.

The existing gas station has six fueling positions and the convenience store is 1,311 square feet in size. The new car wash would be 2,726 square feet and the fast-food restaurant would be 3,045 square feet. The self-storage building would be 75,057 square feet.

Route 9D is under the jurisdiction of New York State Department of Transportation and is generally oriented east/west. In the vicinity of the development site the posted speed limit is 45 miles per hour and

the roadway generally provides one travel lane in each direction with additional turning lanes located at intersections. The road does not feature curbs and sidewalks along the frontage at the development site.

In addition to the new buildings and reconfiguring the driveways to enter and exit the site, improvements would include additional

parking, new drive aisles, new lighting, and fresh landscaping. As a result of discussions with Fishkill's planning consultants a number of changes had been made to the including adding to landscaped buffers and adjusting traffic flow into and out of the property.

Rendering of proposed self-storage building in Fishkill.

A traffic study forecast minimal potential impacts from the development, anticipating 104 additional primary trips during the weekday morning peak hour and 85 additional primary trips



Rendering of proposed redevelopment for Route 9D in Fishkill.

during the weekday evening peak hour.

Attorney Lee Lefkowitz of the White Plains-based law firm Zarin & Steinmetz LLP told the Planning Board that the firm had only recently been brought in to represent the developer before the town and he expected it would take a little while to come up to speed with what had been done so far in the project's review. However, he said his status of being new to the project should not be a deterrent to opening a public hearing

on the proposal at the board's March 14 meeting.

Planning Board Chairman Jonathan Kanter commented that the applicant had sent a letter to the Town of Fishkill's supervisor complaining about the length of time it was taking for the review. Kanter said he interpreted the letter as an attempt to put pressure on the Planning Board during the review process and that the board would not be pressured and would do a thorough job.

## Ulster County's move to green vehicles

BY PETER KATZ / pkatz@westfairinc.com



Jen Metzger.

Ulster County is on target meet the goal of having 20% of vehicles that the county operates in the "green" category by 2025, emitting reduced greenhouse gases when compared with standard vehicles. County Executive Jen Metzger has released the county's 2023 Green Fleet Annual Report showing that at the end of 2023 there were a total of 481 vehicles in the Ulster County fleet. In 2023, 50 vehicles were put into service, with 52 retired. Of the 50, 22 vehicles met green criteria. At the end of the year, 16.6% of the fleet was in the green category.

"We are excited to see that we are on track to reach our 2025 green fleet target and reduce harmful emissions, but we need to go even further," Metzger said. "Beyond replacing fleet vehicles at the end of their useful life with

zero-emissions alternatives, we must also look to reduce the size of the fleet and right-size vehicle purchases to department needs."

County departments with the largest number of fleet vehicles include the DPW/Highway Department with 30.6% (147 vehicles), the Sheriff's Office with 21% (101 vehicles), and Ulster County Area Transit with 9.1% (44 vehicles).

In August, Metzger signed into law major changes to the county's vehicle purchasing policy that committed the county to speed up the transition to a zero-emissions fleet. The new legislation, that was unanimously passed by the County Legislature, amended the county's 2015 Green Fleet Policy to make zero-emissions vehicles the default purchase where possible and require that 100% of all county-owned passenger vehicles and

light-duty trucks be zero-emissions by 2035. The legislation also required that other vehicle classes shift to zero-emissions, including the transit fleet and non-road equipment by 2035 and medium- and heavy-duty vehicles by 2040. There is room for the targets slipping since the legislation says that the switch to zero-emissions is to take place where feasible.

The report calls for the county to continue to prioritize purchasing and leasing electric vehicles over other vehicle types. It calls for creation of a master plan to support a strategic build-out of electric vehicle charging stations at county facilities. The plan would be expected to identify suitable locations for chargers that also can be used by the public. The plan also is supposed to figure out operating costs and potential funding sources for the build-out.

The report calls for the county to plan for ways to recharge electric vehicles in event of power outages. It says the county should look at the possibility of installing electric generators, battery systems and solar panels as ways to create the electricity that would be needed to keep electric vehicles moving when there are power failures.

# White Plains benefits fraudster sentenced to federal prison

BY BILL HELTZEL / bheltzel@westfairinc.com

A former White Plains healthcare benefits executive has been sentenced to prison for 12 years for fraud and money laundering.

U.S. District Judge Nelson S. Román also ordered Shawn Rains to forfeit \$4 million and to pay, with other convicted defendants, restitution of \$4.6 million.

“Rains orchestrated a brazen, years-long scheme against his employer, OrthoNet,” prosecutors stated in a sentencing memo. “The offense was possible only because Rains abused his position of trust as executive vice president.”

Rains, 57, of Le Bouscat, France, and previously of Ridgefield, Connecticut, was convicted in October in a two-week trial in White Plains. Co-defendant Joseph Maharaj, of Goldens Bridge, pleaded guilty to

conspiracy to commit mail fraud and his scheduled for sentencing on March 27.

OrthoNet manages benefits for more than 80,000 healthcare providers nationally, according to its website.

Maharaj ran the claims review department and reported to Rains.

From 2009 to 2017 they approved bills for services never performed by three shell companies they set up.

The scheme began to unravel when OrthoNet discovered that a relative of Maharaj’s wife had been put on the payroll for a no-show job as an auditor.

Rains’ defense attorney, Murdoch Walker II, argued in a sentencing memo that prosecutors had failed to show that Rains had organized and led the scheme or received any funds from it.

The U.S. Probation Office calculated that Rains could be imprisoned for at least 17 years 6 months or to nearly 22 years, under non-binding sentencing guidelines.

Walker said the calculation “significantly overstates the seriousness of what is attributable” to Rains. He recommended “a significant downward variance.”

Assistant prosecutors Stephanie Simon, Jim Ligtenberg and Benjamin Klein recommended 14 years in prison.

“Rains was critical to the planning and execution of the crime,” they stated in a letter to the judge.

“Rains’s conduct was particularly egregious because he recruited people to participate in the offense ... who likely never would have otherwise committed crimes.”

Like many white-collar criminals, they said, Rains lived a double life.

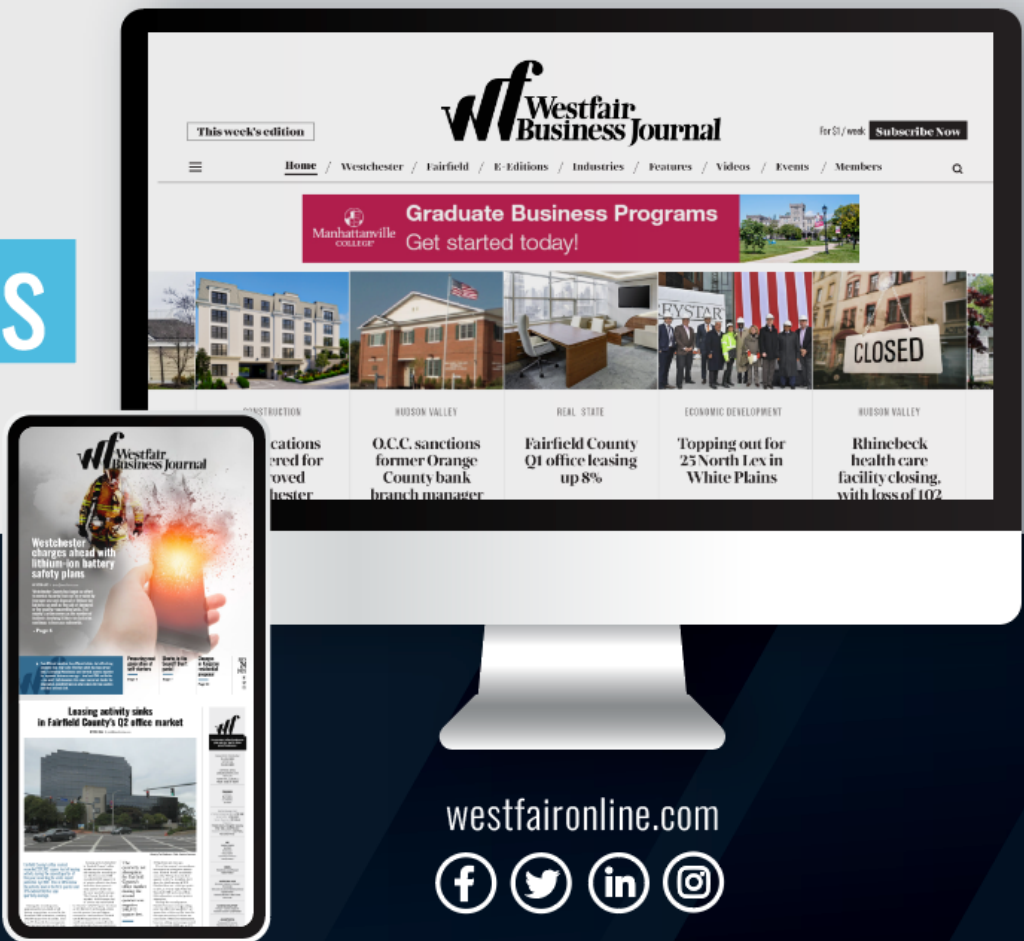
“According to his family and friends, he was kind, and a good friend and father. Yet for almost a decade he carried on an extensive, multi-million dollar fraud.”

Judge Román ordered Rains to surrender to the district U.S. Marshal on March 25.



## Stay informed with the only Local business news in your area

## For \$1 a week



westfaironline.com





welcome spring  
THE ETHAN ALLEN WAY

**SAVE UP TO 20%\***  
AND BOOK A COMPLIMENTARY APPOINTMENT  
WITH ONE OF OUR PROFESSIONAL INTERIOR DESIGNERS

**ETHAN ALLEN®**

**HARTSDALE / WHITE PLAINS**  
152 SOUTH CENTRAL AVENUE 914.684.0360

\*Discounts are taken off our regular prices. Prior reductions may have been taken. Exclusions apply. Offer ends April 30, 2024.  
Ask a designer or visit [ethanallen.com](http://ethanallen.com) for details. ©2024 Ethan Allen Global, Inc.



## TACKLING WESTCHESTER'S HOUSING CRISIS

### WCA equips new muni leaders

With the need for affordable housing in Westchester growing more acute, the WCA, taking the lead with Welcome Home Westchester, convened a "Housing 101" bootcamp at the Pace University Land Use Law Center for 18 newly elected municipal officials to provide valuable resources and key data to help them address the issue in their individual communities.

"Our housing shortage is decades-long and continues to be a serious impediment to economic growth and community vitality here," observed Michael Romita, WCA's CEO, who emphasized that the problem is compounded by Westchester's high cost of living – a huge burden for essential and skilled workers. "Where housing is unaffordable, businesses, government, schools, hospitals and other nonprofit institutions struggle to attract and retain talent."

According to Westchester County Planning Commissioner Blanca Lopez, who presented findings from the county's Housing Needs Assessment, over 80,000 housing units need to be "more affordable" of which 11,000 new units are required to mitigate the crisis.



### A Closer Look at the Numbers

Jacqueline Novotny, Senior Vice President at CBRE, said there may be an answer.

"With 7.5 million square feet of empty commercial space in Westchester, repurposing those buildings could be a solution to creating more multi-family housing," said Novotny, who facilitated the workshop with Ellen Calves, Supervisor, Town of Bedford, and Tiffany Zezula, Deputy Director, Land Use Law Center.



**Ellen Calves**  
Supervisor, Town of Bedford

**"The more municipal leaders identify opportunities to fix the policy or to work with their communities, the closer we can get to solving the housing crisis. This event set the stage."**

Between 2018 and 2023, a total of 12,963 multifamily units were built, with the fastest growing multifamily housing markets emerging in White Plains, New Rochelle, and Yonkers, Novotny noted. But that's not enough to mitigate the crisis. "Many of the attendees govern towns that have land they might want to put in play for affordable housing," Novotny added.

Calves believes that communities also have to be brought along. "The more municipal leaders identify opportunities to fix the policy or to work with their communities, the closer we can get to solving the housing crisis. This event set the stage."

**11,000 new units are required to mitigate Westchester's affordable housing crisis.**

Zezula advised workshop attendees to take a close look at New York State's Climate Law, Downtown Revitalization Initiative, and Pro-Housing Community Program, as well as the Westchester Housing Needs Report, WCA's Policy Handbook, Land Use Leadership Alliance (LULA) Training Program, and resources provided by Welcome Home Westchester.

"There are lots of things municipalities can do to move the needle on housing, but it takes patience, a lot of learning, a lot of trying, and going back to the drawing board to try again," added Calves. The WCA, with its focus on local zoning, overcoming land use barriers, and building needed housing we need, is here to help.





# Talent Program Helps Fill In-Demand Jobs

The WCA's successful Healthcare Talent Pipeline Program (HTTP), funded by Westchester County, is proving to be a win-win for both individuals seeking healthcare careers and employers facing recruitment and retention challenges.

One prime example of how the program supports businesses is the Westchester Medical Center, which has benefitted with two new hires: Evania Pereira, a call center representative and soon-to-be clinical medical assistant, and Verrendi Wallace, hired as an administrative medical assistant. "This program helped me pay for school and provided the skills I needed to succeed," Wallace recently explained in *914Inc.* magazine.

The program has successfully trained and placed over 100 workers with regional healthcare providers, aligning with regional employer needs.

With its focus on talent development, individual growth, and economic impact, the Healthcare Talent Pipeline Program serves as a model for addressing talent gaps and fostering a thriving healthcare ecosystem in Westchester County and beyond.



## Kelly Soldano

Senior Vice President, Human Resources Operations, WMCHHealth

**“Colleagues like Evania, Verrendi, and other HTTP graduates have grown their careers and exemplify our commitment to fostering excellence and innovation. Investing in our workforce today ensures a healthier and brighter future for Westchester and beyond.”**

Above: Verrendi Wallace (left) Evania Pereira (right)  
Photos courtesy of Westchester Medical Center.

# NYS Labor Commissioner to Keynote WCA Workforce Summit

Developing a talent ecosystem is critical for meeting the needs of business and for economic development. The WCA's 5th Annual Workforce Summit is just the ticket for businesses to discover new ways to meet recruitment and retention goals while hearing from leading workforce experts in healthcare, education, finance, and more.

- Keynote Speaker**  
**New York State Labor Commissioner Roberta Reardon**
- Moderator**  
**Frank D. Sanchez**, President, Manhattanville College
- Panelists**  
**Bernadette Amicucci**, Senior Director, Clinical Education & Nurse Residency Program, White Plains Hospital  
**Sylvia Blake**, Dean and Chief Operating Officer, Long Island University Hudson  
**Kiegh G. Dudley**, CPA, MBA, Senior Campus Recruiting Specialist, CohnReznick LLP  
**Denise M. Stefano**, CPA, CGMA, MBA, Associate Professor and Accounting Chair, Mercy University
- Join us on March 21 at 8 a.m. at the C.V. Rich Mansion in White Plains.**  
**Register at [Westchester.org/events](https://Westchester.org/events)**

# Upcoming Events

**All Access Healthcare: Cybersecurity**



**Wednesday, April 3**  
8:00 a.m. - 10:00 a.m.



**Auditorium at 360 Hamilton Avenue**  
White Plains, NY

**WCA Real Estate Conference**



**Wednesday, May 15**  
4:00 p.m. - 7:30 p.m.



**Westchester Country Club**  
Rye, NY

PLATINUM INVESTORS



1133 WESTCHESTER AVENUE, SUITE S-217, WHITE PLAINS, NY 10604 | [WESTCHESTER.ORG](https://Westchester.org)

# Dueling Elmsford tobaccoists claim name rights

BY BILL HELTZEL / bheltzel@westfairinc.com



“Smoking Cigars was founded by Anthony Scipioni in 1996 is operated by the third generation Scipioni brothers on East Main Street.”

Two Elmsford cigar bars are fighting a turf war over rights to the “Cigar Republic.”

Smoking Cigars LLC accused The People’s Cigar Republic LLC, a new-comer to the Elmsford tobaccoist trade, of trademark infringement, in a March 8 complaint filed in U.S. District Court, White Plains.

Smoking Cigars claims that People’s Cigar Republic is causing consumers to mistakenly believe that it is affiliated with the original cigar bar, the complaint states.

Smoking Cigars was founded by Anthony Scipioni in 1996 is operated by the third generation Scipioni brothers on East Main Street. It also has lounges in Danbury, Connecticut and Conshohocken, Pennsylvania.

It boasts of a wide selection of cigars and accessories, fine food, a friendly

atmosphere and state-of-the-art air filtration.

People’s Cigar Republic was founded by Dominic Croce, a former Smoking

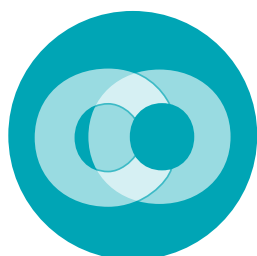
Cigars patron, on Aug. 16. It claims to be the premier cigar lounge in Westchester, and the \$1,260 yearly membership includes a cigar locker, 24-hour access to the lounge and discounts on cigars.

People’s Cigar Republic is on Nepperhan Avenue, about a half-mile from Smoking Cigars.

Croce incorporated the business shortly before or shortly after he was kicked out of Smoking Cigars for violating membership rules and codes of conduct, according to the complaint. The alleged violations are not specified.

Smoking Cigars says it uses the Cigar Republic name on a logo, website, and social media.

## Marketing campaigns that *stick*.



**CO • COMMUNICATIONS**

Marketing | Public Relations | Design

**Make Yourself Perfectly Clear™**

**[www.cocommunications.com](http://www.cocommunications.com)**

# Finding dollars – and delight – in the arts

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

In 33 years as CEO of ArtsWestchester in White Plains, one of the flagship arts councils in New York state, Janet T. Langsam has been a kind of magician – transforming the arts into something that can be measured, to an extent, in dollars and cents. During her tenure, ArtsWestchester has raised \$75 million for arts and culture in the county, while growing its budget from \$1 million to \$7 million. The annual return on that investment in post-pandemic economic activity has been \$182 million.

Langsam will be leaving her post June 30 – her successor will be announced in the spring after a nationwide search – but don't say she is retiring. The woman who began her career as a journalist and served three New York City mayors – John V. Lindsay, Abe Beame and Ed Koch – in various planning, cultural and housing positions is already writing a memoir and returning to painting abstract acrylics.

All this while suffering from dry macular degeneration, an incurable eye disorder that has robbed her of her central vision and ability to read. (She dictates her This and That blog for ArtsWestchester and is using the Fusion program for her memoir.) While she may have lost her central, though not peripheral, vision, she hasn't lost her sense of humor. For a wide-ranging interview at her woodsy, light-filled home in White Plains, graced by her paintings, other artists' works

and two frisky Coton de Tulears named Thelma and Louise (after the seminal 1991 film), Langsam sported vibrant, thick-rimmed Iris Apfel-style glasses and a red blouse speckled with black and white eyes.)

“The kind of thing I like to do is to take something from the past and

put a new spin on it for what is happening today,” she said. That's exactly what she did when ArtsWestchester purchased the 12-story, 95-year-old People's National Bank & Trust Co. in 1998 for \$1.2 million and transformed it into Arts Westchester's Arts Exchange headquarters, home to artists' studios and arts-related businesses like architectural firms as well.

