

Westfair Business Journal



FINE FETTLE OPENS FIRST RECREATIONAL CANNABIS RETAIL IN NORWALK

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Page 6

Norwalk Mayor Harry Rilling and Fine Fettle COO Benjamin Zachs cut the ribbon to mark the opening of the city's first adult use recreational cannabis facility, joined by Norwalk officials and Fine Fettle Employees. Photo by Justin McGown.

A Small Business
gathering at Louie's

Page 2

Pearl River movie
investors awarded
\$27M payout

Page 8

Understanding
liquidity (or why cash
is still king)

Page 12

Maui on
our minds

Page 14

APR
01
2024



Port Chester IDA looks favorably on incentives for United Hospital redevelopment

BY PETER KATZ / pkatz@westfairinc.com

The Port Chester Industrial Development Agency (IDA) has voted to move ahead with contemplating the offer of financial assistance to Boston Post Road Owner LLC, the entity that has applied to it for incentives in the redevelopment of the former United Hospital site. Rose Associates and BedRock Real Estate Partners will be the developers of the project.



Concept rendering of United Hospital redevelopment.

The mixed-use project would rise on a site bounded by Boston Post Road, High Street, Abendroth Park and South Regent Street. The applicant intends to subdivide the site into nine lots that will be developed with a mix of uses including market-rate housing, senior independent living and assisted living housing, affordable housing, a boutique hotel, cell tower, retail spaces, green spaces and parking. The IDA was told that the developer has identified an operator for the senior housing and a hotel developer for the hotel.

The entire project would incorporate 975 apartments within five structures, approximately 33,000 square feet of commercial and amenity spaces, a 120-room hotel, 1,088 structured and surface parking spaces, and more.

The IDA is considering sales and use tax exemptions, mortgage recording tax exemptions and a PILOT program for property tax relief. The applicant estimated that it would spend \$229,900,000 on items subject sales and use tax, resulting in taxes of \$19,254,125. The applicant also estimated that there would be mortgages totaling \$384,820,000, resulting in mortgage recording taxes of \$3,848,200.

A resolution that was passed unanimously by the IDA authorized the preparation of documents and scheduling of required public hearings so that the application can be given further consideration.



Serving Westchester, Putnam, Dutchess and Beyond

"My Seasons works all Seasons to get what is right for you."

<p>\$515,000</p> <p>54 E LOVELL STREET, MAHOPAC, NY 10541-3925</p> <p>3 Bedroom 2 Bathroom 1,916 SqFt</p>	<p>\$710,000</p> <p>125 NORTHMORE DRIVE, YORKTOWN HEIGHTS, NY 10598-4316</p> <p>5 Bedroom 3 Bathroom 2,152 SqFt</p>	<p>\$860,000</p> <p>7 FLORENCE DRIVE, MAHOPAC, NY 10541-5401</p> <p>4 Bedroom 3 Bathroom 2,180 SqFt</p>
--	--	--

More information

Richard Dutra (914) 714-5609

ricdu38@verizon.net

f X @



Client-Provided Content

WESTFAIR
BROKER
of the week

To reserve your spot today, contact your marketing partner at partners@westfairinc.com



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

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

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

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

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

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

ART

Creative Director
Dan Viteri
Art Director
Diana Castillo

EVENTS

Marketing & Events Manager
Natalie Holland

Metro Sales & Custom Publishing Director

Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini

AUDIENCE DEVELOPMENT

Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

ADMINISTRATION

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

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

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

A MEMBER OF



DUNKIN'

Natalie & Simone Santoro – Franchisee

Please visit us at our locations:

81 Knollwood Road, White Plains (+ **BR**)
BASKIN-ROBBINS™

94 Croton Ave, Ossining (+ **BR**)
BASKIN-ROBBINS™

482 Tarrytown Road, White Plains

269 S. Central Ave, Scarsdale

221 E. Hartsdale Ave, Hartsdale

A Small Business gathering at Louie's

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“The United States government is the largest procurer of goods and services in the world.”

- Sylina Jacobs

On March 20 members of the Greenwich Chamber of Commerce gathered in the back room of Louie's Italian Restaurant in Cos Cob. They were drawn by more than the food, fire lit ambiance, and chance to rub elbows with town First Selectman Fred Camillo who purportedly frequents the restaurant and prefers it as a site for his fireside chats.

While networking was on the agenda for the night, the primary goal of the event was to help business owners from across Greenwich understand how they can work with the Small Business Administration (SBA) to access vital capital and lines of credit so that they can continue growing their businesses.

Sylina Jacobs, an outreach and marketing specialist for the Bridgeport Branch Office of the SBA's Connecticut District Office addressed the gathering, saying that the most important take away from her presentation would be the words “Capital, Contracting, and Counseling,” the “three Cs.”

