

Westfair Business Journal



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BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

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WESTCHESTER WOMEN'S SUMMIT
 March 15, 2024

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From CMA Shipping 2024 39th Annual Expo & Conference in Stamford Connecticut. Photos by David Butler II.

Connecticut Maritime Association hosts annual shipping conference

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

In early March, local members of the shipping industry and business leaders from around the globe met in Stamford for the 2024 Connecticut Maritime Association (CMA) Shipping Conference.

Chris Morley, the Group Director of Maritime Events at Informa Markets, which organizes several such conferences around the world every year estimated that altogether they see around 100,000 people every year but that the CMA conference is unique as a place to do business.

“There are kind of two models,” Morley said. “There’s scale where you bring lots of suppliers and lots of buyers into one great big room. And then you have a quality, slightly more niche and targeted approach. This conference is the latter.”

“The quality of attendee at this particular show, because of the community and the businesses based here in Connecticut is outstanding.”

In an increasingly globalized world few industries are as important or far reaching as shipping. Products that the entire world uses every day depend on effective maritime shipping. Even for domestic products many components may be sourced from abroad or depend on raw materials that originate from overseas.

“The goal of the CMA Shipping Conference every year is to bring our community together,” said Sandi Ennor, the current CMA President and owner of the New Canaan-based marine fuels brokerage Transparensa Fuels. “There’s a very large shipping and maritime community in the state of Connecticut, and we come together to discuss the pressing issues of the day, network with our colleagues, and give people an opportunity to exhibit the newest technologies. Every year we are blown away by the advancements presented by our exhibitors and to catch up with old friends.”

Those exhibitors included vendors promoting maritime staffing solutions, training programs, specialist publications, radar systems, marine paints, and robots designed to clean barnacles and other speed-sapping growths off ship hulls. Also in attendance were various clubs, insurance agencies, and interna-

tional ship registry offices.

Among the old friends, the CMA has more than 800 members, and counts not only many people from across the region with ties to shipping and associated industries but also abroad. The conference has been held in Stamford for the past 35 years according to Ennor, outlasting several changes of management at their preferred venue.

“The founding members had a maritime community here, and they wanted a place where everyone could meet, get together socially, and exchange information or say, how are you dealing with this problem in our industry?” said CMA Vice President Beth Wilson Jordan.

Stamford is also a logical place for the annual conference according to Ennor, as it is accessible to local residents while being easily reached from New York City, its adjacent shipping facilities, and several international airports.

“Our organization is very events driven,” Ennor added. “With Covid we didn’t have an opportunity for close to two years where we could have a live event. I feel like this year is close to where it was pre-Covid.”

“Lots of geopolitical issues, specifically focused on the Red Sea and how that relates to earnings for shippers, and how did those costs get passed on to the end consumer,” said Ennor. “Because let’s face it, everything everybody touches has probably come on a ship.”

“Half the world would freeze, and the other half would starve, if it weren’t for shipping,” said Jordan, noting that it is an industry that typically only receives media attention when there is a major problem despite impacting the entire world daily.

Environmental and Social corporate Governance (ESG) topics were widely discussed and featured in several panel discussions and presentations made during the many breakout sessions during the conference Ennor noted. Environmental issues like the low water levels that threatened passage through the Panama Canal were unavoidable, as were discussions of recruiting and retaining top talent, an issue present in almost every sector.

“We talk a lot about attracting talent and people that aren’t necessarily in the industry and getting our industry on the radar of young kids,” said Vice President Jordan.



From CMA Shipping 2024 39th Annual Expo & Conference in Stamford Connecticut.

“We work with Brien McMahon High School a lot. We let students come and look through the exhibits and we had students participate in a panel this year. Employers want to know what they’re thinking, what’s important to them.”

Jordan said that one of the 15 students to attend was seated on a panel and given an opportunity to speak about what has attracted him to the field and decide to attend a maritime academy.

She also explained that the conference can attract people with less obvious links to the industry, such as a biologist who attended with a background in genetic testing.

“She is now working on a microbe that eats carbon and sort of poops out methanol,” Jordan said. “There’s somebody you wouldn’t normally think of being part of our industry.”

Ennor agreed, noting that biofuel feedstock involves many emerging technologies being developed in the center of the country, far from major harbors, but who might have very good reason to seek out the CMA.

“You have people that are farmers essentially trying to figure out how they can market their product that will eventually be turned into a biofuel to drive a ship sailing out of New York Harbor,” Ennor said. She allowed that some direct link to a maritime industry is necessary for CMA membership but said that conference attendance is not restricted and that local connections can be valuable for all parties.

To learn more about the CMA, visit <https://cmaa.memberclicks.net/>



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03-24



Jennifer Orlikoff and Ernie Nieves cut the ribbon for Sliders Cafe at UCONN Stamford. Photos by Justin McGown.

Serving Sliders at UCONN Stamford

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

"Three sliders for \$15? That's insane," from Mohammed Ruwaid is a little glib but I think would fill the spot.

Ernie Nieves has been selling food for years, operating a fleet of food trucks that operate across Connecticut. But his latest venture is firmly rooted in the lobby of UCONN Stamford's main campus building.

Dubbed Slider's Café, the location is the first new dining option offered on the UCONN campus since the start of the Covid pandemic saw the closure of previous offerings.

"One of the top priorities for this campus has always been food safety and access to food," said Mohammed Ruwaid, the student body president for UCONN's Stamford campus at the café's ribbon cutting ceremony. "I

know we've had cafes in the past, but Sliders is going to be instrumental. Hot food, hot meals, especially when prices at McDonalds and a lot of fast-food places, even Garden Catering, is expensive.

Three sliders for \$15? That's insane."

In addition to reasonably priced sliders coming in beef, pork, chicken, and vegetarian options, the café offers a breakfast menu, grinders, salads, and other healthy options.

Ruwaid noted after the opening ceremony that food security was a concern for many members of the student body, and that while the campus is located in downtown Stamford the time

it takes to get a hot meal, especially a healthy or affordable one, can make it a challenge for many students to work more than a quick snack between classes into their schedule. In the winter the issue is even more pronounced according to Ruwaid.

Jennifer Orlikoff, the campus dean and chief administrative for UCONN Stamford said that the community was "delighted that Sliders Café is also going to be part of our local eatery meal plan. It will be our sixth choice for students to be able to use their meal plan tickets."

"I'm thrilled that you're all here witnessing this next step in our progress towards becoming a destination campus," Orlikoff told the crowd of hungry students that had already gathered in anticipation of the grand opening. Though rumors, which turned out to be true, of free sliders to mark the occasion drew some of them, full orders were being made and fulfilled as soon as the café's cash registers were activated.

Nieves, who described the UCONN administration as easy to work with and quite welcoming, stressed that earning state certification as a minority owned business had also facilitated the process.

According to Nieves, the choice of sliders as a central food for the business to focus on was simple.

"Each truck I have has its own brand and Sliders has been our most popular brand out in the streets. When we cater off premises a lot of our clients are other universities across Connecticut and other New England States. Sliders is the first concept that gets booked all the time," Nieves said. "So, when we started considering this

partnership, we knew that we wanted to offer our hot solution with sliders and build that brand."

He expects Sliders to take off, noting that his business has previously managed cafes for other clients, but that this represented an exciting opportunity to build a more recognizable brand. And that it would be simpler than serving from a food truck.

"When you get in a food truck, you're in a moving kitchen all the time. The setup sometimes has limitations," Nieves said. "Whereas here, you have on-site storage, everything is here. You don't always have to test pilot lights and the gas and water to see if it's working, and nothing shifts around as you drive."

At present, Sliders Café can only be accessed through the lobby of 1 University Place, UCONN Stamford's primary building. Only students, staff, and official guests will be able to visit the eatery for the time being, but Nieves expressed hope that the café's space, which has a dedicated entrance of its own, might be able to serve the surrounding Stamford community in the future.



One of the first customers at Sliders Cafe at UCONN Stamford.

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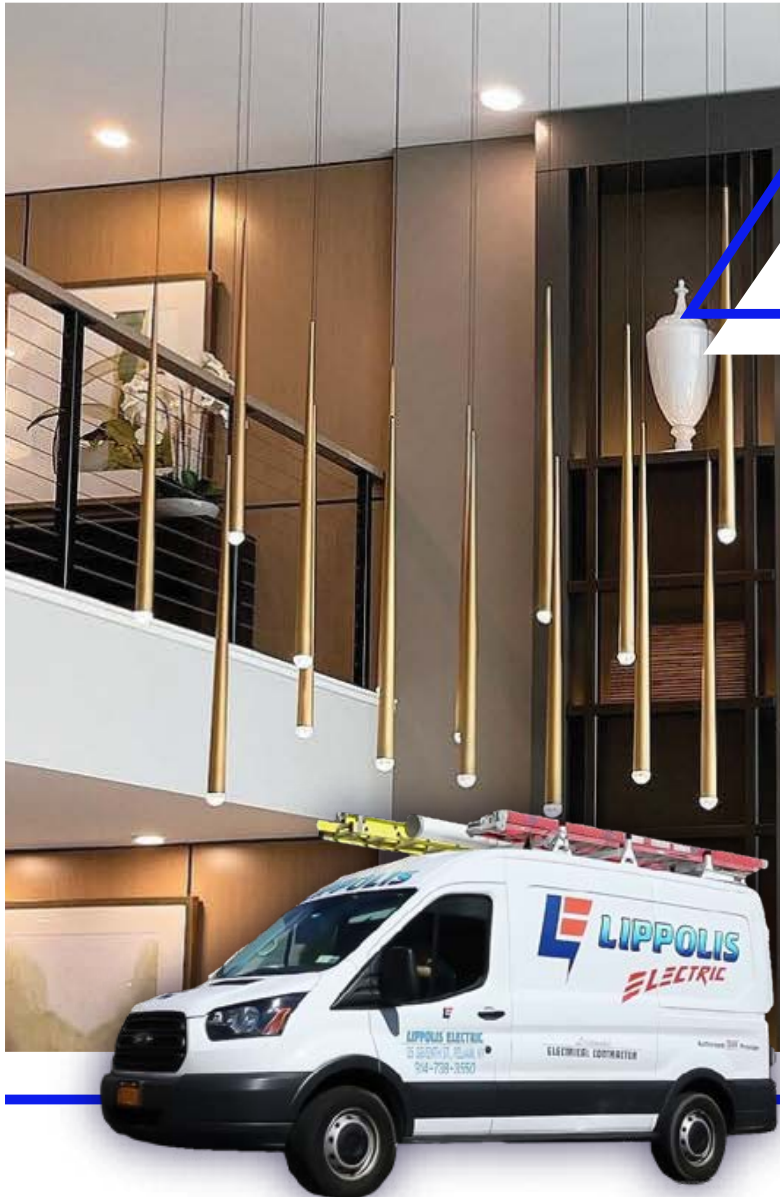


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With the goal of giving children an edge - superior pre-K education and fluency in a second language - GSS also seeks to meet the needs of the children in their cognitive, language, social, emotional, physical and creative development in an effective manner on a daily basis. Through independent play, real-life experiences and teacher-directed activities, children develop the skills necessary to learn pre-school writing, reading, math, science and social studies not just in one language but two.

GSS programs include indoor and outdoor activities for fine and gross motor development; problem-solving to facilitate concept formation; creative activities to develop and express ideas and feelings; and language learning to promote self-reliance and self-esteem as well as their



understanding of the world. GSS recognizes children's individuality and diversity in the right manner in which they learn.

In addition to the advantage of fluency in another language, studies show that bilingual children have greater cognitive and integrative skills and often increased scientific and mathematical abilities. English is also emphasized so that children develop basic reading and writing skills in their native language. Accordingly, and

to help children continue their education in an English environment; promotional testing is conducted in English.

The Greenwich Spanish School was founded by Rosario Brooks, a native of Mexico who has lived and taught Spanish in the United States for 52 years. The Pre-K educational program for 3-4 year-olds was co-founded with Gabriela Zorrilla, Mónica Calderón and Beatriz Ruiz, and other teachers all of whom have experience in



The Greenwich Spanish School

teaching pre-school children in Mexico, Latin America and U.S.

GSS classes and programs are conducted at 247 Stanwich Road, Greenwich CT 06830 and 12 Banksville Road Greenwich CT 06831. For further information, please call Rosario at (203) 698-1500.

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The Greenwich Spanish School



8 REASONS TO BECOME A RECOVERY-FRIENDLY WORKPLACE

Healthier Employees Make Businesses Thrive

For those in recovery from mental health conditions and substance use disorders, the workplace can be a challenging environment. It can take tremendous effort to stay well and due to stigma, many people feel like they need to hide their struggles at work. However, there are millions of people in recovery who contribute their talents to businesses every day. That's why the recovery-friendly workplace initiative was developed.

WHAT IS A RECOVERY FRIENDLY WORKPLACE?

Recovery-friendly workplaces actively support employees' mental health in addition to physical health. The goal is to create a workplace culture that promotes health, well-being and understanding for individuals dealing with mental health conditions and substance use disorders. Certified recovery-friendly workplaces implement policies, programs and resources to provide support, reduce stigma and encourage employees to seek help when needed without the fear of losing their job.

BENEFITS OF RECOVERY FRIENDLY WORKPLACES

1. Employee Well-being

Recovery-friendly environments promote mental well-being, contributing to reduced stress and improved mental health for employees. Supportive workplaces can also help lower rates of substance use and relapse among employees.

2. Productivity and Performance

By addressing mental health and substance use issues, organizations often see a decrease in absenteeism. Higher job satisfaction leads to increased productivity and commitment to their roles.

3. Employee Retention

When employees feel supported during their recovery, they are more likely to feel a sense of loyalty to the organization, leading to higher retention rates.

4. Cost Savings

By proactively addressing mental health and substance use issues, companies may see

a reduction in health-care costs as well as recruiting costs if there is less turnover.

5. Legal and Regulatory Compliance

Recovery-friendly workplaces can help organizations comply with anti-discrimination laws related to individuals in recovery.

6. Employee Engagement

A supportive environment fosters positive relationships among colleagues. Employees are more likely to communicate openly about their challenges, facilitating a culture of understanding and empathy.

7. Risk Reduction

Addressing substance use and mental health issues proactively can reduce the risk of workplace accidents and incidents related to impaired judgment or performance.

8. Legal Protections

Some jurisdictions may have legal requirements or recommendations regarding the treatment of employees with substance use dis-



orders. A recovery-friendly workplace can help organizations comply with these regulations.

For more information about the Recovery-Friendly workplace initiative in Connecticut and to learn how to get your workplace certified, visit www.thehubct.org/rfw.

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Dissolution of New Rochelle company sought to avoid tax debt

BY BILL HELTZEL / bheltzel@westfairinc.com

Co-owner accuses wife of tax fraudster of 'stunting' company growth.

The co-owner of a New Rochelle real estate management company wants a court to shut down the business to disentangle it from a relative's \$2.7 million tax fraud mess.

Michael J. Colasuonno petitioned Westchester Supreme Court on March 6 to dissolve 86 Drake Realty Inc.

He claims that the government might put a lien on property that 86 Drake owns to satisfy taxes owed by Philip Colasuonno.

Former accountant Philip Colasuonno pleaded guilty in 2007 to preparing false tax returns and evading taxes owed by American Armored Car Ltd., an Elmsford company that he and other family members owned.

He was sentenced to 46 months of home confinement and ordered to pay \$781,467 in restitution. According to the government, he has failed to make good faith efforts to

pay restitution, and as of May 2023 the tax debt had grown to \$2.7 million.

The petition does not explain Michael's familial relationship

to Philip, but according to court records they have been business partners. At one time, for example, they co-owned the building at 86 Drake Ave., New Rochelle, where Philip Colasuonno & Associates is based.

In 2007, the property was transferred to 86 Drake Realty Inc., owned 50-50 by Michael and by Philip's wife, Maria.

Now Michael, an accountant, claims that Maria has taken control of 86 Drake Realty Inc., opening a bank account with herself as the sole signatory and transferring corporate funds into the account.

She collects rents and leases the building, according to the petition,

while Philip's business pays less than fair market rent.

Michael says Maria has rejected his requests for bank statements and corporate records.

Maria has "stunted the growth of the corporation" he claims, "to promote her own best interests and those of her husband."

He argues that Maria is deferring to Philip to prevent her interest in the corporation from being used to pay his debts.

Michael is asking the court to dissolve 86 Drake Realty Inc. and appoint a receiver.

Meanwhile, the government's 17-year-effort to collect taxes from Philip continues.

The U.S. Attorney's Office filed a civil case in 2021 to convert the tax assessment to a court judgment.

There is no gen-

uine dispute, assistant federal prosecutor Dana Walsh Kumar argued in a motion for summary judgment filed this past November. He pleaded guilty to tax fraud.

But Philip's attorney, Erin K. Flynn, stated in a March 7 filing that the motion should be denied.

"There are disputes as to whether the government has collected this debt from another defendant in this criminal action," she said, "whether the government relieved Mr. Colasuonno of liability ... and whether the collection is fair."



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Westchester Women's Summit explores health as wealth

At the fourth annual Westchester Women's Summit – held Friday, March 15, at the Sonesta White Plains Downtown hotel — some 400 women focused on mental and physical well-being as key to self-determination and business success.



Photos by Lonnie Webb.

“We don't come here to make history. We come here to make a difference,” Andrea Stewart-Cousins, New York State Senate President Pro Tem, Majority Leader, told some 400 women who gathered at the Sonesta White Plains Downtown hotel Friday, March 15, for the fourth annual Westchester Women's Summit.

Stewart-Cousins, who represents Greenburgh, Mount Pleasant and Yonkers, has certainly made her share of history as the first woman and the first African American to become President Pro Tem, Majority Leader, and thus one of “the three,” including Gov. Kathy Hochul and Assembly Speaker Carl Heastie, making decisions that shape New York.

History aside, an audience consisting mainly of women but also a few good men – Westchester County Executive George Latimer jokingly apologized for being a man at the podium – was certainly focused on making a difference in their overall well-being, knowing that their health is bound to their potential wealth. While women have made advancements, even exceeding men in college and graduate-school enrollment, they still have not achieved economic parity. According to a report by the Westchester Women's Agenda, women in New York state make 84.5% of what men do. Women of color lag behind white women generally in education, employment, housing, life span, infant mortality and maternal mortality. Before the pandemic, 39% of women surveyed cited mental health as a major concern.

Making beneficial changes in health, panelists and workshop leaders said throughout the day, can be incremental.

Elizabeth Bukac, MS, RD, CDN, CDES, a clinical dietician with NewYork-Presbyterian Westchester who took part in the health-care network's panel on “Overcoming Struggles With Body Image,” said she focuses on quality nutrition –



The Overcoming Struggles with Body Image panel. From left: Elizabeth Bukac, Diahann Smith-Roberts, Stephanie Shapiro, Sri Lakshmi Kadiyala & Cassandra Simmons

fruits and vegetables, fiber, protein, portion control.

“It may affect your weight or not,” she said. “The best thing to do is follow a healthy diet pattern.”

The White Plains Hospital panel that followed – “From Self-Care to Health Care: Your Guide to Women's Wellness” – built on the NewYork-Presbyterian panel. Elizabeth DeRobertis, MS, RD, CDN, CDE, a registered dietician and diabetes educator with the Scarsdale Medical Group, suggested that in addition to dark green vegetables, sweet potatoes, and clementines for nutrient absorption, healthy eaters should also incorporate into their diets beans and other legumes like peas and lentils and calcium- and protein-rich Greek yogurt (better than taking calcium pills) – all of which are ingredients of the Mediterranean Diet. She also gave a shout out to Dave's Killer snack bars as sources of fiber and protein and said the water-soluble B vitamin biotin was fine to take for hair growth once you exhausted various nutritional options.

Just as dietary changes can be made with step-by-step adjustments, DeRobertis' fellow panelist Nicole Solomos, M.D., a sports and lifestyle medicine specialist with White Plains Hospital Physician Associates, said that you can exercise in “small batches” if that's all the time you have – taking a 10- minute walk, parking in the farthest part of the lot when running errands and doing some resistance training to build muscle.

The panel touched on such hot-button issues as Ozempic and other diabetes drugs used for weight loss – not recommended, DeRobertis said, unless

you have a BMI, or Body Mass Index, of more than 27, plus two health problems. On the subject of fertility, Michelle Giannone, M.D., an obstetrician and gynecologist with White Plains Hospital Physician Associates, suggested that young women freeze their eggs now as many women are waiting until they're older to have children.

The tone of the health-care panels may have been best summed up by Rachele Khadjeturian, FNP-BC, a family nurse practitioner with White Plains Hospital Physician Associates, who said: “Remember to be kind to those who can't do what you can do.”

Indeed, the summit – organized by The Event Department in partnership with Westchester County; Westfair Communications Inc., parent company of the Westfair Business Journal; News 12; and Today Media -- was a reminder that physical health is inextricably tied to mental well-being, as the dramatic keynote speaker attested. Andrea Navedo – an actress, producer, author and diversity advocate who is perhaps best-known for her role on the TV series “Jane the Virgin,” spoke of her “otherness,” growing up poor and brown in the dilapidated South Bronx of the 1980s. Her story was one of delinquency abetted by a bad boyfriend until she had an epiphany one day when she was trapped in his apartment by one of his Pit Bulls. (Here Navedo's acting skills made you feel the terror of that moment.)

Her courage in picking up the snarling dog and throwing it into a bedroom so she could escape would lead her to finish high school; earn a Bachelor of Arts degree in theater arts from Old Westbury College and then,





The White Plains Hospital panel

“From Self-Care to Health Care: Your Guide to Women’s Wellness”



Rachele Khadjehurian



Dr. Michelle Giannone



Elizabeth DeRobertis



Dr. Nicole Solomos

“We come here to make a difference.”

Andrea Stewart-Cousins

once she got her foot in the door on the ABC soap opera “One Life to Live,” overcome typecasting as a Latina from the ‘hood while balancing her roles as a career woman, a wife and a mother.