For Langsam, the past, present and future are a continuum, with one flowing into the next, giving her insight into what's trending in the arts and the economy. While the arts and humanities may have ceded pride of place to the STEM-centric curricula that students, parents and educators assume will ultimately lead to higher-paying jobs, Langsam said the arts have still managed to survive and even thrive partly by becoming more accessible to communities. Arts Westchester's Arts-Mobile, for instance – a colorful Ram van outfitted with art supplies and sup-

ported by Con Ed and White Plains Hospital – offers free programming and workshops to kids in their own neighborhoods. Municipalities are nurturing such organizations as the Bedford Playhouse, the Chappaqua Performing Arts Center, the Pelham Art Center and The Rye Arts Center, to name a few.

“People want to know there is something in their own backyard,” Langsam said, adding that with the help of State Senate Majority Leader Andrea Stewart-Cousins, ArtsWestchester secured \$3 million in state funds to “Restart the Arts” post-Covid for 65 artists and 100 organizations that included schools, libraries, wellness centers, environmental groups and parks.

Recently, Westchester County Executive George Latimer and the Westchester County Board of Legislators joined the arts council to announce that 85 Westchester arts organizations were the recipients of matching funds from the Art\$WChallenge grant program.

In a record-breaking 2023, participating arts organizations raised \$819,759 – the largest amount in a single year – in new private funds from 1,234 donors. These private funds were matched with \$463,325 in Westchester County support, providing \$1.28 million for the arts community.

“Since the inception of the Art\$WChallenge in 2007, this powerful public/private program has raised nearly \$7 million to support Westchester's arts and cultural sector, matched with over \$3 million in county support,” said Latimer, the fourth county executive with whom Langsam has partnered, after Andrew O'Rourke, Andy Spano and Rob Astorino.

Meanwhile, a growing immigrant population has been served by a Westchester Roots series that has delved into cultures ranging from Afghan to Vietnamese. Arts Westchester's Teen Tuesdays & Thursdays program has addressed mental health issues.

Over the last quarter-century, the arts council has also worked with government agencies and corporations, including the New York State Thruway Authority, the Cappelli Organization and Ginsburg Development Cos., to create a place for more than 30 public artworks.

Art, Langsam said, “is the first and the last thing you remember,” referring to early childhood experiences of drawing and singing and the increasing role of the arts in confronting dementia. “But that's not the only thing. It's about joy.”

Growing up in Far Rockaway, Queens, she was introduced to the joy of the arts by a mother who was a teacher, “schlepping” her initially reluctant child via the Long Island Railroad to the New York Philharmonic's Young People's Concerts, made famous by composer-conductor Leonard Bernstein; dance classes; museums; and other cultural happenings. After attending Syracuse University, Langsam received a Bachelor of Science degree in journalism from New York University and later a Master of

ArtsWestchester CEO Janet T. Langsam served three New York City mayors – John V. Lindsay (at right), Abe Beame and Ed Koch – in a variety of roles that would foreshadow her career as an arts leader. *Courtesy Janet Langsam.*



Public Administration degree from NYU's Robert F. Wagner Graduate School of Public Administration. (At NYU, she also studied with representational painter Gregorio Prestopino and abstract painter and collagist Leo Manso.) As a journalist, Langsam worked for The Long Island Free Press, the New York Post and House Beautiful before being selected by Mayor Lindsay to lead a pilot program to decentralize New York City government through planning boards. (As community board chair in Queens, Langsam spearheaded the budget hearings that led to the establishment in 1972 of the Queens Museum, for which she also served as board chair.)

She was deputy commissioner of cultural affairs for Mayors Beame and Koch, securing \$30 million in new funds for arts institutions during the city's fiscal crisis in the mid-1970s. In 1987, she became president and CEO of the Boston Center for the Arts, helping the Boston Ballet create a new building and rehearsal space.

Before she transitions to CEO emerita in the summer, Langsam will be feted by the Neuberger Museum of Art at Purchase College (April 13). The Vault of ArtsWestchester's gallery will be named for her and feature exhibits by contemporary artists.

It is her support of artists that has been most special to her, and as an arts consultant that support will continue. So she's not moving on. Rather Langsam is going forward, taking her beloved artists and arts lovers with her.

**For more, visit [artswestchester.org](https://artswestchester.org).**

“The kind of thing I like to do is to take something from the past and put a new spin on it for what is happening today.”

- Janet T. Langsam



ArtsWestchester CEO Janet T. Langsam served three New York City mayors – John V. Lindsay (at right), Abe Beame and Ed Koch – in a variety of roles that would foreshadow her career as an arts leader.



All courtesy Société des Bains de Mer.

# Monaco – a must

BY JEREMY WAYNE / jwayne@westfairinc.com

“Monaco, long associated with the four Gs – Princess Grace, glamour, gambling and Grand Prix – has recently added a fourth. It is now a gastronomic destination in its own right.”

Thirty minutes after the uniformed driver greets you at Nice Airport and guides you toward the waiting sleek black Mercedes S Class Sedan, a sanctum of soft-scented cream leather and purring air-conditioning, you exit France without even realizing it and seamlessly cross the invisible border into the principality of Monaco to check in a few minutes later at the Monte-Carlo Bay Hotel, where a kind of earthly paradise awaits.

Those people checking in ahead of you who were behind you at immigration? They must have taken the Blade – the helicopter service between Nice Airport and Monaco, which takes just 7 minutes. With money, quite large amounts of it, come choices.

Bordered by France to the north, east and west and facing the Mediterranean Sea with Italy just a few miles further to the east, Monaco is the sec-

ond-smallest sovereign state in the world after Vatican City. Small in land mass, big in beauty and high-octane living – an apt description perhaps for this microstate inextricably linked with Formula One – Monaco and its famed administrative area of Monte

Carlo have in recent years been steadily adding a fifth “G” to its defining attributes of Princess Grace, Grand Prix, gambling and glamour, and that is gastronomy.

The prestigious Monte-Carlo Société des Bains de Mer (SBM), which owns and operates Monaco’s top hotels, nightclubs and the world-renowned Monte-Carlo Casino, now claims seven out of the principality’s nine Michelin stars as its own.

With three of them, the pack is undoubtedly led by Alain Ducasse’s Le Louis XV at the fabled Hôtel de Paris, perhaps the ultimate “special occasion” restaurant. Alternately, still at the Hôtel de Paris, boasting one Michelin star and only slightly less grand, Le Grill on the hotel’s eighth floor will make certain that you never think of “barbecue” in quite the same way again.

Three minutes’ walk away, two powder-blue Bentleys sit outside Hôtel de Paris’ sister property,



Blue Bay by Marcel Ravin.

Hôtel Hermitage, almost asking to be stroked. I say “sister” property although, frankly, as sisters they couldn’t be more different. “In Monaco, you come to Hôtel de Paris to be seen, but you come to l’Hermitage to disappear,” as a former press officer of the SBM once told me.

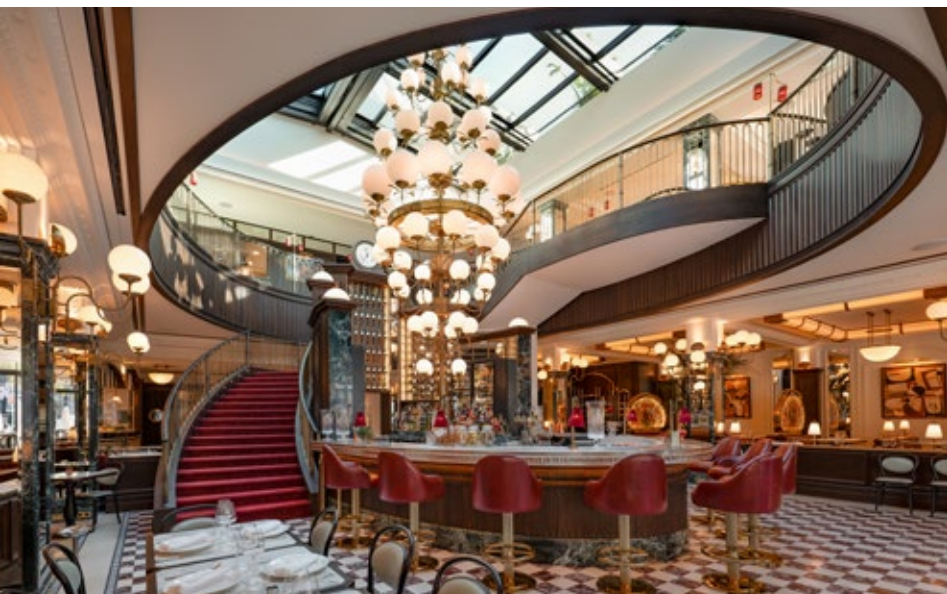
You also happen to eat brilliantly at Hermitage’s Michelin-starred Pavillon restaurant. Opened two years ago under the baton of French star chef Yannick Alleno, Pavillon serves a lunch whose recollection still has me beaming. A glass of Eric Legrand “Bjorn” Extra Brut Champagne and barbaguans, traditional Monégasque baby-pastries stuffed with rice and chard, were the prelude to Obsiblu shrimp (the highly-prized, rare-breed native French “blue” prawn) with fennel brunoise and grated Parmesan, cheese soufflé with vin jaune, followed by an exceptional millefeuille of Wagyu beef. Sit at the bar and watch the open kitchen, the brigade working together like a silent corps de ballet, or perhaps choose a sunny table by the window or lunch on the terrace with a view of the sea. Whichever way, this is one

dreamy restaurant.

At the Monte-Carlo Bay, the beachfront SBM property opened in 2005 where I was staying, and where the dancing fountains at the hotel entrance suggest a kind of mini Caesar’s Palace – an analogy that could be misleading, but is not entirely wrong – my suite was vast. With its California King bed, two giant TV screens and extended terrace with wicker chaise longues, it offered a superb view across the sparkling Med towards the smart resort town of Roquebrune, with Italy beyond. Down by the beach, the hotel also boasts indoor-outdoor pools, a sandy-bottom lagoon winding through the gardens, cypresses, waterfalls, ornamental and functional wooden bridges and a beautiful blue-domed cupola as its central point.

A facial at the halcyon spa that is the resort’s Cinq Mondes restored my face to pre-pubescent silkiness – well, nearly. I certainly left feeling revitalized.

Monte-Carlo Bay was also the scene of another gastronomic experience I enjoyed in the principality, when I attended the soft reopening of Blue Bay,



Café de Paris, Monte-Carlo.



**MONTE-CARLO**  
SOCIÉTÉ DES BAINS DE MER

the latest restaurant in the SBM firmament. Helmed by Martinique-born chef Marcel Ravin, this one's a stunner. Already holding two Michelin stars and now with a new organic concept based on the elements of fire, earth, metal, water and wood, the restaurant features fabulously complex, ingenious creations, like chicken Madras with hand-caught shrimp and Boucan d'Enfer rum; and pumpkin stew with lentils in turmeric, Oscietra caviar and a lacto-fermentation of aged black peppercorns. Both dishes are a riff on the Creole cooking of Chef Ravin's native Martinique (with some clever turns learned from his grandmother.)

You don't exactly eat shabbily in the hotel's other restaurants either. Even breakfast is superb, with name recognition and food cooked to your specifications the order of the day. "Good morning, Mr. Wayne, your usual lightly scrambled eggs this morning, sir?" I was asked

on only the second day of my stay. Monaco might look like downtown Miami under skyscrapers in the odd corner, but nowhere on earth quite has its glamour quotient. Atop Le Rocher, or the Rock – a synonym for Monaco itself – is the Royal Palace, where Prince Albert II, the beloved son of the late Prince Rainier and Princess Grace, presides. At 514 acres (around 5/8 the size of Central Park,) the principality is also the world's most densely populated country. But size of course is far from everything, and Monaco brims over with manicured shopping streets and beautiful small parks and squares, virtually free of petty crime. And for all its wealth, with one of the world's largest concentrations of millionaires and billionaires, it is also oddly democratic: Everyone takes the bus. The No. 1 or 2 from Place Beaumarchais will take you up to Le Rocher for just a couple of euros, should you happen to have an appointment with the prince. Back to relative reality, the 150-year-old Café de Paris, opposite the casino,



Terrace at Pavillon, Hôtel Hermitage.

is another democratic meeting place. Looking ravishing after a 19-month metamorphosis, the outdoor terrace is the spot to watch le tout Monaco parade. Inside, do check out the exquisite black marble, the ceiling lamps and those crown moldings that any Greenwich decorator would give eye teeth for. At night, it's the second floor that comes into its own – a panoply of "beautiful people" and a panoramic view of the Place de Casino as you tuck into leeks in sauce gribiche, steak tartare and crêpes Suzette

prepared tableside. Raw, flambéed, or dressed to the nines in Chanel and Christian Louboutins, Monaco is like nowhere else -- eye-popping, intimate, unmissable. And you won't come home hungry.

**For more, visit [montecarlosbm.com](http://montecarlosbm.com).**  
.....  
*Travel Talk's Jeremy Wayne is a luxury travel adviser with Superior Travel of New York. Contact him at [jeremy@superiortravel.com](mailto:jeremy@superiortravel.com).*

## 20 YEARS Events To Remember

EVENT MANAGEMENT & PUBLIC RELATIONS

We help you tell your story...

Brand Ambassadors  
EXHIBITIONS  
PRESS RELEASES  
MEETINGS  
Public Relations  
Galas  
Fundraisers  
Awards Ceremonies  
DIGITAL MARKETING  
Farmers Markets  
Markets  
CONFERENCES  
Event Marketing  
Product Launches  
Golf Outings  
Community Engagement  
VIRTUAL EVENTS  
Seminars  
Event Activations  
Experiential  
Fashion Shows  
Summits  
Silent, Live & Online AUCTIONS  
DINNERS

...and you only thought we planned events!



(914) 218-3968 • [www.EventsRemember.com](http://www.EventsRemember.com)



Good Things Happening

## GLOBAL KUDOS FOR WHITE PLAINS HOSPITAL

Recognized as a “World’s Best Hospital” by “Newsweek” for the third consecutive year and named a “Three-Year Champion,” White Plains Hospital is one of just 15 hospitals in New York, and the only one in Westchester County, to be included on the prestigious list.

Newsweek teamed with market data research firm Statista to develop a rigorous methodology to ensure the quality and validity of the rankings. Four data sources were used for the evaluation, including an international online survey of more than 85,000 doctors, hospital managers and health-care professionals; patient experience surveys measuring patient satisfaction; hospital quality metrics on outcomes, hygiene measures, patient safety, and staffing; and patient-reported outcome measures. The World’s Best Hospitals 2024 list recognizes the best medical institutions across

30 countries, with 412 based in the United States. This year, White Plains Hospital was also recognized as a global leader for Infection Prevention & Patient Satisfaction.

“Being named as a World’s Best Hospital for a third year in a row is an incredible honor and speaks volumes about the exceptional care we provide to our community,” said Dr. Michael Palumbo, executive vice president and chief medical officer at White Plains Hospital.

A member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley, White Plains Hospital is a 292-bed not-for-profit health-care organization with the primary mission of providing exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Somers, Yonkers and Yorktown Heights, and Scarsdale Medical Group locations in Harrison and Scarsdale.

## PROFESSIONAL ADVISORS ADDED TO FOUNDATION



Tully McGowan



Elizabeth A. Cumming

The Westchester Community Foundation in Hartsdale, a division of The New York Community Trust, has welcomed Elizabeth A. Cumming, and Tully McGowan, CFA, to its Advisory Board. Cumming, a partner with the law firm of Glassman & Brown LLP, and McGowan, a private wealth advisor with Bernstein Private Wealth Management, bring experience and expertise in working with individuals and families interested in philanthropy and legacy planning.

Cumming concentrates her practice in the areas of trust and estate planning, administration and litigation, elder law and guardianship as well as real estate transactions, both residential and commercial. Her professional memberships include the Westchester Women’s Bar Association, the Westchester County Bar Association, the New York State Bar Association, and the Women’s Bar Association of the State of New York.

McGowan is a wealth advisor at Bernstein Private Wealth Management with 20 years of experience. He leads a diverse team that specializes in advising executives, business owners and multigenerational families, particularly those that share a philanthropic and impact orientation. He holds an A.A.S. from Everett Community College and a Bachelor of Arts degree from Stanford University and is a 21/64 Certified Advisor and a Chartered Financial Analyst Charterholder. He is a former mentor and board member for Minds Matter, a national nonprofit serving low-income high school students.

Since 1975, the Westchester Community Foundation has worked to improve the quality of life in Westchester by promoting responsible philanthropy, investing in transformative ideas and effective organizations, and connecting donors to critical local needs. The Foundation is a division of The New York Community Trust, one of the largest community foundations in the U.S., with assets of more than \$3 billion.



# SENIOR LIVING TRENDS

**PARTNER INSIGHTS**



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

We see *you* here.

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

Schedule your visit today and see for yourself.

THE BRISTAL AT ARMONK | 914.229.2590

THE BRISTAL AT WHITE PLAINS | 914.215.5820

*The Bristal*  
ASSISTED LIVING

[thebristal.com](http://thebristal.com)

Independent Living | Assisted Living | Memory Care



Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.

# MAKE 2024 THE YEAR OF YOU WITH BRIGHTVIEW

## Independent Living, Assisted Living & Dementia Care

What makes life at Brightview communities so carefree and rewarding isn't any one thing. It's *everything*. It's the people, the place, the personal touches, and peace of mind. It's how every resident is given the resources and opportunity to enjoy a healthy, happy, and rewarding day, every day.

### THE PEOPLE

Brightview's friendly, highly trained professionals make our communities great places to live, visit, and work! Each carefully chosen associate embraces Brightview's STARS principles and standards: Service, Teamwork, Action, Reputation, and Success.

### THE PLACE

Just 20 miles northeast of Manhattan and down the road from Silver Lake in Harrison, NY, our newest Brightview community is a four-story, modern farmhouse-inspired senior living residence nestled in front of a natural granite rock scape.

The Personal Touches & Peace of Mind  
From resort-like concierge services to customized daily assistance to specialized dementia care available right on campus, Brightview Harrison will offer the ultimate in carefree comfort and peace of mind as residents' needs change.

### INDEPENDENT LIVING & ASSISTED LIVING

- Modern apartment homes with kitchens and baths
- Comfortably elegant residential gathering spaces
  - Vibrant social opportunities with trips, outings, excursions, hobbies, clubs and community involvement
  - Pub, billiard room, salon, café, movie theater, and fitness center
  - Utilities, taxes, housekeeping, restaurant-style meals, maintenance, and scheduled transportation included
  - Customized assistance with daily activities and care (Assisted Living)
  - On-site nurse seven days a week (Assisted Living)

Dementia Care in Wellspring Village™:

- A specialized program of care and day-to-day activity
- Highly trained associates
- Private apartments specifically designed to foster self-reliance and decision-making
- Life-enriching activities seven days a week
- Emphasis on activity that promotes feelings of self-worth and productivity
- Unsurpassed quality of life for residents; peace of mind for families
- Meets and exceeds the expectations of healthcare professionals

### BRIGHTVIEW HARRISON WILL SPICE UP RESIDENTS' LIVES

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

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

dimensions of wellness include:

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

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

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

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

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

For more information, call Rosie Sampson or Rosanne Alfano at 914-533-1902 or visit [www.BrightviewHarrison.com](http://www.BrightviewHarrison.com).

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

## OPENING SUMMER 2024

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



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

Welcome Center Now Open  
Call for an Appointment!