“The United States Small Business Administration does government guaranteed lending,” Jacobs explained, noting that since the Small Business Act of 1953 created the Administration its offerings had expanded tremendously.

“We provide a lot of support. You can say it's technically free to you,” she continued with a laugh, “because you pay for it in your taxes. So, you should try to take advantage of it.”

Jacobs stressed that the “Contracting” aspect of the SBA's work can be of immense value to small businesses, since it plays a role in seeking out contractors for federal government.

“The United States government is the largest procurer of goods and services in the world,” Jacobs said.

“We also do a lot of outreach to women, minorities, and the armed forces, and we've got a part of the SBA

that deals with natural disasters. So, it's a pretty comprehensive agency,” Jacobs said of the “Counseling” component. She noted that despite the broad responsibilities the organization is small by the standards of the US government. The

SBA only has six people assigned to Connecticut, including her, necessitating resource partners.

In 2023 the SBA only directly approved 894 loans for all 360 million small businesses in the country according to Jacobs. Those were primarily disaster related loans.

“A lot of people in small businesses think that they're going to the SBA to get a loan and that isn't true. Unless it is a disaster loan,” she said.

Instead, the SBA provides access to lending partners. Jacobs said that the resulting relationship is between a small business and a lender, who is responsible for underwriting and servicing the loan.

“The SBA provides what could be understood as an insurance policy. It's the government guarantee. And it reaches anywhere from about 50 percent to 90 percent depending on the type of deal that the lender is trying to do.”

Jacobs described the 7a Program as the SBA's signature loan, which can be used for most purposes in operating a company, from providing working capital to starting a business or refinancing.

The 504 loan on the other hand is used to provide access to commercial real estate loans and fixed assets. Jacobs clarified that “if you can put it in your truck, it is not a fixed asset. It has to be bolted to the ground; it's got to be on a pad.”

The value of working with the SBA for these loans is that they make the loans far more attractive to lenders.

“Even with the best of underwriting there's a lot of risks associated with lending to a small business,” Jacobs said. “That's where the government guarantee comes in, it mitigates the risk. IT also gives other benefits.”

Longer maturity and lower equity are often baked into SBA loans. Jacobs allowed that the interest rates tend to be higher, but still better than that offered by many credit cards,



David Moore and Sylina Jacobs at Louie's in Cos Cob. Photo by Justin McGown.

particularly when the equity required from the owner is typically around 10 percent instead of 25 to 35 percent for typical commercial loans.

Jacobs encouraged the audience to contact her or the SBA for more information about all three of the Cs, noting that they will also help businesses find other organizations that might offer grants or support beyond what the SBA can offer directly.

SVP & Director of Government Lending for Greenwich Bank & Trust David Moore spoke after Jacobs, explaining how a financial institution approaches loans with the SBA government guarantee.

Moore thanked the SBA for playing a part in keeping many of the bank's customers in business throughout the Covid pandemic and praised the state's SBA representatives for being an invaluable resource.

“The guarantee is an enhancement so that the bank can make loans that it wouldn't typically consider,” Moore said. He noted that restaurants, particularly upon launch, often lack assets that can serve as collateral unless they own the building they operate in, which is not typically the case. “So, all the assets, the stoves, ovens, they're usually fully depreciated. They don't really have that value we can grab as collateral.”

Thanks to the SBA covering a significant amount of the risk, Moore explained, he can look harder at things besides the current assets of a client.

He can consider whether a black mark

in their credit history was the result of extenuating circumstances that don't reflect their usual standard instead of rejecting an applicant out of hand. Or a business that just started might have everything it needs to make good on a loan and grow beyond it, but a short credit history.

“That brings me to my favorite story,” Moore said, recounting the owner of a single auto repair franchise. “He only owned it for about a year, and he went and got rejected by all the banks he went to. They said, ‘no you haven't been in business for two years, we're not even going to consider your loan.’”

“Being from a community bank I took the time, and I asked some questions and got his resume. It turned out that before he had this franchise, he worked for a company that owned like 90 of these stores. He was their troubleshooter that would go turn around other stores that weren't performing.”

Thanks to the SBA, Moore said, he was able to provide the man with a loan and he went from sleeping on his brother's couch to planning to open his eighteenth location later this year, with a projected revenue of \$20 million.

Moore stressed the value of the SBA in making it possible to provide loans that can be transformational for communities and companies both, and provided details about how it impacts his approach.

Attendees were encouraged to visit <https://www.sba.gov/district/connecticut> and <https://ccbkonline.com/> to learn more.

New Roc co-op members challenge Platzner management

BY BILL HELTZEL / bheltzel@westfairinc.com

Residents of two apartments in Marina's Edge claim that the manager of the New Rochelle cooperative held a sham election to keep his family and friends in control of the board of directors.