“I believe if we embrace our otherness, we can find a power we didn’t know we had,” said Navedo, author of “Our Otherness is Our Strength: Wisdom From the Boogie Down Bronx” (Broadleaf Books).

Poverty, being raised by a single mother, hanging with the wrong

crowd: These also played into the early life of business coach and life force strategist Jennifer Maher, who led a session on “Becoming Anti-Fragile,” one of the day’s 10 workshops. Her troubled upbringing was compounded by a family history of alcohol addiction and ultimately her own drug use. Even when she got her high school equivalency diploma and found success as a real estate agent in Putnam County, naïve business decisions would help evaporate a

\$450,000-a-year salary. Work with a life coach at the Buddhist Association of the United States in Carmel would prove a turning point.

Today, Maher is the coach she always wanted to be, offering a blend of Buddhism, Christianity and ancient Roman Stoicism – she quotes the Stoic Roman Emperor Marcus Aurelius, who said, “the obstacle is the way” – that leads to what she called becoming “anti-fragile,” neither vulnerable (fragile) or superhu-

man (strong) but rather possessed of a resilience that makes the most of challenges.

Both Maher and Navedo stressed that women must have 100% agency in whatever happens in their lives so they can decide what they want and pursuit it.


“The world will conspire with you to be a victim,” Maher said. “Faith is knowing that you can stand up for yourself.”

To view the Westchester Women’s Summit 2024 photo gallery, click here. Use the hashtag #wws2024 on your social media when you post your Westchester Women’s Summit pictures!

“I believe if we embrace our otherness, we can find a power we didn’t know we had”

- Andrea Navedo

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Women are flying higher in Westchester aviation

BY PETER KATZ / pkatz@westfairinc.com



Brittney Grove



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Nicole Freitas

While it was difficult to miss the fact that March is Women's History Month, it was fairly easy to miss noting that the week of March 4-10 was being celebrated as Women in Aviation Week. It didn't receive the Presidential Proclamation that Women in History Month did, and wasn't on the radar screens for promotion by The Library of Congress, National Archives, National Park Service and other prestigious entities as was Women's History Month. But, for those involved in the field of aviation, there was at least some reflection on the role that women have played in aviation in the past and the increasingly wider role they are playing today and will be in the future.

According to the FAA's Women in Aviation Advisory Board, in 1909, a French woman, Raymonde de Laroche, became the first woman to fly solo. A year later, she became the first woman to earn a pilot's license.

When the plane encountered a gust of wind and lifted up into the air.

Numerous female aviation pioneers followed, such as Katherine Stinson, who earned a pilot license in 1912. Her family founded the Stinson Aircraft

In 1911, Harriot Quimby became the first American woman to earn her pilot's certificate. She was also the first woman to fly across the English Channel.

The Ninety-Nines, a women's aviation organization formed Nov. 2, 1929, by a group of 99 women pilots at Curtiss Field on Long Island, said that in 1910 a woman named Blanche Scott, who was taking flying lessons and practicing taxiing an airplane on the ground became the first U.S. female

Company, which built many pioneering aircraft and also operated a flight school. Bessie Coleman in 1915 earned a pilot license in France, having been denied the opportunity in the U.S. because she was African American and female. Then, there was Amelia Earhart, who in 1928 became the first woman to complete a solo flight across the Atlantic Ocean.

As of Dec. 31, 2023, the Federal Aviation Administration (FAA) estimated that 82,817 women held U.S. pilot certificates, ranging from students to airline transport pilots. There were a total of 806,940 active pilots, male and female, at that time so women still make up a comparatively small percentage of aviators. In 2014, the number of active female pilots had stood at 39,322, while the total number of pilots both male and female was 593,499. Women also are active in aviation roles outside of piloting that require FAA licensing, with 9,202 licensed as mechanics, 5,236 licensed as dispatchers and 194,332 flight attendants at the end of 2023.

While the number of women in aviation has been growing, they still are in the numerical minority while their presence in positions of high responsibility continues to expand. What's happening at Westchester County Airport (identified by its code HPN) is representative of the changing and expanding role of women in aviation. Not only are more women seen piloting private and commercial aircraft at the airport, but women also are active as FAA controllers in the control tower at HPN directing aircraft operations on the ground and in the sky above the airport.

Million Air, a fixed base operator that provides services for aircraft ranging from single-engine propeller planes to large corporate jets has a female general manager, Lauren Romes-Payne.

In January 2022, April Gaspari was named airport manager by Avports, the firm that has a contract with Westchester County to manage the airport. She succeeded Peter Scherrer, who had been manager at the airport since 2005. Gaspari subsequently moved over to Westchester County itself where she became director of aviation.

People in some of the key positions with Avports at HPN are women, such as security manager Brittney Grove. She is responsible for ensuring that federal security standards are being met and that people have prop-

er clearance and documentation to enter various parts of the airport. She discovered her passion for aviation in high school and attended Dowling College School of Aviation on a scholarship. Brittney held supervisory positions at other major airports before joining HPN.

"I am honored to be able to liaise between TSA, government, and law enforcement to protect and secure the many employees, customers, and tenants who utilize our world-class airport," Brittney said. "Aviation is ever-changing."

Lauren Walsh, the airport's deputy airport manager-administration, started her career as an accountant, working at four Rhode Island airports managing fuel sales and inventory, capital projects and customer service. At HPN, she helps manage daily operations.

"I discovered long ago that whatever your passion and interests are, you can find a home in aviation," Walsh said. "It's what drew me to HPN to take on the role of finance manager and now deputy airport manager. Here, I help manage daily operations to ensure the passenger journey through our airport is as smooth as possible."

Nicole Freitas, the environmental specialist at HPN, began her career at the airport in January, having studied environmental and political sciences at UCONN. The impact of airport operations on the environment has long been a concern for Westchester County and local residents. Before joining HPN, Nicole interned at Save the Sound and served as a climate and policy intern at Region 8 in the Environmental Protection Agency. Nicole monitors and reports on the airport's compliance with environmental policy, ensuring adherence to regulations.

"I enjoy this role immensely as I get to fulfill my passion to help the environment, and it is inspiring to be part of the aviation industry as it continues to evolve and become more sustainable. Each of us on the Avports team are dedicated to improving operations that make a difference in the community at large and for those who rely daily on the airport for travel. Our customers can take comfort knowing that we are doing everything possible to protect the environment during their movement through HPN."

Some of the content of this article was provided by Adam Bill of Brill Media.

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Serino highlights social issues in first State of the County Address

BY PETER KATZ / pkatz@westfairinc.com



Dutchess County Executive Sue Serino delivering State of the County Address.

The performing arts center at Red Hook High School in Red Hook was the setting for Dutchess County Executive Sue Serino's first State of the County Address. She said that she has spent her first two and a half months in office coming up to speed with what has been happening in county government while preparing to move forward with some new programs of her own.

Serino declared that in her assessment "The state of Dutchess County is strong," and she thanked county government employees for helping make it so.

"We must, above all, treat each other with respect, kindness and compassion. These are the principles and goals that guide me each day and will inform the decisions I make on behalf of our taxpayers," Serino said.

She outlined plans to address educational and social issues in the county, including creation of the county's first Community Engagement Office

(CEO). It will be tasked with listening to residents' concerns, developing active solutions to their issues and creating a more responsive county government. She plans to have the CEO operate in the field through visits to various locales and events in the county.

Serino said she wants to create new opportunities for youth, including encouraging students to take advantage of programs offered by local trade unions as well as Dutchess Community College, which provides training in fields such as HVAC (heating, ventilation and air conditioning), automotive maintenance and aviation.

Serino proposed launching the Dutchess County Food Security Council in partnership with Dutchess Outreach and the United Way of the Dutchess-Orange Region. She said the council could address hunger and food insecurity while improving access to healthy, locally grown food

for the increasing number of people who depend on the 65 food pantries throughout Dutchess County.

Serino said the planning process has begun to create separate departments of health and mental health in the county government, which she said would enable greater emphasis to be placed on programs to help deal with mental health issues.

Serino said she plans on a multi-faceted approach to dealing with housing needs and homelessness in the county. She pointed to the upcoming opening of Hudson River Housing's youth transitional housing facility in Poughkeepsie that will house up to 12 individuals ages 18 through 25 who may be at a risk for homelessness, and the Law Enforcement Assisted Diversion program that has helped dozens of people to find housing.

Serino said she wants to create a public awareness campaign that would highlight residents and visitors with physical disabilities, while also incentivizing small-business owners to make their businesses more accessible for people with special needs.

HV housing projects to receive \$25.2M in state funds

BY PETER KATZ / pkatz@westfairinc.com

Four housing projects in the Hudson Valley will receive state funding as part of \$260 million in tax credits and subsidies to help fund 29 developments across the state. The money will come through the agency New York State Homes and Community Renewal (HCR), which is distributing federal and state low-income housing tax credits as well as subsidies.

Gov. Kathy Hochul made a March 18 announcement that the \$260 million will be used to create or preserve 1,852 units of affordable, supportive and sustainable housing.

"The only way to address New York's housing crisis and bring down costs for families is to keep building and preserving homes in every region of our state," Hochul said. "With

this funding, we are pushing forward with our agenda to unlock New York's housing potential, and we will keep working closely with the Legislature to ensure that all New Yorkers have access to safe, stable, and affordable homes."

According to HCR Commissioner Ruth-Anne Visnauskas, "The \$260 million announced today is part of our \$25 billion housing plan. New York's historic housing shortage has made finding quality homes like these in vibrant communities more difficult than ever."

In the Dutchess County community of Rhinebeck, a workforce housing development by the Kearney Realty

& Development Group, Inc., known as Locust Hill is receiving \$5.4 million. Plans call for four buildings that will have a total of 80 apartments. The one-, two- and three-bedroom units are priced for households earning up to 90% of the Area Median Income (AMI). Estimated rents range from \$1,265 to \$2,630. Onsite amenities include a large patio area with picnic benches, gazebo, playground, interior bike storage, fitness room, laundry facilities, and common rooms for social events.

Reservoir Place, a development in Carmel in Putnam County, is receiving \$4.6 million in state funding. The five-building, 75-unit development will be built on vacant land adjacent to the Hamlet at Carmel project currently under construction. The complex also is being developed by Kearney Realty & Development

Group, Inc., along with the Housing Action Council.

\$6.6 million has been awarded to the Harmony Hall development in New Paltz in Ulster County. The 51-unit project is being developed by Rockabill Development, LLC, and Affordable Housing Conservancy. Located at 52-54 South Manheim Boulevard in New Paltz, Harmony Hall will provide 50 units of affordable housing for seniors 62 years and older. There will be one unit for a supervisor. Eight apartments will be set aside for seniors with incomes of 30% of Ulster County's AMI. Three units will be for those earning 50% or below of the AMI, and 39 units will be for seniors below 60% AMI. Six of the units will be designed to be fully accessible and three units will be designed for seniors with vision or hearing needs.

In Dutchess County, the Admiral Halsey Senior Village II is receiving \$8.6 million in state funding. It will have 72 apartments designed to house seniors who also need supportive services. The project is due to be constructed on vacant land next to Admiral Halsey Phase I. The developers are Paths Development, LLC, and Hudson River Housing.

PepsiCo accused of abetting billing fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

Minority owners of Cypriot bottling company sue for \$95M.

Minority owners of a Cypriot bottling company have sued PepsiCo Inc. for \$95 million for allegedly aiding and abetting a false invoicing scheme.

The family of Semsi Erkman, a Cypriot businessman and physician, claim that Pepsi officials knew that a pass-through invoicing company was inflating the beverage company's invoices by as much as 50% and keeping the money for its owners.

The sole purpose of Infima, an offshore shell company, was to inflate Pepsi invoices for the benefit of the bottling company's majority owners, according to a complaint filed on March 5 in Westchester Supreme Court.

Pepsi, based in Purchase, did not reply to an email asking for its side of the story.

Ektam Kibris Ltd., of Nicosia, Northern Cyprus, has been the exclusive bottler and distributor of Pepsi products in the Turkish state

since 1981.

The Erkman family owns 25% of the business, according to the complaint. Tamek Holding AS, controlled by Melih and Gungor Sipahioglu, of Turkey, owns the rest.

Ektam pays Pepsi for concentrates, the syrup to which water and carbonation is added to make softdrinks.

Initially, Pepsi billed the bottling company through a Turkish company to quell "certain geographic sensitivities" between Turkey and Greece about Cyprus. The intermediary, co-owned by Pepsi and the Sipahioglus, passed the invoices on to Ektam with little or no mark-up, according to the complaint, and then the bottler paid Pepsi.

In 2002, the Sipahioglus sold their interest in the go-between company.

Melih Sipahioglu, who allegedly had a close business relationship with then-Pepsi CEO Indra Nooyi, told

Ektam bottling company officials that Pepsi wanted to use Infima Holding N.V for invoicing.

But he allegedly did not tell the board that Infima was an offshore shell company with no employees, offices or assets that he and his wife, Gungor, owned.

Sipahioglu also did not disclose that he had negotiated a deal with Pepsi that gave Infima the exclusive rights to the Northern Cyprus territory.

The deal was "nothing more than a vehicle through which the Sipahioglus would begin to siphon millions of dollars of profits from Ektam," the complaint states.

In 2010, the Erkman family discovered that Infima was overcharging the bottling company by 40% to 50%, according to the complaint, and they discovered that the Sipahioglus owned Infima.

In 2011, Dr. Erkman notified Pepsi CEO Indra Nooyi of the alleged fraud, according to the complaint, and Pepsi

responded "that you and your fellow shareholders will need to resolve between yourselves."

Dr. Erkman threatened to sue, and Pepsi agreed to stop invoicing through Infima.

By 2016, according to the complaint, Dr. Erkman was being frozen out of the bottling company's management and had no access to business records.

In 2022, a company insider alerted the Erkmans that the invoicing scheme had resumed in 2016.

The Erkmans notified Pepsi and demanded that invoices be sent directly to Ektam bottling company. Pepsi allegedly refused.

The Erkmans claim that the Sipahioglus siphoned \$80 million from the bottling company by inflating the invoices, and withheld \$15 million in yearly dividends from the minority owners.

The minority owners accused Pepsi of aiding and abetting fraud and breach of fiduciary duty.

Broker sued over refusal to rent Bronxville house for recovering addicts

BY BILL HELTZEL / bheltzel@westfairinc.com

A Tuckahoe real estate broker and agent are being sued for allegedly refusing to rent a Bronxville house to an organization that wants to help men recover from heroin addiction.

R.H. Massachusetts accused Re/Max Distinguished Homes & Properties and agent Francis G. Craven of violating state and federal civil rights laws, in a complaint filed Feb. 29 in Westchester Supreme Court.

"But for plaintiff notifying defendant of their intention to offer the leased property to disabled individuals," the complaint states, "the property would have been made available."

R.H. Massachusetts describes itself as a Massachusetts limited liability company that helps organizations find and negotiate corporate rentals. It says it was hired by a client, who it did not name, to find suitable housing for disabled men recovering from substance abuse disorders.

If successful, R.H. would be paid the equivalent of six months rent and at

least \$14,000 in fees.

The Massachusetts corporate database lists no such company as R.H. Massachusetts. But several real estate businesses and organizations, such as

Vanderburgh House, have been registered at the same address R.H. uses in Worcester.

The entities are associated with Hunter Foote, whose LinkedIn profile lists him as executive director of Vanderburgh Sober Living, offering "structured sober living for men and women in recovery from addiction."

R.H. says it saw a Re/Max internet advertisement for a rental house on California Road in Bronxville, according to the complaint.

The 4-bedroom, 3-bath, 2,788-square foot house was listed for rent at \$9,500 a month in July, according to real estate websites, and reduced to \$9,000 in September.

On Nov. 14, R.H. asked Craven about leasing the property, the complaint states, "for the purpose of pro-

viding housing to disabled persons."

Craven allegedly confirmed that the house was available for a corporate lease.

From Dec. 8 to Dec. 15, Craven provided more details about the house and neighborhood, according to the complaint, and R.H. repeated that the property would be used by disabled individuals.

On Dec. 19, R.H. disclosed the specific intended use: group housing for men recovering from heroin addiction who are not active users.

The Dec. 19 message, as well as emails on Dec. 22 and Dec. 24, asked about "next steps" to lease the property. A Dec. 27 reply allegedly stated, "my client is not interested in renting to the clients you proposed."

R.H. claims that Re/Max and Craven discriminated against prospective tenants in violation of the New York Human Rights Law, federal Fair Housing Act, and federal Americans with Disabilities Act.

R.H. says it suffered financial losses from not being able to collect its fees,



reputational damage that will cost future opportunities and profits, and emotional distress by staff and management "in dealing with such blatant discrimination."

It is asking for unspecified damages for alleged financial losses, punitive damages to deter such discrimination, and an order compelling the defendants to cease discriminatory housing practices.

Re/Max and Craven did not reply to messages asking for their side of the story.

The Bronxville house was taken off the rental market on Dec. 5, and re-listed for sale on Feb. 26 at \$1.3 million.

No surprise: it's expensive to live in Westchester and Fairfield

BY PETER KATZ / pkatz@westfairinc.com



\$100 bill specimen

The company doxo, which has created a bill-paying app that allows it to act as a clearing house for making payments and is used by about 10 million consumers to pay their bills each month, has come up with fresh data that confirms what many people have long believed: it's expensive to live in Westchester or Fairfield.

According to doxo's data, amounts paid for 10 of the most common household expenses in Stamford are 41% higher than the U.S. average and Stamford is the 12th most expensive city in which to live in Connecticut. In Greenwich, household expenses are 65.3% higher than the U.S. average and that community is the 7th most expensive place to live in the state. The average Greenwich household pays \$42,165 a year in household bills, while in Stamford it's \$36,771 per year.

Wilton was the most expensive place to live and Willimantic was least expensive in Connecticut.

In Norwalk, household expenses are 43% higher than the U.S. average. Norwalk households pay \$36,700 per year in household expenses with the community ranking number 14 in the state for household expenses.

\$100 bill specimen

Living in Danbury is a comparative bargain with the city ranking 31 on the list of costliest cities in Connecticut. Danbury households face expenses that are only 21.3% higher than the national average, totaling \$30,960 per year.

Included in the tally of monthly household expenses are things such as auto insurance, mortgage payments or rent, utilities, cable TV service, life and health insurance premiums, alarm and security costs and mobile phone bills.

In Westchester, residents of Scarsdale find themselves paying 76.2% more than the average of U.S. nationwide household expenses. Scarsdale ranks 5th on the list of most expensive communities in New York state.

White Plains ranks number 67 among New York state communities, with household expenses running 48.5% above the national average. The average household in White Plains pays \$37,890 year in household expenses. In Yonkers the average yearly household bills come out to \$33,315, or 30.6% higher than the U.S. average.

Mount Kisco comes in as the 46th most expensive place in New York state for household bills. The annual total is \$39,306, 54.1% higher than the U.S. average.

Overall, New York was the 7th most expensive state in the union using household expenses as a measure with Connecticut being the 8th most expensive state. Hawaii was the most expensive state in the U.S. and West Virginia was the least expensive.

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BCW Conference Tackles Changing Energy Landscape and Challenges of Meeting Clean Power Goals

The Business Council of Westchester recently held its Annual Energy Conference with a lineup of distinguished experts to discuss New York's progress and challenges in meeting clean power goals.

Dubbed "Powershift: Today's Changing Energy Landscape," the March 1 conference hosted speakers who discussed the state's network of new power infrastructure completed or under construction, sustainable energy options for consumers and businesses, and the work that remains to be done as society increasingly electrifies housing and transportation. All the participating businesses and organizations are BCW members.



From left, Mike Richter, President, Brightcore Energy; BCW President & CEO Marsha Gordon; Raghu Sudhakara, Vice President of Distributed Resource Integration, Con Edison; Daniella Piper, Executive Vice President & Chief Innovation Officer, New York Power Authority, Dan Singer, CEO & President, Robison, Christina Armentano, COO & Executive Vice President, Paraco and BCW Executive Vice President and COO John Ravitz

"If we are going to recruit businesses to come to Westchester County and the region, we need to demonstrate that we have a solid energy grid," said John Ravitz, the BCW's Executive Vice President & COO. "The single most important thing we can do now is engage in honest conversations about the timing for implementing the many steps required to become fully renewable. And that is what we strive for at this annual conference."

New York's clean-power transition is guided by the Climate Leadership & Community Protection Act, a 2019 law that commits New York to 100% zero-emissions electricity by 2040, among other provisions. Ravitz and the BCW have repeatedly cited studies proving that the law is unrealistic.

The BCW has urged state leaders to change the law's implementation dates to give New Yorkers time to build the necessary renewable infrastructure. The BCW has also asked for legislation that prevents communities from blocking battery storage and solar farm applications so that the infrastructure can be built.

Raghu Sudhakara, Vice President of Distributed Resource Integration at Con Edison, described his company's efforts to meet the growing demand for

more electricity from cleaner sources. He noted that Westchester County is the top solar power generator in Con Edison's service area.

Daniella Piper, Executive Vice President & Chief Innovation Officer at the New York Power Authority, noted the urgency of reducing fossil fuel use because of extreme weather events like this week's fires in Texas.



From left, BCW President & CEO Marsha Gordon; Luke Falk, Senior Vice President, Clean Path NY; Bridget Gibbons, Westchester County Director of Economic Development; Kevin Hale, Director of Economic Development and Strategic Partners, NYSERDA, and BCW Executive Vice President and COO John Ravitz

Dan Singer, CEO and President of Robison, said his company views the state's renewable energy goals as an opportunity to innovate and deliver new services. Singer said that he welcomes a debate about how to implement renewable energy.

Mike Richter, President of Brightcore Energy, said that while New York has made great strides in transitioning to renewable power, he noted that the state is not keeping up with the scale of future electricity demand.