Future Community | Summer 2024  
600 Lake Street | West Harrison  
[www.BrightviewHarrison.com](http://www.BrightviewHarrison.com)  
Just 20 miles northeast of Manhattan and down the road from Silver Lake

## MODEL APARTMENTS NOW OPEN SHOWINGS BY APPOINTMENT



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

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

BRIGHTVIEW  
SENIOR LIVING  
HARRISON





## AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

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

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

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



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

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



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

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



One Wartburg Place, Mount Vernon, NY 10552 | 914-699-0800 | [www.Wartburg.org](http://www.Wartburg.org)

# HOW MUCH SUPPORT DOES YOUR LOVED ONE NEED?

BY MARIA SCAROS



It is easier to notice physical decline than cognitive decline. If you are noticing slight changes in your loved one's cognitive abilities and your gut feeling is saying there is something off," consider any or all of the following **five A's** associated with most memory impairment.

### How should I deal with this? Should I deal with this?

The first suggestion is to visit your loved one more often to see what is actually going on. Is your loved one safe? Can they make informed decisions to handle daily life and stay healthy? Are they steady on their feet? Can they find their way around?

To help you in your assessment, consider the **five A's**.

- **Amnesia:** Do they remember they saw you yesterday? Do they remember where they saw you? What do they recall short term? long term?

- **Apraxia:** What is their relationship with their environment? Do they bump into things? What is their spatial awareness? How are they walking and navigating their environment? As people become more complex in their disease, they have difficulty navigating space and can't see in three dimensions.

- **Agnosia:** Do they know what an item is and what is its function? Do they know what the "key" is and what it does? Can they use the "key"?

- **Aphasia:** How able are they to access language? Do they have difficulty communicating? Do they have an inability to access a word and not be able to get it? The person knows the person or the word but can't remember it. It usually happens

with nouns so they may try to replace it with another noun.

- **Anomia:** Are they saying things that don't make sense to you but seem to make sense to them? Are they making up words? Are they beginning to speak gibberish?

### How do you know it is time to place a loved one in Memory Care?

There will be a tipping point. They may become incontinent or wander around aimlessly. They may forget who their family is or may become aggressive. Each person's tipping point is different. If you are honest with yourself, you will recognize the tipping point for you.

### Why would you consider a Memory Care Community over a home health aide? Isn't it better if your loved one stays in their home?

Initially staying home with help may be the best way to go. When the person becomes more compromised with any one or more of the **A's**, they need to go to a memory care community where they can maintain a healthy baseline and remain there as long as they can.

They will be surrounded by staff who understand their disease and how to help them manage their life with dignity and respect.

### What does a memory care community provide?

The Greens at Greenwich provides a safe community with trained professionals to give your loved one the care and dignity they deserve with a supportive social environment. Exceptional communities will look at your loved one's strengths, not their limitations. At The Greens, your

loved one will be guided through their journey developing a sense of purpose in their new normal. Music, art, dance/movement and drama therapy provide new means of expression and joy. Nutritious meals and exercise along with medical supervision enhance their health. You will find peace of mind in knowing that your loved one is safe allowing you to enjoy your visits with them.

You are facing difficult decisions. You

don't need to do it on your own. Senior advisors and geriatric care managers are resources to help you decide. Reach out to The Greens for resources and remember this journey "takes a village."

*Maria Scaros is executive director at The Greens at Greenwich, a small family-owned assisted living home for memory impairment. For more information, visit [thegreensatgreenwich.com](http://thegreensatgreenwich.com) or call 203-531-5500.*



## Home is a Feeling

*Discover The Greens at Greenwich*

The Greens provides safety, comfort, and a loving home filled with laughter and joy. We are a small intimate assisted living community for your loved one with memory impairment.

***Awarded the Best Practice for Resident Care by the Connecticut Assisted Living Association***

***Schedule a Tour***  
**203.531.5500**

[mscaros@thegreensatgreenwich.com](mailto:mscaros@thegreensatgreenwich.com)  
[thegreensatgreenwich.com](http://thegreensatgreenwich.com)



**TRUSTED  
JOURNALISM  
AT YOUR  
FINGERTIPS.**



# CHIEF FINANCIAL OFFICER APPOINTED

Mohegan in Uncasville, Connecticut, a global leader in premium entertainment and gaming resorts, has appointed Ari Glazer as chief financial officer. With over 20 years of investment banking experience advising global gaming and hospitality companies, Glazer brings a wealth of financial acumen and industry knowledge to the role. He will have responsibility for all finance activities, including financial planning and analysis, capital markets, accounting, tax, treasury, procurement and cash management. Glazer will report to Ray Pineault, president and CEO of Mohegan.

With a career spanning more than two decades in investment banking, Glazer brings an extensive track record of leadership and strategic achievements to Mohegan. Prior to joining Mohegan, he spent 20 years at Citigroup where he served, most recently, as managing director and global head of gaming and hospitality client coverage. He has advised leading companies in the industry on strategic and capital markets transactions, successfully guiding clients through complex situations with innovative solutions that delivered substantial business growth and value creation. He brings deep experience across both U.S. and international financial markets, to support Mohegan as a leading global diversified gaming operator.

Glazer’s leadership will fortify Mohegan’s position as a leader in the entertainment and gaming industry, while providing continuity to drive several strategic initiatives underway to support the company’s long-term goals of fiscal discipline, innovation and meaningful partnership with the investment community. Mr. Glazer’s appointment will be effective May 1. He holds a Bachelor of Arts degree from New York University and an M.B.A from the Columbia Business School at Columbia University.

Mohegan is the owner, developer and manager of premier entertainment resorts in the United States, Canada and Northern Asia. Mohegan’s U.S. operations include resorts in Connecticut, Washington, Pennsylvania, New Jersey, and Nevada; Canadian operations are based in Niagara Falls; and Mohegan Inspire is located in Incheon, South Korea. The brand’s iGaming division, Mohegan Digital, provides cutting-edge online gaming solutions to Mohegan’s loyal fan base and meets the digital needs of customers on a global scale.

# UNIVERSITY APPOINTS A VISIONARY ACADEMIC LEADER

Post University in Waterbury, Connecticut, has appointed Sandra G. Affenito, Ph.D., as chief academic officer. She brings a distinct background in higher education, health-care, industry, private practice and bio-behavioral research to her position and will provide the executive leadership and vision to ensure enriched, personalized learning experiences for all students to realize their fullest potential.



Sandra G. Affenito

“I am thrilled to welcome Sandra to the Post family and look forward to her insight and guidance as we plan for the future,” said Post University CEO and President John L. Hopkins. “Her diverse experience in academic leadership and proven record of success uniquely position her to lead us to even greater heights of excellence and innovation.”

Following a nationwide search, Affenito emerged as the top candidate due to her experience in spearheading and establishing over 30 new in-demand academic programs across disciplines, degree levels and modalities to revitalize and grow organizations. She is a graduate of the Institute for Educational Management at Harvard University, and a 2020 Fellow of the Executive Leadership Academy at the University of California Berkeley Center for Studies in Higher Education.

Affenito holds a Ph.D. in nutritional science from the University of Connecticut and completed postdoctoral training in biomedical and behavioral sciences at Wesleyan University through the National Institutes of Health, Office of Women’s Health, authoring over 70 scientific peer-reviewed publications in her research career. She holds certificates in higher education leadership from the Higher Education Resource Services Institute, and the Harvard Institute for Institutional Education Management, and is a 2020 Executive Leadership Academy Fellow of the University of California, Berkeley.

Based in Waterbury, since 1890, Post University is known for its innovation and focus on providing every online and on-campus student an educational experience with personalized support.

# SOUND APPLAUDS FOR SENATE AND ASSEMBLY

Save the Sound has announced that it is encouraged to see that leadership in both the New York State Senate and Assembly included \$500 million to fund the Clean Water Infrastructure Act (CWIA) in their respective one-house budgets. This would maintain the funding level that the CWIA has received every year since 2019, countering Governor Hochul’s proposal to spread the state’s \$500 million investment over two years.

“We appreciate the Senate and Assembly maintaining the current level of funding for the Clean Water Infrastructure Act, which provides crucial support for communities who otherwise would be unable to afford critical

projects to prevent wastewater pollution and protect drinking water,” said David Ansel, vice president of water protection for Save the Sound. “Cutting funding in half at this time would be unacceptable. New York has long been a leader in funding clean water infrastructure. And when New York state invests, New York communities can leverage those funds to secure federal funding essential to matching the massive challenges that threaten water quality in the Long Island Sound watershed and across our state.”

Save the Sound also appreciates that the Senate budget includes the NY HEAT Act in full, and hopes the Governor (who included portions of the bill in her executive budget) and the Assembly will support its inclusion in the final state budget for FY 2025.

“This policy is critical to lowering residents’ energy bills, curbing the impact of rate hikes, and fighting climate change. Unfortunately, the Assembly has not included the Act in their budget. We urge state leaders to follow suit in standing up for energy justice and climate action in the final budget,” said Alex Rodriguez, environmental justice specialist at Save the Sound.

# IN SUPPORT OF ENRICHING LIVES WITH DEVELOPMENTAL DISABILITIES



Ann Nehrbauer

Dedicated to enriching the lives of individuals with developmental disabilities and their families,

The Arc Westchester Foundation will host its annual gala “A Matter of Taste” on April 10 at Glen Island Harbour Club in New Rochelle. For more than 17 years this popular event, which brings together over 20 area restaurants for a culinary evening with about 350 attendees, also marks the 75th anniversary of The Arc Westchester.

This year three exceptional allies that have significantly contributed to The Arc Westchester’s mission include NewYork-Presbyterian Westchester Behavioral Health, which will be presented with The Corporate Partner Award for Project Search, a program serving young adults with intellectual and developmental disabilities as well as students who are in their last year of high school who could benefit from personalized support through an intensive year of career development and internship experience.

The Family Partner Award will be given

to The Glucksman Lieber Family for their long-standing dedication and generosity toward The Arc Westchester’s initiatives.

The Lifetime Advocate Award will be presented to Ann Nehrbauer, who is 95 years old and was instrumental in the landmark lawsuit that ultimately led to the shuttering of Willowbrook State School, a facility in which people with developmental disabilities were subjected to poor treatment and inhumane living conditions for decades. This lawsuit and the heroic work of people like Nehrbauer helped raise the conscience of the nation to support community integration and to establish high standards for humane conditions for all residential opportunities. The Willowbrook case helped lead to more people with disabilities being able to live in their communities, to more services for people with disabilities, and to the legal right of children with disabilities to a public education.

During this special evening attendees of A Matter of Taste will have the pleasure of indulging in an array of signature dishes crafted by Westchester’s finest chefs, complemented by a selection of fine wines, specialty cocktails and craft beers.

Actor Kevin Kilner, a veteran actor performing on and off-Broadway in numerous productions as well as in hundreds of television shows and movies during his 40-year career, will return as emcee.

Numerous sponsorship opportunities are available for the event and tickets are available for purchase. More information can be found at: <https://arcwestchester.org/MOT2024>

Barry Clark, newly appointed executive director of The Arc Westchester Foundation, expressed excitement about the event, “There is no other event quite like A Matter of Taste. There is an energy in the room that is palpable thanks to the exquisite food prepared by local chefs and the community spirit that supports the families we serve. Especially in this 75th anniversary year, we look forward to another spectacular evening of celebration, awareness and support,” he said.

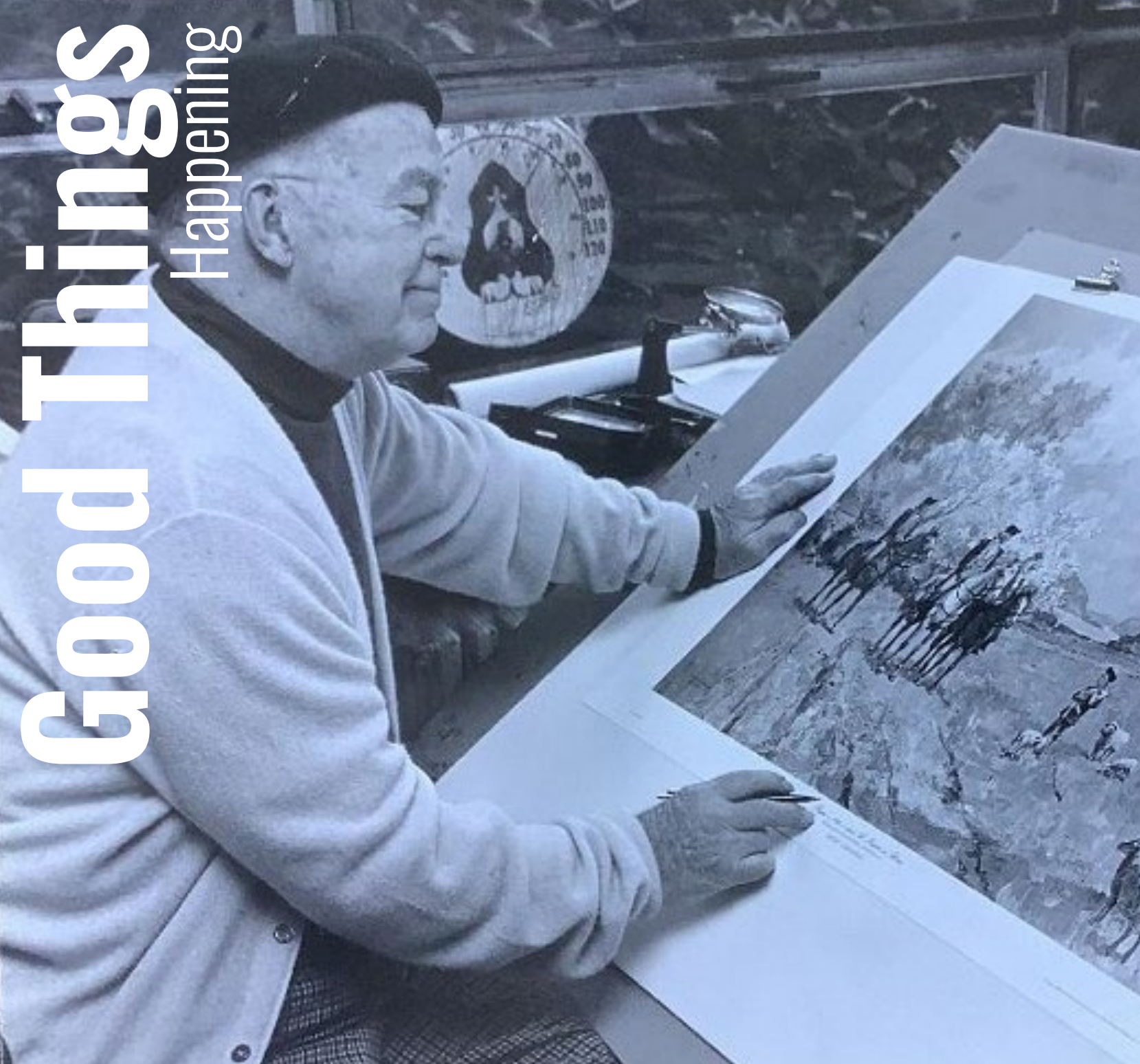
As a chapter of The Arc New York, The Arc Westchester is part of the largest and oldest national community-based organization advocating for and serving people with intellectual and developmental disabilities and their families.

CONNECT WITH

# WESTFAIR BUSINESS JOURNAL



[westfaironline.com](https://westfaironline.com)



John Fleming Gould creating a work of art.

# Good Things Happening

## HISTORIC ART EXHIBITION FEATURES RENOWNED HUDSON VALLEY ARTIST

The Bannerman Island Gallery located at 150 Main St. in Beacon, New York, will present an exhibition of historic works by renowned artist and illustrator John Fleming Gould (1906 – 1996), a former Cornwall, New York resident. A public opening reception for the exhibition will be held Saturday, April 13, from 4 to 6 p.m.

Presented by Gould's son Robert Gould and his wife Loretta the exhibition will include some early pulp illustrations, original Hudson Valley paintings, pen and ink illustrations and many more historic scenes of New York. Prints and some original works will be for sale.

Gould had a long career, both as an artist and art instructor. He was born in Worcester, Massachusetts, studied art and graduated from Pratt Institute in Brooklyn and as an instructor at Pratt for 22 years. He was a prominent illustrator for the "Saturday Evening Post" and for many national corporations.

Gould's oils, acrylics, watercolors, and pen and ink originals are in many private collec-

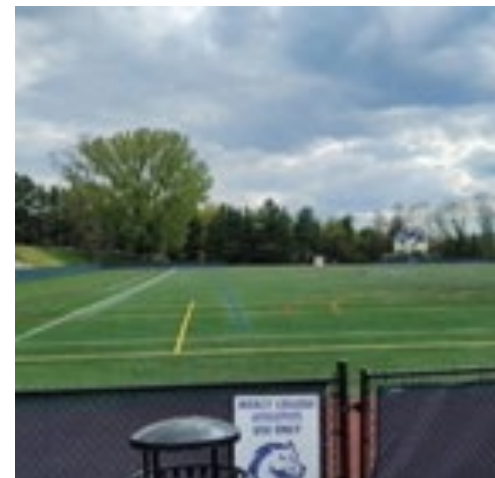
tions. He was partial to historical subjects, especially in the Hudson River Valley. For more than 20 years, Gould was an art consultant and illustrator for General Electric Company in Schenectady, and the Erie, Pennsylvania Locomotive Division. (His paintings of railroad subjects are known worldwide.) In 1957, Gould and wife Mary Gould established the Bethlehem Art Gallery in Cornwall where he also provided art instruction.

His popular illustration of Bannerman's Castle actually has a very important role in the making of the Bannerman Castle Trust Inc. (BCT), a 501 (c)3 nonprofit organization dedicated to the preservation of Bannerman's Island, its castle and structures.

In the early 1990s, actor/director and now Executive Director and Founder of the BCT, Neil Caplan, saw Gould's illustration in a publication and became fascinated by the historic island. Realizing that the island would be a perfect place to repurpose as a place for public tours, concerts and theatrical events –Caplan approached the New York State Office of Parks, Recreation and historic preservation and has been working collaboratively with them ever since.

The exhibition will run through Sunday, June 2. Gallery hours are Saturdays and Sundays, noon to 5 p.m. and weekday afternoons by chance and appointment.

## UNIVERSITY UNDERTAKES IMPROVEMENTS TO ATHLETIC FIELDS



McCullough, Goldberger & Staudt LLP (MGS) of White Plains successfully represented Mercy University in its application to the Dobbs Ferry Board of Trustees and Planning Board to make improvements on its turf fields to provide safety for its athletes and spectators at its Dobbs Ferry campus.

The university plans to replace two baseball dugouts with more permanent structures, as well as replace its scoreboard and add new protective netting along the infield to protect spectators from foul balls. The new dugouts will be modular and replace the existing ones, which consist of tenting over bleachers.

To make the games more enjoyable for spectators and reduce any noise to the surrounding area, the university also plans to upgrade its existing sound system with a permanent state-of-the-art system and replace its old scoreboard with a modern, digital freestanding scoreboard that will be more visible to spectators and athletes. It also plans to add a digital sign outside the field to announce upcoming events.

"Mercy's student athletes deserve to play on modern fields and their spectators deserve an improved experience," said MGS Managing Partner Seth Mandelbaum. "This will be a positive addition to the campus and we are happy to have assisted the university in making these improvements a reality."

"Upgrading our facilities is an important part of what makes our campus experience exceptional for our students and the greater community", said Thomas Simmonds, Mercy University's vice president for operations and facilities.

McCullough, Goldberger & Staudt represents a diverse group of clients and has been an integral part of the Westchester community for more than 60 years. The firm offers a wide range of services for its clients, which include corporations, insurance companies, municipalities, coop, condo and homeowners' associations, developers, golf and country clubs and not-for-profits as well as individual property owners.

Mercy University is an independent, coeducational institution serving more than 9,000 students each year across campuses in Westchester, the Bronx, Manhattan, as well as online. It is a federally designated minority-serving institution and the largest private Hispanic Serving Institution in the state of New York. Mercy was founded in 1950 by the Sisters of Mercy whose mission of transformative education remains strong.

# MAJOR COMPANY RECEIVES FDA APPROVAL TO TREAT CHILDREN WITH GENETIC FORM OF HIGH CHOLESTEROL

Regeneron Pharmaceuticals Inc. (NASDAQ: REGN) in Tarrytown recently announced that the U.S. Food & Drug Administration (FDA) has extended the approval of Praluent® (alirocumab) as an adjunct to diet and other low-density lipoprotein cholesterol (LDL-C) lowering therapies to include pediatric patients aged 8 and older with heterozygous familial hypercholesterolemia (HeFH).

“Many children with heterozygous familial hypercholesterolemia (HeFH) are able to substantially improve their LDL-C (bad cholesterol) with currently available therapies. But for those children whose LDL-C remains dangerously high, this approval is an important milestone as it gives these children and their families an additional option to help reduce and manage their LDL-C levels much earlier in their lives,” said Mary P. McGowan, M.D., chief medical officer of the Family Heart Foundation.

Familial hypercholesterolemia (FH) is an inherited condition caused by mutations in one of several genes that control how the body processes cholesterol, which can lead to very high levels of LDL-C (bad cholesterol). FH can come in two forms: HeFH, which develops when one mutated gene is inherited from one parent; and homozygous familial hypercholesterolemia (HoFH), which develops when a mutated gene is inherited from both parents. Praluent is approved to treat both children and adults with HeFH and adults with HoFH.

The approval is based on a Phase 3, randomized multicenter trial evaluating pediatric patients aged 8 to 17 with HeFH, who had LDL-C levels of 130mg/dL or greater and were already being treated with lipid-lowering medications.

“The approval of Praluent for the treatment of high cholesterol was a historic landmark achievement, as it was the first approved therapy targeting the genetically validated PCSK9 target for heart disease,” said George D. Yancopoulos, M.D., Ph.D., Board co-chair, president and chief scientific officer at Regeneron, and a principal inventor of Praluent.

Regeneron is a leading biotechnology company that invents, develops and commercializes life-transforming medicines for people with serious diseases. Founded and led for over 35 years by physician-scientists, its unique ability to repeatedly and consistently translate science into medicine has led to numerous FDA-approved treatments and product candidates in development, almost all of which were homegrown in its laboratories. Its medicines and pipeline are designed to help patients with eye diseases, allergic and inflammatory diseases, cancer, cardiovascular and metabolic diseases, hematologic conditions, infectious diseases and rare diseases.

# STATE-OF-THE-ART VIDEO & PODCAST FACILITY IN HISTORIC VILLAGE THEATER



Dr. Lisa N. Gallucci

LMC Media recently opened its cutting-edge video and podcast facility located within the historic Mamaroneck Cinemas movie theater. This state-of-the-art media center, equipped with the latest technology, is poised to become a vital hub for fostering community ties, documenting local stories and amplifying the diverse voices that make the Larchmont and Mamaroneck communities in Westchester County unique.

Situated in the heart of the village’s business district, LMC’s “Studio on the Avenue” serves as a beacon for creativity and connection, building upon the success of the renovated historic movie theater just two years ago. The theater, now a multifunctional cultural center and gathering place, has become a cornerstone of Mamaroneck’s identity.

Key Features of LMC Media’s Studio on the Avenue include cutting-edge technology; community engagement, a dedicated space for community members to collaborate, learn and share their stories; and workshops, training sessions and events to empower individuals with the skills needed to contribute to the media landscape.

LMC Media is committed to documenting and preserving the rich history of the communities it serves. Through oral histories, documentaries and podcasts, the center aims to ensure that the unique stories of the community are passed down through generations.

LMC Media, which recently celebrated its 40th anniversary, is a nonprofit organization that administers the public, educational and government access channels on the Altice and Verizon cable systems. LMC relies on funding from community members and businesses to support the services and opportunities that enrich the Larchmont and Mamaroneck communities; to connect, create and inform the community through the use of digital media and by putting media tools in the hands of residents to support self-expression, free speech, and community building. LMC Media’s expansive programming reflects its multifaceted role in the Larchmont-Mamaroneck community as a vital source for municipal and community news.

# IONA UNIVERSITY RECEIVES \$10,000 GRANT FOR LOCAL MENTAL HEALTH WORKSHOPS AND TRAININGS



The Community Fund of Bronxville, Eastchester and Tuckahoe has awarded Iona University a \$10,000 grant to conduct local workshops this spring focusing on managing stress, depression and anxiety.

“We are thrilled to partner with The Community Fund to provide these important workshops for local residents,” said Kavita Dhanwada, Ph.D., founding dean of the NewYork-Presbyterian Iona School of Health Sciences. “This opportunity both aligns with Iona’s mission of service to our local communities and gives our students the chance to gain real-world experience applying the lessons of the classroom into the world beyond.”

Three one-hour workshops will take place this spring at Iona’s Kelly Center for Health Sciences in Bronxville. Workshops include:

- Stress management for teenagers;
- Mental, emotional and relational well-being and health; and
- Racism and multicultural awareness.

The grant will be implemented by graduate students from Iona University’s Marriage & Family Therapy and Mental Health Counseling programs.

The goal is to help improve health outcomes based on the Community Fund’s recent Community Needs Assessment, which identified a large gap surrounding mental health and well-being.

Amy Korb, executive director of The Community Fund, said the needs assessment, conducted in partnership with Pace University’s Wilson Center for Social Entrepreneurship, provided important data to understand what services were most needed.

“Our staff, in partnership with our board, worked together to develop the mental health discretionary fund and find robust programs that provide tangible help to our community members,” Korb said. “This isn’t just about mental health awareness; it is about providing our community members with the services and tools to help them thrive.”

Founded in 1919, The Community Fund awards these grants yearly to provide funding and support for agencies and programs serving

the health, education and welfare needs of residents in the villages of Bronxville and Tuckahoe and the town of Eastchester. For 2024, they have awarded \$600,000 in grant allocations to support the community’s health needs.

The Community Fund was founded in 1919 to support qualified agencies and programs that provide vital services within Bronxville 10708, Eastchester, and Tuckahoe. These services help thousands of neighbors each year at little or no expense to those least able to pay. With declining government support, these agencies need the help of the Fund more than ever. The Community Fund is staffed and administered by members of the community volunteering their time and talents.

Founded in 1940, Iona University is a master’s-granting private, Catholic, coeducational institution of learning in the tradition of the Edmund Rice Christian Brothers. Its 45-acre New Rochelle campus and 28-acre Bronxville campus are just 20 miles north of Midtown Manhattan. With a total enrollment of nearly 4,000 students and an alumni base of more than 50,000 around the world, Iona is a diverse community of learners and scholars dedicated to academic excellence and the values of justice, peace and service. Iona is highly accredited, offering undergraduate degrees in liberal arts, science and business administration, as well as Master of Arts, Master of Science and Master of Business Administration degrees and numerous advanced certificate programs. A school on the rise, Iona officially changed its status from College to University on July 1, 2022, reflecting the growth of its academic programs and the prestige of an Iona education.

# KICKING UP THEIR HEELS



Burke Day/Heels & Wheels in full throttle.

Burke Day/Heels & Wheels Sunday, April 7, commemorating Burke’s founding, kicks off with the annual 5k & Kids Fun Run on Burke’s White Plains campus, 785 Mamaroneck Ave. in White Plains. Registration begins at 8:30 a.m. and the 5k race begins at 9:45 a.m. Runners, walkers and adaptive athletes of all ages come together to compete in this exciting and supportive race.

The fun continues on the quad with Burke Day celebrations including games, activities, entertainment, food, Burke programming and more. Also, the Adult Fitness Center will be open for tours. Admission for all is complimentary.



# Good Things Happening

## VOLUNTEERS TO BEAUTIFY RIVER

From left: Nancy Chapin, Board of Parks and Recreation; Darrin Wigglesworth, parks operations manager; Nell Solley, Friends of Mianus River Park; Sue Bodson, Board of Parks and recreation and co-chair of Parks and Recreation Foundation; and Dr. Gregory Kramer, Greenwich Tree Warden.

Celebrate Earth Day and volunteer to beautify Mianus River Park Saturday, April 27. The town of Greenwich Parks and Recreation Foundation will hold its Second Earth Day Beatification of Mianus River Park on that day from 9 a.m. to noon. Volunteers should plan on meeting at the Cognewaugh Street entrance of the park, and due to limited parking, they are encouraged to carpool.

Activities in the morning will include planting trees along the trail's entrance, native plantings in the circle of the parking lot, removal of invasive, winged euonymus

species as needed, lining the trails with stray logs/larger branches, removal of debris from the first drainage area, planting trees along the trails, and debris pick-up as needed.

The town of Greenwich Parks Department will provide shovels, hand shears, rakes, hand saws and garbage bags. Volunteers are asked to bring their tools if they have them.

"We invite the community to come and give back to the Town Parks that have given us so much," said Parks and Recreation Director Joe Siciliano. "If you haven't been to Mianus River Park in a while, the Earth Day Clean-Up and Beautification is an excellent

opportunity to discover it again."

The Mianus River Park consists of 109.7 acres in the Mianus/upper Cos Cob neighborhood of Greenwich and 110.3 acres in adjacent Stamford. The Friends of Mianus River Park, the Junior League of Greenwich, the Stamford Norwalk Junior League, and Greenwich Magazine/Moffly Media are all supporting the effort to beautify the park that straddles both Greenwich and Stamford.

For responding or for any questions, contact Town of Greenwich Parks and Recreation Foundation Co-Chair Sue Bodson at [sembodson@gmail.com](mailto:sembodson@gmail.com)

## BEDFORD 2030 WELCOMES TWO NEW MEMBERS



Deborah Stiles



Gabrielle Bilik

Building a resilient and sustainable future for the community is enhanced by the addition of two active professionals to its team according to Bedford 2030. They include:

Deborah Stiles who spent her professional life in two different sectors: law and university administration. Having retired from Columbia in mid-2023, she is now able to dedicate her energies to more personal nonprofit activities. Her two major interests are the environment and music.

Stiles is also involved in the Bedford Garden Club, focusing on horticulture and conservation and has long been involved in music, currently serving on the boards of The Caramoor Center for Music and the Arts and MasterVoices Inc., a performing arts organization, where she also participates as a singer in its concert chorus. Stiles believes that she can bring her legal skills and knowledge of research grants to fully support the mission of Bedford 2030.

Gabrielle Bilik, an award-winning journalist and designer, brings a dynamic blend of skills — writing, design, marketing and comedy writing — to her role as program administrator at Bedford 2030. Armed with a journalism degree from Plattsburgh State University, she has refined these skills through roles at Halston Media Group, United Way, and 4Communi-T, excelling in project management, event planning and branding. Beyond her professional pursuits, she finds joy in hiking, cherishing moments with her dog, and indulging in a good Netflix binge. Committed to sustainability, she envisions Bedford 2030 as a model for communities and strives to make sustainable practices accessible to all through collaboration and impactful initiatives.

## IMPACTING INFRASTRUCTURE, ENVIRONMENT, ECONOMIC DEVELOPMENT

The Regional Plan Association (RPA), an independent, nonprofit civic organization, which develops and supports programs that improve sustainable, economic vitality and the quality of life in the New York-New Jersey-Connecticut metropolitan area, has hired Pete Harrison as its new Connecticut director. He will lead the implementation of and shape RPA programs that will have a positive impact on Connecticut's infrastructure, environment, economic development and communities.

"For the past few years, we've worked alongside Pete and seen firsthand his tremendous skills at research, planning and advocacy," said Tom

Wright, president and CEO of Regional Plan Association. "Pete has demonstrated his passion for working with communities and making positive change through coalitions and grassroots campaigns. We are delighted to have him join RPA to lead our efforts in Connecticut to create communities that are sustainable, equitable, healthy and prosperous."

Previously, Harrison served as the director of DesegregateCT, a coalition of nonprofits and community members advocating for improved

local and state policies that lead to equitable and thriving Connecticut communities. A resident of Simsbury, Connecticut, Harrison has over a decade of experience in tenant organizing and policy research focused on affordable housing and climate solutions and brings with him to RPA comprehensive experience and knowledge in the region and beyond.

"Joining RPA as the director of Connecticut brings my career completely full circle," said Harrison. "Coming from Connecticut, and leading DesegregateCT, to then joining RPA, is a true honor and opportunity for me to continue the work on housing, transportation and climate that I feel so passionately about in our region, while collaborating with a forward-thinking group of professionals."

Also, before joining DesegregateCT, Harrison held roles at Data for Progress as a senior housing policy advisor where he led research on the trailblazing 2020 "Homes for All" report. He also co-founded and served as the CEO of homeBody Network and has spent over seven years as an adjunct lecturer at Baruch College. Harrison holds a Bachelor of Arts degree from the College of Holy Cross and a Master's of Urban Planning degree from Columbia University.

RPA also announced the promotion of Zoe Baldwin as vice president of state programs working to build a strong network and presence in Connecticut and strengthen its work throughout the region.



2024  
**40 UNDER  
FORTY**  
FAIRFIELD COUNTY



EVENT DATE  
**JUNE 13**



LOCATION  
**THE POINT**  
AT NORWALK COVE



TIME  
**5:30  
8:00 PM**



TICKETS  
**\$40**

MORE INFO



# NOMINATE

## YOUR COWORKERS, FRIENDS, FAMILY OR YOURSELF

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.**

### REQUIREMENTS

1. Be over 25 and under 40 years of age
2. Be a leader who's part of the county's business growth
3. Live or work in Fairfield county
4. Has not previously won this competition

SUBMISSION  
DEADLINE EXTENDED

**MARCH 29**

NOMINATE AT

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

### EMCEE



**MATT  
SCOTT**  
Meteorologist /  
Co-Host  
Fox 61 Morning  
News

### JUDGE



**DR. NIKKI  
WINGATE**  
Welch College  
of Business and  
Technology  
Sacred Heart  
University

### JUDGE



**NELSON  
MERCHAN**  
Connecticut  
Small Business  
Development  
Center

### SPONSORS

**Deloitte.**

YaleNewHavenHealth



### SUPPORTERS



### 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

EVENT INFORMATION: Natalie Holland at [nholland@Westfairinc.com](mailto:nholland@Westfairinc.com)

SPONSORSHIP INQUIRIES: [partners@Westfairinc.com](mailto:partners@Westfairinc.com)

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court  
White Plains & Poughkeepsie  
Local business cases, March  
6 -12

**Structural Building Systems, West Harrison, Anthony Frascone,**  
24-22179-SHL: Chapter 7, assets \$45, liabilities \$306,399.  
Attorney: Todd S. Cushner.

**Bag Associates LLC, Chestnut Ridge, Guy Goss, managing member,**  
24-22182-SHL: Chapter 7, assets \$750,000, liabilities \$1.1 million.  
Attorney: pro se.

**Johnston & Rhodes Bluestone Co., Roscoe, Peter Becker Johnston, president,** 24-35235-CGM: Chapter 11, assets \$2,545,251, liabilities \$1,384,921.  
Attorney: Michelle L. Trier.

**Baruch and Malka Spitzer, Spring Valley re. codebtor AZG Sales Inc., Monsey,**  
24-22190-SHL: Chapter 7, assets \$931,308, liabilities \$2,756,646.  
Attorney: Charles Wertman.

**Hello Nostrand LLC, Monsey, Lee Buchwald, restructuring officer,**  
24-22192-SHL: Chapter 11, assets and liabilities \$50 mil- lion - \$100 million.  
Attorney: Kevin J. Nash.

**Lazer Katz, Monsey re. codebtor Upgrades New York Inc., Spring Valley,**  
24-22195-CGM: Chapter 13, assets \$916,874, liabilities \$1,621,971.  
Attorney: Allen A. Kolber.

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

**Daveli Ltd., Larchmont, doing business as Alondra's, Veronica Perez, president,**  
24-22202-SHL: Chapter 7, assets \$0, liabilities \$73,000.  
Attorney: Anne J. Penachio.

**AZG Sales Inc., Monsey, Baruch Spitzer, principal,**  
24-22204-SHL: Chapter 11, assets \$446,704, liabilities \$1,799,178.  
Attorney: Charles Wertman.

U.S. District Court, White Plains  
Local business cases, March  
6 - 12

**Smoking Cigars LLC, Elmsford vs. The People's Cigar Republic LLC, Elmsford,** 24-cv-1765-NSR: Trademark infringement.  
Attorney: Jordan A. Lavine.

**Allstate Fire and Casualty Insurance Co., Northbrook, Illinois, et al, vs. Valvoline Instant Oil Change, Middletown, et al,** 24-cv-1825-CS: Negligence.  
Attorney: Andrew Hunt.

DEEDS

Above \$1 million

**26 Woodland LLC,** Tuckahoe.  
Seller: Nicholas Everett, Bronxville. Property: 26 Woodland Ave., Eastchester.  
Amount: \$1.4 million. Filed Feb. 21.

**Birnbaum Robert M.,** New York. Seller: Lincoln Road Partners LLC, Scarsdale. Property: 18 Lincoln Road, Scarsdale. Amount: \$1.5 million. Filed Feb. 26.

**Crown Die Holding LLC,** Mount Vernon. Seller: 262 W. Lincoln LLC, Mount Vernon. Property: 260 W. Lincoln Ave., Mount Vernon. Amount: \$1.8 million. Filed Feb. 26.

**Elk Home Partners III LP,** Rye. Seller: William Cember, Jersey City, New Jersey. Property: 15 Strawberry Lane, Greenburgh. Amount: \$1.1 mil- lion. Filed Feb. 22.

**Hill, Patricia C.,** Mamaroneck. Seller: McS Investment Location LLC, Franklin Lakes, New Jersey. Property: 14 Doris Road, Mamaroneck. Amount: \$1.5 million. Filed Feb. 21.

**Niksus Realty LLC,** New York. Seller: Bocada 887 South Central Avenue LLC, Cranston, Rhode Island. Property: 887 S. Central Park Ave., Greenburgh. Amount: \$7.9 million. Filed Feb. 22.

**Risi Limousine Corp.,** Mount Vernon. Seller: Munster Equities LLC, Astoria. Property: 252 Third St., Mount Vernon. Amount: \$1.5 million. Filed Feb. 22.

**Sharpe Home Designs LLC,** Yonkers. Seller: Lopes Eurico, New Rochelle. Property: 84 Longview Ave., White Plains. Amount: \$1.1 million. Filed Feb. 26.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Machal Karim, Sleepy Hollow. Property: 20 Wallace Way, New Castle. Amount: \$1.4 million. Filed Feb. 21.

**35 South 12 LLC,** Bronx. Seller: Nimako Nana O, Bronx. Property: 35 S. 12th Ave., Mount Vernon. Amount: \$769,000. Filed Feb. 26.

**BLSE Purchasers LLC,** Yonkers. Seller: Linda Quarcoo, Bronx. Property: 251 Nuber Ave., Mount Vernon. Amount: \$875,000. Filed Feb. 26.

**Bozeman, Bruce L.,** Mount Vernon. Seller: Chondrite REO 8 Inc., Evanston, Illinois. Property: 370 N. Clayton Road, Greenburgh. Amount: \$101,000. Filed Feb. 26.

**Cronin III, Timothy L.,** South Salem. Seller: 9 Peaceable Street LLC, South Salem. Property: 9 Peaceable St., Lewisboro. Amount: \$950,000. Filed Feb. 23.