Kevin Hale, Director of Economic Development and Strategic Partners, NYSERDA, did a presentation on New York's Clean Energy Future in which he provided an update on the Climate Act, the economic impact of clean energy on jobs and the economy and programs for businesses.

Bridget Gibbons, Westchester County Director of Economic Development, discussed the county's active role in supporting a broad range of climate and energy-related action programs. A specific initiative shifting into high gear this spring is a focus on encouraging young people to learn about the numerous job opportunities being created in the burgeoning alternate energy field.

Christina Armentano, COO and Executive Vice President at Paraco Gas Corporation based in Rye Brook, outlined the wide range of services the company provides. Paraco is a leading supplier of propane.

Luke Falk, Senior Vice President at Clean Path NY, spoke about the ongoing efforts of the public-private collaboration between the NY Power Authority, energyRE, and Invenergy. Clean Path is a nation leading renewable generation, transmission and energy storage project. The BCW supported the Clean Path plan and has testified at hearings in support of the plan.

Panel Discusses Profound Impact of AI on Professional Services

The Business Council of Westchester (BCW) convened a panel of experts at the Tompkins Community Bank Power Breakfast on March 7 to delve into the profound impact of artificial intelligence (AI) on professional services.

The panel discussion, part of BCW's AI Alliance 360° initiative, aimed to shed light on how AI is revolutionizing traditional practices, driving productivity, and enhancing client experiences across various industries. Panel moderator Marsha Gordon, President and CEO of the BCW, highlighted the transformative potential of AI in professional services. "The conversion to artificial intelligence has ushered in a new era of innovation, efficiency, and integration across various industries from advertising and marketing to finance, legal services, and consulting," said Gordon.

Speakers included:

Paul Tyler, Chief Marketing Officer at Nassau Financial Group, provided insights into how AI is being used to predict personnel movements and simplify complex financial concepts using a pilot AI platform.

Jason C. Scott, a partner at Gordon Rees Scully Mansukhani, emphasized the importance of transparent AI-use policies within organizations.

Elizabeth Bracken Thompson, a partner at Thompson & Bender, highlighted the transformative impact of generative AI on advertising and marketing strategies.

Raymond C. Ebert, founder of EGIS Partners, discussed the responsible implementation of AI within organizations.

Donvil Collins, founder of VeeKast — a video production company — said generative AI allows his staff to develop initial concepts and it gives them more time to improve scripts.

Dwayne R. Norris, co-founder and COO of Soulful Synergy, a workforce development and employment training company, said his company uses AI platforms like Boomerang, Grammarly and Perplexity to improve efficiency.



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Dobbs Ferry looking for affordable housing developer

BY PETER KATZ / pkatz@westfairinc.com

Dobbs Ferry wants to review proposals that provide quality affordable housing for families, seniors and the disabled.

The Village of Dobbs Ferry wants to find a developer to build affordable housing on village-owned property in the village's downtown area. The village says it has identified three parcels that it believes could be developed in an effort to "fulfill policies and recommendations in the 2010 Vision Plan and to address the needs of current Village residents and those residents and visitors in the future."

The redevelopment would require construction of 100% affordable housing. Dobbs Ferry has prepared a Request for Qualifications (RFQ) seeking interest in such a project from developers.

One of the pieces of land the village wants to consider for redevelopment currently is used for the Palisade/Cedar Street Parking Lot. It has approximately 66 public parking spaces and covers about 25,000 square feet. The

village envisions that the redevelopment of this parcel could include retention of public parking. It says that ideally this would be within a parking structure on the ground level or below grade, and residential multi-family dwelling units would be built above. The village says that any parking structure fronting either Palisade Street or Cedar Street must be designed to minimize visual, noise and lighting

impacts on surrounding properties and streets. Streetscape improvements and amenities, including lighting, seating, sidewalks and landscaping, would be expected and would need to be funded by the developer.

Also to be considered for affordable housing would be two vacant Cedar Street parcels. These two smaller vacant parcels are the site of former buildings on the north side of Cedar Street, between the Old Croton Aqueduct Trail



Palisade-Cedar parking lot in Dobbs Ferry. Photo via Google Maps.

and Broadway/Route 9. Dobbs Ferry envisions that these two parcels could be redeveloped with mixed-use buildings with commercial or public uses on the first floor and basement levels, with residential dwelling units on the upper floors.

Dobbs Ferry wants to review proposals that provide quality affordable housing for families, seniors and the disabled, and include affordable housing units. It also says projects should strengthen the mixed-use nature of the downtown and increase

foot traffic within the downtown. The village wants projects that employ architectural designs that are in character with the neighborhood and 2010 Downtown District Design Guidelines and consider enhancing the streetscapes and the pedestrian experience. It also says that projects need to be sustainable and energy efficient to the greatest extent possible including green energy solutions such as solar, geothermal, or passive house design. Dobbs Ferry set a March 22 deadline for RFQ submissions.



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Méli-Mélo — still mellow after all these years

BY JEREMY WAYNE / jwayne@westfairinc.com



Méli-Mélo, a much-loved and enduring café, notches up 30 years on Greenwich Avenue.

Spring has sprung. I know this because I have just had the first sighting of loafers without socks in Greenwich. It was at Méli-Mélo, the Brittany-inspired café founded by Marc Penvenne, which is celebrating its 30th anniversary this year.

Like a school canteen, Méli-Mélo, which translates as “mishmash,” is noisy and full of kids at lunchtime. There are teens dining, but also mothers and daughters dining (Alice headbands will be worn); friends dining; and even the occasional fathers and son dining – dad sockless in loafers, of course.

There can't be a soul in the neighborhood who doesn't know this landmark restaurant, but for those who haven't stepped in for a while, it is worth a recap – if not a revisit. With 50 covers in all, at tables of two

or four, plus a couple of high tables and space for another six at the bar, intimate Méli-Mélo often has lines for seating, although they do move quickly. The pale yellow and marigold walls exude an oddly institutional feel,

but the rough and tumble only adds to its charm.

A container of Supremo Italiano sea salt, as heavy as a paperweight, sits on each table, making some kind of statement, though I'm not sure what. And art, by local artists, which the restaurant vets but accepts free of charge, is a méli-mélo – a mishmash – too. Paintings with Barbie references; a “Les Misérables” poster; and an homage to Jackson Pollock adorned the walls on my last visit. An aging air-conditioning unit and a potted palm with an American flag planted in



Méli-Mélo exterior. Photo courtesy Juan Ospina.

the pot complete the look.

The menu – something-for-everyone, French-inspired definitely but with some other Mediterranean twists – is huge.

For breakfast, nearly 50 add-ons for the eggs and omelets make choosing, at least under the pressure of a waiting server, nigh impossible. Smoothies, served in a jar, are enormous, whizzed up in a flash.

At lunch, the list of sandwiches, salads and quiches seems never-ending, and that's before we even get to the crêpes, which take center stage. Buckwheat, wheat or gluten-free; sweet or savory; traditional, “signature” or flambé: The only problem with these pancakes, as with the rest of the menu, is deciding what and which to choose. My advice? Try the traditional *beurre et sucre* – the benchmark crêpe that purists choose and that is the indicator of what all the others will be like. It is excellent.

On my most recent visit, white bean soup, more of an Eastern European broth than the Tuscan bean soup I was expecting, arrived piping-hot, perfect for lovers of hot soup like me. It came in a no-frills, microwaveable glass bowl, with a slice of a good, fresh white baguette. Croque Madame was served on a plate that had a pretty, Chinese decoration but was chipped. The cheese, lacking any sharpness,

had melted into the bread to produce a stodgy mass, not saved by the Béchamel sauce. The egg, though, was perfect and the sandwich was served with some nicely dressed leaves. My favorite butter and sugar crêpe did not let me down, and the *Esse* coffee was first-rate.

The kitchen struck me as being a well-oiled machine, and service was quick and pleasant.

At the table next to me, a stick-thin teen ordered a spinach omelet with scallions, took two bites, pushed away her fork and then announced to the boy she was with that she was “done.”

“You know,” I overheard her telling her lunch companion, “there's a college, like in Arizona, which has a branch of Nobu, actually on campus. Isn't that sick?”

“Nobu – you mean the Chinese restaurant?” he ventured.

“Japanese,” she corrected him.

Only in Greenwich.

In an age in which nearly everything is dispensable and expendable, in which kids like to dine at Nobu and the art of making a perfect French crêpe is rapidly dying, Méli-Mélo has stayed the course. Congratulations, and we look forward to the next 30 years.

For more, visit melilelogreenwich.com.



Croque
Madame
at Méli-
li-Mélo.

Photo courtesy
melimelogreenwich.com

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 **APRIL 5**

NOMINATE AT 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

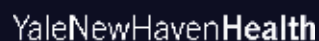
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EVENT INFORMATION: Natalie Holland at nholland@Westfairinc.com

SPONSORSHIP INQUIRIES: partners@Westfairinc.com

Spring garden cleanup with pollinators in mind

BY MELINDA MYERS

Spring cleaning, indoors and out, is a long-standing tradition for many households. But the more we learn more about important pollinators, insect-eating toads, songbirds and beneficial insects, the more we realize we need to adjust some of our timing and methods.



Consider leaving some sunny spots bare for ground-nesting bees.

It is safe to remove winter protection, such as mulch, when the temperatures begin hovering around freezing or your plants are beginning to sprout. Keep some frost protection handy just in case you need to protect any tender plants from a hard freeze. Always check for frost heaving. When cold winters are interrupted by warm spells, bare soil may thaw and then refreeze. This temperature fluctuation can cause the soil to shift and push spring flowering bulbs, coral bells, daylilies and other perennials out of the soil. Just gently push them back in place or reset in the soil, making sure the roots are covered.

Wait for temperatures to be consistently above 50 degrees to start cutting back perennials that were left standing. This allows any beneficial insects overwintering in the hollow stems time to emerge and find a summer home.

Cut some of the stems to the ground and some back 18 to 24 inches on each plant. These old stems provide summer homes for some of our native bees. As new growth emerges in spring, it will mask the older stems so your garden will look as beautiful as ever.

If you can't wait, stack the stems out of sight until temperatures warm and pollinators have a chance to



Adjusting spring cleanup schedules will help pollinators like this bee on an allium flower. *Courtesy MelindaMyers.com.*

emerge. Then chop and compost the debris in mid-summer.

Tie or bungy cord tall ornamental grass plants before cutting them back to make cleanup easier. Then use a hand pruner for small jobs or a string trimmer or hedge clipper for larger plantings. Wait for new growth to fill in shorter grasses and simply comb your fingers through the plant, removing the old brown leaves.

Leave fall leaves on the soil surrounding the plants to serve as mulch, suppressing weeds and conserving moisture. As the leaves break down, they add organic matter and nutrients to the soil. They also provide homes for beneficial insects and insulate the soil for plants, toads and more.

Mark the location of perennials like butterfly weed and hardy hibiscus that emerge later than most plants in spring. This helps to avoid accidentally weeding them out. Leave a few stems standing, use plant markers or next fall plant some spring flowering bulbs near the plants to serve as col-

orful placeholders.

Consider leaving some sunny spots bare for ground-nesting bees. Avoid areas like entryways and gathering spots where people and the bees may collide. Although the bees are docile and not likely to sting, people are often fearful, leading to their elimination. Setting aside some out-of-the-way spaces for ground-nesting bees allows everyone to coexist more happily.

This is also a good time to tidy up garden beds and lawn edges. You'll slow the invasion of weeds and grass into garden beds and lawn encroaching onto walks.

Remove weeds as they appear. The smaller weeds are easier to remove and eliminating them before they flower and set seed means fewer weeds that you'll need to pull in the future.

Take advantage of the delay in spring cleaning by cleaning and sharpening your tools. When the temperatures are right, with tools in hand, you will be ready to get busy in the garden.



Melinda Myers

Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com/>



PEEKSKILL CELEBRATES LINCOLN

The Lincoln Depot Museum Board of Directors has announced that the 2024 season will open April 27 and 28 marking the 10th year that the museum has been open to the public. There will be several local, county and state representatives on hand to help celebrate at a brief ceremony at 11 a.m. Saturday, April 27. The ceremony is open to the public. Regular museum hours begin at 1 p.m.

The museum's exhibit, "New York and Abraham Lincoln: The Indispensable Relationship," not only shows the impact of Lincoln on Peekskill and the Hudson Valley region but to the entire state of New York. The importance of New York to Lincoln's success is also highlighted. It is the only museum of its kind in the entire state and has gained national attention and interest.

The historic building was acquired in 2003 and the Lincoln Depot Foundation was formed in 2007 with the goal of restoring the original structure and creating a museum and historic site where President-elect Abraham Lincoln visited on Feb. 19, 1861. With the help of a \$3 million New York Environmental Protection Fund and New York Empire State Development Corporation grants obtained in 2006, thanks to then Governor George E. Pataki, the Depot Foundation was able to reach its goal and also develop and complete the Lincoln Depot Visitor's Center in 2019. The Visitor's Center houses the museum offices, additional exhibits, a small gift shop and an open meeting room to hold events.

"We are proud of the result of our many years of hard work," said Museum President John G. Testa. "There has been a tremendous amount of research, planning and collaboration to achieve this success. We were confident that the museum would be well received and has become a landmark for Peekskill and Westchester County. History buffs from around the country and globe have visited. This historic site has become the educational center we all dreamed of. We thank everyone who has supported and assisted us in making the museum such a success," said Testa, who was the mayor of Peekskill from 2002-07 when the building was acquired, and the grants awarded.

The 2024 season for the Lincoln Depot Museum will run from April 27 to Nov. 24. The museum will be open every Saturday and Sunday, excluding holidays, from 1-4 p.m. General admission is \$8 for nonresidents; \$5 for seniors, veterans, active military and children under 12. Peekskill residents enter free of charge. Museum memberships are also available. For more, visit lincolndepotmuseum.org or call 914-402-4318.

SOME HISTORICAL BACKGROUND

Abraham Lincoln left Springfield, Illinois, on Feb. 11, 1861, and arrived in Washington, D.C. on Feb. 23 for his upcoming inauguration as president of the United States. His stop in Peekskill on Feb. 19 was his only stop in Westchester County. He stopped at the invitation of one of Peekskill's most prominent citizens, William Nelson, a local lawyer and former congressman serving with Lincoln from 1847-49.

By all accounts, a large crowd gathered to witness Lincoln's visit who was introduced by Nelson. Lincoln spoke briefly, but his impact lasted a lifetime for those who were there to witness the event.

This historic event still resonates today as an inspiration to the study of local history and historic preservation. It caused the formation of the Lincoln Society in Peekskill in 1903, which continues to be the oldest continually active Lincoln-oriented society in the United States.

LINCOLN'S PEEKSKILL SPEECH

"I have but a moment to stand before you to listen to and return your kind greeting. I thank you for this reception, and for the pleasant manner in which it is tendered to me by our mutual friends. I will say in a single sentence, in regard to the difficulties that lie before me and our beloved country, that if I can only be as generously and unanimously sustained as the demonstration I have witnessed indicate I shall be, I shall not fail; but without your sustaining hands I am sure that neither I nor any other man can hope to surmount these difficulties. I trust in the course I shall pursue I shall be sustained not only by the party that elected me, but by the patriotic people of the whole country."

THE STATUE

The "Lincoln in Peekskill," sculpture perched on a solid block of black granite, is a full-sized, bronze Abraham Lincoln standing as he might have looked on the day he addressed the Peekskill crowd. A creation of sculptor Richard Masloski, it is a vision of how Lincoln might have looked as he stood on the baggage cart while making his address. The statue was unveiled to the public on Oct. 27, 2007 with much fanfare and a large crowd of onlookers, much like when Lincoln first appeared before a crowd at that same location. On hand to help with the unveiling was former Governor George Pataki, Lincoln scholar Harold Holzer and developer Martin Ginsburg, without whom the creation of the statue would not have been possible. The Ginsburg Development Corp. provided the funding for the statue. The depot project was the centerpiece of a full redevelopment vision for connecting the riverfront area to the downtown business district via Central Avenue. The Lincoln Depot Museum and historic site represent a significant economic development component through the historic tourism it provides.

A NEW ERA DAWNS



Manhattanville President Frank D. Sánchez, Ph.D.

Manhattanville in Purchase, New York, is celebrating a new era as it inaugurates its 15th President Frank D. Sánchez, Ph.D., and transitions from Manhattanville College to Manhattanville University. The school planned a week of events to honor and celebrate these historic moments with the theme “Leading a Valiant Vision.”

Previously, Sánchez served six years as president of Rhode Island College and has quickly become an active member of the community on and off campus. His focus on curricular innovation, experiential learning and workforce development are leading Manhattanville into a new era for the next-generation student.

“This is a significant inflection point in Manhattanville’s nearly 200-year history,” said Sánchez. “As we officially become Manhattanville University, a recognition of the breadth and depth of our undergraduate, graduate and doctoral programs, we are ushering in the next phase of forward-thinking program development and transformative educational experiences. We’re building on a strong tradition of innovation and social action and I’m honored to be at the helm of this storied institution during this powerful moment.”

Sánchez has led Manhattanville through a rebrand, including a redesigned institutional seal and new logos. New signage and banners around campus will feature the new brand elements as well as a university launch campaign featuring a “U” visual with silhouetted photos highlighting students. The campaign tagline, chosen through Manhattanville community meetings and focus groups, speaks to a central theme tied to the school mascot: “Always Forward. Always Valiant.”

“Our elevated status as Manhattanville becomes a university will enhance our ability to live our mission every day as we continue to educate socially responsible leaders,” said Associate Provost Alison Carson, who is chair of the Presidential Inauguration Planning Committee. “That’s truly something worth celebrating, and we have a whole week of activities planned to commemorate the transition to Manhattanville University and honor President Sánchez. It was a group effort to plan these activities – which include everything from a day of service to special lectures, a university launch ceremony, a pep rally, an Expo highlighting our innovative programs and the excellence of our students,

faculty, and staff, topped off by the inauguration ceremony and a gala – and I look forward to celebrating these special moments with our community.”

Manhattanville student leaders have been a part of the planning and creating buzz on campus. “I have had the opportunity to meet with President Sánchez regularly and to work with faculty and administration as part of the Presidential Inauguration Planning Committee,” said Aela Mansmann, student body president at Manhattanville. “I shared ideas for engaging students so that they would have a voice in the new branding and be a hands-on part of the university launch.”

The Manhattanville College letters from the previous sign will be handed off to student government leaders at a ceremony at the new sign installation. “The letters from the old sign will live on as a piece of our history in the student government offices,” said Mansmann. “I’m proud to be a Manhattanville student, and I’m excited for this next evolution.”

Manhattanville traces its roots to 1841 as Catholic academy for girls in Manhattan’s Upper East Side and was chartered as a college in 1917. With more than 55 undergraduate programs, 70 graduate programs and a doctoral program, Manhattanville is continually evolving to meet the needs of today’s students. Manhattanville is getting set to launch several new academic programs that further demonstrate continued curricular innovation to prepare students for the workforce of tomorrow. Manhattanville is designated as a Hispanic Serving Institution by the U.S. Department of Education and provides a supportive environment for all students, including those who are the first in their family to go to college.

For a full list of Inauguration Week events, visit <https://www.mville.edu/about/office-of-the-president/presidential-inauguration.php>

INAUGURAL CLEAN ENERGY CAREERS JOB AND RESOURCE FAIR

The Westchester County Office of Economic Development and Sustainable Westchester will host its first Westchester County Clean Energy Careers Job and Resource Fair April 3 at Pace University in White Plains. The event includes a career fair from 2 - 7 p.m., designed for a broad audience from middle schoolers to seasoned workforce veterans. The event will also feature a keynote presentation along with two panel discussions covering clean energy training and hiring opportunities.

Westchester County Executive George Latimer said, “The clean energy sector is primed for growth in Westchester County. By helping residents to identify career pathways, connect to training opportunities and build relationships with organizations at the forefront of the industry, our first Westchester County Clean Energy Careers Job and Resource Fair will play a pivotal role in strengthening and expanding this field.”

Westchester County Director of Economic Development Bridget Gibbons said, “We

are grateful to Sustainable Westchester, New Yorkers for Clean Power, and Pace University, as well as our generous sponsors, for their support of this important event. The clean energy industry offers well-paying jobs and there are many skill training programs to help everyone from students to individuals looking to pivot careers enter this growing sector.”

Sustainable Westchester’s Program Director Rachel Carpitella said, “There are challenges in the clean energy sector surrounding recruitment, hiring and retention and our goal with the Westchester County Clean Energy Careers Job and Resource Fair is to help bridge that gap. By bringing together solution providers looking to hire skilled workers and county residents desiring a career in clean energy, we are taking another step toward the equitable transition to a clean energy economy.”

Event sponsors include Fischer Energy Partners, NYPA, and Consolidated Edison Company of New York Inc., Brightcore, Workforce Development Institute, Ameresco Inc., Langan, RM Friedland, Westchester Library System, and Zarin & Steinmetz.

ART CENTER LEADERSHIP CHANGE



Bridget Belke

The Pelham Art Center Board of Directors recently announced the appointment of Bridget Belke to the role of managing director, finance and operations. She has been an integral part of Pelham Art Center’s staff for more than two decades, and this new role acknowledges the strength of her leadership and commitment to the organization.

“Bridget has worked tirelessly for the past 20 years and especially during our time of transition...”, said Rosemary Maggiore, board chair of Pelham Art Center. “Thanks to Bridget, the Pelham Art Center continues to thrive. There’s rarely a time when the doors are open and she is not there, making sure everything runs smoothly.”

“I am looking forward to growing with the Pelham Art Center, and excited to follow through and strengthen our future plans to enrich our community with the arts for all,” said Bridget Belke of her new position.

The Pelham Art Center was founded in 1970 and now serves more than 16,000 people each year.