**D'Agostino Charles,** Pleasantville. Seller: MEM FLIPP Corp., Bronxville. Property: 414 N. Fulton Ave., Mount Vernon. Amount: \$570,000. Filed Feb. 26.

**Deutsche Bank National Trust Co.,** West Palm Beach, Florida. Seller: Giancarlo Orozco, Baldwin. Property: 30 Washington Blvd., Mount Vernon. Amount: \$238,000. Filed Feb. 22.

**Fallon, Laura K.,** Croton-on-Hudson. Seller: Observatory Drive Owners LLC, Croton-on-Hudson. Property: 12 Observatory Drive, Cortlandt. Amount: \$580,000. Filed Feb. 22.

**Finkel, Melanie,** White Plains. Seller: Betts Island Aqua Farm Inc., Dobbs Ferry. Property: 256 Dell Ave., Yorktown. Amount: \$360,000. Filed Feb. 22.

**Gambardelli, Richard J.,** Yonkers. Seller: XaoliH LLC, Yonkers. Property: 44 Rushby Way, Yonkers. Amount: \$720,000. Filed Feb. 21.

**Gova Holdings Group LLC,** Yonkers. Seller: Familia Ramon, Yonkers. Property: 653 Warburton Ave., Yonkers. Amount: \$640,000. Filed Feb. 22.

**Hill Side Haven LLC,** Cortland Manor. Seller: Invictus X LLC, Peekskill. Property: 37 Gallows Hill Road, Cortlandt. Amount: \$157,000. Filed Feb. 22.

**Integrity Deals Group LLC,** Flushing. Seller: Rexhepi Nife, Ossining. Property: 24 Snowden Ave., Ossining. Amount: \$570,000. Filed Feb. 26.

**LM McSherry LLC,** Corvallis, Oregon. Seller: James Young, Mount Vernon. Property: 169 S. Bedford Road, New Castle. Amount: \$640,000. Filed Feb. 22.

**Maasai Properties LLC,** New York. Seller: Reid Renisha, New Rochelle. Property: 79 Harding Drive, New Rochelle. Amount: \$649,000. Filed Feb. 23.

**Mancini Gladys,** Bronxville. Seller: 71 William Street Realty Corp., Mount Vernon. Property: 71 William St., Mount Vernon. Amount: \$955,000. Filed Feb. 26.

**Marraccini, Francis A.,** Harrison. Seller: 124 Condit LLC, Milford. Property: 124 Condit St., Harrison. Amount: \$800,000. Filed Feb. 15.

WESTCHESTER COUNTY & HUDSON VALLEY

**Maz Premium Realty LLC,** New Rochelle. Seller: Saavedra Johnathan, New Rochelle. Property: 47 John St., New Rochelle. Amount: \$675,000. Filed Feb. 22.

**McFarlane, Elaine,** Yonkers. Seller: 194 Yonkers Ave LLC, Bronx. Property: 182 Yonkers Ave., Yonkers. Amount: \$775,000. Filed Feb. 20.

**Normandy Capital Trust Series 2021-Q4 Remic Series 2021-Q4,** Summit, New Jersey. Seller: Blue 26 LLC, Roslyn Heights. Property: 349 Fourth Ave., Mount Vernon. Amount: \$378,000. Filed Feb. 16.

**Passante, Russell,** Roslyn Heights. Seller: Pleasant Properties LLC, Bronx. Property: 36 Donald Lane, Ossining. Amount: \$350,000. Filed Feb. 16.

**Puff Sr., Robert W.,** Cortlandt Manor. Seller: Invictus X LLC, Peekskill. Property: 37 Gallow Hill Road, Cortlandt. Amount: \$315,000. Filed Feb. 22.

**Raniolo, John,** Yonkers. Seller: Freedom Mortgage Corp, Fishers, Indiana. Property: 10 Cliff St., Yonkers. Amount: \$563,000. Filed Feb. 14

**Red Oak New York USA LLC,** New Rochelle. Seller: Matthew P. Pucila, Mount Kisco. Property: 34 Oak Lane, New Castle. Amount: \$690,000. Filed Feb. 14

**Selar Realty Corp.,** Scarsdale. Seller: Richard T. Kelly, Bronx. Property: 300 Highpoint Drive 513, Greenburgh. Amount: \$424,000. Filed Feb. 8.

**SR Winding Road LLC,** Ardsley. Seller: Keep The Peace Realty LLC, Ardsley. Property: Winding Road, Greenburgh. Amount: \$600,000. Filed Feb. 15.

**Tartas, Irene M.,** Mount Kisco. Seller: Riverview Property Holding LLC, Armonk. Property: 205 Sutton Drive, Mount Kisco. Amount: \$370,000. Filed Feb. 9.

**Toscanini, Gabriela,** White Plains. Seller: Credit Suisse First Boston Mortgage Securities Corp., Highlands Ranch, Colorado. Property: 42 Calam Ave., Ossining. Amount: \$843,000. Filed Feb. 16.

**Town of Greenburgh,** Seller: Hillside Street LLC, Dobbs Ferry. Property: The Knoll, Greenburgh. Amount: \$27,500. Filed Feb. 22.

**US Bank Trust NA,** Chicago, Illinois. Seller: TNK Management LLC, Mount Vernon. Property: 633 Fifth Ave., Mount Vernon. Amount: \$525,000. Filed Feb. 14

**Villa Porfirio,** Yonkers. Seller: 67 Fairview St LLC, Yonkers. Property: 67 Fairview St., Yonkers. Amount: \$650,000. Filed Feb. 20.

**Walnick LLC,** Somers. Seller: Marc Baclija, Yonkers. Property: 7 Florence Drive, Somers. Amount: \$860,000. Filed Feb. 22.

Federal Tax Liens, \$10,000 or greater,  
Westchester County, March  
6 - 12

**Anglero, Emmanuel:**  
Yonkers, 2014 – 2017 personal income, \$71,433.

**Arben Group LLC:**  
Pleasantville, 2021 – 2022 quarterly taxes and failure to file correct information, \$291,449.

**Benko, George:** New Rochelle, 2009, 2020, 2021 failure to collect employment taxes, \$31,172.

**Cacciola, Michael:** Ossining, 2014 – 2016, 2019 – 2021 personal income, \$67,369.

**F&FC Landscaping and Construction Co.:** Ossining, 2022 quarterly taxes, \$16,895.

**Frankel, James E.:**  
Chappaqua, 2020 personal income, \$212,124.

**Grzebyk, Zenon:** Chappaqua, 2019 – 2021 personal income, \$20,207.

**McCarthy, Denis:** Bedford, 2012 failure to collect employ- ment taxes, \$49,044.

**Pylon CG Inc.:** White Plains, 2021 – 2022 corporate, unem- ployment and quarterly taxes, \$101,758.

**Terrero, Maria:** Yonkers, 2015, 2021, 2022 personal income, \$16,549.

**Waight, Julie:** Yonkers, 2014 – 2017 personal income, \$71,433.

JUDGMENTS

**9120 Oriole Way LLC,** Katonah. \$15,899 in favor of National Construction Rentals Inc, Pacoima, California. Filed Jan. 29.

**Adams, Demonte D.,** Mount Vernon. \$2,089 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 31.

**Aggressive Fire Protection LLC,** New York. \$42,006 in favor of GA Fleet Association Inc., Rye Brook. Filed Feb. 2.

**Araoz, Tania,** White Plains. \$7,680 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 1.

**Arm Bagels Inc.,** Hartsdale. \$24,704 in favor of David Rosen Bakery Supplies Inc., Maspeth. Filed Feb. 1.

**Arratia, Marcos,** West Haven, Connecticut. \$20,765 in favor of Gray Place Management LLC, Filed Jan. 29.

**Blanding, Kristina L.,** White Plains. \$3,336 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 1.

**Burgess, Jonathan B.,** Mount Vernon. \$2,677 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 1.

**Chung, Yonette C.,** White Plains. \$9,501 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Colasanti, Marina J.,** Mamaroneck. \$3,203 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 1.

**Costa-Vera, Jessica J.,** Port Jervis. \$1,660 in favor of Michael Grossbach Inc., Croton-on-Hudson. Filed Jan. 29.

**Deacutis, Karen,** Thornwood. \$5,377 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 1.

**Fabricant, Cathy,** Chappaqua. \$6,715 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 31.

**Falcones, Liliana,** Buchanan. \$7,975 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Jan. 31.

**Fermin, Jose S.,** Yonkers. \$21,716 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Galeas, Jonathan J.,** Mount Vernon. \$9,442 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Giorgio, Maria I.,** White Plains. \$5,593 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Gonzalez, Carmen SR,** Providence, Rhode Island. \$19,875 in favor of Milio Cousins Inc., Yonkers. Filed Jan. 29.

**Gordon, Mark H.,** Delray Beach, Florida. \$62,563 in favor of Michael Marom, Clayton, North Carolina. Filed Jan. 30.

**Gray, Alvin L.,** New Rochelle. \$5,491 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 1.

**Guevara, Rina,** Yonkers. \$1,655 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 1.

**Harlow, Michael,** Briarcliff Manor. \$1,824,274 in favor of Insulation Distributors Inc., Chanhassen, Minnesota. Filed Feb. 2.

**Hunter, Joseph,** Mount Vernon. \$8,009 in favor of Consolidated Edison, New York. Filed Jan. 30.

**Johnson, Javid,** Mount Vernon. \$21,747 in favor of Fordham University, Bronx. Filed Feb. 1.

**Jones, April,** Fishkill. \$52,650 in favor of HillCrest Park Condo C/O Laisha Lynk, Peekskill. Filed Feb. 1.

**Kearns, Kerry R.,** Yonkers. \$9,376 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Lopez, Meza Jose C,** Yonkers. \$10,879 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Lozano, Jose,** Yonkers. \$8,793 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Mack, Maureen,** Pelham. \$1,915 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 31.

**Martinez, Bessy,** Irvington. \$8,272 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 1.

**Matias, Antonio L.,** White Plains. \$12,062 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Matthews, Aaron D.,** Mount Vernon. \$1,909 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 31.

**McEnery, Brian F.,** Eastchester. \$19,242 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Mule, Maria,** Mount Kisco. \$5,841 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Jan. 29.

**Nunez, Martin J.,** Bronx. \$28,528 in favor of Milio Brothers Inc., Yonkers. Filed Jan. 29.

**O’Leary, Heather M.,** Croton-on-Hudson. \$7,449 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 1.

**Ozuma, Genesis,** Monroe. \$4,621 in favor of Milio Brothers Inc, Yonkers. Filed Jan. 29.

**Parchment Shelly A L,** Pembrook Pines, Florida. \$13,437 in favor of Ecco Land Corp, Mount Vernon. Filed Jan. 29.

**Pollack, Zoe R.,** Cross River. \$5,795 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Quilli, Melgar Jorge P.,** Yonkers. \$11,778 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Reid, Priya-Sona S.,** White Plains. \$13,100 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Rosario, Mark E.,** Yonkers. \$3,500 in favor of Meyer Paul W-Jr, Yonkers. Filed Feb. 1.

**Simpson, Glenn S.,** White Plains. \$11,109 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 2.

**Soleire Electrical Solutions Corp.,** New York. \$58,472 in favor of GA Fleet Association Inc., Rye Brook. Filed Feb. 2.

**Spencer, Kathleen,** Peekskill. \$15,373 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Swan, Shaniqua N.,** Washington, District of Columbia. \$28,180 in favor of Fairview 505254 LLC, Yonkers. Filed Jan. 29.

**Thomas, Jamaal J.,** White Plains. \$3,295 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 31.

**Tomero, Ashley T.,** Yonkers. \$6,314 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 31.

**Vevi Inc.,** Yonkers. \$37,076 in favor of Iron Mountain Nederland Data Centre BV. Filed Jan. 29.

**Walthall, Gregory,** White Plains. \$2,304 in favor of Koike Hideo, Valhalla. Filed Jan. 30.

**Weise, Beverly,** Hastings-on-Hudson. \$10,342 in favor of John E. Andrus Memorial Inc., Hastings-on-Hudson. Filed Feb. 2.

LIS PENDENS

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

**303 South Broadway Building Company LLC,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$210,000 affecting property located at 38 Baker St., Cortlandt. Filed Feb. 20.

**America Express Centurion Bank,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 139 Bedford Road, Mount Pleasant. Filed Feb. 19.

**Arrow Financial Services LLC,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$305,000 affecting property located at 101 Belvedere Drive, Yonkers. Filed Feb. 20.

**Citimortgage Inc,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$696,000 affecting property located at 126 Barnegat Road, Pound Ridge. Filed Feb. 19.

**Citron, Lai Ngo,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$94,000 affecting property located at 21 Lakeview East Ave., Cortlandt. Filed Feb. 26.

**Clarke, Inez,** as owner. Filed by MSR Asset Vehicle LLC. Action: Foreclosure of a mortgage in the principal amount of \$189,000 affecting property located at 11 N. Washington Ave., Greenburgh. Filed Feb. 27.

**Cliff Walk Sleepy Hollow LLC,** as owner. Filed by River House at Sleepy Hollow Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$34,000 affecting property located at 11 River St., Sleepy Hollow. Filed Feb. 19.

**DeMoura, Arthur,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 53 Liberty Ave., New Rochelle. Filed Feb. 19.

**Edwards-Dowdle Funeral Home Inc.,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located in Ossining. Filed Feb. 26.

**Fowlkes, Darryl** (estate of) as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$134,000 affecting property located at 452 S. First Ave., Mount Vernon. Filed Feb. 21.

**Hall, Christina R.,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,400,000 affecting property located at 16 Ridge Road, Bronxville. Filed Feb. 20.

**Lanzallotto, Anthony** (heir) as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 14 Prince St., Greenburgh. Filed Feb. 23.

**Lee, Thomas,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$640,000 affecting property located at 58 Underhill Road, Scarsdale. Filed Feb. 27.

**Primavera, Margaret,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 521 Trump Park, Unit 521, Shrub Oak. Filed Feb. 27.

**Quijada, Saul,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 114 Sickles Ave., New Rochelle. Filed Feb. 22.

MECHANIC’S LIENS

**130 Midland Ave Owner LLC,** Port Chester. \$44,160 in favor of Advance Concrete Solutions Inc. Filed Feb. 26.

**500 Commerce LLC,** Mount Pleasant. \$19,793 in favor of Ferguson Enterprises LLC, Maspeth. Filed Feb. 21.

**Brightview Harrison LLC,** Harrison. \$8,452 in favor of Durante Rentals LLC, New Rochelle. Filed Feb. 23.

**Herrera, Armando,** New Rochelle. \$11,500 in favor of Foam Insulation Solution NJ, Brooklyn. Filed Feb. 22.

**King Del Holdings LLC,** Mount Vernon. \$1,100,000 in favor of Grayline Construction LLC, New Rochelle. Filed Feb. 22.

**NYIP Owner I LLC,** Greenburgh. \$3,438 in favor of Durante Rentals LLC, New Rochelle. Filed Feb. 23.

**Savino, Justin,** Yorktown Heights. \$1,150 in favor of Michael DeCarlo, Stormville. Filed Feb. 27.

NEW BUSINESSES

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

Partnerships

**T&R Auto Sale,** 435 Union Ave., Mount Vernon 10550. c/o Richard Jones and Tiffany Treasure. Filed Feb. 7.

Sole Proprietorships

**Adison Painting,** 236 Washington Ave., New Rochelle 10801. c/o Jose Arnaldo Pineda Hernandez. Filed Feb. 23.

**Aidans Jewelry Box,** 54 Old Town Crossing Mount Kisco 10549. c/o Aklan Lewinter. Filed Feb. 21.

**All Clean Services,** 136 N. Ninth Ave., No. 1, Mount Vernon 10550. c/o. Filed Feb. 26.

**Alpha Omega HVAC Mechanical**, 43 Mayfair Way, White Plains 10603. c/o Alan Broccoli. Filed Feb. 22.

**Art Landscaping MB**, P.O. Box 193, Bedford Hills 10507. c/o Benjamin Gayosso. Filed Feb. 20.

**Art MB Landscaping**, P.O. Box 193, Bedford Hills 10507. c/o Benjamin Gayosso. Filed Feb. 20.

**Aurelio Sanchez Construction**, 116 N. Fulton Ave., Mount Vernon 10550. c/o. Filed Feb. 26.

**Capri Foundation**, 244 S. Third Ave., Mount Vernon 10550. c/o Capri Johnson. Filed Feb. 20.

**Chantal Check Cashing Place**, 205 Main St., 2C, Ossining 10562. c/o Chantal Voltaire. Filed Feb. 21.

**Devotionnyc**, 376 Webster Ave., New Rochelle 10801. c/o Matthew Sainvil. Filed Feb. 22.

**Ed Electric**, 1192 Balsam St., Shrub Oak 10588. c/o Ahmed Gacem. Filed Feb. 22.

**Fariello Architects**, 118 Clove Road, New Rochelle 10801. c/o. Filed Feb. 27.

**Filinha Translate & Services**, 17 Euclid Place, No. B, New Rochelle 10805. c/o Marciados Santos. Filed Feb. 22.

**Go Safe Auto Tag**, 150 Highland St., Port Chester 10573. c/o Jorge Luis Perez Mayorga. Filed Feb. 21.

**Hany Delicioso**, 220 Beekman Ave., No. 2, Sleepy Hollow 10591. c/o Rosella Reardon. Filed Feb. 22.

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

**Infinite Idea**, 40 Rumsey Ave., Yonkers 10701. c/o Jessica Williams. Filed Feb. 20.

**Sweet Givings**, 1 Wyndover Woods Lane, White Plains 10603. c/o Karen Gallagher. Filed Feb. 6.

**Urban Tactical Conditioning UTC Amped Fitness**, 277 Maritime Ave., No. 300, White Plains 10601. c/o Shwan Bennet. Filed Feb. 7.

**Westchester Therapeutic Massage**, 522 N. State Road, Briarcliff Manor 10510. c/o. Filed Jan. 31.

**Wild Gardens Nursery**, 9 Darby Ave., Croton-on-Hudson 10520. c/o Eva Thaddeus. Filed Feb. 6.

**Wilson L. Painting**, 55 Jackson Place, White Plains 10603. c/o Wilson Loja. Filed Jan. 29.

**Worldwide Trade Business**, 500 Riverdale Ave 2k, Yonkers 10705. c/o Omer Bedir Korkmaz. Filed Jan. 26.

**Iron Works**, 75 Kings Highway, New Rochelle 10801. c/o Wilman Pedraza. Filed Jan. 26.

**Yusis Beauty Salon**, 152 S. Highland Ave., Ossining 10562. c/o Jenny Jimenez Peralta. Filed Jan. 30.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

**Congregation Divrei Chaim**, as owner. Lender: Lakeland Bank. Property: 71 College Road, Monsey. Amount: \$8.6 million. Filed Feb. 13.

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

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

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

**Webster Bank**, as owner. Lender: FRC Mount Devco LLC. Property: 3 Farrell Court, Wallkill. Amount: \$3 million. Filed Feb. 1.

**Webster Bank**, as owner. Lender: FRC Mount Devco LLC. Property: 3 Farrell Court, Wallkill. Amount: \$17 million. Filed Feb. 1.

Below \$1 million

**DAK Homes LLC**, as owner. Lender: Kiavi Funding Inc. Property: city of Beacon. Amount: \$360,300. Filed Feb. 20.

**GG Improvement Group LLC**, as owner. Lender: Wisdom Ventures LLC. Property: town of Poughkeepsie. Amount: \$122,000. Filed Feb. 20.

**M and J Flip LLC**, as owner. Lender: BPL Mortgage Trust LLC. Property: in Beekman. Amount: \$38,600. Filed Feb. 16.

**Russo, Nichole and Ryan Russo**, as owner. Lender: TEG FCU. Property: in East Fishkill. Amount: \$5600,000. Filed Feb. 9.

DEEDS

Above \$1 million

**333 North LLC**, New York. Seller: Wake Lands LLC, New York. Property: in Clinton. Amount: \$5.6 million. Filed Feb. 9.

**917 River Road LLC**, Woodland Hills, California. Seller: David P. and Marie Appell, Red Hook. Property: in Red Hook. Amount: \$5.4 million. Filed Feb. 21.

**ASR Realty LLC**, Mahwah, New Jersey. Seller: HHT Realty LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$1 million. Filed Feb. 8.

**Bread Box LLC**, New York. Seller: Timothy P. Shriver, Clinton Corners. Property: in Stanford. Amount: \$4.3 million. Filed Feb. 22.

**Deer Meadow Apartments LLC**, Hopewell Junction. Seller: Golden & Golden Building Company Inc., Hyde Park. Property: 20 Crum Elbow Road, Hyde Park. Amount: \$5.7 million. Filed Feb. 22.

**DLV SR Investors LLC**, Scottsdale, Arizona. Seller: Silo Ridge Ventures C Investor LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$1.8 million. Filed Feb. 16.

**East Fishkill Commons LLC**, New Paltz. Seller: JFE Associates Inc., Brookfield, Connecticut. Property: in East Fishkill. Amount: \$1.6 million. Filed Feb. 9.

**Ippsolar Mill Lane RP LLC**, New York. Seller: Hans Redl LLC, Poughkeepsie. Property: in Pleasant Valley. Amount: \$1.2 million. Filed Feb. 21.

Below \$1 million

**2024 1950 LLC**, Glenham. Seller: William A. Rozner Sr., Wappingers Falls. Property: 1950 Route 9D, Wappinger. Amount: \$336,000. Filed Feb. 20.

**34 Judson LLC**, Beacon. Seller: Mary L. Pavelock, Beacon. Property: 34 Judson St., city of Beacon. Amount: \$420,000. Filed Feb. 14.

**369 Overlook LLC**, White Plains. Seller: Cheryl J. Lang, South Lake, Texas. Property: 309 Overlook Road, Pleasant Valley. Amount: \$125,000. Filed Feb. 15.

**56 Taylor Realty LLC**, Hyde Park. Seller: William T. Holland IV, Poughkeepsie. Property: city of Poughkeepsie. Amount: \$180,000. Filed Feb. 21.

**6073 Route 22 LLC**, Dover Plains. Seller: James Flynn, Syracuse. Property: in NorthEast. Amount: \$187,000. Filed Feb. 20.

**68 WMS LLC**, Pawling. Seller: RG Duell LLC, Fishkill. Property: in Pawling. Amount: \$370,000. Filed Feb. 16.

**960 Violet Avenue LLC**, New Windsor. Seller: Interstate Real Estate Developers LLC, Washingtonville. Property: in Hyde Park. Amount: \$650,000. Filed Feb. 15.

**Aiken, Gerald A.**, Bronx. Seller: Deal House Capital Fund II LLC, Mamaroneck. Property: 59 Violet Ave., town of Poughkeepsie. Amount: \$330,000. Filed Feb. 22.

**Cox, Gabrielle**, Yonkers. Seller: ABD Stratford LLC, Poughkeepsie. Property: 88 Kensington Lane, town of Poughkeepsie. Amount: \$589,000. Filed Feb. 16.

**Cudjoe, Jesselle**, Pelham. Seller: EH Homes Buyers LLC, LaGrangeville. Property: in LaGrange. Amount: \$315,000. Filed Feb. 13.

**DAK Homes LLC**, Tinton Falls, New Jersey. Seller: Anthony Joseph Falsarella, Beacon. Property: city of Beacon. Amount: \$242,000. Filed Feb. 20.

**DeFaria, Tyrone A.**, Stormville. Seller: Ajax 2021 C REO Corp., Tigard, Oregon. Property: 39 Cherry Lane, East Fishkill. Amount: \$376,000. Filed Feb. 15.

**DJC Builders Group Inc.**, Mount Kisco. Seller: Stormville Mountain LLC, Yorktown Heights. Property: 495 Stormville Mountain Road, East Fishkill. Amount: \$70,000. Filed Feb. 15.

**DLJ Mortgage Capital Inc.**, New York. Seller: Robert Morano, Poughkeepsie. Property: 4 Wilbur Road, Pleasant Valley. Amount: \$542,500. Filed Feb. 14.

**Fernandez, Chaylene**, Bronx. Seller: Gautam Ventures LLC, Fishkill. Property: city of Poughkeepsie. Amount: \$375,000. Filed Feb. 14.

**Galbo, Joseph**, Beacon. Seller: PIJ Properties LLC, Newburgh. Property: in Wappinger. Amount: \$155,000. Filed Feb. 20.

**Gg Improvement Group LLC**, Bronx. Seller: Thomas A. Enger, Wappingers Falls. Property: 5 Edge Hill Road, Wappingers Falls. Amount: \$270,000. Filed Feb. 14.

**Ghaffaripour, Parastu**, Carmichael, California. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: in Pleasant Valley. Amount: \$150,000. Filed Feb. 15.

**Hefetz, Shani**, Poughkeepsie. Seller: Staging Hudson Valley LLC, Fishkill. Property: 62 Talmadge St., city of Poughkeepsie. Amount: \$311,000. Filed Feb. 15.

**Jac Hudson Valley Properties LLC**, Staatsburg. Seller: 11 Duane Street LLC, Poughkeepsie. Property: 11 Duane St., city of Poughkeepsie. Amount: \$90,000. Filed Feb. 21.

**Jacklyn Faust Interiors LLC**, Beacon. Seller: 925 Wolcott LLC, Monroe. Property: city of Beacon. Amount: \$315,000. Filed Feb. 21.

**Luk, Elaine**, Cornwall-on-Hudson. Seller: First York Capital LLC, Boca Raton, Florida. Property: 30 Water St., the city of Beacon. Amount: \$180,000. Filed Feb. 8.

**One Way Capital LLC**, Columbus, Ohio. Seller: Stephen S. Roman, Hyde Park. Property: 144 Roosevelt Road, Hyde Park. Amount: \$120,000. Filed Feb. 20.

**Phillips Wassaic LLC,** Somers. Seller: Sheryl Johnson Inc., Cortlandt Manor. Property: 4,5,7,9,11 and 13 Wilcox Drive, Wassaic. Amount: \$701,500. Filed Feb. 20.

**Roof Over Your Head LLC,** LaGrangeville. Seller: Dorothy A. Robbins, Poughkeepsie. Property: city of Poughkeepsie. Amount: \$138,500. Filed Feb. 8.

**S1 Properties LLC,** Poughquag. Seller: Shirley Deloatch, Poughkeepsie. Property: 148 Franklin St., city of Poughkeepsie. Amount: \$269,000. Filed Feb. 16.

**SEMR Sales LLC,** Monroe. Seller: Michael O'Connor, Poughkeepsie. Property: 17 Conklin St., the city of Poughkeepsie. Amount: \$242,000. Filed Feb. 15.

**Stallion Park LLC,** Millbrook. Seller: Rally Farm II LLC, Millbrook. Property: in Washington. Amount: \$250,000. Filed Feb. 14.

**Stormville Fire Company Inc.,** Stormville. Seller: Jack E. Schachner, East Fishkill. Property: 110 Old Route 52, East Fishkill. Amount: \$142,000. Filed Feb. 22.

**Velocity House Buyers LLC,** Monroe. Seller: One Way Capital LLC, Columbus, Ohio. Property: 144 Roosevelt Road, Hyde Park. Amount: \$225,000. Filed Feb. 21.

**W. Designe Inc.,** Brewster. Seller: Edward Russell Scimia, Trumbull, Connecticut. Property: 633 Route 292, Pawling. Amount: \$190,000. Filed Feb. 20.

**WVR Properties LLC,** Poughkeepsie. Seller: Joseph Aranda, Rhinebeck. Property: in Rhinebeck. Amount: \$239,500. Filed Feb. 22.

JUDGMENTS

**Bailey, Beulan E.,** Salisbury Mills. \$2,986 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 15.

**Buckley, Brendon J.,** Greenwood Lake. \$6,203 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Cane, Dwayne,** Blooming Grove. \$5,867 in favor of Capital One, McLean, Virginia. Filed Feb. 14.

**Cane, Dwayne,** Blooming Grove. \$2,755 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 14.

**Capers, Vincent,** Middletown. \$19,519 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

**Carrero, Jose,** Port Jervis. \$2,843 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 16.

**Collins, Brittany A.,** Port Jervis. \$6,189 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Congregation Our Layeshorim,** Monroe. \$6,568 in favor of Ford Motor Credit Company LLC and Lincoln Automotive Financial Services, Dearborn, Michigan. Filed Feb. 14.

**Cutri, Joey,** Walden. \$6,387 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 16.

**Disla, Julio E.,** Newburgh. \$12,833 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 16.

**Echevarria, Elvis,** Circleville. \$2,173 in favor of Capital One, McLean, Virginia. Filed Feb. 15.

**Eloued, Anjed,** Middletown. \$1,851 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Gallardo, Cynthia,** Montgomery. \$21,526 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 14.

**Geddings, Armand D.,** Montgomery. \$3,146 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Goulette, William C.,** Port Jervis. \$4,979 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Hartz, Leo,** Pine Bush. \$1,512 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 15.

**Hawkins, Tanika S.,** Port Jervis. \$6,414 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Hidalgo, Odalis,** Newburgh. \$1,858 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Lefberg, Courtney A.,** Campbell Hall. \$7,609 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 16.

**Lynch, Daniel E.,** Highland Mills. \$4,679 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 14.

**Maise, Qurran N.,** Newburgh. \$2,636 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Mansheffer, Shaun D.,** Middletown. \$6,030 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Markowski, Michael,** Pine Bush. \$1,414 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 16.

**Martinez, Clara,** Monroe. \$22,018 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 15.

**Martinez, Yolanda,** Washingtonville. \$16,329 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 16.

**Miller, Catherine M.,** New Windsor. \$8,120 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 14.

**Morris, Kate,** New Windsor. \$5,080 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 16.

**Murphy, Shannon G.,** Cornwall-on-Hudson. \$4,777 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 20.

**Nieves, Raquel,** Highland Falls. \$9,963 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 20.

**Ortiz, Steven R.,** Newburgh. \$4,358 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Owney, Timothy J.,** Middletown. \$7,431 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 14.

**Perrinoconde, Jacqueline, et al,** Middletown. \$2,960 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 15.

**Riquelme, Jorge L.,** Newburgh. \$6,472 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Rivers, Charmaine,** Washingtonville. \$1,735 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 14.

**Robinson, Latoiya N.,** Newburgh. \$2,702 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Rojas, Oscar O.,** Middletown. \$3,568 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 15.

**Rugalech, et al,** Monsey. \$107,703 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed Feb. 15.

**Ryan, Evija,** Middletown. \$7,035 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Feb. 16.

**Sanchez, Jose,** Middletown. \$2,910 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 15.

**Setteducato, Michael J.,** Montgomery. \$25,128 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed Feb. 15.

**Snyder, Charity F.,** Greenwood Lake. \$2,327 in favor of Capital One, Richmond, Virginia. Filed Feb. 16.

**Sonia, Jones,** Montgomery. \$1,866 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 15.

**Staniscia, Jeanette C.,** Chester. \$2,253 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 16.

**Stellitano, Heidi,** Newburgh. \$6,000 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 15.

**Valdes, Dania E.,** Goshen. \$7,244 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed Feb. 16.

**White, Arthur White,** Chester. \$2,100 in favor of Capital One, Richmond, Virginia. Filed Feb. 20.

**Willis, Kassandra K.,** Newburgh. \$3,367 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 15.

MECHANIC’S LIENS

**Boys & Girls Club of Newburgh Inc.,** as owner. \$23,995 in favor of Tri State Drywall & Acoustical Inc. Property: 74 Broadway, Newburgh. Filed Feb. 20.

**Excelsior Developers LLC,** as owner. \$201,907 in favor of Titan Formwork Systems LLC. Property: in Palm Tree. Filed Feb. 20.

**Excelsior Developers LLC,** as owner. \$83,342 in favor of KG Pumping Corp. Property: 97 Acres Road, Palm Tree. Filed Feb. 20.

**Hauer, Herman** and **Esther Hauer,** as owner. \$13,230 in favor of Valley Framers LLC and Gauge Framers. Property: 250 Schunnermunk Road, Monroe. Filed Feb. 15.

**Newburgh SHG 50 LLC,** as owner. \$19,040 in favor of Express Electric Inc. Property: 184 Liberty St., Newburgh. Filed Feb. 15.

**Newburgh SHG 52 LLC,** as owner. \$21,440 in favor of Express Electric Inc. Property: 108 Broadway, Newburgh. Filed Feb. 15.

**Spitzer, Martin** and **Wieder Baila Pessy,** as owner. \$78,907 in favor of BSD Cabinet Manufacturer, et al. Property: 7 Stanford Drive, Woodbury. Filed Feb. 15.

**Zacharia, Magdalini,** as owner. \$60,000 in favor of Crossroads Enterprises Northeast Inc. Property: 8 N. Plank Road, Newburgh. Filed Feb. 16.

NEW BUSINESSES

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

Partnerships

**All Hills Photography,** 260 W. Main St., Port Jervis 12771. c/o Hill Ryleigh Taylor and Kevin J. Bartha. Filed Feb. 16.

Sole Proprietorships

**BDLM Plumbing & Heating,** 13 Ridge Road, Montgomery 12549. c/o Richard John Partridge Jr. Filed Feb. 16.

**Harris, Ny,** 52 Anthony St., Middletown 10940. c/o Sarah Lynne Harris. Filed Feb. 16.

**HMstudio,** 36 Walnut St., Walden 12586. c/o Anthony George Sotomayor. Filed Feb. 15.

**Idle Time Gardens,** 187 Jogee Road, Middletown 10940. c/o Cynthia Renee Peters. Filed Feb. 16.

**JB Hair on the Go,** 2581 County Route 1, Port Jervis 12771. c/o Jenny E. Brandao. Filed Feb. 16.

**Lowshanie Cleaning Services & Flooring,** 7 Main St., Wallkill 12589. c/o Rosa Ileana Menendez. Filed Feb. 20.

**Nirvana Health & Wellness Smoothies,** 200 Ward St., Montgomery 12549. c/o Nelson Ulysses Pantoja. Filed Feb. 15.

**Renovations Are Us,** 60 Harmony Lane, Montgomery 12549. c/o William Robert Sanchez Jr. Filed Feb. 16.

**Teaple,** 604 Arlin Road, Monroe 10950. c/o Afzal Atif. Filed Feb. 15.

**Velazquez Mobile Car Detailing,** 237 S. Plank Road, Newburgh 12550. c/o Gallardo Abizai Velazquez. Filed Feb. 20.

**Yashelis World,** 7 Main St., Wallkill 12589. c/o Rosa Ileana Menendez. Filed Feb. 20.

BUILDING PERMITS

Commercial

**Acorn Stairlifts Inc.,** Norwalk, contractor for NHRG V LLC. Install model 180-stair lift basement to first floor at 41 N. Main St., Norwalk. Estimated cost: \$11,600. Filed Jan. 22.

**Furnari, Robert D.,** Stamford, contractor for Robert D. Furnari. Remove tub and install a shower stall in its plac, and close window opening after removing window at 167 Skyline Lane, Stamford. Estimated cost: \$5,500. Filed Feb. 20.

**Greenwich Power Systems LLC,** Cos Cob, contractor for Bicoastal Holdings LLC. Install a new natural-gas-fueled Generac 24kw generator at 110 Davenport Drive, Stamford. Estimated cost: \$16,075. Filed Feb. 8.

**Gunner LLC,** Norwalk, contractor for Rafael Tejada. Replace roof at 34 Nash Place, No. 7, Norwalk. Estimated cost: ^10,174. Filed Jan. 17.

**Gunner LLC,** Norwalk, contractor for Daniel M. Chau. Replace roof at 38 Nash Place, No. 3, Norwalk. Estimated cost: \$10,174. Filed Jan. 17.

**IJK Services LLC,** Fairfield, contractor for Springdale Center Associates. Renovate an existing fast-food store at 1058 Hope St., Stamford. Estimated cost: \$150,000. Filed Feb. 6.

**John Discala Construction LLC,** Norwalk, contractor for CHHF LLC. Construct a new single-family house at 5 Jama Lane, Stamford. Estimated cost: \$822,600. Filed Feb. 13.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken. Questions and comments regarding this section should be directed to: Sebastian Flores Westfair Communications Inc. 4 Smith Ave., Suite 2 Mount Kisco, NY 10549 Phone: 914-694-3600

**John Discala Construction LLC,** Norwalk, contractor for CHHF LLC. Construct a new single-family house at 6 Jama Lane, Stamford. Estimated cost: \$933,800. Filed Feb. 13.

**JTZ Industries Inc.,** Norwalk, contractor for Glic Real Estate Holding LLC. Perform replacement alterations at 383 Main Ave., Norwalk. Estimated cost: \$510,000. Filed Jan. 19.

**KMF Construction LLC,** Stamford, contractor for Postmark Owner LLC. Renovate Clubroom at 301 Commons Park South, Stamford. Estimated cost: \$125,000. Filed Feb. 14.

**KMF Construction LLC,** Stamford, contractor for TNREF III High Ridge LLC. Perform replacement alterations at 225 High Ridge Road, Stamford. Estimated cost: \$200,000. Filed Feb. 7.

**L&M Interior Construction LLC,** White Plains, New York, contractor for Landmark Square 1-6 LLC. Renovate 17th floor corridor at 101 Broad St., Stamford. Estimated cost: \$155,000. Filed Feb. 13.

**Lecla Home Improvements and Roofing Inc.,** Danbury, contractor for Waterside Green Condo. Reroof five total units (115, 116, 117, 118 and 119) at 1 Southfield Ave., Stamford. Estimated cost: \$22,812. Filed Feb. 1.

**Lecla Home Improvements and Roofing Inc.,** Danbury, contractor for Waterside Green Condominium. Replace 301-306 roof units at 1 Southfield Ave., Stamford. Estimated cost: \$24,566. Filed Feb. 7.

**Lindi Construction Group Inc.,** Ansonia, contractor for the city of Stamford Cummings Park. Renovate bathroom and replace door at 426 Shippan Ave., Stamford. Estimated cost: \$382,518. Filed Feb. 7.

**Magna Construction Limited LLC,** Stamford, contractor for 2187 Atlantic Street LLC. Renovate sixth-floor toilet rooms and corridor at 2187 Atlantic St., Stamford. Estimated cost: \$404,400. Filed Feb. 6.

**Magna Construction Limited LLC,** Stamford, contractor for 2187 Atlantic Street LLC. Renovate suites 601, 602, 603, 604 for business occupancy at 2187 Atlantic St., Stamford. Estimated cost: \$1,707,000. Filed Feb. 20.

**Magna Construction Limited LLC,** Stamford, contractor for 2187 Atlantic Street LLC. Perform replacement alterations at 2187 Atlantic St., Stamford. Estimated cost: \$1,096,200. Filed Feb. 12.

**Olympus Construction,** Norwalk, contractor for Norwalk 508 Real Estate LLC. Perform replacement alterations at 508 Westport Ave., Norwalk. Estimated cost: \$85,000. Filed Jan. 19.