MUSEUM HONORED ON ITS 50TH ANNIVERSARY

ArtsWestchester, New York state’s largest private, not-for-profit cultural service organization, has named the Neuberger Museum of Art (NEU) – located at the heart of the Purchase College, State University of New York campus – as its 2024 Arts Organization Award Honoree. The award will be presented during a luncheon April 10 at the Brae Burn Country Club in Purchase, New York.

The honor is particularly timely for the Neuberger — one of the country’s most respected and important academic museums — as the organization celebrates its 50th anniversary throughout 2024.

The annual Arts Awards have been presented by ArtsWestchester since 1976 to recognize individuals and organizations whose vision, commitment and leadership have enriched the cultural life of Westchester, its communities and its citizens. The Arts Organization Award recognizes a Westchester County nonprofit arts organization that has made important contributions to the growth of Westchester’s cultural life over a significant period and has had an impact beyond its immediate community.

“I have loved and admired the Neuberger Museum of Art since my daughter Julie Langsam graduated from SUNY Purchase,” said ArtsWestchester CEO Janet Langsam. “Its world-class art collection has been a resource for students, residents and tourists as it has one of the most remarkable collections of contemporary art. Its expansive African Art collection makes also for an extraordinary teaching and learning destination for thousands of school children and families each year. ArtsWestchester is especially pleased to honor The Neuberger Museum of Art with this year’s Ar50-yearization Arts Award for its vibrant cultural programs on its 50-year milestone anniversary of serving the greater Westchester community,” said Langsam.

The NEU was founded in 1969 through the generosity of private art collector, philanthropist, and arts advocate Roy R. Neuberger who promised 300 paintings and sculptures as the founding gift for a new museum that would be established to showcase visual arts education on a public college campus. Since its doors opened in 1974, the museum’s collection has grown to over 6,500 objects. The works in the permanent collection belong to the citizens of the state of New York; admission is always free.

The Museum’s signature biannual award, the Roy R. Neuberger Prize, recognizes the work of exceptional contemporary artists, continuing Mr. Neuberger’s dedication to supporting artists early in their careers.

A group of generous community members known as the Friends of the Neuberger Museum of Art has, for more than 52 years, supported the museum and ensured that it continues to grow and evolve. The Friends organization clearly demonstrates the significant impact a group of dedicated community members can have in supporting the museum and the cultural life of Westchester County.

A 50th Anniversary Open House for neighbors and friends in the community is being hosted at the museum Sunday, April 14, from 11 a.m. – 5 p.m. The event is free; advance registration is requested.



BREAKING GROUND ON NEW PARK BALLFIELD

From left: Deputy County Executive Ken Jenkins, Senator Shelley B. Mayer, Rye Brook Trustee Stephanie Fischer, County Legislator Nancy Barr, Rye Councilmember Pamela Jaffee, Assemblyman Steve Otis, and Town Supervisor Gary J. Zuckerman.

Rye Town Supervisor Gary Zuckerman and New York State Senator Shelley B. Mayer held a ceremonial groundbreaking recently to kick off the reconstruction of the Crawford Park ballfield. This ballfield will provide the Rye town communities of Port Chester, Rye Brook and Rye Neck with an upgraded, refreshed and safe environment for play.

Mayer secured \$200,000 in state funding to enable the town of Rye to reconstruct

Crawford Park ballfield, which will be used for baseball, soccer, lacrosse, softball and volleyball games.

Zuckerman said, “I am pleased to thank Senator Mayer for obtaining this grant of \$200,000 to renovate and reconstruct the Crawford Park ballfield. ... This project furthers the town’s goals of restoring our infrastructure for the benefit of the residents of Rye Brook, Port Chester and Rye Neck. ...”

Mayer said, “I am pleased to join Rye Town

Supervisor Zuckerman to break ground on the reconstruction of Crawford Park ballfield. It is so important that children and teenagers have the space to run, play and learn the value of sportsmanship and teamwork. I am proud to have been able to secure \$200,000 funding from the State Senate to bring this ballfield to life.”

Zuckerman said, “Senator Mayer and I know that state funding here, and at Rye Town Park, go to worthwhile projects.”

MORE THAN 3,500 POUNDS OF FOOD DURING CANNED FOOD DRIVE WERE COLLECTED

United Way of Westchester and Putnam coordinated a Community Canned Food Drive in Westchester and Putnam counties this month that mounted to more than 3,500 pounds of food, which were donated to local food pantries during National Canned Food Month.

Wegmans Food Markets donated \$1,000 worth of canned food toward the drive.

“With calls to our 211 Helpline related to food insecurity increasing by more than 20% over last year, we know our community has been struggling with food insecurity,” said Tom Gabriel, CEO of the United Way of Westchester and Putnam. “We thank our partners and the community members who donated and volunteered to help us improve the lives of our neighbors who are facing food insecurity or hunger.”

Partners in the event were: Westchester Library System, Julia L. Butterfield Memorial Library, Brewster Public Library, Mahopac Public Library, Putnam Valley Free Library, Double Up Food Bucks, Feeding Westchester, and Volunteer New York! About 50 volunteers also assisted with the collection and distribution process.

Partnerships in the fight against hunger make us stronger, and Feeding Westchester holds our relationship with United Way of Westchester and Putnam in the highest regard,” said Karen C. Erren, president and CEO of Feeding Westchester. “Their ALICE Report is one of the most valuable tools for understanding the true need for food in our community. The canned food drive is another example of UWWP using its platform to make a difference, in this case, helping to ensure that our neighbors have good, nutritious food on their tables.

Terry Kirchner, executive director of the Westchester Library System, said, “In acknowledging the prevalent hunger and economic challenges faced by some communities in Westchester, we recognize how imperative it is to address immediate needs such as food. United Way of Westchester and Putnam’s dedicated efforts in alleviating financial strains are commendable. As we partner with United Way, extending our collaborative reach to include basic needs, we aim to tackle the intellectual hunger that often accompanies economic hardship. By combining forces, we aspire to not only provide immediate relief through initiatives like food drives but also to cultivate a foundation for long-term empowerment, fostering a community that thrives intellectually and economically.”

‘CAREERS IN PUBLIC SERVICE CAN BE REWARDING’

A panel discussion, titled Pathways to Public Service, aimed at sharing career insights with students interested in public-sector jobs was recently hosted by Manhattanville in Purchase, New York.

Organized by Manhattanville’s Center for Career Development, the panel featured former New Rochelle Mayor Noam Bramson, executive director of Sustainable Westchester; Joanne Fernandez, chief of staff to New York’s Secretary of State; Deputy County Executive Ken Jenkins; and Wilson Kimball, president and CEO of the Yonkers Housing Authority.

“Careers in public service can be rewarding and are a great place for young people to make an impact on the betterment of society,” said Frank D. Sánchez, Ph.D., president of Manhattanville. “Manhattanville places a strong emphasis on service and giving back to our communities and is proud of the work done by our students in the college’s Clark Center; many of whom would be perfect candidates for careers in public service. We thank these accomplished public servants for coming to campus and sharing their experiences with our students,” he said.

The event’s panelists reminded students that any career that they want to pursue in the private sector can be found in the public sector.

“No matter what your passion is, you can actually find that opportunity inside of government,” said Jenkins.

Fernandez encouraged the students to use internships and fellowships as opportunities for networking and self-discovery.

“You might be at the stage where you are not sure if a particular area might be of interest. I would highly recommend and strongly encourage utilizing internships and fellowships as part of your learning experience,” said Fernandez.

Bramson warned that public service is not the realm of instant gratification, noting how the transformation of downtown New Rochelle happened slowly.

“It was the product of many, many years of patience and persistence, which I would say are probably the qualities one needs most in order to succeed in a field like government,” said Bramson.

The Business Council of Westchester (BCW) co-sponsored the panel after outreach from the college.

“This started as a conversation between us and connections at The Business Council of Westchester about the importance of bringing in new, fresh, highly motivated, highly educated talent into the government space,” said Chris Thunberg, the director of Manhattanville’s Center for Career Development.

BCW president and CEO Marsha Gordon reminded the students that they represent the future.

“What we hear from our members, from our businesses, from our public sector tonight is that we really need young, creative people to enter the workforce,” said Gordon.

Manhattanville is a private liberal arts institution dedicated to academic excellence, purposeful education and social justice. For three years in a row, “U.S. News and World Report” has ranked Manhattanville the number one private, nonprofit institution in New York among Top Performers of Social Mobility in Regional Universities North. Founded in 1841, the college offers more than 75 undergraduate and graduate areas of study in the arts and sciences, education, nursing and health sciences, business, and creative writing, as well as continuing and executive education programs.

NYMC MATCH DAY

The Ides of March was far from a time of misfortune for the New York Medical College School of Medicine (SOM) Class of 2024 as they celebrated taking the next step in their medical training on the recent Match Day. Gathered outside the Medical Education Center in Valhalla, at precisely noon, they were at last able to rip open the envelopes that held the key to their futures and learn where they were matched to medical residency programs, as family and friends proudly looked on. Each year, the results of the National Resident Matching Program (NRMP) are disclosed simultaneously at medical schools around the country. This year's match included the largest number of applicants in NRMP's history, with a record number of 50,413 applicants total, 44,853 applicants who certified a rank order list (active applicants), and 41,503 certified positions in 6,395 residency training programs.

"Matching at Harvard for orthopedic surgery is a dream come true," said Thomas Gagliardi, SOM Class of 2024, an Armonk, New York, resident, who matched at Massachusetts General Hospital. "New York Medical College (NYMC) did so much for me, and I could not be more grateful for all the people who helped me get to this point. My family, friends, colleagues, every teacher I've ever had in my life, everyone has played a role in this day. I could not be more excited to become the best orthopedic surgeon and physician I can possibly become starting in a few months."

"I am beyond excited to be heading to the University of California – San Francisco for internal medicine residency next year," said Katherine Lo, SOM Class of 2024 and president of the SOM Student Senate. "This has been my dream ever since high school and I'm so thrilled to be going home to San Francisco. My NYMC experience has been beyond anything I could have ever imagined. From the amazing faculty I have had the privilege of learning from, to the classmates and peers who have become some of my very best friends, I'm immensely grateful for all my role models and mentors who have supported and guided me along the way. It has been such an amazing journey, and I could not be more excited for the next step in my medical career."

The Class of 2024 will go on to train in 18 states and the District of Columbia at 77 different institutions, including at NYMC major clinical affiliates Westchester Medical Center and NYC Health + Hospitals/Metropolitan, as well as local clinical affiliates NYC Health + Hospitals/Lincoln, Lenox Hill Hospital, Northern Westchester Hospital, and Greenwich Hospital. They will also train at other major top-tier, research-intensive, academic medical centers across the country, including Beth Israel-Deaconess, Brigham and Women's Hospital, and Massachusetts General of the Harvard Medical School, Brown, Dartmouth, Mount Sinai, Johns Hopkins, Columbia, Weil Cornell, New York University, and Yale.

The top career choices for the Class of 2024 were internal medicine, emergency medicine, anesthesiology, general surgery, psychiatry, radiology, pediatrics, obstetrics and gynecology and neurology.

During the event, several members of the SOM administration offered their congratulations. "Now it's real — you're all going to be doctors, and you're all going to train at terrific places," said Neil Schluger, M.D., SOM dean. "Congratulations to all of you. We'll watch you with pride and excitement for what you will accomplish in your careers."

"You are the first graduating class at NYMC to navigate preclinical and clinical years, sit for step exams, and undergo residency interviews amidst the 'new normal,'" said Mill Etienne, M.D. '02, M.P.H., vice chancellor for diversity and inclusion and associate dean for student affairs. "This positions you to understand first-hand that normalcy is relative and ever-evolving, equipping you to fearlessly navigate, promote, and embrace paradigm shifts and to not mindlessly accept the idea of 'this is how it's always been.'" "As we approach the moment to find out where you will all be going, remember that no matter what is in that envelope it marks the crowning achievement of all you have accomplished and all you have worked for," said Susan Rachlin, M.D., senior associate dean for student affairs. "Any program will make you the specialist of your choice, so please relish and treasure this moment."

UNIVERSITY SEEKS NEW PRESIDENT



Granito Center at Dominican University.

A search has been launched for a new president of Dominican University following the retirement of Sr. Mary Eileen O'Brien, OP, Ph.D., retired after 35 years. The Board of Trustees has appointed Sr. Mary Hughes, OP, Ed.D. to serve as interim president until a permanent replacement is named.

The independent, four-year, co-ed university was founded in 1953 by the Dominican Sisters of Blauvelt. Its campus offers a wide range of studies for academic students to choose from, including more than 30 undergraduate and graduate programs in business, education, liberal arts, nursing, occupational therapy, organizational leadership and communication, as well as physical therapy. Its student body is richly diverse and composed of students who commute or reside on site. Chartered by the Board of Regents of the University of the State of New York and fully accredited by the Commission of Higher Education of the Middle States Association of Colleges and Schools, Dominican University has been named as a College of Distinction.

ARTS CENTER'S NEW GALLERY/EVENT SPACE



From left: Robin Rosenberg, president of the Garner Arts Center; Vladimir Cybil Charlier, curator of "When the Tropics are Quiet" exhibit; and artist Blanka Amezkua.

A former paper/textile factory built before the American Revolution that has been home to the Garner Arts Center since 2003 recently unveiled its new gallery/event space highlighting fabric/textile artists from across the region.

Located in the hamlet of Garnerville in Rockland County, Robin Rosenberg, president, has championed the rebirth and repurposing of the dormant mill her father bought after it went on the market in the 1990s. It became the Garner Arts Center (GAC) in 2003, attracting more than 2,000 visitors in its first year and growing exponentially ever since it debuted.

Its newest addition, the \$400,000 Ned Harris Education Center, named in honor of the late photographer and GAC supporter, was funded in part by the New York State Council for the Arts and will provide resident and visiting artists with a new event/exhibition space as well as a reception hall for the complex. Originally slated to open in 2011, Hurricane Irene put the Harris Center project underwater for several years. "NYSCA is proud to have provided critical capital funding to the Garner Arts Center, which after 12 long years has reopened its doors to a new gallery and visitor center," said Mara Manus, executive director of the New York State Council on the Arts.

"We've put a lot of work into it and had a lot of help from our local community," said Rosenberg. "To remain environmentally friendly and sustainable, we've installed radiant tubing under the floor and heat pumps to help keep it warm and comfortable, as well as air conditioning — at the same time, we remained true to the building's original structure. It will now serve as a great gallery space and meeting place for our artists and guests." The fabric/textiles show continues every weekend through April 21 (closed Easter Sunday).

Stamford Museum & Nature Center



From left: Roanne Wilcox, SM&NC curator of collections and exhibitions; Pat Musick; Jennifer Parry, assistant curator; Melissa H. Mulrooney, SM&NC CEO; and Lynn Cohen, SM&NC collections committee chair.

Stamford Museum & Nature Center (SM&NC) recently opened its newest exhibition "Pat Musick: Our Fragile Home." Guests included artist Musick, members of her family from around the nation and the creative forces behind the award-winning documentary "The Artist & The Astronaut" — writer/director, Bill Muench, and composer Todd Hobin. The film, which premiered in Connecticut at the SM&NC last year, showcases the life of Musick and her late husband, astronaut Jerry Carr. Now on view through May 27, the exhibition features 48 pieces of the 98-year-old artist's most dynamic and impactful work, spanning more than three decades.

SM&NC Gallery hours are: Monday through Saturday, 9 a.m. to 5 p.m. and 11 a.m. to 5 p.m. on Sundays. Gallery viewing is always free to SM&NC members and included in the price of daily admission for visitors. Stamford Museum & Nature Center's Bendel Mansion & Galleries are located at 39 Scofieldtown Road, Stamford, Connecticut. For more, call 203-977-6521 or visit stamfordmuseum.org.



FIRST LEED PLATINUM PASSIVE HOUSE IN WESTCHESTER

Daniel Colombini, a principal at Goldman Copeland, the New York City-based consulting engineering firm, has created the first LEED Platinum “Passive House” in Westchester County, which abuts New York City on the north. The single-family three-bedroom house with an attached garage and about 3,500 square feet of living space is located in Ossining. It offers a new model for sustainable, energy-efficient and cost-effective residences.

A Passive House is a high-performance building standard developed by the Passive House Institute and is the only internationally recognized, performance-based energy standard in construction. LEED is the world’s most widely used green building rating system, and LEED Platinum is its highest certification. The combination of LEED Platinum and Passive House certifications shows that the house meets the highest levels of energy-efficient and green design. The house is also Zero Energy – as certified by the U.S. Department of Energy – and is both net zero and carbon neutral, including the home’s energy consumption and electric vehicle charging.

Colombini, the engineer-homeowner, set out to create a new standard of suburban housing. The home is a partial tear-down and retrofit, meaning that the house that he originally purchased was torn down except for the foundation, which was retained and 75% of the materials in the old house was reused and thereby diverted from landfill.

The new house incorporates passive house principles, including a high-performance thermal enclosure, airtightness and heat recovery, continuous balanced ventilation, high-performance glazing of windows and doors, shading and

daylighting and moisture control. The overall design provides an air quality that it is so high that Colombini’s allergy-induced asthma disappeared.

The cost of construction was 8% higher than a traditional house. That additional cost will be paid off by energy savings within 10-15 years – with energy savings continuing to accrue thereafter.

The architect for the project is Christina Griffin of CGA Studio in Hastings-on-Hudson, New York. The contractor is Ed Nugent of Fort Montgomery, New York; the certification consultant is Integral Building + Design in New Paltz, New York; and the landscape designer is Barbara Restaino of Restaino Design in Grahamsville, New York.

The house is located adjacent to the Teatown Nature Preserve, and all new planting and landscaping consists of native species, designed to improve storm water management and mitigate invasive species. The landscape designer was selected in part because she also works with Teatown, ensuring sensitivity in design to the landscape of the nature preserve.

“Energy-efficient and green design is vital, given the challenges of climate change,” said Colombini. “This house provides the home that my family wanted, while demonstrating that the highest standards can be attained cost-effectively. I hope that it provides an example that can benefit Westchester, New York, and the nation.”

Goldman Copeland, the New York City-based consulting engineering firm, is active within the broader tri-state real estate community addressing the engineering needs of commercial office buildings, health-care facilities, universities, cultural institutions, religious and civic institutions and government facilities. The firm has completed energy audits and retro-commissioning projects for more than 70 million square feet of commercial and institutional properties. Among the world-renowned properties for which it has provided engineering services are Grand Central Terminal, the Empire State Building, Carnegie Hall and Broadway and Off-Broadway theaters.

ELISABETH HAUB SCHOOL OF LAW LEADERSHIP DINNER

The Elisabeth Haub School of Law at Pace University in White Plains honored three distinguished leaders of the legal community, as well as outstanding alumni, during its 29th annual Law Leadership Dinner, held at the Westchester Country Club on March 14. More than 240 alumni, faculty, students, elected officials and members of the judiciary, and distinguished lawyers attended the celebration, raising vital funds in support of student scholarships, faculty research and innovative programs.

The Law Leadership Dinner, first held in 1995, is the signature fundraiser for Haub Law and provides the setting for the presentation of the Distinguished Service Award, which honors individuals or organizations that have made outstanding contributions to the legal community. Additionally, the Shining Star Award recognizes up-and-coming Haub Law alumni in all areas of legal practice who have made significant contributions to the profession, their organizations and the community early in their careers. This year, the Law School introduced the Visionary of Justice Award, created to honor individuals who raise awareness about human rights concerns, and/or motivate the initiation of social justice efforts within their communities.

This year’s Master of Ceremonies was Board of Visitors member and alumna Susan E. Galvao ’93, co-managing partner, Bleakley, Platt & Schmidt LLP. Both Horace E. Anderson Jr., dean of the Elisabeth Haub School of Law and Pace University President Marvin Krislov, gave remarks, speaking of the important role that Pace University and the Law School play in supporting our communities, producing leaders, improving access to justice, renewing commitment to the mental wellbeing of students and making a difference. Significantly, Anderson noted the tremendous growth the law school continues to have – hiring four new professors, once again having its Environmental Law program ranked as No. 1 in the nation, and its top-tier trial advocacy program’s continued successes as they wrap up another record year.

The 2024 Visionary of Justice Award was presented by Linda Markowitz ’89, partner, Rosenthal & Markowitz LLP, to Cindy Kanusher, executive director of the Pace Women’s Justice Center (PWJC). Kanusher has been with PWJC for over 25 years and during her tenure it has grown into a highly respected, multifaceted legal services and training center serving more than 3,000 victims and survivors of interpersonal violence annually. Kanusher was selected for this award because she exemplifies what an advocate, mentor and leader stand for, and because she has dedicated her career to assisting victims of domestic violence and to providing representation to the underrepresented.

This year, two Haub Law alumni and top lawyers were recognized with the Distinguished Service Award. Haub Law Professor Leslie Y. Garfield Tenzer presented the first award to Paul Humphreys ’09, partner, Freshfields Bruckhaus Deringer US LLP whose law practice focuses on cross-border public and private M&A, private equity transactions, venture capital and general corporate governance.

The 2024 Shining Star Awards were presented to: Leigh Ellis ’15, assistant professor at Creighton University School of Law; Colin Myers ’21, corporate associate, Paul, Weiss, Rifkind, Wharton & Garrison LLP; Scott Wenzel ’17, senior associate, Yankwitz LLP; and Venesha White ’22, associate, Dorf Nelson & Zauderer. Anderson said, “This award reflects not just the impressive trajectory of their careers but recognizes each of them as a shining example among our Haub Law graduates and an inspiration to future generations.”

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Katherinne Vollaro
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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains & Poughkeepsie Local business cases, March 13- 19

263 Realty Management Corp., Spring Valley, Stephen Ross, president, 24-22214-SHL: Chapter 7: assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

Brighton 7 Management Corp., Spring Valley, Stephen Ross, president, 24-22215-SHL: Chapter 7, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

Children's Corner Learning Center, et al, Wappingers Falls, Rachel Bieber, president, 24-35259-CGM: Chapter 7, assets \$481,450, liabilities \$443,187. Attorney: Michelle L. Trier.