Residential

**Chopra, Veera J.,** Norwalk, contractor for Veera J. Chopra. Create a full bathroom in basement at 37 Plymouth Ave., Norwalk. Estimated cost: \$7,500. Filed Jan. 20.

**Cordero Masonry & Landscaping LLC,** Norwalk, contractor for Dream Home Solutions LLC. Renovate single-family residence at 237 Ely Ave., Norwalk. Estimated cost: \$105,000. Filed Jan. 18.

**D&M Home Improvement Services LLC,** Norwalk, contractor for Jonathan D. Williams. Construct front and rear addition at single-family residence at 27 Chipmunk Lane, Norwalk. Estimated cost: \$105,000. Filed Jan. 22.

**EL Wagner Company Inc.,** Bridgeport, contractor for Tabae Behrouz and Caroline Kerstin Enochson. Construct an in-ground swimming pool at 340 Briar Brae Road, Stamford. Estimated cost: \$108,000. Filed Feb. 9.

**Earthlight Technologies LLC,** Ellington, contractor for Dong Min Qing. Install roof-mounted solar panels at 17 Dubois St., Stamford. Estimated cost: \$31,600. Filed Feb. 7.

**Ees Home Improvement LLC,** Waterbury, contractor for Daniel and Rachel Haron. Renovate kitchen in single-family dwelling, remove load bearing partition and install girder supported on new posts and footings at 104 West Lane, Stamford. Estimated cost: \$98,000. Filed Feb. 29.

**Enlight.Energy LLC,** Austin, Texas, contractor for Tomas J. Diaz. Install roof-mounted solar panels at 32 Finney Lane, Stamford. Estimated cost: \$30,450. Filed Feb. 5.

**Enzo, Iorfino,** Stamford, contractor for Malaika L. and Justin Myers. Construct a new addition at rear of building at 88 Kenilworth Drive West Stamford. Estimated cost: \$420,000. Filed Feb. 26.

**Ferguson, David,** Stamford, contractor for David Ferguson. Install hot tub at 50 Hillandale Ave., Stamford. Estimated cost: \$25,000. Filed Feb. 15.

**G.A. Castro Construction LLC,** Stamford, contractor for Carlos R. Lopez and Mirsa I. Orellana Lopez. Remove existing roof and reroof 194 Highview Ave., Stamford. Estimated cost: \$11,000. Filed Feb. 5.

**Grain & Steel Contracting LLC,** Danbury, contractor for German and Berta Yanez. Construct addition for primary bathroom and walk-in-closet over existing one-story frame section of the house at 29 Underhill St., Stamford. Estimated cost: \$90,000. Filed Feb. 13.

**Greenwich Construction LLC,** Cos Cob, contractor for Margaret McCreery and Robert Luton. Perform replacement alterations at 23 Ralsey Road, Stamford. Estimated cost: \$592,600. Filed Feb. 23.

**Gunner LLC,** Stamford, contractor for Mark S. and Jean B. Devito. Remove existing roof and reroof 7 Camore St., Stamford. Estimated cost: \$45,000. Filed Feb. 2.

**Gunner LLC,** Stamford, contractor for Ksenia J. and Tanner D. King. Remove existing roof and reroof 23 Prudence Drive, Stamford. Estimated cost: \$19,396. Filed Feb. 16.

**Gunner LLC,** Stamford, contractor for Anthony J. and Veronica Buzzi. Remove existing roof and reroof 61 N. Meadows Lane, Stamford. Estimated cost: \$20,238. Filed Feb. 21.

**H&J Roofing LLC,** Norwalk, contractor for Liza Barry. Remove existing roof and reroof 141 Pepper Ridge Road, Stamford. Estimated cost: \$19,600. Filed Feb. 22.

**Haggerty, Roger W.,** Norwalk, contractor for Peter Dreyer and Kerryann O'Malley. Construct an in-ground pool and spa with an autocover at 263 Barncroft Road, Stamford. Estimated cost: \$125,000. Filed Feb. 14.

**Helio Solar LLC,** Shelton, contractor for Suterski Marcin and Michalowska-Suterski Malgorzata. Install roof-top solar panels at 52 Breezy Hill Road, Stamford. Estimated cost: \$41,582. Filed Feb. 14.

**Hogan Construction Inc.,** Bridgeport, contractor for Upul and Sepalika Weerakoon. Perform replacement construction at 11 Eastover Road, Stamford. Estimated cost: \$4,089. Filed Feb. 13.

**JD Construction & Design Inc.,** Stamford, contractor for Thomas J. and Martha S. Coughlin. Remove old deck and replace with a two-tiered deck and an above-ground pool at 66 Nottingham Drive Stamford. Estimated cost: \$25,000. Filed Feb. 15.

**Kahn, Ray,** Stamford, contractor for Ray Kahn. Add a bathroom for primary bedroom, relocate front door with new steps and landing and replace windows at 22 Willard Terrace, Stamford. Estimated cost: \$45,000. Filed Feb. 28.

**M M R Construction Inc.,** Stamford, contractor for William J. and Patricia O'Donnell. Convert three rooms into a great room, remodel kitchen and construct new deck at 100 Jeanne Court, Stamford. Estimated cost: \$300,000. Filed Feb. 21.

**Vinylume Inc.,** Norwalk, contractor for Ted Dackery and Pamela S. Goodman. Reroof 7 Admiral Lane, Norwalk. Estimated cost: \$35,500. Filed Jan. 19.

COURT CASES

Bridgeport Superior Court

**Gallo, Dennis,** Bridgeport. Filed by Delphine Dortenzio, Milford. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130634-S. Filed Jan. 17.

**Paul, Carly,** Monroe. Filed by Jorgo Goga, Stratford. Plaintiff's attorney: Harlow Adams & Friedman PC, Milford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130246-S. Filed Jan. 4.

**Pierre-Gilles, Jeanne Nery,** Stamford. Filed by Dominique Farrell, Fairfield. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130372-S. Filed Jan. 8.

**Trumbull Board of Education, et al**, Trumbull. Filed by Isiah Rivera, Trumbull. Plaintiff’s attorney: Zayas Law Firm, Hartford. Action: The plaintiff suffered injuries and losses that were allegedly caused by the negligence and breach of the defendants’ statutory duty of care. The defendants were aware, as a doctor note was provided to the defendants’ employees and/or agents and/or administrators, that the plaintiff was to stay out of gym activities and/or was limited in participating in gym activities due to having a condition on his legs that was disabling him. Despite this knowledge, the plaintiff was taken to the school gymnasium and told by defendants’ employees and/or agents and/or administrators and/or teachers and/or gym instructors that he had to participate in gym class. 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-24-6130706-S. Filed Jan. 22.

Danbury Superior Court

**A&S Properties Inc.,** Danbury. Filed by Madesia Danzy, Danbury. Plaintiff’s attorney: Joseph M. Ametrano Jr., East Haven. Action: The plaintiff was on the premises maintained by the defendant and when she was descending the exterior steps she suddenly and without warning was allegedly caused to slip and fall due to an accumulation of ice and snow on the steps. Her fall to the ground resulted in injuries and losses. 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-24-6048770-S. Filed Jan. 16.

**Brookfield LLC**, East Hartford. Filed by Elizabeth Tobin, Bethel. Plaintiff’s attorney: Jowdy & Jowdy PC, Danbury. Action: The plaintiff was on the premises controlled by the defendant when the plaintiff allegedly slipped on a patch of ice on the sidewalk causing her to lose her balance and forcibly fall to the ground. 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-24-6048772-S. Filed Jan. 17.

**Cabot, Keith, et al**, Redding. Filed by Michele Levy, Bethel. Plaintiff’s attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048543-S. Filed Dec. 21.

**Waldron, Liam Patrick, et al**, Danbury. Filed by Leonardo Almonte, Danbury. Plaintiff’s attorney: Moore O’Brien & Foti, Middlebury. 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-24-6048670-S. Filed Jan. 8.

**White Oak Capital Management LLC**, Danbury. Filed by Diana Martinez-Gomez, Danbury. Plaintiff’s attorney: Ventura Law, Danbury. Action: The plaintiff was a tenant, lawfully on the premises controlled and maintained by the defendant when she was allegedly caused to slip and fall due to the slippery wet and/or icy condition of the driveway. 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-24-6048822-S. Filed Jan. 16.

Stamford Superior Court

**Adler, Elliot K.,** Fairfield. Filed by Anthony Keane, Stamford. Plaintiff’s attorney: Ivey Barnum & O’Mara, Greenwich. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064800-S. Filed Jan. 17.

**Antick, LLC**, New Canaan. Filed by Debbie Psychopedas, Stamford. Plaintiff’s attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff was walking on the front outside sidewalk of the property that was maintained by the defendant when she was allegedly caused to slip and fall on an accumulation of ice. Case no. FST-CV-24-6064743-S. Filed Jan. 11.

**Greene, Laura, et al**, Stamford. Filed by Adrianna Barrett, Stamford. Plaintiff’s attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff was walking in the hallway with a bathroom permission slip after using the bathroom facilities while classes were in session. While in the hallway at Anchor SPS, plaintiff allegedly was suddenly and without provocation intentionally tripped by a student who did not have permission to be in the hallway while classes were actively in session. As a result of the conduct of the student, the plaintiff, sustained injuries. The injuries and damages sustained by plaintiff, were allegedly the direct and proximate result of the negligence, heedlessness and carelessness of the defendant for not being inattentive and failed to provide a safe school setting for students. 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-24-6064819-S. Filed Jan. 18.

DEEDS

Commercial

**OWestover LLC**, Killingworth. Seller: LHL LLC, Stamford. Property: Lot 7 and Parcel X, Westover Road, Stamford. Amount: \$300,000. Filed Feb. 21.

**Blackwood Lane LLC**, Brewster, New York. Seller: Robert F. Seavey Jr., Stamford. Property: 81 Blackwood Lane, Stamford. Amount: \$495,000. Filed Feb. 21.

**GC3 Capital Corporation LLC**, Fairfield. Seller: Carpe Diem Holdings LLC, Fairfield. Property: 4200 Congress St., Fairfield. Amount: \$929,000. Filed Feb. 28.

**Kern, John P. and Jennifer C. Kern**, Fairfield. Seller: 392 Old Mill LLC, Monroe. Property: 392 Old Mill Road, Fairfield. Amount: \$1,800,000. Filed Feb. 28.

**TECS LLC**, Stamford. Seller: Overseas Real Estate Development Company LLC, 953 Washington Blvd., Property: 187 Main St., Stamford. Amount: \$2,350,000. Filed Feb. 20.

**Third Floor Capital LLC**, Greenwich. Seller: Andrew B. Morton, Greenwich. Property: 271 Lake Ave., Greenwich. Amount: \$1. Filed Feb. 28.

Residential

**Arpi Soria, Edilberto R.,** Stamford. Seller: Ali Shawkat and Kunsuma Begum, Stamford. Property: 197 Knickerbocker Ave., Stamford. Amount: \$680,000. Filed Feb. 20.

**Belland, Laura and Jeffrey Sale**, Stamford. Seller: Steven G. Gong, Irvine, California. Property: 57 Rock Spring Road, Unit 15, Stamford. Amount: \$539,000. Filed Feb. 21.

**Busby, Robert and Cheryl M. Busby**, Stamford. Seller: Robert E. Busby and Cheryl Matteis Busby, Stamford. Property: 42 Simsbury Road, Stamford. Amount: \$1. Filed Feb. 20.

**Busler, Timothy W. and Marianne Monahan**, Greenwich. Seller: Tom S. Ward Jr., Greenwich. Property: 21 Echo Lane, Greenwich. Amount: \$N/A. Filed Feb. 28.

**Camomilli, Paul John and Qianweng Yang**, Stamford. Seller: Maria Dawn Camomilli, et al, Stamford. Property: 53 MacGregor Drive, Stamford. Amount: \$725,000. Filed Feb. 20.

**Carmona, Maria N.,** Stamford. Seller: Andres Felipe Martinez, Stamford. Property: 69 Cove Road, Unit A-3, Stamford. Amount: \$170,000. Filed Feb. 21.

**Chang, Nick Paul**, Danbury. Seller: Janice Bruggeman, Stamford. Property: 77 Glenbrook Road, Unit 207, Stamford. Amount: \$239,000. Filed Feb. 21.

**Dalaly, Anthony and Julie Trombetta**, Greenwich. Seller: James Wade D’Acosta, Fairfield. Property: Parcel B, Tom T. Nield, Fairfield. Amount: \$820,000. Filed Feb. 23.

**Debnar, Mary Ann**, Greenwich. Seller: Mary Ann Debnar, Greenwich. Property: 25 Hunt Terrace, Greenwich. Amount: \$1. Filed Feb. 28.

**DiMeglio, Anthony, et al**, Norwalk. Seller: Stephanie Foote, Fairfield. Property: 29 Bayberry Road, Fairfield. Amount: \$1. Filed Feb. 21.

**Emmanueli, Dominick**, Stamford. Seller: Otis H. Green, et al, Stamford. Property: 222 Shelter Rock Road, Stamford. Amount: \$848,000. Filed Feb. 20.

**Florio, Christopher J. and Carmen M. Florio**, Stamford. Seller: Daniel J. Kowalczyk, Stamford. Property: 175 Minivale Road, Stamford. Amount: \$1,121,000. Filed Feb. 22.

**Hopper, David W.,** Greenwich. Seller: Carol Smith, Greenwich. Property: 31 Ferncliff Road, Greenwich. Amount: \$1,795,000. Filed Feb. 28.

**Inga-Suquinagua, Angel Javier**, Stamford. Seller: Francis J. Conti and Gail D. Spiro, Stamford. Property: 900 Hope St., Unit 7B, Stamford. Amount: \$265,000. Filed Feb. 22.

**Islam, Mohammed S.,** Stamford. Seller: Kamrun Nahar and Mohammed N. Noor, Stamford. Property: 6 Lipton Place, Stamford. Amount: \$860,000. Filed Feb. 20.

**Jain, Arihant and Prakshi Choudhary**, Stamford. Seller: Michael Pavia, Stamford. Property: 185 Courtland Ave., Stamford. Amount: \$1,111,000. Filed Feb. 16.

**Kochian, Yevgenia and Mirijan M. Kochian**, Southport. Seller: Gregory T. Wells and Tiffany Alcorn Wells, Fairfield. Property: 135 Crane St., Fairfield. Amount: \$840,000. Filed Feb. 26.

**Kurti, Dorina**, Astoria, New York. Seller: Edween Monestime, Stamford. Property: 25 Adams Ave., Unit 115, Stamford. Amount: \$470,000. Filed Feb. 21.

**Lennox, Alanda**, Fairfield. Seller: Gilberto J. Arbelaez, Fairfield. Property: 25 New England Ave., Fairfield. Amount: \$486,000. Filed Feb. 22.

**MacDonald, Kathleen M. and Thomas E. Csizmadia Jr.,** Fairfield. Seller: Kathleen M. MacDonald, Fairfield. Property: Lot 34, Map 2, Knollwood Park, Fairfield. Amount: \$0. Filed Feb. 26.

**Majteles, Robert J. and Pamela Y. Majteles**, Oakland, California. Seller: John H. Bisack III, Fairfield. Property: 359 Fulling Mill Lane, Fairfield. Amount: \$1,725,000. Filed Feb. 28.

**Mirsky, Richard J. and Meredith B. Greenwald**, Greenwich. Seller: Jan Christiansen and Regina Christiansen, Stamford. Property: 107 Highline Trail, Stamford. Amount: \$1. Filed Feb. 16.

**O’Connor, Anne M.,** Stamford. Seller: Anne M. O’Connor, Stamford. Property: 63 Westcott Road, Stamford. Amount: \$1. Filed Feb. 20.

**Parsons Jr., James S. and Patricia A. Parsons**, Bronxville, New York. Seller: Stephen R. Aspen and Maria Fatima Rodriguez Aspen, Stamford. Property: 51 Wesgate Drive, Stamford. Amount: \$1,105,000. Filed Feb. 22.

**Saadat, Furqan**, Stamford. Seller: Theodore J. Bianco Jr., Stamford. Property: 57 Rock Spring Road, Unit 18, Stamford. Amount: \$451,000. Filed Feb. 20.

**Sasso, Andrew and Jessica Sasso**, Brooklyn, New York. Seller: Morton Coleman, New York, New York. Property: 202 Soundview Ave., Unit 30, Stamford. Amount: \$346,400. Filed Feb. 22.

**AVP, Cloud Infrastructure Engineer, Synchrony Bank, Stamford, CT.** Suprvisre the dvlpmnt & implmntation of newr web sol’s to integrtre with thrd prty apps. Req Master’s deg or frgn equiv deg in Comp Sci, Info Sys & Security, Eng’g or rel field + 2 yrs rel wrk exp. 100% telecommtng permitted. To apply, email resume to HR Manager referencing job code CT0040 in subject line to: kristine.mackey@syf.com

**Research Associate (Greenwich, CT):** Analyze and convey investment strategies related to individual equities and equity-related securities to clients and prospects. Prepare client-ready written responses to investment questions spanning a variety of topics, including investment philosophy, investment process, performance and performance drivers, and portfolio characteristics. Complete requests for proposals and run relevant analyses. Analyze portfolio exposures and performance using existing tools and contribute to the development of new monitoring tools. Conduct custom portfolio analysis to address questions from clients and senior investment professionals. Conduct competitive financial analyses across strategies and client segments, including performance returns, correlations, regressions, and other financial analyses. Contribute to presentations and white papers on a broad spectrum of topics, including specific products, quantitative concepts, and market environment. Utilize equity trading strategies. Perform quantitative modeling. Utilize statistics concepts. Utilize econometrics concepts. Perform portfolio analysis, including performance returns, correlations, regressions, and attributions. Perform analyses in MS Excel. Req’s Bachelor’s degr plus 2 yrs exp. The salary range for this role is \$135,000.00-\$155,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to HRInquiries@agr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: AL13AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

**Smith, Erin and Ryan Smith,** Fairfield. Seller: Patrick N. Moran and Kelsey D. Moran, Fairfield. Property: 40 Quincy St., Fairfield. Amount: \$2,125,000. Filed Feb. 27.

**Stonebanks, Corina,** Stamford. Seller: Paul R. Senecal, Stamford. Property: 1 Broad St., Unit 21A, Stamford. Amount: \$895,000. Filed Feb. 16.

**Tenney, Analise,** Milford. Seller: Daniel Gordon and Lea Winter, Stamford. Property: 19 Colonial Road, Unit 12, Stamford. Amount: \$421,500. Filed Feb. 16.

LIS PENDENS

**Chait, Steven M.,** Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for 1900 Capital Trust II. Property: 240 Chestnut Hill Road, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 14.

**Chmura, Linda Lan,** Stamford. Filed by Mark Sank : Associates LLC, Stamford, or Lin Dong. Property: 35 W. Broad St., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 14.

**Chrzanowski, Arkadiusz J., et al,** Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Deutsche Bank National Trust Company. Property: 714 Hope St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 20.

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

Questions and comments regarding this section should be directed to:

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

**Dockendorf, Micaela, et al,** Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for PHH Mortgage Corp. Property: 1 Apple Tree Drive, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 16.

**Fantegrossi, Edward, et al,** Fairfield. Filed by Brock & Scott PLLC, Farmington, for US Bank NA. Property: 325 Queens Grant Road, Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 29.

**Furlong, Phyllis R.,** Fairfield. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 55 Oxford Road, Fairfield. Action: foreclose defendant's mortgage. Filed Feb. 23.