Jordan Ohene, Chester, re. Whimbrel Cab Corp. and JS Taxi Leasing Corp., 24-35260-CGM: Chapter 13, assets \$199,101, liabilities \$1,133,261. Attorney: Robert Nadel.

Michael J. Palermo, Bedford, re. Barnstormer Pictures LLC, 24-22230-SHL: Chapter 7: assets \$39,760, liabilities \$1,141,890. Attorney: Gary R. Gjertsen.

U.S. District Court, White Plains Local business cases, March 13 - 19

Brett Dugan, Lake Forest, IL vs. Soleil Toujours, Bronxville, et al, 24-cv-1914-CS: Sexual harassment. Attorney: John J.P. Howley.

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

Jared Krupnick, Boonton, New Jersey vs. Lokanda Lion LLC, Glen Spey, 24-cv-1921-PMH: Personal injury. Attorney: Wayne M. Rubin.

Julia Smith, Dobbs Ferry vs. Northeast Orthopedics and Sports Medicine, Nanuet, 24-cv-1975-KMK: Negligence, class action. Attorneys: Vicki J. Maniatis.

Joseph Coe, Rockland vs. Northeast Orthopedics and Sports Medicine, Nanuet, 24-cv-1975-PMH: Negligence, class action. Attorneys: Adam Pollock, Anna Menkova.

Elizabeth Makaj, et al, vs. Mezzaluna Pizzeria & Restaurant, Brewster, et al, 24-cv-1980-CS: Fair Labor Standards Act, class action. Attorney: Joseph Jeziorkowski.

Professional Sport Service Fi Oy, Finland vs. Puck Agency LLC, Millwood, et al, 24-cv-2022: Order confirming arbitration. Attorney: Allen J. Underwood II.

Robert Schneider, Palmetto, Florida vs. Lia Brewster Automotive LLC, Brewster, et al, 24-cv-2067-PMH: Age discrimination. Attorney: Timothy J. Brock.

DEEDS

Above \$1 million

184 North Columbus Avenue LLC, White Plains. Seller: Kiran Chapra, Dobbs Ferry. Property: 35 Atilda Ave., Greenburgh. Amount: \$1.4 million. Filed March 1.

601 West Street Association LP, New York. Seller: Peter D. Lyons, Rye. Property: 601 West St., Harrison. Amount: \$1.4 million. Filed Feb. 27.

Baker, Virginia L., Hartsdale. Seller: Westchester Recycling Services Inc., Elmsford. Property: 1 River St., Greenburgh. Amount: \$2.2 million. Filed Feb. 28.

Cooper, Eleanor G.,

Bronxville. Seller: 231 Overlook LLC, Brooklyn. Property: 154 Elmsmere Road, Eastchester. Amount: \$1.3 million. Filed March 1.

Lady Carter Holdings LLC, Yorktown Heights. Seller: Rosenthal Ashley, Stamford, Connecticut. Property: 2440 Saw Mill River Road, Yorktown. Amount: \$1.1 million. Filed March 1.

Lake Development Company LLC, Stamford, Connecticut. Seller: Ryan Lichtenberg, Rye Brook. Property: 11 Old Orchard Road, Rye Town. Amount: \$1.2 million. Filed Feb. 28.

Lepino Building Corp., White Plains. Seller: M3E Management Inc., West Harrison. Property: 9 Belway Place, White Plains. Amount: \$2.2 million. Filed Feb. 29.

Meierfeld, Susan. Seller: Citigroup Mortgage Loan Trust Inc. Property: 2 Barry Court, Bedford. Amount: \$1.4 million. Filed March 4.

PC 22-28 Main Property LLC, Greenwich, Connecticut. Seller: 20 28 Main Hill LLC, White Plains. Property: 22-24 N. Main St., Rye Town. Amount: \$1.4 million. Filed March 1.

Wenham, Anthony, Rye. Seller: 50 Ridge LLC, Purchase. Property: 50 Ridge St., Rye City. Amount: \$1.8 million. Filed Feb. 29.

Below \$1 million

129 N. Sixth Corp., Bronx. Seller: Sandra Ansong, Bronx. Property: 129 Sixth Ave., Mount Vernon. Amount: \$645,000. Filed Feb. 27.

420 S. Ninth Avenue LLC, Monroe. Seller: 420 S. Ninth Ave., Mount Vernon NY LLC, Brooklyn. Property: 420 Ninth Ave., Mount Vernon. Amount: \$585,000. Filed Feb. 29.

611 Logan LLC, Brooklyn. Seller: Iona University, New Rochelle. Property: 24 Montgomery Place, New Rochelle. Amount: \$900,000. Filed Feb. 29.

Barch, John J., New York. Seller: Mad Real Properties LLC, Yonkers. Property: 55 Pondfield Parkway, Mount Vernon. Amount: \$725,000. Filed Feb. 27.

Blake, Jeffrey E., Peekskill.

Seller: JEMAB Family Ltd. Partnership, Putnam Valley. Property: 114 Nelson Ave., Peekskill. Amount: \$280,000. Filed Feb. 27.

Daniele Realty LLC, Bronx. Seller: Bern Garage LLC, Mamaroneck. Property: 316 Northrup Ave., Mamaroneck. Amount: \$500,000. Filed Feb. 27.

Davinci Enterprises LLC, Plainville, Connecticut. Seller: Stella Gold Properties LLC, Brooklyn. Property: 47 Stuyvesant Plaza, Mount Vernon. Amount: \$770,000. Filed Feb. 29.

DeMarco, Marissa A., White Plains. Seller: 52 Bayne LLC, Chester. Property: 52 Bayne Place, White Plains. Amount: \$750,000. Filed March 1.

DeVito, William, Yorktown Heights. Seller: Gold Score Properties Inc., Washingtonville. Property: 2306 Sultana Drive, Yorktown. Amount: \$389,000. Filed Feb. 27.

Everett, Theresa, Bronxville. Seller: 1 Bronxville Lane LLC, Bronxville. Property: 1 Bronxville Lane, Yonkers. Amount: \$971,000. Filed Feb. 28.

Federal Home Loan Mortgage Corp., Plano, Texas. Seller: Jason Kerwar, New Rochelle. Property: 1250 North Ave., No. 214, New Rochelle. Amount: \$178,000. Filed Feb. 28.

Filiciotto, Frank S., Bethlehem, Pennsylvania. Seller: 546 Commerce Holdings LLC, Hawthorne. Property: Commerce St., Mount Pleasant. Amount: \$265,000. Filed March 1.

Fine, Gordon, Yorktown Heights. Seller: Mad Real Properties LLC, Purchase. Property: 15 S. Kensico Ave., White Plains. Amount: \$604,000. Filed Feb. 27.

Fusillo, Faith, South Nyack. Seller: 50 on Hudson Street LLC, Irvington. Property: 50 Hudson St., Mount Pleasant. Amount: \$465,000. Filed Feb. 27.

GLF Management LLC, Yorktown Heights. Seller: 61 Hearst LLC, Yonkers. Property: 180 Ashburton Ave., Yonkers. Amount: \$450,000. Filed March 1.

Gold Score Properties

Inc., Washingtonville. Seller: Deal House Capital Fund II LLC, Mamaroneck. Property: 2306 Sultana Drive, Yorktown. Amount: \$475,000. Filed March 4.

Greenstein, Robert, Chappaqua. Seller: Beech & Lincoln LLC, Mount Kisco. Property: 105 Sutton Drive, Mount Kisco. Amount: \$350,000. Filed March 1.

Liebling & Levitas Inc., Ardsley. Seller: Randolph R. Reuss, Yonkers. Property: 403 Palisade Ave., Yonkers. Amount: \$463,000. Filed Feb. 27.

Moses and Geraldine Stein Family Ltd. Partnership, New York. Seller: 86-88 Old Byram Lake Road LLC, Armonk. Property: 88 Old Byram Lake Road, North Castle. Amount: \$495,000. Filed Feb. 27.

Moses and Geraldine Stein Family Limited Partnership, New York. Seller: 86-88 Old Byram Lake Road LLC, Armonk. Property: 86 Old Byram Lake Road, North Castle. Amount: \$415,000. Filed Feb. 27.

MTGLQ Investors LP, Dallas, Texas. Seller: Rodriguez Segundo, Ossining. Property: 26 Park Ave., Ossining. Amount: \$360,000. Filed March 1.

Nannariello, Donald A., Pleasantville. Seller: 35 Clinton Capital LLC, Thornwood. Property: 35 Clinton Ave., Mount Pleasant. Amount: \$950,000. Filed Feb. 29.

PC 20 Main Property LLC, Greenwich, Connecticut. Seller: 20 28 Main Hill LLC, White Plains. Property: 20 N. Main St., Rye Town. Amount: \$334,000. Filed March 1.

PNC Bank NA, Miamisburg, Ohio. Seller: 1155 Ellsworth Avenue LLC, Bronx. Property: 137 Mount Joy Place, New Rochelle. Amount: \$495,000. Filed March 1.

Price Barbara L., Mount Vernon. Seller: Davinci Enterprises LLC, Plainville, Connecticut. Property: 47 Stuyvesant Plaza, Mount Vernon. Amount: \$640,000. Filed Feb. 28.

Ryan, Robert, Cross River.

Seller: MJD Contracting Corp., Yorktown Heights. Property: 3 Major Applebys Road, Greenburgh. Amount: \$590,000. Filed Feb. 28.

Smith, Yvonne, Mount Vernon. Seller: P&B Property Group LLC, Bronx. Property: 640 Eighth Ave., Mount Vernon. Amount: \$490,000. Filed Feb. 27.

Somerstown North LLC, Boulder, Colorado. Seller: Jennifer S. Couti, Ossining. Property: 94 Somerstown Road, Ossining. Amount: \$320,000. Filed Feb. 28.

Steele, Chester, Lawrence. Seller: Unlimited Holdings Inc. Property: 141 Wilmot Road, Eastchester. Amount: \$640,000. Filed Feb. 28.

Suregreen Properties LLC, Mount Kisco. Seller: Juan J. M. Castaneda, Yonkers. Property: 1 Manchester Ave., Mount Kisco. Amount: \$550,000. Filed Feb. 28.

Federal Tax Liens, \$10,000 or greater, Westchester County, March 13 - 19

Araque, Yovani: Rye, 2017, 2022 personal income, \$12,643.

Bachi & Son Corp.: Scarsdale, 2020 quarterly taxes, \$40,570.

Burrell, Steve: Thornwood, 2014 - 2016, 2020 personal income, \$1,089,470.

Condron, Brett P.: Rye, 2021 - 2022 personal income, \$921,246.

Constantin, George T. and Jennifer M. Constantic: Scarsdale, 2017, 2020, 2022 personal income, \$163,185.

Copeland, Stephen G.: White Plains, 2022 personal income, \$59,215.

DePass, Carlton D.: Mount Vernon, 2014 - 2015 personal income, \$19,448.

EM Service Station Inc.: White Plains, 2019 - 2021, 2023 corporate and quarterly taxes, \$23,025.

Estascio, J.M.: White Plains, 2022 personal income, \$59,215.

Greco, Vincenza: Rye

Brook, 2014 personal income, \$15,084.

Grzebyk, Zenon: Chappaqua, 2013 - 2014, 2016 - 2018 personal income restitution, \$85,683.

Hilbert, Christopher and **Claudia Hilbert:** Rye, 2022 personal income, \$210,932.

Hirsch, David: White Plains, 2010 - 2012 personal income, \$2,752,361.

Imagimed LLC: Eastchester, 2022 quarterly taxes, \$301,991.

Inocencio, Moises: Valhalla, 2015, 2017 - 2019 personal income, \$16,969.

Kerin, Michael F.: Tuckahoe, 2018 personal income, \$701,563.

Mandell, Mitchell and **Monica Mandell:** Mount Kisco, 2011 personal income, \$101,518.

Medeiros, Ceciliansa: Valhalla, 2015, 2017 - 2019 personal income, \$16,969.

O'Brien, Francis: Cortlandt Manor, 2016 personal income, \$24,390.

Rodriguez, Rafael A.: White Plains, 2022 personal income, \$10,892.

S&L Plumbing & Heating Corp.: Armonk, 2022 quarterly taxes, \$1,340,243.

Salinas, Luz A.: White Plains, 2022 personal income, \$10,892.

LP Construction Corp.: Cortlandt Manor, 2021, 2023 quarterly taxes, \$21,121.

Utti, Charles: Mount Vernon, 2007 - 2009 personal income, \$128,954.

Vingo, Robin: Harrison, 2020 personal income, \$32,434.

JUDGMENTS

101 Saw Mill River Realty Corp., Hawthorne. \$12,769 in favor of Consolidated Edison, New York. Filed Feb. 14.

Abubaker, Abdulhakim, Yonkers. \$22,577 in favor of 839 Jahan LLC, Yonkers. Filed Feb. 12.

Adujar, Berkeys, Mount Vernon. \$9,906 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed Feb. 6.

Ajila, Mariely, Yonkers. \$2,848 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Alashwal, Ameira, Mount Vernon. \$7,299 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 12.

Almonte, Haury M., Bridgeport, Connecticut. \$12,624 in favor of 273 South Broadway Realty LLC, Yonkers. Filed Feb. 5.

Anderson, Aneta, Mount Vernon. \$4,753 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed Feb. 6.

Ascuasiati, Juan C., Cortlandt Manor. \$53,677 in favor of Fenix Funding LLC, Brooklyn. Filed Feb. 6.

Audu, Lami, Yorktown Heights. \$13,057 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 13.

Baez, Francisco S. C., New Albany. \$4,615 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 12.

Behrens, William T., Tarrytown. \$4,285 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 8.

Betemit, Jose L., Bronx. \$32,786 in favor of 15-21 Caryl LLC, Yonkers. Filed Feb. 12.

Brock, Martin L., Port Chester. \$24,967 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 6.

Charnow, Paula, Ossining. \$7,382 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 8.

Corona, Norton, Yonkers. \$8,019 in favor of Highland Properties Inc., Yonkers. Filed Feb. 8.

DeJesus, Ismael, Yonkers. \$6,629 in favor of 273 South Broadway Realty LLC, Yonkers. Filed Feb. 5.

Donohue, Richard, Tuckahoe. \$3,975 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 6.

Facey, Lynden, Bronx. \$12,125 in favor of Dobbs Ferry Apartments Court Inc., Dobbs Ferry. Filed Feb. 12.

Fleurimond Sr. Emiler, White Plains. \$4,592 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 6.

Francis, Michael, Mount Vernon. \$10,554 in favor of Capital One Bank NA, Richmond, Virginia. Filed Feb. 12.

Giagni Inc., Mount Vernon. \$302,544 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed Feb. 7.

Gonzales, Megan, Harrison. \$6,200 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 9.

Harris, Christopher, Hartsdale. \$2,370 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 6.

Hernandez, Jeremy O., Yonkers. \$2,229 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 6.

Hogan, Michael, New Rochelle. \$22,728 in favor of Catholic MLTC Inc., New York. Filed Feb. 5.

Ivezaj, Theresa, Yonkers. \$6,227 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 12.

Jab Builders Inc., Mahopac. \$17,683 in favor of Deena Goldsmith, Irvington. Filed Feb. 8.

Jones, Orane, Yonkers. \$1,395 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 6.

Kerner, Louis A., Wayne, New Jersey. \$7,040 in favor of Robyn Fishman, Ossining. Filed Feb. 7.

King, Jonathan M., Mount Vernon. \$7,142 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 6.

Lavelle, Michael J., Mohegan Lake. \$1,866 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 12.

Limitless Health Solutions LLC, Mamaroneck. \$12,206 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 6.

Lopez, Carmen, Port Chester. \$3,552 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 9.

Mack, Kia, Mount Vernon. \$30,174 in favor of Alscot Realty LLC, Bronxville. Filed Feb. 9.

McTaggart, Heather C., Mount Vernon. \$2,878 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 6.

Mo, Better Vapes, Las Vegas, Nevada. \$122,067 in favor of Cloudfund LLC, Suffern. Filed Feb. 14.

Morgan, Colin, Yonkers. \$3,908 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 12.

Moseley, Timothy E., Peekskill. \$6,106 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 8.

Mothana, Omar M., Yonkers. \$22,381 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 7.

Moya, Shamira M., Yonkers. \$6,758 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 9.

Perfect Choice Medical Trans Corp., Yonkers. \$7,372 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 14.

Polanco, Denise, Yonkers. \$7,493 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 9.

Putnam, Stephen P., Mamaroneck. \$12,206 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 6.

RCIG LLC, Highland Falls. \$2,544 in favor of Amur Equipment Finance Inc., White Plains. Filed Feb. 6.

Rodriguez, Nansi, Yonkers. \$2,823 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 12.

Santos, Roxana, White Plains. \$2,692 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed Feb. 6.

St. Paul, Richard, New Rochelle. \$7,322 in favor of Ali Raquel, Yonkers. Filed Feb. 6.

Tavarez, Rosalia, Dobbs Ferry. \$10,446 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 6.

Thomas, Rodney T., Mount Vernon. \$1,518 in favor of Capital One NA, Richmond, Virginia. Filed Feb. 6.

Torres, Anacaona, Scarsdale. \$1,849 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 8.

Torres, Marcelino, Port Chester. \$4,608 in favor of Capital One Bank NA, Richmond, Virginia. Filed Feb. 12.

Tri-Technologies Inc., Mount Vernon. \$32,838 in favor of Carpenter Technology Corp., Reading, Pennsylvania. Filed Feb. 5.

LIS PENDENS

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

Abrams, Susan L., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$543,000 affecting property located at 212 Alpine Place, Tuckahoe. Filed Feb. 21.

American Express Bank FSB, as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$432,000 affecting property located at 129 Stanley Ave., Yonkers. Filed Feb. 29.

Bellino, Frank III, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 35 Winding Lane, Bedford Hills. Filed Feb. 27.

Capital One Bank USA NA, as owner. Filed by Citigroup Mortgage Loan Trust Inc. Action: Foreclosure of a mortgage in the principal amount of \$281,000 affecting property located at 35 Bleakley Drive, Peekskill. Filed Feb. 28.

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 North Washington Ave., Greenburgh. Filed Feb. 27.

Concannon, Margaret R., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$727,000 affecting property located at 83 Borcher Ave., Yonkers. Filed Feb. 29.

Dasse, Carol A. (estate) as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 1415 Halstead Ave., Mamaroneck. Filed Feb. 16.

Depina, Donna L, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$265,000 affecting property located at 27 White Plains Ave., GREENBURGH. FILED MARCH 1.

HSBC Bank USA NA, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$270,000 affecting property located at 58 Mount Joy Place, New Rochelle. Filed March 1.

Laruelle, Marc, as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$343,000 affecting property located at 1020 Warburton Ave., Yonkers. Filed Feb. 23.

Lobdell, Joy R. (estate) as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 33 Puritan Drive, Port Chester. Filed Feb. 20.

Lomiento, Angelo, as owner. Filed by FC Washington I LP. Action: Foreclosure of a mortgage in the principal amount of \$55,000 affecting property located at 467 West St., Port Chester. Filed Feb. 28.

Makowski, Rosanne L., as owner. Filed by TOWD Point Mortgage Trust 2022-2. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 129 and 131 Brandon Road, Yonkers. Filed March 1.

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.

Somerville, Clara B., as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$912,000 affecting property located at 116 Esplanade, Mount Vernon. Filed Feb. 26.

MECHANIC'S LIENS

AZ Yonkers LLC Eastchester \$38,895 in favor of Sunbelt Rentals Inc., Islip. Filed Feb. 28.

Jamal, Feda White Plains \$5,100 in favor of Active Air Cooling & Heating Inc. White Plains. Filed Feb. 28.

Mamaroneck White Plains LLC White Plains \$3,094 in favor of Colony Hardware Corp., Orange. Filed Feb. 28.

Mejia, Tamara Yonkers \$21,500 in favor of Michael A. Gismondi, Valhalla. Filed Feb. 28.

Point & Ravine LLC Yonkers \$1,016 in favor of Colony Hardware Corp., Orange. Filed Feb. 28.

Rumsey Garden Owners Inc., Yonkers \$5,702 in favor of Mensch Mill & Lumber Corp., Bronx. Filed Feb. 28.

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.

Sole Proprietorships

Janus Marketing, 16 Montana Place, White Plains 10607. c/o. Filed Feb. 27.

Julie Professional Service, 144 Fifth Ave., New Rochelle 10801. c/o Juliet Clarke. Filed Feb. 23.

Knights Tactical Security Group, 85 Riverdale Ave., Yonkers 10701. c/o. Filed Feb. 21.

Law Office of Martin Pinhasi, 75 S. Broadway, Fourth floor, White Plains 10601. c/o Martin Pinhasi. Filed Feb. 15.

Laxstar Camps, 62 Great Oak Lane, Pleasantville 10570. c/o. Filed Feb. 27.

Love Out Loud, 419 Nelson Ave., Peekskill 10566. c/o. Filed Feb. 27.

Maxwell Agyemang Ampiah Foundation, 220 Yonkers Ave., 16a Yonkers 10701. c/o Doris Ampiah. Filed Feb. 21.

MTG-Accounting, 371 Upland Ave., Yonkers 10703. c/o Jeffrey R. Melnik. Filed Feb. 23.

Natural Working Hands Foundation, 242 S. Third Ave., Mount Vernon 10550. c/o Glendon Williams. Filed Feb. 20.

Next Up RLM, 5 Edgewood Park, New Rochelle 10801. c/o Ulises Torres. 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

Nseo Worldjazz Festival, 101 Ellwood Ave., 2H, Mount Vernon 10552. c/o Daniel Villeneuve. Filed Feb. 20.

Nutristudy, 1415 Longview Ave., Peekskill 10566. c/o. Filed Feb. 26.

Olga G. Cleaning Service, 160 Smith St., Apt. 7, Peekskill 10566. c/o Olga B. Guaman Montaleza. Filed Feb. 21.

Pickleball Burbs, 1462 E. Main St., Shrub Oak 10588. c/o Luis M. Jimenez. Filed Feb. 20.

Puebla Landscaping, 137 Clinton Ave., 1St., New Rochelle 10801. c/o Jose Romero. Filed Feb. 15.

Rickeas Vending, 531 E. Lincoln Ave., Mount Vernon 10552. c/o Rickea E. Waugh. Filed Feb. 15.

Sea Spa, 520 N. State Road, Briarcliff Manor 10510. c/o. Filed Feb. 26.

Star Bird Badminton Academy, 26 Pine Road, Briarcliff Manor 10510. c/o Shabana Siddigne and Parul Bhatnagar. Filed Feb. 22.

Street Hassle, 130 Cochrane Ave., No. 2, Hastings-on-Hudson 10706. c/o Patrick McConell. Filed Feb. 16.

Tigre Cleaning Service, 40 Fleetwood, 2A, Mount Vernon 10552. c/o David Tigre. Filed Feb. 20.

Twigm, 7 Rye Ridge Plaza, Rye Brook 10573. c/o Hyojin Yed. Filed Feb. 23.

Two Eagles Japan, 86 Anderson Ave., Scarsdale 10583. c/o Yasuhiro Kida. Filed Feb. 23.

HUDSON VALLEY

BUILDING LOANS

Below \$1 million

5 Ottawa Road LLC, as owner. Lender: Oaktree Funding Corp. Property: 5 Ottawa Road, Patterson. Amount: \$238,000. Filed Feb. 5.

Agona, Chad and Indie Lee, as owner. Lender: Valley National Bank. Property: 24 Longview Drive, Patterson. Amount: \$720,000. Filed Feb. 1.

Broadview Capital LLC, as owner. Lender: 958 LLC. Property: in Monroe. Amount: \$173,000. Filed Feb. 1.

Continental Capital Group LLC, as owner. Lender: Quickway Development LLC. Property: 7 Brook Drive, Monroe. Amount: \$200,000. Filed Feb. 7.

Hardy, Andrew L. and Linnette Hardy, as owner. Lender: Walden Savings Bank. Property: in Carmel. Amount: \$489,000. Filed Feb. 26.

Loan Funder LLC Series 64302, as owner. Lender: 117 Lander Street LLC. Property: in Newburgh. Amount: \$149,000. Filed Feb. 1.

Merkaz Hakolilim Dshikun Square, as owner. Lender: M&T Bank. Property: 14 Roosevelt Ave., Spring Valley. Amount: \$800,000. Filed Feb. 29.

Miller, George R. and Mary L. Miller, as owner. Lender: James L. Rhein, et al. Property: in Greenville. Amount: \$250,000. Filed Feb. 7.

Pali Management LLC, as owner. Lender: Wisdom Ventures LLC. Property: in town of Poughkeepsie. Amount: \$70,000. Filed Feb. 20.

Puffer, Warren J. and Kristine Puffer, as owner. Lender: M&T Bank. Property: in Red Hook. Amount: \$5745,600. Filed Feb. 14.

DEEDS

Above \$1 million

173 Kennel Holding LLC, Amenia. Seller: Richard Levine Family Trust, Corona del Mar, California. Property: in Amenia. Amount: \$13.6 million. Filed Feb. 29.

575 Union Road LLC, Brooklyn. Seller: Moty Fruchter, Airmont. Property: 575 Union Road, Spring Valley. Amount: \$1.8 million. Filed Feb. 1.

De Seventh LLC, Brooklyn. Seller: 7 West Castle LLC, Spring Valley. Property: 7 W. Castle Ave., Spring Valley. Amount: \$1.2 million. Filed Feb. 1.

Green Development Realty LLC, Suffern. Seller: 135 Main North LLC, Piermont. Property: 135 N. Main St., New City. Amount: \$3.6 million. Filed Feb. 6.

Heritage Financial Credit Union, Middletown. Seller: Rhinebeck Bank, Poughkeepsie. Property: 1472 and 1478 Route 9D, Fishkill. Amount: \$2.8 million. Filed Feb. 29.

Rottenberg, Pinchus S., Brooklyn. Seller: Edison Manor LLC, Nanuet. Property: 79 Meron Road, Monsey. Amount: \$1.1 million. Filed Feb. 2.

Schaefer Andrew, Houston, Texas. Seller: Hopeland Partners LLC, New York. Property: in Hyde Park. Amount: \$4 million. Filed Feb. 27.

Below \$1 million

202 Second Road Corp, Ossining. Seller: Nationstar Mortgage LLC, Coppell, Texas. Property: in Wappingers Falls. Amount: \$213,000. Filed Feb. 26.

207 Lookout South LLC, Sarasota, Florida. Seller: Michael J. Cardamone Trust, Melbourne Beach, Florida. Property: in Fishkill. Amount: \$367,000. Filed Feb. 29.

238 Innis Avenue Inc., Scarsdale. Seller: KTP RE Properties LLC, Scarsdale. Property: in the town of Poughkeepsie. Amount: \$100,000. Filed Feb. 27.

84 Cricketown Road LLC, Brooklyn. Seller: JRC Enterprises Inc., New City. Property: 84 Cricketown Road, Stony Point. Amount: \$360,000. Filed Feb. 1.

Chun, Susan, Hyde Park. Seller: Summit Meadow LLC, Salt Point. Property: 239 Browning Road, Clinton. Amount: \$317,500. Filed Feb. 26.

Duran, Rosa Morocho, Carmel. Seller: US Bank National Association, Armonk. Property: 20 Davis Hill Road, Beekman. Amount: \$210,000. Filed Feb. 29.

Espejo, Jennifer, Bronx. Seller: GRN Realty Corp., Newburgh. Property: in Fishkill. Amount: \$405,000. Filed Feb. 27.

Falkovits, Yida, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 12 Heritage Lane, Monsey. Amount: \$795,000. Filed Feb. 2.

Forest Hills Ventures LLC, New York. Seller: Torres Edwin, LaGrangeville. Property: in Bedell Road, town of Poughkeepsie. Amount: \$225,000. Filed Feb. 26.

Gersh One LLC, Monsey. Seller: 1 Prospect Avenue LLC, Monsey. Property: 1 Prospect Ave., Nyack. Amount: \$730,000. Filed Feb. 1.

Gestner, Shaya and Miriam Gestner, Brooklyn. Seller: Blauvelt Empire LLC, Monroe. Property: 102 Blauvelt Road, Monsey. Amount: \$965,000. Filed Feb. 1.

Grossberg, Joel, Brooklyn. Seller: 19 Ashlawn Avenue LLC, Spring Valley. Property: 19 Ashlawn Ave., New Hempstead. Amount: \$915,000. Filed Feb. 1.

Guttman, Moses and Blima Y. Guttman, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 10 Heritage Lane, Monsey. Amount: \$635,000. Filed Feb. 2.

Halpern, Moishe, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 14 Heritage Lane, Monsey. Amount: \$650,000. Filed Feb. 5.

Hill Road LLC, Chestnut Ridge. Seller: Chana Sterngold, Monroe. Property: 3 Christmas Hill Road, Monsey. Amount: \$620,000. Filed Feb. 5.

Ippsolar Mill Lane RP LLC, New York. Seller: Hans Redl LLC, Poughkeepsie. Property: in Pleasant Valley. Amount: \$15,000. Filed Feb. 22.

JNJ & Daughter LLC, Garnerville. Seller: 154 Route 303 LLC, New York. Property: 154 Route 303, Valley Cottage. Amount: \$379,000. Filed Feb. 2.

King George 8 LLC, Poughquag. Seller: Taryn E. Murphy, Hopewell Junction. Property: 7685 Chelsea Cove, Beekman. Amount: \$330,000. Filed Feb. 29.

Kolt Realty Corp., Newburgh. Seller: Edward E. Nisley, Poughkeepsie. Property: 2108-2110 New Hackensack Road, Town of Poughkeepsie. Amount: \$475,000. Filed Feb. 22.

Kureghian Teny, Germantown. Seller: Top Notch Property Management LLC, Red Hook. Property: in Rhinebeck. Amount: \$559,000. Filed Feb. 26.

La Petite Chalet LLC, Red Hook. Seller: Barbara H. Close, Chapel Hill. Property: in Red Hook. Amount: \$115,000. Filed Feb. 27.

Moore, Alicia P., Wallkill. Seller: Lori Joseph Builders Inc., Beacon. Property: city of Beacon. Amount: \$545,000. Filed Feb. 26.

Padwa, Mordechai and Trana Padwa, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 116 Tetiev Way, New Square. Amount: \$800,000. Filed Feb. 6.

Quintanilla, Romero David Antonio, Bronx. Seller: Westside Building & Restoration Inc., Poughkeepsie. Property: 1 New Road, Fishkill. Amount: \$410,000. Filed Feb. 23.

Riverglen Shtiebel Inc., Garnerville. Seller: 51 Third Associates LLC and ADMG Properties LLC, Brooklyn. Property: 7 Van Wort Drive, Garnerville. Amount: \$740,000. Filed Feb. 5.

SGM South Nyack LLC, Nyack. Seller: Constance Pepe Family Trust, et al, Pearl River. Property: 79 S. Broadway, Nyack. Amount: \$625,000. Filed Feb. 2.

Shah, Vinay S., Ramsey, New Jersey. Seller: 22 Helen Court LLC, Brooklyn. Property: in Wappinger. Amount: \$145,000. Filed Feb. 28.

Stern, Benjamin, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 10 Heritage Lane, Monsey. Amount: \$625,000. Filed Feb. 5.

Toro NY LLC, Fishkill. Seller: 1071 Main LLC, Brooklyn. Property: 1071-1073 Main St., Fishkill. Amount: \$850,000. Filed Feb. 26.

Weber, Chloe, Garden City. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 3 Hammond Plaza, Unit 3, city of Beacon. Amount: \$285,000. Filed Feb. 26.

Weisberg, Justin M., Patchogue. Seller: Blodgett Road LLC, Fishkill. Property: 24 Frost Hill Road, Other. Amount: \$75,000. Filed Feb. 27.

Woodland Drive Hurley NY LLC, New York. Seller: Velocity House Buyers LLC, Monroe. Property: 144 Roosevelt Road, Hyde Park. Amount: \$245,000. Filed Feb. 23.

Woodland Estate LLC, Monsey. Seller: Leslie H. Hall, Airmont. Property: 13 Woodland Place, Airmont. Amount: \$610,000. Filed Feb. 6.

JUDGMENTS

Bernath, Abraham, Monroe. \$11,112 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 21.

Braswell, Robert F., Middletown. \$6,300 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 21.

Brick, Gabrielle, Warwick. \$11,068 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 26.

BSD Wholesale Group LLC and Cipora Weiss, Monroe. \$166,315 in favor of TD Bank, Mount Laurel, New Jersey. Filed Feb. 23.

Butler, Pamela, Monroe. \$4,009 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 22.

C&K Ranch and Cassidy James, Montgomery. \$43,037 in favor of Green Acres Development Group, Wappingers Falls. Filed Feb. 20.

Carbarin, Adolfo B. Pinzon, Newburgh. \$9,764 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 26.

Chambliss, Neville, Middletown. \$8,997 in favor of West Hills Country Club LLC, Middletown. Filed Feb. 26.

Crispino, Stephen J., Newburgh. \$8,132 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 20.

Darwish, Amira N., Highland Falls. \$8,500 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 21.

DeSomma, David A., Warwick. \$2,952 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 21.

Doughty, Michelle Lee Antunovic, Newburgh. \$5,072 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 26.

Farganis, Brett, Monroe. \$1,527 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Feb. 23.

Fender, Kaydiann Nicola, Fort Montgomery. \$3,592 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 22.

Fiore, John J., Middletown. \$6,717 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed Feb. 20.

Healey, Inessa Y., Warwick. \$21,371 in favor of Elavon Inc., Cincinnati, Ohio. Filed Feb. 20.

Integon General Insurance Corp., Hauppauge. \$19,851 in favor of Geico General Insurance Co., et al, Woodbury. Filed Feb. 26.

Jackson, Tyheim, Maybrook. \$2,870 in favor of Maybrook Holding LLC, Monroe. Filed Feb. 20.

Johnson, Ayasia, Newburgh. \$2,079 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 23.

Kaiser, Maya G., Middletown. \$3,943 in favor of Capital One, Richmond, Virginia. Filed Feb. 26.

Kartis, Marilyn L., Marlboro. \$5,244 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 20.

Kinlock, Justin D., Beacon. \$5,230 in favor of Capital One, Glen Allen, Virginia. Filed Feb. 21.

Kinzonzi, Matumona, Otisville. \$11,483 in favor of Security Credit Services LLC, Oxford, Minnesota. Filed Feb. 23.

Lous Superior Auto Sales, Goshen. \$1,000 in favor of NYS Dept of Motor Vehicles, Albany. Filed Feb. 26.

Macario, Roseann, Middletown. \$10,100 in favor of Libra Equities LLC, Huntington. Filed Feb. 26.

Manuel, Gary, Monroe. \$5,450 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Feb. 20.

Matthew, Clisha, Newburgh. \$2,486 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 23.

McCauley, Tiffany, New Windsor. \$4,115 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 21.

McWilliams, Elizabeth, Middletown. \$2,043 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 21.

Moore, Michele, Walden. \$6,578 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 23.

Northern Pet Group Inc., Maybrook. \$53,115 in favor of 201 Charles Street LLC, Newburgh. Filed Feb. 21.

Obie, Cindi, New Windsor. \$4,299 in favor of New City Funding Corp., Stony Point. Filed Feb. 20.

Otero, Mark, Middletown. \$2,077 in favor of Horizons at Silver Lake LLC, Middletown. Filed Feb. 26.

Polatsek, Leah, Monroe. \$6,640 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 22.

Quiles, Richard, New Windsor. \$21,774 in favor of Ciras Inc., Smoot, Winsconsin. Filed Feb. 26.

RCIG LLC and Augustin Richener, Highland Falls. \$51,974 in favor of Amur Equipment Finance Inc., White Plains. Filed Feb. 21.

Reyes, Ray, Maybrook. \$12,207 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 23.

Rios, Jesus M., Middletown. \$8,949 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 23.

Ruggiero, Susan E., Newburgh. \$10,347 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 26.

Silva, Yajaira Y., Middletown. \$5,125 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Feb. 27.

Silva, Yajaira, Middletown. \$2,858 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 21.

Silva, Yajaira, Middletown. \$2,911 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 22.

Smallwood, Dorrell R., et al, Chester. \$14,028 in favor of 145 Windsor Highway LLC, Newburgh. Filed Feb. 21.

Thompson, Christina R., Warwick. \$5,797 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 21.

Torres, Herman, Middletown. \$17,532 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 22.

Vanburen, Zak, Newburgh. \$343,508 in favor of M&T Bank, Buffalo. Filed Feb. 20.

Vandemark, John E., Cuddebackville. \$4,077 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed Feb. 26.

Vinolas, Joel, Middletown. \$5,512 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 21.

Whiteside, Nicole L., New Windsor. \$2,100 in favor of Tower Management Services LP, New Windsor. Filed Feb. 21.

Williams, Adia M., Middletown. \$3,832 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Feb. 20.

MECHANIC'S LIENS

Chelsea GCA Realty Partnership LP, as owner. \$8,750 in favor of Patriot Sawcutting Inc. Property: 214 Red Apple Court, Woodbury. Filed Feb. 22.

Excelsior Developers LLC, as owner. \$35,470 in favor of MJR Supply LLC. Property: 97 Acres Road, Monroe. Filed Feb. 23.

Fekete, Yoel, as owner. \$466,342 in favor of Indigo Contracting Inc. Property: 30 Merriwold Lane, Blooming Grove. Filed Feb. 23.

Masefield, David, as owner. \$1,500 in favor of John Robert Nelting Survey & Mapping PLLC. Property: 258 Bellvale Lakes Road, Warwick. Filed Feb. 27.

Slade, Leslie, as owner. \$10,619 in favor of Rustic Contracting LLC. Property: in Wallkill. Filed Feb. 26.

Sunbelt Rentals Inc., as owner. \$1,994 in favor of Amelia M. Lyman. Property: 104 Woods Road, Greenwood. Filed Feb. 27.

Woodbury Centre Partners LLC, as owner. \$106,700 in favor of Platinum Industries. Property: 23 Centre Drive, Central Valley. Filed Feb. 22.

NEW BUSINESSES

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

Partnerships

Craftopia Creations LP, 17 Somerset Drive, Washingtonville 10992. c/o Margaret Warren and Caeley Rowe. Filed Feb. 23.

HD Creations, 981 Greenville Turnpike, Middletown 10940. c/o Salvador R. Guzman. Filed Feb. 26.

La Mexicana & Tacos, 109 Liberty St., Newburgh 12550. c/o Balois and Iliana Mejia. Filed Feb. 29.

Veterans Writing Workshop, 49 River Ave., Cornwall-on-Hudson 12520. c/o Julia Rust and David Surface. Filed Feb. 22.

Sole Proprietorships

BJ&J, 18 Bart Bull Road, Middletown 10941. c/o Frank E. Bullock Filed Feb. 28.

F&C Construction in General, 704 Broadway, Newburgh 12550. c/o Claudia Iveth Martinez Rojas. Filed Feb. 22.

Greg Stiles Plumbing & Heating, 73 Spruce Road, Middletown 10940. c/o Gregory Edward Stiles. Filed Feb. 28.

HRB Consulting, 251 Reservoir Road, Goshen 10924. c/o Hilary Ruth Bily. Filed Feb. 20.

I Know a Realtor, 56 Old Route 208, Montgomery 12549. c/o Feliciano Ortiz. Filed Feb. 21.

Josies Senior Home Care, 39 Farries Ave., Florida 10921. c/o Josefina Moraca Ginty. Filed Feb. 26.

Laida & Sons Immaculate Touch, 128 Mount Airy Road, New Windsor 12553. c/o Maria A. Ortiz. Filed Feb. 23.

Nelda PM, 84 Lexington Drive, Newburgh 12550. c/o Leslie Tony Ricardo Nathaniel. Filed Feb. 21.

Raspados, Guzman, 230 Washington St., Newburgh 12550. c/o Salvador R. Guzman. Filed Feb. 23.

RM Handy Man HVAC, 321 Route 211, Apt. 1, Middletown 10940. c/o Rene Emmanuel Barragan Moran. Filed Feb. 20.

SM Landscapes, 61 Charles St., Montgomery 12549. c/o Samuel Drew McNally. Filed Feb. 22.

Studio K, 390 Crystal Run Road, Middletown 10940. c/o Kerrianna Taylor. Filed Feb. 22.

Udder Ideas Fudge, 101 Martins Road, Huguenot 12746. c/o Jillian Marie Shearer. Filed Feb. 29.

Valerie Freestone Designs, 33 Wallkill Ave., Apt. 2, Wallkill 12589. c/o Freestone Valerie Lee. Filed Feb. 27.

BUILDING PERMITS

Commercial

A.V. Tuchy, Norwalk, contractor for the city of Norwalk. Enlarge existing office at 299-303 West Ave., Norwalk. Estimated cost: \$10,000. Filed Jan. 29.

Ben Krupinski Builder LLC, Norwalk, contractor for Cornerstone Community Church Inc. Repair roof in main building at 724 West Ave., Norwalk. Estimated cost: \$270,000. Filed Jan. 31.

Cares Contracting LLC, Norwalk, contractor for Three Hundred Thirty Westport Avenue LLC. Perform replacement alterations at 336 Westport Ave., Norwalk. Estimated cost: \$20,000. Filed Jan. 30.

High Street LLC, Norwalk, contractor for Nicola Vona. Perform replacement alterations at 80 Main St., Norwalk. Estimated cost: \$26,000. Filed Jan. 31.

Home Depot USA Inc., Norwalk, contractor for Zarir H. Unvala and Shiraz D. Antia. Remove and replace one window at 71 Aiken St., No. I-12, Norwalk. Estimated cost: \$1,509. Filed Jan. 22.

LAB Renovations and Contracting Services LLC, Norwalk, contractor for Sameer Bagga. Create a half bathroom in existing closet at 12 Willard Road, No.7, Norwalk. Estimated cost: \$10,000. Filed Jan. 25.

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.

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Questions and comments regarding this section should be directed to:

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

McCarthy, Brian K., Danbury, contractor for Cue Glenbrook Limited Partnership. Install EV chargers at 60 Glenbrook Road, Stamford. Estimated cost: \$17,000. Filed Feb. 14.

N P K Building Corp., Greenwich, contractor for Edgehill Property Corp. c/o Altus Group. Perform replacement alterations at 122 Palmers Hill Road, Stamford. Estimated cost: \$175,000. Filed Feb. 16.

Ottaviano & Tehrani LLC, Stamford, contractor for Ottaviano & Tehrani LLC. Install signage for rocket alterations at 848 High Ridge Road, Stamford. Estimated cost: \$5,000. Filed Feb. 28.

Parks, Kenneth A., Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$1,000. Filed Jan. 25.

Pavarini NorthEast Construction Company LLC, Stamford, contractor for ESRT First Stamford Place SPE LLC. Perform replacement alterations at 151 Greenwich Ave., Stamford. Estimated cost: \$70,000. Filed Feb. 27.

Pavarini NorthEast Construction Company LLC, Stamford, contractor for ESRT First Stamford Place SPE LLC. Perform replacement alterations at 151 Greenwich Ave., Stamford. Estimated cost: \$180,000. Filed Feb. 1.

Pavarini NorthEast Construction Company LLC, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 301 Merritt 7, Norwalk. Estimated cost: \$2,000,000. Filed Jan. 30.

R&M Custom Contractors LLC, Norwalk, contractor for Northeast Athletic Center LLC. Move interior wall in second-floor office at 365 Dr. Martin Luther King Jr. Drive, Norwalk. Estimated cost: \$5,500. Filed Jan. 25.