**Gambino, Joseph Todd and Moondance LLC,** Stamford. Filed by Brock & Scott PLLC, Farmington, for MCLP Asset Company Inc. Property: 370 Scofieldtown Road, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 14.

**Holley, Benjamin J., et al,** Fairfield. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 188 Nichols St., Fairfield. Action: foreclose defendants' mortgage. Filed Feb. 23.

**Ramoglou, Christina, et al,** Stamford. Filed by Brock & Scott PLLC, Farmington, for Bank of America NA. Property: 911 Newfield Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 14.

MORTGAGES

**25 Henry Street LLC,** Greenwich, by John A. Cassone. Lender: First County Bank, 117 Prospect St., Stamford. Property: 25 Henry St., Greenwich. Amount: \$1,500,000. Filed Jan. 19.

**325 Reef Road LLC,** West Harrison, New York, by Nancy Slevin. Lender: PCSB Bank, 2651 Strang Blvd., Yorktown Heights, New York. Property: 325 Reef Road, No. 2, Fairfield. Amount: \$720,000. Filed Jan. 24.

**521 Round Hill LLC,** Greenwich, by Shannon Bison. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin Illinois. Property: 521 Round Hill Road, Greenwich. Amount: \$7,500,000. Filed Jan. 22.

**730 Brooklawn Avenue LLC,** Rocky Hill, by Elliot Neski. Lender: Alliance Energy LLC, 800 South St., Suite 500, Waltham, Massachusetts. Property: 730 Brooklawn Ave., Fairfield. Amount: \$400,000. Filed Jan. 23.

**Agoora, Nasser H. and Michele Agoora,** Stamford, by Oxines J. Rene. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 1432 Riverbank Road, Stamford. Amount: \$250,000. Filed Jan. 11.

**Benincasa Jr., Richard M. and Nora Catherine Rodriguez,** Greenwich, by Ann Brown. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 137 Weaver St., Greenwich. Amount: \$200,000. Filed Jan. 25.

**Bharara, Surinder Singh and Ravneet Kaur Bharara,** Stamford, by Mark D. Malley. Lender: Thomaston Savings Bank, 203 Main St., Thomaston. Property: 21 River Ridge Court, Stamford. Amount: \$593,175. Filed Jan. 16.

**Blair, Phillip H. and Ellen R. Blair,** Greenwich, by David A.Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Indian Harbor Drive, Apt 10, Greenwich. Amount: \$141,400. Filed Jan. 25.

**Bliss, Charles M. and Margery Bliss,** Brooklyn, New York, by Leah M. Parisi. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 1116 Valley Road, Fairfield. Amount: \$572,000. Filed Jan. 24.

**Campbell Daughan, Charlotte and Benjamin Patrick Daughan,** Riverside, by Gillian V. Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 20 Valleywood Road, Cos Cob. Amount: \$877,500. Filed Jan. 24.

**Castro San Martin, Jonathan and Jhanina H. Urgiles,** East Hampton, New York, by Jonathan T. Hoffman. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 39 Glenbrook Road, Unit 4F, Stamford. Amount: \$234,000. Filed Jan. 16.

**Cordova, Maykel,** Stamford, by Jonathan T. Hoffman. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 27 Northhill St., Unit 1U, Stamford. Amount: \$167,280. Filed Jan. 11.

**Cruz, Michael A.,** Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 571 Cascade Drive, Fairfield. Amount: \$150,000. Filed Jan. 26.

**Darr, Justin and Sarah Zacchea,** Stamford, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 25 Elaine Drive, Stamford. Amount: \$584,000. Filed Jan. 12.

**David, Sonia,** White Plains, New York, by Charles P. Abate. Lender: First County Bank, 117 Prospect St., Stamford. Property: 233 Sylvan Knoll Road, Stamford. Amount: \$170,000. Filed Jan. 11.

**Defliese, Brian and Nicole Defliese,** Fairfield, by Leah M. Parisi. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 257 Misty Wood Lane, Fairfield. Amount: \$649,000. Filed Jan. 24.

**Dierna, Marcus and Kaitlin Dierna,** Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 90 Cider Mill Lane, Fairfield. Amount: \$750,000. Filed Jan. 26.

**Fino, Michael and Jessica Fino,** Fairfield, by Raquel Marcano. Lender: Mortgage Electronic Registration Systems Inc., P.O. Box 2026, Flint, Michigan. Property: 640 Brookside Drive, Fairfield. Amount: \$90,900. Filed Jan. 26.

**Firmender, Dana and Ryan Firmender,** Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 223 Doreen Drive, Fairfield. Amount: \$32,000. Filed Jan. 24.

**Fishman, Matthew and Meryl Grodnick Fishman,** Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 346 North St., Greenwich. Amount: \$3,000,000. Filed Jan. 22.

**Gillis II, Paul and Jennifer Gillis,** Stamford, by Gillian V. Ingraham. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Strawberry Hill Ave., Apt. 440, Stamford. Amount: \$219,687. Filed Jan. 16.

**Green, Anne E. and Leonard M. Braman,** Fairfield, by Zionymarquize Q. Bohannon. Lender: Mortgage Electronic Registration Systems Inc., P.O. Box 2026, Flint, Michigan. Property: 1405 Round Hill Road, Fairfield. Amount: \$250,000. Filed Jan. 26.

**Gueorguiev, Stoyan,** Fairfield, by Cynthia M. Salemme-Riccio. Lender: Everest Funding, 2445 Fifth Ave., Suite 300, San Diego, California. Property: 95 Massachusetts Ave., Fairfield. Amount: \$420,000. Filed Jan. 23.

**Gyesky, Grant Scott and Mia Gail Gyesky,** Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin Illinois. Property: 43 Byfield Lane, Greenwich. Amount: \$1,328,806. Filed Jan. 23.

**Harrigan Jr., William B. and Samantha C. Harrigan,** Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 445 Old Academy Road, Fairfield. Amount: \$350,000. Filed Jan. 26.

**Jackson Jr., Richard,** Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 73 Pine Ridge Road, Fairfield. Amount: \$143,800. Filed Jan. 24.

**Kaesman, Blair and Lynne Kaesmann,** Fairfield, by Leah M. Parisi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 11 Orchard Hill Lane, Fairfield. Amount: \$312,500. Filed Jan. 24.

**Kelly, Colin J. and Jennifer P. Kelly and Julie Kelly,** Old Greenwich, by Tamara L. Peterson. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 49 Marva Lane, Stamford. Amount: \$743,100. Filed Jan. 16.

**Kiel, Linda and Andrew Cluff,** Cape Elizabeth, Maine, by Douglas J. Lewis. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 167 Figlar Ave., Fairfield. Amount: \$400,000. Filed Jan. 29.

**Lent, Maxwell, et al,** Bala Cynwyd, Pennsylvania, by Howard R. Wolfe. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 839 Newfield Ave., Stamford. Amount: \$300,000. Filed Jan. 11.

**Levine, Ethan J. and Rebecca K. Levine,** Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 16 Licata Terrace, Cos Cob. Amount: \$519,400. Filed Jan. 26.

Stay informed  
with the only  
**Local business news**  
in your area

For \$1  
a week



**Liakat, Mohammad**, Stamford, by Antonio Faretta. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 23 McClurg Ave., Stamford. Amount: \$18,617. Filed Jan. 11.

**Marous, John Francis** and **Jessica Ennis Marous**, New York, New York, by Jeremy E. Kaye. Lender: BNY Mellon NA, 201 Washington St., Eighth floor, Boston, Massachusetts. Property: 9 Windsor Lane, Cos Cob. Amount: \$600,000. Filed Jan. 29.

**Martines, Matthew Thomas** and **Steviann Davia Martines**, Old Greenwich, by Jeremy E. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 406 Sound Beach Ave., Old Greenwich. Amount: \$2,000,000. Filed Jan. 26.

**Mason, Ghanae**, Mount Vernon, New York, by Philip J. Toohey. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 20 North St., Unit 8-1, Stamford. Amount: \$261,250. Filed Jan. 12.

**Maute, Todd R.** and **Lisa Maute**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 120 Treasure Road, Fairfield. Amount: \$359,000. Filed Jan. 26.

**Merker, Harry** and **Barbara A. Merker**, New York, New York, by Morris Barocas. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 4 Carlton St., Fairfield. Amount: \$1,200,000. Filed Jan. 23.

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

**Modica Kahane Family Trust**, Greenwich, by Upeksha Thennakoon. Lender: HVE Trust, 1322 Brinkley Ave., Los Angeles, California. Property: 40 Doubling Road, Greenwich. Amount: \$750,000. Filed Jan. 19.

**Mondschein, Harold A.** and **Carol A. Mondschein**, Old Greenwich, by Frank P. Smeriglio. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 9 Edward Place, Old Greenwich. Amount: \$545,600. Filed Jan. 22.

**Murphy, Charles E.** and **Martha M. Murphy**, Fairfield, by Cynthia M. Salemm-Riccio. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 720 Wellington Drive, Fairfield. Amount: \$130,000. Filed Jan. 26.

**Newfield Properties Two LLC**, Stamford, by John A. Cassone. Lender: Nutmeg State Financial Credit Union, P.O. Box 66, Rocky Hill. Property: 3 Old Field Point Road, Greenwich. Amount: \$1,260,000. Filed Jan. 19.

**Pratt, Andrew E.** and **Maura F. Pratt**, Stamford, by Susan Kohn. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 35 W. Broad St., Unit 428, Stamford. Amount: \$140,000. Filed Jan. 11.

**Rainone Jr., Joseph N.**, Stamford, by Nicola Corea. Lender: Mutual of Omaha Mortgage Inc., and MERS, 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 197 Joffe Ave., Stamford. Amount: \$900,000. Filed Jan. 16.

**Ramos, Jose A.**, Stamford, by Marino Civitillo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 43 Victory St., Stamford. Amount: \$115,400. Filed Jan. 12.

**Rico, Robert** and **Lori Rico**, Greenwich, by Jaffrey Weiner. Lender: Better Mortgage Corp., 175 Greenwich St., 57th floor, New York, New York. Property: 304 Orchard St., Greenwich. Amount: \$1,040,000. Filed Jan. 29.

**Robinson, Pamela B.**, Fairfield, by Beth A. Grassetto. Lender: ReadyCap Lending LLC, 200 Connell Drive, Suite 4000, Berkeley Heights, New Jersey. Property: 153 Knapps Highway, Unit C-7, Fairfield. Amount: \$500,000. Filed Jan. 29.

**Scaturchio, Yvette M.**, Stamford, by N/A. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 795 High Ridge Road, Stamford. Amount: \$449,735. Filed Jan. 11.

**Shaw, Keith A.**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 14 Stone Wall Drive, Stamford. Amount: \$45,500. Filed Jan. 16.

**Signor, Lyndsay Iorio** and **Daniel Signor**, Fairfield, by William A. Snider. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 1057 Stratfield, Fairfield. Amount: \$400,000. Filed Jan. 24.

**Singh, Rohit** and **Madhulika Singh**, Stamford, by Naveed A. Quraishi. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 60 Lawn Ave. Apt. 31, Stamford. Amount: \$67,500. Filed Jan. 11.

**Smith, Matthew** and **Gail Smith**, Fairfield, by Brian S. Cantor. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 57 Newton St., Fairfield. Amount: \$819,000. Filed Jan. 23.

**Steinmetz, Matthew** and **Jacqueline Matyszczyk**, Greenwich, by Eileen M. Pate. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 62 N. Old Stone Bridge Road, Greenwich. Amount: \$2,000,000. Filed Jan. 24.

**Ta Kings Crossing LLC**, Boston, Massachusetts, by Natalie Jean Kinsel. Lender: Stater Farm Life Insurance Company, 1 State Farm Plaza, Bloomington, Illinois. Property: 330 Grasmere Ave., Fairfield. Amount: \$131,000,000. Filed Jan. 23.

**Teggihal, Vaidehi** and **Anoop Suresh Kashyap**, Baltimore, Maryland, by Morris L. Barocas. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 850 E. Main St., Unit 326, Stamford. Amount: \$449,100. Filed Jan. 11.

**Trivigno, Peter Anthony**, Fairfield, by Dawn Davis Wolk. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 221 Fairmount Terrace, Fairfield. Amount: \$20,844. Filed Jan. 25.

**Turco, Megan** and **Daniel Abutbul**, Astoria, New York, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 48 Berkeley Road, Fairfield. Amount: \$692,000. Filed Jan. 23.

**Vacca, Michael John** and **Alison Marie Vacca**, New York, New York, by Kishore I. Kapoor. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 485 Greenfield Hill Road, Fairfield. Amount: \$460,000. Filed Jan. 25.

**Walker, Brian L.** and **Cassandra Walker**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 3565 Redding Road, Fairfield. Amount: \$100,000. Filed Jan. 24.

NEW BUSINESSES

**Absolute Holidays**, 5 High Ridge Park, Stamford 06905, c/o Airtime Media. Filed Feb. 7.

**American Vista Insurance Agency**, 2262 26th Avenue NW, New Brighton, Minnesota 55112, c/o Consumer Agent Portal LLC. Filed Feb. 15.

**Biochar Plus**, 364 Rowayton Ave., Norwalk 06853, c/o Splinternet Communications Inc. Filed Jan. 18.

**Bulleit Frontier Whiskey**, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Feb. 15.

**Crasco Advertising**, 140 Hoyt St., Apt. 1K, Stamford 06905, c/o Gerson Hernandez. Filed Feb. 21.

**Display Arena**, 27 Ferris Ave., Unit 2, Norwalk 06854, c/o Andre Cooke. Filed Jan. 17.

**EA Teriyaki Japanese Grill**, 10 Greyrock Place, Space D-308, Stamford 06905, c/o Jerry Li. Filed Feb. 15.

**Erma-Global Consultancy**, 135 Flax Hill Road, Unit 32, Norwalk 06854, c/o Cynthia Deneice Rankins. Filed Jan. 18.

**Goliat Café**, 34 Wright St., Apt. 2, Stamford 06902, c/o Marco Flores. Filed Feb. 7.

**Greater Than One GTO Products & Services Company**, 14 Cricket Lane, Norwalk 06850, c/o Stephen C. Rauscher. Filed Jan. 18.

**Helen's Luncheonette**, 320 Hope St., Stamford 06906, c/o Christos Kotzageriou. Filed Feb. 15.

**Hervival**, 680 E. Main St., Suite 727, Stamford 06901, c/o Global Thrive Enterprise LLC. Filed Feb. 12.

**Impressive Hair Designs & Co.**, 111 High Ridge Road, Stamford 06905, c/o Robert Hulusi Basar. Filed Feb. 7.

**Juarez Coffee Truck**, 28 Vernon Place, Apt. 3, Stamford 06902, c/o Roxana Alvarado Veliz. Filed Feb. 27.

**Just Salad Store 98**, 644 Main Ave., Norwalk 06851, c/o Lisa A. Delaney. Filed Jan. 17.

**Komputer Kare**, 27 Ferris Ave., Unit 2, Norwalk 06854, c/o Andre Cooke. Filed Jan. 17.

**Lawns By Kyle**, 9 Dorset Lane, Stamford 06907, c/o Gilbert F. Franchina. Filed Feb. 27.

**Mario Gomez Landscaping**, 59 Virgil St., Stamford 06902, c/o Mario Gomez. Filed Feb. 23.

**Marullo Home Improvement**, 102 Woodside Green, 3A, Stamford 06905, c/o Marullo Brothers LLC. Filed Feb. 8.

**Merina Lubion Cleaning Services LLC**, 43 Benedict St., Norwalk 06850, c/o Hubert Lubion. Filed Jan. 17.

**Outlet City Furniture**, 51 Richards Ave., Norwalk 06854, c/o Alqudaf Khaled Abdallah. Filed Jan. 17.

**Ride To Fly**, 28 Baxter Ave., Stamford 06902, c/o Alex Rona Castellanos-Hernandez. Filed Feb. 22.

**Sodexo Operations LLC**, 915 Meeting St., 15th floor, North Bethesda, Maryland 20852, c/o Inreach. Filed Feb. 29.

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	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 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	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
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	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	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	

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, March 28, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier’s check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to [www.dot.ny.gov/doing-business/opportunities/const-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE’s and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603  
D265245, PIN 881471, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., SIGNAL REQUIREMENTS, Various Locations., Incentive/Disincentive Provisions, Bid Deposit: 5% of Bid (~\$40,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%

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	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
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	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
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 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 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 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.

# Legal Notices



# Legal Notices

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 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

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 served. 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 is hereby given that a Restaurant Wine License, NYS Application ID NA 0240 23 151392 has been applied for by 3060 Startup LLC to sell beer, wine and cider at retail in an on premises Restaurant. For on premise consumption under the ABC Law at 1455 Nepperhan Avenue Yonkers NY 10703. #63570

Notice is hereby given that an On Premise Tavern Liquor License, NYS Application ID NA 0370 23< 151650 has been applied for by Los Remolinos Nightclub Corp. to sell beer, wine, cider and liquor at retail in an on premises Food & Beverage Business Liquor. For on premise consumption under the ABC Law at 7 Adee Street, Port Chester, New York 10573 #63571

47 Armour Villa Property LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/1/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Domenic Alfonzetti, 305 E 86th St, Apt 11CW, New York, NY 10028. General Purpose #63574

Healing Ways, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/24/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 13 Valley Pond Rd, Katonah, NY 10536. General Purpose #63575

Notice of Formation of OMIKA JIKARIA LLC. Arts. of Org. filed with SSNY on 01/15/2024. Office location: WESTCHESTER County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 17 HAMPTON TERRACE, WHITE PLAINS, NY, UNITED STATES, 10607. Purpose: Any lawful activity. #63576

NOTICE OF FORMATION OF Wonder Worker LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 3/7/2024. Office location: WESTCHESTER County. SSNY has been designated as agent upon whom process against it may be served. The Post Office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is: 147 Burkewood Road, Mount Vernon, NY 10552. The principal business address of the LLC is: 147 Burkewood Road, Mount Vernon, NY 10552. Purpose: any lawful act or activity #63577

Notice of Formation of TOP REVOLUTION CLEANING LLC Art. Of Org. filed with SSNY on 01/05/2024. 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, 29 INDEPENDENCE ST, WHITE PLAINS, NY, UNITED STATES, 10601 Purpose: any lawful purpose. #63578

Notice of Formation of MELISSA MASCIA, NURSE PRACTITIONER IN ACUTE CARE, PLLC. Articles of Organization filed with SSNY on 12/28/23. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Melissa Mascia, 46 Bedford Rd, Greenwich, CT 06831. Purpose: any lawful purpose. #63579

Notice is hereby given that a license, number iPendingġ for Retail License beer, cider, liquor and wine, has been applied for by the undersigned\* to sell beer, cider, liquor and wine at retail in a Restaurant under the Alcoholic Beverage Control Law at 913A Central Park Avenue, Scarsdale, NY 10583, Westchester County for on premises consumption. Kura Sushi USA, Inc., DBA: Kura Revolving Sushi Bar #63580

Notice of formation of MYLILWRKSHOP.COM, LLC. Arts. of Org. Filed with NY Secy. Of State on 3/6/2024.Office located in Yonkers,NY. Hector Jimenez has been designated as agent of the LLC upon whom process against it may be served. The LLC, 237 Roberts avenue, Yonkers NY 10703, principal business location of the LLC, purpose: any lawful business activity. #63581

NO MATTER  
WHAT BUSINESS  
YOU'RE IN,  
WE'RE INTO  
YOUR BUSINESS.

 Westfair  
Business Journal  
WESTFAIRONLINE.COM