Rassa Construction LLC, Norwalk, contractor for Carole Saracco. Renovate existing Unit 100 at 8 Elmcrest Terrace, No. GF, Norwalk. Estimated cost: \$90,000. Filed Jan. 24.

Riversky Builders LLC, Stamford, contractor for Bedford East Holdings LLC. Renovate cafe seating for 36 persons at 189 Bedford St., Stamford. Estimated cost: \$102,000. Filed Feb. 5.

Sekelsky, Michael A., Bethel, contractor for 101 Park Place Development 1 LLC and 101 Park Place Development 2 LLC. Install new transformer and panel to install 8 EV chargers at 101 Washington Blvd., Stamford. Estimated cost: \$18,000. Filed Feb. 23.

Sekelsky, Michael A., Bethel, contractor for Infinity Development 1 LLC and Infinity Development 2 LLC. Install 4 level EV chargers at 201 Commons Park South, Stamford. Estimated cost: \$13,000. Filed Feb. 12.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Four Stamford Plaza Owner LLC. Alter commercial office space at 107 Elm St., Stamford. Estimated cost: \$600,000. Filed Feb. 14.

Skilled Line Construction LLC, Fairfield, contractor for 68 Broad Street LLC. Install illuminated channel letter signs on the corner of the building with three-way signage at 68 Broad St., Stamford. Estimated cost: \$10,000. Filed Feb. 21.

SI Universal Contractors LLC, Philadelphia, Pennsylvania, contractor for Southern New England Telephone Co. Modify existing AT&T antenna facility on rooftop tower, remove and replace six antennas, install three antennas, and remove and replace three remote radio units at 555 E. Main St., Stamford. Estimated cost: \$55,000. Filed Feb. 6.

Steinegger John (estate), Stamford, contractor for Estate of John Steinegger. Change window and door at 194 W. Main St., Stamford. Estimated cost: \$5,125. Filed Feb. 8.

Super K Electric LLC, Stamford, contractor for Mica Development Co. Install a Generac 22KW air-cooled generator to existing 300-gal-lon tank at 40 Hoyclo Road, Stamford. Estimated cost: \$13,900. Filed Feb. 22.

Tri State Signs and Awnings Inc., West Babylon, New York, contractor for Kolich High Ridge 1011 LLC. Install a push-through light box sign and reface existing freestanding sign to read Urgent Care at 1011 High Ridge Road, Stamford. Estimated cost: \$2,000. Filed Feb. 23.

Vinylume Inc., Stamford, contractor for Rock Partners LLC. Install vinyl siding to right and rear of house and detached garage at 162 Seaside Ave., Stamford. Estimated cost: \$21,700. Filed Feb. 28.

Residential

Barnes, Caitlin C., Norwalk, contractor for Caitlin C. Barnes. Convert garage to living room at 115 W. Norwalk Road, Norwalk. Estimated cost: \$10,000. Filed Jan. 23.

Catlin, Donald and **Maryann Bruno**, Norwalk, contractor for Donald Catlin and Maryann Bruno. Create new laundry room on second floor at 41 Cranbury Road, Norwalk. Estimated cost: \$6,150. Filed Jan. 29.

Cortes Construction LLC, Norwalk, contractor for Ryan A. O'Neill. Remove existing front porch and expand living room at 6 Roland Ave., Norwalk. Estimated cost: \$91,000. Filed Jan. 26.

Fairfield House & Garden Co., Norwalk, contractor for 10 Harbor View LLC. Construct a single-family residence at 10 Harbor View Ave., Norwalk. Estimated cost: \$140,000. Filed Jan. 29.

Fisher, Susan, Norwalk, contractor for Susan Fisher. Add new entry bedroom at 8 Cudlipp St., single-family residence. Norwalk. Estimated cost: \$20,000. Filed Jan. 30.

Gonzalez Landscaping & Son Inc., Norwalk, contractor for Gonzalez Landscaping Inc. Construct a new two-story addition for a single-family residence at 5 Ells St., Norwalk. Estimated cost: \$50,000. Filed Jan. 23.

H&J Roofing LLC, Norwalk, contractor for Sammi Cheung. Reroof 10 St. Mary's Lane, Norwalk. Estimated cost: \$10,500. Filed Jan. 25.

JS Home Improvement Services LLC, Norwalk, contractor for Erica A. Jensen Griffin. Construct a three-car garage addition at 68 Devils Garden Road, Norwalk. Estimated cost: \$481,000. Filed Jan. 24.

KK&O Siding & Roofing LLC, Norwalk, contractor for Andrew Clarke. Remove and replace plywood and install new shingles at 15 Richmond Hill Road, Norwalk. Estimated cost: \$11,000. Filed Jan. 24.

Lyons, Todd J. and **Theresa M. Lyons**, Norwalk, contractor for Todd J. and Theresa M. Lyons. Construct a two and 1/2 story single-family residence at 28 Visconti St., Norwalk. Estimated cost: \$30,000. Filed Jan. 25.

Mocciola Construction LLC, Norwalk, contractor for John P. Sabastian. Renovate a single-family residence at 149 W. Rocks Road, Norwalk. Estimated cost: \$65,000. Filed Jan. 30.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Tom Salazar Hoyos and Doylith Hoyos Dominguez. Remove existing roof and reroof 89 West Ave., Stamford. Estimated cost: \$12,465. Filed Feb. 22.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Tom Salazar Hoyos and Doylith Hoyos Dominguez. Install roof-top solar panels at 89 West Ave., Stamford. Estimated cost: \$20,295. Filed Feb. 26.

Mr. Enterprises LLC, Stamford, contractor for Robert Marc Jarrett. Perform replacement alterations at 25 Forest St., Stamford. Estimated cost: \$267,000. Filed Feb. 28.

N A D Electrical and Construction Services Inc., Stamford, contractor for Marshall Naci. Replace windows and siding at 241 Fairfield Ave., Stamford. Estimated cost: \$30,000. Filed Feb. 27.

N Z Home Improvement LLC, Stamford, contractor for Kyle Zack and Valerie Campbell. Convert space from three closets to a new bathroom with a window, framing and two walk-in closets in the bedrooms and renovate existing bathroom at 20 Andover Road, Stamford. Estimated cost: \$75,000. Filed Feb. 9.

New York Connecticut Solutions LLC, Stamford, contractor for Jaime Lynn Alger. Renovate two bathrooms and the kitchen and divide the master bathroom to make a walk-in closet at 174 Silver Hill Lane, Stamford. Estimated cost: \$60,000. Filed Feb. 15.

Peoples Products Inc., Newington, contractor for Salvador Molina and Olga Castro. Replace windows at 124 Lockwood Ave., Stamford. Estimated cost: \$27,715. Filed Feb. 16.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Rebecca Rastegar. Install roof-mounted solar panels at 78 Euclid Ave., Stamford. Estimated cost: \$29,000. Filed Feb. 16.

Power Home Remodeling Group LLC, Norwalk, contractor for Rachel Scichitano. Remove and replace 10 windows and one sliding glass door at 3 Spitzer Court, Norwalk. Estimated cost: \$18,374. Filed Jan. 24.

Power Home Remodeling Group LLC, Norwalk, contractor for Newman MacDonald. Remove existing roof and replace at 18 Anson Road, Norwalk. Estimated cost: \$27,522. Filed Jan. 24.

Pro-Klean Cleaning & Restoration Services LLC, North Haven, contractor for Abigail Cleeland and Benjamin Williams. Remove existing roof and replace roofing materials at 24 Windsor Road, Stamford. Estimated cost: \$8,200. Filed Feb. 16.

RW Haggerty Pool Service Inc., Norwalk, contractor for Peter Dreyer and Kerryann O'Malley. Perform replacement alterations at 263 Barncroft Road, Stamford. Estimated cost: \$80,000. Filed Feb. 14.

Residential and Commercial Builders LLC, Newtown, contractor for Tracy Ambrosechio and Michael Chioffe. Rebuild house damaged by tree at 50 Cody Drive Stamford. Estimated cost: \$290,000. Filed Feb. 12.

Rhino Back Roofing LLC, Norwalk, contractor for William and Annikka Helm. Remove existing asphalt shingles and replace with proper shingles at 22 Hyatt Ave., No. 42, Norwalk. Estimated cost: \$22,283. Filed Jan. 26.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Filip Kirilov and Iliana Nikolov. Perform replacement alterations at 106 Oaklawn Ave., Stamford. Estimated cost: \$9,000. Filed Feb. 22.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Justin L. Karbel and Alissa Carrino. Replace asphalt roof at 50 Northhill St., Stamford. Estimated cost: \$11,400. Filed Feb. 29.

Sekelsky, Michael A., Bethel, contractor for Michael A. Sekelsky. Install 8 level II EV chargers at 121 Towne Road, Stamford. Estimated cost: \$28,000. Filed Feb. 23.

Shields, Eugene P. and Mary Susan Shields, Norwalk, contractor for Eugene P. and Mary Susan Shields. Construct a structurally detached pergola and patio at front of single-family residence at 120 Gregory Blvd., Norwalk. Estimated cost: \$16,000. Filed Jan. 26.

Sky View Builders LLC, Norwalk, contractor for Janine C. Musumeci. Renovate existing single-family home at 99 Black Rock Road, Stamford. Estimated cost: \$150,000. Filed Feb. 1.

Soriano's Home Improvement Inc., Bridgeport, contractor for Ulrick and Marie L. Perpignan. Restore residence damaged by fire and smoke, including exterior siding, framing floors joist and ceiling joist at 58 Crestview Ave., Stamford. Estimated cost: \$110,000. Filed Feb. 21.

Tactical Construction Services LLC, Norwalk, contractor for Luis Enrique Alarcon. Remove existing roof and replace roofing materials at 1 Kendall Court, Norwalk. Estimated cost: \$5,000. Filed Jan. 22.

Von Jena, Stephen and Patricia D. Von Jena, Norwalk, contractor for Stephen Von Jena. Renovate single-family residence at 53 Fox Run Road, Norwalk. Estimated cost: \$25,000. Filed Jan. 26.

COURT CASES

Bridgeport Superior Court

Buele, Raul, et al, Danbury. Filed by Jose Barajas Games, Bridgeport. Plaintiff's attorney: Miller & Morilla LLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130442-S. Filed Jan. 9.

Curcio, Gustave, et al, Bridgeport. Filed by Noah Sawyer, Stratford. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. 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-24-6130701-S. Filed Jan. 22.

Hernandez, Miguel A., Trumbull. Filed by Nelly Estrada, Bridgeport. Plaintiff's attorney: Nicholas R Nesi, East 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-24-6130675-S. Filed Jan. 19.

Oak Ridge Hauling LLC, Hartford. Filed by Tyler Scott, Bridgeport. Plaintiff's attorney: Logan Vance Sullivan & Kores LLP, Torrington. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6130577-S. Filed Nov. 20.

Strobel, Brendan K., et al, Trumbull. Filed by Daniel Beliard, Trumbull. Plaintiff's attorney: Jonathan Eamon Spodnick, Trumbull. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130769-S. Filed Jan. 23.

Danbury Superior Court

Besancon, David B., et al, Redding. Filed by Webster Bank, National Association, Southington. Plaintiff's attorney: Halloran & Sage LLP, Hartford. Action: The plaintiff is the current holder of the defendants' note and their mortgage property. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048590-S. Filed Dec. 28.

DeMasi, Joann, et al, Brookfield. Filed by Caitlin Schalkham, Brookfield. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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-24-6048471-S. Filed Dec. 14.

Newtown Board of Education, et al, Newtown. Filed by Jakob Wenis p.p.a. Christian and Wende Wenis, Sandy Hook. Plaintiff's attorney: Bellenot & Boufford LLC, Monroe. Action: The plaintiff, a minor, was directed to wrestle another student wrestler, who was significantly larger and heavier than the plaintiff. The plaintiff expressed his concern and stated that he did not want to wrestle but was ordered to wrestle regardless. The student threw the plaintiff to the mat and kneeled on the plaintiff causing an audible pop. The plaintiff was diagnosed with a fractured femur and transferred to the Children's Hospital at Yale New Haven. The defendants were legally responsible for the acts and omissions of its agents and employees, including the conduct of the head wrestling coach. 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-24-6048514-S. Filed Dec. 19.

Obas, Marie, Danbury. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. Action: The plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-23-6048349-S. Filed Dec. 1.

Wright, Joyce N.C., et al, Danbury. Filed by Keybank National Association, Parsippany, New Jersey. Plaintiff's attorney: Marinosci Law Group PC, Warwick, Rhode Island. Action: The plaintiff is the current holder of the note and the mortgage property of the defendants who have defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises and more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048435-S. Filed Dec. 11.

Stamford Superior Court

Dembitzer, David, et al, Greenwich. Filed by Lynette Adamson, Danbury. Plaintiff's attorney: Jacobs & Wallace PLLC, Bridgeport. Action: The plaintiff was lawfully walking on the defendants' premises, as she was making a delivery to them from Instacart and was directed by the defendants to leave the bags on the bench near the front door. The plaintiff was caused to violently slip and fall on the defendants' walkway, due to snow and ice, which was allowed to remain untreated and unshovelled by the defendants. 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-24-6064875-S. Filed Jan. 23.

Kola, Martina, et al, Shelton. Filed by Charles A. Gamer, Stamford. Plaintiff's attorney: Alex J. Martinez Law Offices LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064841-S. Filed Jan. 22.

Park Mead Homeowners Association, et al, New Canaan. Filed by Eva Brewer, New Canaan. Plaintiff's attorney: Papsy Janosov Roche, Norwalk. Action: The plaintiff was lawfully on the premises controlled by the defendants when she was caused to slip and fall due to the slippery and icy conditions on the stairs causing her to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6064520-S. Filed Dec. 22.

Saludes, Jade, Stamford. Filed by Lindsay Stanizeski, Norwalk. Plaintiff's attorney: Joseph J. Romanello Jr. Attorney at Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6064811-S. Filed Jan. 18.

AVP, Principle Software Engineer, Synchrony Bank, Stamford, CT. Work with dvlpmnt teams through all phases of Agile dvlpmnt life cycle using Scaled Agile Framework (SAFe). Req Bachelor's deg or foreign equiv deg in Engg, Comp Sci, Tech, or rel fld + 4 yrs rel work exp. 100% Telecommtnng permitted. To apply, email resume to HR Manager referencing job code CT0041 in subject line to: kristine.mackey@syf.com.

Regulatory Reporting Associate (Greenwich, CT): Assist in the preparation and submission of all regulatory reports filed on behalf of the firm. Coordinate collecting and synthesizing data for various daily, weekly, monthly, quarterly, and annual reports to U.S. and foreign regulators and departments, including the SEC, CFTC, NFA, U.S. Treasury, Bureau of Economic Analysis, as well as the UK FCA, German BaFin, Italian CONSOB, and various others. Develop and document internal processes and procedures related to the firm's various current and future filing obligations. Keep abreast of global regulatory developments, particularly in the U.S., Asia, and Europe, and apprise other departments and groups of applicable requirements by researching regulatory and filing rules as well as writing and communicating guidelines. Work with financial derivatives (equity swaps, warrants, index futures, and basket swaps). Utilize Excel (VLOOKUP, MATCH, and Pivot Table) and Bloomberg (HP - Historical pricing and volume; CACS - Corporate actions; CF - Corporate filings; and EV - Enterprise value of the firm). Req's Bachelor's degr plus 2 yrs exp. The salary for this role is \$105,000.00 - \$140,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D51AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

Associate, Research (Greenwich, CT): Perform statistical and economic research using financial data to improve current and develop new investment strategies in collaboration with existing research teams. Analyze financial information to forecast business, industry, and/or economic conditions, in order to inform investment decisions. Analyze and interpret data including price, yield, stability, future investment-risk trends, economic influences, and other factors affecting investment programs. Research various aspects of investment strategy implementation including trading cost models, risk models, optimization, and portfolio construction. Add features to our proprietary research system to implement new research ideas. Support the design and development of research infrastructure for the purpose of conducting economic and statistical research. Conduct empirical research and analysis with large data sets. Apply econometrics or statistics. Program in MATLAB or Python to implement financial models and analyze complex datasets. Req's Bachelor's degr plus 2 yrs exp. The salary for this role is \$150,000.00 - \$180,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to HRInquiries@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D53AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

DEEDS

Commercial

AJ Investments LLC, Southport. Seller: Beaches LLC, Fairfield. Property: 345 Old Dam Road, Fairfield. Amount: \$1,100,000. Filed March 5.

David Montanari Holdings LLC, Stamford. Seller: JDL Holdings LLC, Stamford. Property: 140-1 Woodside Green, Stamford. Amount: \$195,000. Filed Feb. 29.

Fairfield LLC, Fairfield. Seller: 715 Heights Corp., New York, New York. Property: 185 Hoydens Hill Road, Fairfield. Amount: \$10. Filed March 1.

National Residential Nominee Services Inc., Frisco, Texas. Seller: Stewart N. Jones, Stamford. Property: 127 Greyrock Place, Unit 1208, Stamford. Amount: \$425,000. Filed March 1.

Ocean Park LLC, Fairfield. Seller: Alex Moses, et al, Fairfield. Property: 400 Bronson Road, Fairfield. Amount: \$352,500. Filed March 7.

Residential

Ardito, Hannah, Stamford. Seller: Katrina Allen, Stamford. Property: 2289 Bedford St., Unit D7, Stamford. Amount: \$325,000. Filed Feb. 29.

Balkcom, Kyle and **Allison Kent**, Brooklyn, New York. Seller: Lynda A. Oshinskie, Fairfield. Property: 212 Coventry Lane, Fairfield. Amount: \$2,399,000. Filed March 1.

Ballok, Marko F., Stamford. Seller: Valerie Chernetsky, Stamford. Property: 209 Lawn Ave., Stamford. Amount: \$480,000. Filed March 1.

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

Questions and comments regarding this section should be directed to:

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

Beg, Aysel, Westport. Seller: Olivia M. Kilb, Fairfield. Property: 136 Arbor Drive, Fairfield. Amount: \$1,180,000. Filed March 5.

Bright, Sandra and **Gerald Bello**, Stamford. Seller: Susan Klouman and Samuel Wallman, Fairfield. Property: 35 Weed St., Unit 1, Southport. Amount: \$735,000. Filed Feb. 23.

Chaplygin, Amy Larkin and **Rusian Chaplygin**, Stamford. Seller: Brandie M. Cantrell, Stamford. Property: 50 Glenbrook Road, Unit 14B, Stamford. Amount: \$385,000. Filed Feb. 26.

Cunningham, Christopher J. and **Julianna W. Spievack**, Stamford. Seller: Carolyn A. Whaley and Heather C. Daniels, Stamford. Property: 59 Davenport Drive, Stamford. Amount: \$1,800,000. Filed March 1.

Dober, Max, Fairfield. Seller: Edward McManus and Jacqueline McManus, Fairfield. Property: 69 Lindbergh Court, Fairfield. Amount: \$760,000. Filed March 4.

Dyer, Richez and **Rasheem Hutton**, Stamford. Seller: Matthew C. Summa and Lauren Sica-Summa, Stamford. Property: 71 Strawberry Hill Ave., Unit 314, Stamford. Amount: \$280,000. Filed March 1.

Epstein, Kyle and **Amie Epstein**, Stamford. Seller: Ilan Dan and Levana Dan, Stamford. Property: 34 White Birth Lane, Stamford. Amount: \$700,000. Filed March 1.

Gardner, Felix, Stamford. Seller: Janet Lukaswitz and William Lukaswitz, Stamford. Property: 22 Powell Place, Stamford. Amount: \$651,022. Filed Feb. 26.

Giannitti, Jessica Irene, Fairfield. Seller: 673 Tunxis Hill LLC, Fairfield. Property: 673 Tunxis Hill Road, Fairfield. Amount: \$346,622. Filed March 5.

Gill, Jennifer, Stamford. Seller: Mary Jane Rafil, Wilton. Property: 50 Glenbrook Road, Unit 9J, Stamford. Amount: \$350,000. Filed Feb. 23.

Grant, Jesse Leeds and **Caroline Grant**, Fairfield. Seller: Montauk Builders LLC, Fairfield. Property: 725 S. Pine Creek Road, Unit 725, Fairfield. Amount: \$1,555,000. Filed March 7.

Hawkins, Russell D. and **Eileen M. Hawkins**, Stamford. Seller: Reid Steinberg, Stamford. Property: Harbor Drive, Unit Slip No. B1, Schooner Cove, Stamford. Amount: \$31,500. Filed Feb. 28.

Haynes, Trevor L., Coconut Grove, Florida. Seller: Trevor Haynes, Coconut Grove, Florida. Property: 53 Toilsome Hill Lane, et al, Fairfield. Amount: \$N/A. Filed March 7.

Kafer, Aviva B. and **Jared M. Kafer**, Stamford. Seller: 67 Overbrook Drive LLC, Stamford. Property: 67 Overbrook Drive, Stamford. Amount: \$1,140,000. Filed Feb. 26.

Lesko, Kyle, Fairfield. Seller: Kevin M. Lesko and Pauline L. Lesko, Fairfield. Property: 45 Moritz Place, Fairfield. Amount: \$502,000. Filed March 5.

Loiseau, Rachel Lucile and **Chelsie Rose Loiseau**, Stamford. Seller: Russell Amicone and Cheryl Amicone, Fairfield. Property: 1761 N. Benson Road, Fairfield. Amount: \$975,000. Filed March 7.

Manzino, Richard J., Stamford. Seller: Marcella Barry, Delray Beach, Florida. Property: 25 Forest St., Unit 4E, Stamford. Amount: \$389,000. Filed Feb. 27.

Martinez Trujillo, Jonathan, New Rochelle, New York. Seller: Carlos Holguin, Stamford. Property: 46 Severance Drive, Stamford. Amount: \$690,000. Filed Feb. 28.

Murphy, Mark, Stamford. Seller: Melissa Murphy, New York, New York. Property: 79 Loughran Ave., Stamford. Amount: \$267,789. Filed Feb. 29.

Prada Ortega, Diddier Giovanni, Fairfield. Seller: Thiago S. Pelisson, Fairfield. Property: 32 Arising St., Fairfield. Amount: \$450,000. Filed March 1.

Rivero, Maria Esther, Stamford. Seller: John A. Rosa, Wolcott. Property: 51 Schuyler, 6D, Stamford. Amount: \$N/A. Filed Feb. 26.

Stroeh, Detlef, Stamford. Seller: Rachel Ann Gigliotti, Stamford. Property: 121 Fairview Ave., Stamford. Amount: \$1,950,000. Filed March 1.

Sun, Keh-Kuan and **Hee Jin Kim**, New Haven. Seller: Kevin M. Broadbin and Sharyn M. Cannon, Fairfield. Property: Plan No. 2, Forest Heights, Fairfield. Amount: \$553,000. Filed March 5.

Toiriyon, Mijgona, Stamford. Seller: Ermira Haraqai Mahmuti and Veton Mahmuti, Stamford. Property: 91 Strawberry Hill Ave., Unit 328, Stamford. Amount: \$270,000. Filed Feb. 23.

Uddin, Burkhan, Stamford. Seller: Parul Islam, Stamford. Property: 284 Greenwich Ave., Stamford. Amount: \$700,000. Filed Feb. 28.

Ulrich, Jing, Stamford. Seller: Jonathan T. Marom, Stamford. Property: 260 S. Lake Drive, Stamford. Amount: \$2,295,000. Filed Feb. 29.

Vengalli Jr., John S. and **Vanessa Tsionis-Agostino**, Fairfield. Seller: Jessica C. Hoyt and Ferdinando Crudele Jr., Fairfield. Property: 2225 Mill Plain Road, Fairfield. Amount: \$687,000. Filed March 4.

Weller, Jan and **Pooja P. Weller**, Fairfield. Seller: Howard I. Reynolds and Judith N. Reynolds, Fairfield. Property: 211 Measow Road, Southport. Amount: \$950,000. Filed March 4.

Winogradoff, Nicola Rose and **Joshua Carl Lopes**, Stamford. Seller: Wenjie Fan and Lulu Li, Stamford. Property: 101 Grove St., Unit 23, Stamford. Amount: \$525,150. Filed March 1.

LIS PENDENS

Axela Construction LLC, et al, Fairfield. Filed by Parrett Porto Parese & Colwell PC, Hamden, for Westville-Crest Plumbing & Heating Inc. Property: 160 and 219 Ash Creek Blvd., Fairfield. Action: foreclose defendants' mortgage. Filed March 6.

Boursiquot, Nicole, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for Lawn Hill Association Inc. Property: 80 Lawn Ave., Unit U-19, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 26.

Doonan, Kevin, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 580 Rock Rimmon Road, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 21.

Foster, Althea and **Robert Foster**, Stamford. Filed by the Law Office of Gerald S. Knopf LLC, Stamford, for Liberty Square Association Inc. Property: 186 Stillwater Ave., Unit 121, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 26.

J & T Real Estate Services Inc., Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for First Fairlawn Condominium Inc. Property: 1084 E. Main St., Unit 16-A-4, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 26.

Lopez, Sandra, et al, Fairfield. Filed by Cohen and Wolf PC, Bridgeport, for the town of Fairfield. Property: 3726 Post Road, Fairfield. Action: foreclose defendants' mortgage. Filed March 8.

Miller, Jeffrey, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 57 Palmer St., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 21.

Nobay, Rommel, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Newrez LLC. Property: 80 Palmer St., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 22.

Petrafesa, GERALYN, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Citizens Bank NA. Property: 20 Brodwood Drive, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 26.

Rahim, Emran M., et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 249 Fairfield Ave., Stamford. Action: foreclose defendants' mortgage. Filed Feb. 21.

Sibilio, Joanne, Stamford. Filed by Mark Sank & Associates LLC, Stamford, for Plum Tree I Condominium Association Inc. Property: 666 Glenbrook Road, Stamford. Action: foreclose defendant's mortgage. Filed Feb. 26.

Smith, Edith, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 39 Orange St., Unit K, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 26.

Townsend, Christopher T., et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 7 De Bera Lane, Stamford. Action: foreclose defendants' mortgage. Filed Feb. 21.

MORTGAGES

3 Knollwood LLC, Greenwich, by Jeffrey Weiner. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 3 Knollwood Drive East, Greenwich. Amount: \$1,452,105. Filed Jan. 30.

354 West Putnam Avenue LLC, Greenwich, by N/A. Lender: First County Bank, 117 Prospect St., Stamford. Property: 354 W. Putnam Ave., Greenwich. Amount: \$150,000. Filed Feb. 5.

42 School Street LLC, Cromwell, by Rosa E. Gomez. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 42 School St., Fairfield. Amount: \$1,500,000. Filed Feb. 2.

Ambrose, Irene and **Peter Ambrose**, Fairfield, by Sandra P. Sanchez. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 830 Burr St., Fairfield. Amount: \$500,000. Filed Feb. 1.

Bach, Brian J., Greenwich, by Thomas Moore. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 18 Candlelight Place, Greenwich. Amount: \$165,000. Filed Feb. 1.

Banegas Lopez, Joel A., Stamford, by Mayra M. Rios. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 52 Congress St., Stamford. Amount: \$476,000. Filed Jan. 18.

Barbosa, Brian and **Donna Barbosa**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1303 Brooklawn Ave., Fairfield. Amount: \$75,000. Filed Feb. 1.

Barragan, Kevin, Stamford, by Louis Pittocco. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 16 Homestead Lane, Greenwich. Amount: \$512,000. Filed Jan. 31.

Bici, Habibe and **Dan Bici**, Greenwich, by Gary R. Khachian. Lender: SoFi Bank NA, 2750 E. Cottonwood Pkwy., Suite 300, Cottonwood Heights, Utah. Property: 162 Courtland Ave., Stamford. Amount: \$392,000. Filed Jan. 18.

Bonina Colleen and **Michelle Bonina**, Bridgeport, by Kim A. Goodrich. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 195 Alberta St., Fairfield. Amount: \$380,000. Filed Jan. 30.

Bravo Benitez, Rodrigo and Sharon Wiley Bravo, Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 18 Terrace Ave., Riverside. Amount: \$2,680,000. Filed Feb. 5.

Brunson, Paul and Kelly Ann Brunson, Fairfield, by Patricia M. Gallagher. Lender: The Milford Bank, 33 Broad St., Milford. Property: 258 Jennings Road, Fairfield. Amount: \$120,400. Filed Feb. 2.

D'Andrea, JoAnn, Riverside, by Julio Lopez. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 50 Sheephill Road, Riverside. Amount: \$50,000. Filed Feb. 5.

Donatti, Breno Luis and Jeanette Concetta Vecchione-Donatti, Naples, Florida, by Kevin C. Kaiser. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 300 Broad St., Unit 203, Stamford. Amount: \$230,400. Filed Jan. 19.

Eldh, Cydney, Fairfield, by Raymond A. Kuctner. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 197 Eastlawn St., Fairfield. Amount: \$950,000. Filed Jan. 31.

Erwin, Benjamin D. and Tiffany Erwin, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 64 Bon Air Ave., Stamford. Amount: \$161,800. Filed Jan. 17.

Ferreti, Lisa M., Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 46 Lantern Circle, Stamford. Amount: \$125,000. Filed Jan. 19.

FM Harmony Investment PTE LLC, Thornwood, New York, by Jinggao Li. Lender: International Bank of Chicago, 5069 N. Broadway St., Chicago, Illinois. Property: 50 Byfield Lane, Greenwich. Amount: \$6,120,000. Filed Feb. 1.

Gittlen, Michelle and Peter Pacitto, Harrison, New York, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 45 Ettl Lane, 101, Greenwich. Amount: \$648,000. Filed Feb. 2.

Graziosa, Michelle and Orazio Martorina, Greenwich, by Maria C. Miller. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 21 Kirby St., Greenwich. Amount: \$347,800. Filed Feb. 2.

Griskonis, Joseph, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Community First National Bank, 215 S. Seth Child Road, Manhattan, Kansas. Property: 47 Andrassy Ave., Fairfield. Amount: \$735,000. Filed Feb. 1.

Griskonis, Joseph, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Federal Housing Commissioner, 451 Seventh Street SW, Washington, D.C. Property: 47 Andrassy Ave., Fairfield. Amount: \$735,000. Filed Feb. 1.

Heller, Dov and Mouchka Heller, Stamford, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 83 Alton Road, Stamford. Amount: \$906,650. Filed Jan. 18.

Hufnagel, Alec and Lauren Hufnagel, New York, New York, by Vicki K. Johnson. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 12 Saint Claire Ave., Old Greenwich. Amount: \$3,500,000. Filed Jan. 31.

Joyce, Christopher, Fairfield, by Leah M. Parisi. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 114 Middlebrook Drive, Fairfield. Amount: \$662,500. Filed Jan. 30.

Julio, Jennifer D., Fairfield, by Daniel Shepro. Lender: Carrington Mortgage Services LLC, 1600 S. Douglas Road, No. 400, Suites 100 and 200, Anaheim, California. Property: 64 Shelter Rock Road, Fairfield. Amount: \$525,000. Filed Jan. 31.

Karell, Justo, Stamford, by Elizabeth L. Grajeda. Lender: First County Bank, 117 Prospect St., Stamford. Property: 29 Sylvan Knoll Road, Stamford. Amount: \$27,400. Filed Jan. 17.

Khan-Zaman, Naheed, Trumbull, by Donald H. Brown. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 32 Overlook Ave., Unit 32, Fairfield. Amount: \$240,000. Filed Feb. 1.

Koka, Ajrush and Hidajete Koka, Kew Gardens, New York, by Mark P. Vessicchio. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 8 Wardwell St., No. 4, Stamford. Amount: \$127,500. Filed Jan. 18.

Kostel, David and Sandra Kostel, Greenwich, by Tanya Cruz. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 618 Lake Ave., Greenwich. Amount: \$3,000,000. Filed Jan. 31.

Lamkin, Melissa, Cos Cob, by Jeremy E. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 100 Strickland Road, Unit 4, Cos Cob. Amount: \$750,000. Filed Jan. 30.

MacGillivray, John D. and Elizabeth C. MacGillivray, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Sherwood Farm Lane, Greenwich. Amount: \$700,000. Filed Feb. 5.

Maloney, Martin, New York, New York, by Richard J. Margenot. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 15 Valley Road, Cos Cob. Amount: \$680,000. Filed Jan. 31.

Maniscalco, Craig, et al, Fairfield, by Joseph F. Ross. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1341 Redding Road, Fairfield. Amount: \$1,560,000. Filed Jan. 30.

Marmorale, Lauren and Mateo Marzoli, Locust Valley, New York, by Joseph Tramuta. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 31 Godfrey Road, Fairfield. Amount: \$622,250. Filed Jan. 31.

Marsh, Matilda, Fairfield, by James M. Rubino. Lender: James I. Marsh, 183 Falls Bridge Road, Blue Hill, Maine. Property: 764 Old Stratfield Road, Fairfield. Amount: \$680,000. Filed Jan. 31.

McCabe, Declan G., Stamford, by Brooke Cavaliero. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 54 Saddle Hill Road, Stamford. Amount: \$590,000. Filed Jan. 19.

Milstein, Andrew, Greenwich, by Albert T. Strazza. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 36 Birchwood Drive, Greenwich. Amount: \$2,274,000. Filed Jan. 30.

Osborn, Michael R. and Jessica L. Osborn, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 250 Pell Meadow Drive, Fairfield. Amount: \$250,000. Filed Jan. 31.

Pavia, Matthew L. and Stephanie M. Pavia, Stamford, by John A. Cassone. Lender: First County Bank, 117 Prospect St., Stamford. Property: 36 Field St., Stamford. Amount: \$485,000. Filed Jan. 18.

Rios, Wesley, Greenwich, by Morris L. Barocas. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 10 Bowman Drive, Greenwich. Amount: \$1,368,000. Filed Jan. 31.

Robinson, Nicholas and Alexandra Robinson, Old Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Ann St., Old Greenwich. Amount: \$1,500,000. Filed Feb. 1.

Rohaiem, Raga and Shereen Ibrahim, Old Greenwich, by Tom S. Ward Jr. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 333 Palmer Hill Road, Unit 2E, Riverside. Amount: \$727,500. Filed Jan. 31.

Rosales Jimmy and Karina

Alcivar Rosales, Riverside, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 7 Crawford Terrace, Riverside. Amount: \$150,000. Filed Jan. 30.

Ross, Kalan Elizabeth, et al, Greenwich, by Stacy L. O'Neill. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 12 Glenville St., Apt. 110, Greenwich. Amount: \$100,000. Filed Jan. 30.

Ruther, Kylee and Victoria L. Curry, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 11 Holbrook Drive, Stamford. Amount: \$100,000. Filed Jan. 19.

Salem, Francis A. and Ann M. Salem, Stamford, by Cynthia M. Saleme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 27 Bartina Lane, Stamford. Amount: \$602,750. Filed Jan. 18.

Snyder Jr., Robert A. and Grissel Yanez-Fajardo, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 192 Miro St., Fairfield. Amount: \$100,000. Filed Feb. 1.

Solon, Dhonna, Stamford, by Arnaldo R. Zelada. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 100 Willowbrook Ave., Unit ID 10, Stamford. Amount: \$10,279. Filed Jan. 17.

Summa, Matthew D. and

Lauren M. Sica-Summa, Stamford, by Jonathan T. Hoffman. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 305 Sylvan Knoll Road, Stamford. Amount: \$274,500. Filed Jan. 19.

Thalheim, Hans C. and Taylor G. Evertsberg, Old Greenwich, by Robert B. Potash. Lender: The Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 54 Ledge Lane, Stamford. Amount: \$493,500. Filed Jan. 19.

Thompson, Michelle A., White Plains, New York, by Stephen M. Spedaliere. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 1633 Washington Blvd., Unit 4A, Stamford. Amount: \$240,000. Filed Jan. 19.

Tietze, Blakely and Lauren Tietze, Westport, by Glenda Lee Perez. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 164 Oxford Road, Southport. Amount: \$457,500. Filed Feb. 2.

Tomasic, Steven and Kate Tomasic, Stamford, by Michelle Hanover. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 95 Pinewood Road, Stamford. Amount: \$146,900. Filed Jan. 18.

Turcio, Kevin A. and Krista Faye Longo, Greenwich, by Robert V. Sisca. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 218 Fishing Trail, Stamford. Amount: \$693,598. Filed Jan. 18.

Voytas, Robert P. and

Barbara A. Voytas, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union 37 North Ave., Norwalk. Property: 533 Mill Hill Terrace, Southport. Amount: \$430,000. Filed Feb. 1.

Wilk, Richard M. and Bonnie S. Wilk, Fairfield, by Zionymarquize Q Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 605 Redding Road, Fairfield. Amount: \$120,000. Filed Jan. 30.

Zahangir, Tobin Alam and Zakia Zahangir, Hopewell junction, New York, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 91 Strawberry Hill Ave., Apt. 139, Stamford. Amount: \$186,000. Filed Jan. 18.

NEW BUSINESSES

Airam Salon, 515 West Ave., Suite 17, Norwalk 06850, c/o Maria Van Gorden. Filed Jan. 18.

Atlas Shipping, 1 Landmark Square, Suite 2002, Stamford 06902, c/o Pioneer Navigations LLC. Filed Feb. 15.

Center For Immigrant Justice and Inclusion, 101 Merritt 7, Corporate Park, Suite 300, Norwalk 06851, c/o Himmelstein Massiel Zucco. Filed Jan. 22.

Eglise De Dieu En Jesus-Christ, 602 High Ridge Road, Stamford 06905, c/o Wadner Peralta. Filed Feb. 21.

Founder Shield, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Millennial Speciality Insurance LLC. Filed Feb. 23.

Impressive Hair Designs, 111 High Ridge Road, Stamford 06905, c/o Teresa Migdula. Filed Feb. 7.

Irunn Trucks Logistics, 97 Seaton Road, Apt. 1, Stamford 06902, c/o Nina Jace Productions LLC. Filed Feb. 14.

Leny's Grooming, 3 Bobwhite Drive, Norwalk 06851, c/o Marlany Garnica. Filed Jan. 22.

Mapa General Contracting, 1 Givens Ave., Stamford 06902, c/o Mynor Alexander Portillo-Alas. Filed Feb. 28.

Partners in Mission, 130 W. Havilland Lane, Stamford 06903, c/o Moss Hill Group LLC. Filed Feb. 7.

**NO MATTER
WHAT BUSINESS
YOU'RE IN,
WE'RE INTO
YOUR BUSINESS.**

**Westfair
Business Journal**
WESTFAIRONLINE.COM

Legal Notices

QUINTESSA LLC Filed 1/19/24
Office: Westchester Co. SSNY
designated as agent for process
& shall mail to: 19 W 31st St,
New York, NY 10001 Purpose:
all lawful #63554

251 Forest LLC, Arts of Org. filed
with Sec. of State of NY (SSNY)
2/7/2024. Cty: Westchester.
SSNY desig. as agent upon
whom process against may be
served & shall mail process to
Joseph Lorono, 350 Theodore
Fremd Ave, Ste 160, Rye,
NY 10580. General Purpose
#63555

Notice of Formation of LLC.
Liza Forbes Consulting, LLC
(LLC) filed Arts. of Org. with
Secy. of State of NY (SSNY)
on 2/9/2024. Office location:
Westchester County. SSNY
designated as agent of the
LLC upon whom process may
be served and SSNY shall mail
process to the LLC at c/o Liza
Forbes, 22 Byrd Street, Rye, NY
10580. Purpose: any business
permitted under law. #63556

Notice of Formation of
BLUEGREEN BOTANICALS LLC.
Arts. of Org. filed with SSNY
on 01/10/24. Office location:
Westchester County. SSNY
designated as agent of LLC
upon whom process may be
served. SSNY shall mail process
to Republic Registered Agent
Services Inc. 54 State Street,
Ste 804 Albany, NY, 12207,
USA. Purpose: any lawful act or
activity. #63557

Notice of Formation of FB FINE
FINISHES LLC, Art. Of Org. filed
with SSNY on 1/30/24. Offc.
Loc: Westchester Cty. SSNY
desig. as agent of the LLC upon
whom process against it may be
served. SSNY shall mail process
to the LLC, 133 HARDING AVE
APT 1A, WHITE PLAINS, NY
10606. Purpose: any lawful
purpose. #63558

Notice of Formation of 149
Woodland Avenue LLC. Articles
of Organization were filed with
the Secretary of State of New
York (SSNY) on 10/04/2023.
Office located in Westchester
County. SSNY has been
designated as agent of the LLC
upon whom process against it
may be served. SSNY shall mail a
copy of any process to: The LLC,
69 Meadow Lane, New Rochelle,
NY 10805, principal business
location of the LLC. Purpose: any
lawful act or activity. #63560

Notice of Formation of
BeautyVerse, LLC. Articles of
Organization were filed with the
Secretary of State of New York
(SSNY) on 01/31/2024. Office
location: Westchester County.
SSNY has been designated as
agent of the LLC upon whom
process against it may be
served. SSNY shall mail a copy
of process to: BeautyVerse
LLC, 119 Rosedale Ave, White
Plains, NY 10605, principal
business location of the LLC.
Purpose: Any lawful business
activity. #63561

Notice of Formation of Juliservice
LLC Art. Of Org. filed with SSNY
on 01/12/2024. Offc. Loc:
Westchester Cty. SSNY design.
as agent of the LLC upon whom
process against it may be served.
SSNY shall mail process to the
LLC, 12 N GOODWIN AVENUE
APT ,ELMSFORD,NY,10523.
Purpose: any lawful purpose.
#63562

NOTICE OF FORMATION
OF LIMITED LIABILITY
COMPANY (LLC). NAME:
BrownGirlMarketing LLC Articles
of Organization were filed with
the Secretary of State of New
York (SSNY) on 09/26/23.
Office location: Westchester
County. SSNY has been
designated as agent of the LLC
upon whom process against it
may be served. SSNY shall mail a
copy of process to: The LLC, 600
Lorraine St, Mamaroneck, New
York 10543, principal business
location of the LLC. Purpose:
any lawful business activity.
#63563

Notice of Formation of PDee
Ventures, LLC Art. Of Org. filed
with SSNY on 2/10/23. Offc.
Loc: Westchester Cty. SSNY
desig. as agent of the LLC upon
whom process against it may be
served. SSNY shall mail process
to the LLC, 225 Mamaroneck
Rd, Scarsdale, NY 10583.
Purpose: any lawful purpose.
#63564

NOTICE OF 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

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 Pending 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

Reza Holdings LLC, Arts of
Org. filed with Sec. of State
of NY (SSNY) 3/12/2024.
Cty: Westchester. SSNY
desig. as agent upon whom
process against may be
served & shall mail process
to c/o Banym Inc., 333
Mamaroneck Ave, #438,
White Plains, NY 10605.
General Purpose #63582

19 Black Hawk LLC, Arts of
Org. filed with Sec. of State
of NY (SSNY) 2/22/2024.
Cty: Westchester. SSNY
desig. as agent upon
whom process against
may be served & shall mail
process to 19 Black Hawk
Rd, Scarsdale, NY 10583.
General Purpose #63583

Notice of Formation of
MCG Cleaning Services,
LLC. Arts. Of Org. filed with
SSNY on 3/11/24 . Office
Location: Westchester
County. SSNY designated
as agent of the LLC upon
whom process against
it may be served. SSNY
shall mail process to 333
Mamaroneck Ave, White
Plains, NY 10605. Purpose:
any lawful act or activity.
#63584