The co-op shareholders demanded a new election in a March 7 petition filed in Westchester Supreme Court against Marina's Edge Owners Corp., Waterside Garden LP and Harrin K. Platzner.

“The election was a farce,” the petition states, “to ensure that each and every incumbent on the ballot maintained their seat on the board,” including Platzner himself.”

Marina's Edge consists of five buildings with 210 apartments on Davenport Avenue, near Echo Bay and Hudson Park & Beach.

Waterside Gardens, an affiliate of Platzner International Group

Ltd., manages the co-op. Harrin Platzner heads the management company and is chief operating officer of Platzner International, according to the petition.

The case was brought by co-op shareholders Sanford and Shayna Silverman and by Lorna J. Clarke and Edgar Maldonado.

The accusations are based in part on an investigation by New York Attorney General Letitia James that began in 2019. James found that Harrin Platzner and the Platzner companies had commingled co-op funds, maintained inaccurate financial records, and put a relative on the co-op payroll to oversee the waterfront in the off-season when it was seldom used by residents.

Last year, Harrin Platzner and the attorney general settled the dispute.

He agreed to a \$75,000 penalty that was reduced to \$20,389 when the co-op's loan obligations were deducted.

He also agreed not to serve as president or treasurer of the Marina's Edge board of directors, to hold a new election, and to nominate or designate no more than two of the five board members.

Despite co-op bylaws that require annual board elections, the petition states, the last election was in 2019.

The state-mandated election was held on Nov. 8. Five incumbents and five challengers were on the ballot. The incumbents, according to the petition, included Platzner and his family members or personal friends.

The Platzner organization, as owner of 114 apartments, controlled 55% of the voting shares.

To ensure a fair election, the complaint states, only third party, independent election inspectors could handle ballots.

The petitioners claim that the inspectors were not introduced to the shareholders. Instead, Platzner collected the ballots and left the room supposedly to deliver them to the inspectors. He returned a short time later and announced that the incumbents had won.

Shareholders immediately challenged the election and asked to review the ballots, but Platzner and the board allegedly refused.

The petitioners claim that Platzner controls who sits on the board, in violation of his agreement with the attorney general.

They also allege that the board has not disclosed financial reports since 2019 and may not have held required meetings every eight weeks.

“The conduct demonstrated by the Platzner-controlled board establishes that it does not put the interests of the co-op and its shareholders first and foremost,” the petition states.

The petitioners asked the court to order a new election with independent inspectors within 45 days, to restrain Platzner from using his majority control of shares to elect more than two board members, and to disclose all financial statements from 2020 to the present.

Platzner International did not reply to a message asking for its side of the story.

Harrin Platzner agreed to a \$75,000 penalty that was reduced to \$20,389 when the co-op's loan obligations were deducted.



Sylina Jacobs explains the workings of SBA loans to members of the Greenwich Chamber of Commerce.

This is BIG.

Have we got news for you!
Huge. Enormous. Behemoth.
Our colossal announcement is going to be the biggest news in our 175 year history.

We can't wait to share.

SBDanbury.com | 844-SBD-BANK (723-2265) Member FDIC

FINE FETTLE OPENS FIRST RECREATIONAL CANNABIS RETAIL IN NORWALK

Page 1

FINE FETTLE
DISPENSARY

The May 21 ribbon cutting for the grand opening of Fine Fettle's new adult use recreational cannabis dispensary in Norwalk happened late in the afternoon, but lines formed before the facility opened its doors at 9 in the morning.

Long lines at the Norwalk Fine Fettle location continued into the afternoon.

The lines stayed long throughout the day, snaking out the front door, through a tent where a handful of vendors offered paraphernalia and hemp products that lack the legal restrictions, and the psychoactive chemical tetrahydrocannabinol (THC), found in the dispensary proper. The eager customers were diverse in terms of age and race, as well as clothing. Some were bundled against the cold mid-March winds; others were sporting basketball shorts.

"You can see that the only consistency of our customer is inconsistency," said Fine Fettle's COO Benjamin Zachs to a delegation of officials from Norwalk's city government.

"21 to 91, male, female, black, brown, white, everyone in the middle," Zachs added, leading the city officials behind the sales counter to show the facility's secure storage space. "And it's not like our 90-year-olds buy the same thing as the 21-year-olds. Every one of our employees we train to figure out and ask questions and hear the answers about what people are looking for."

That attentive sales approach is particularly important, Zachs explained, because of state regulations.

"In Connecticut you can't keep [the product] out there. There's no smell, there's no scent, there's no unpacking, there's no display. Everything is in the back."

Zachs also told the visitors from town government, including appointed officials and several members of the Norwalk Common Council about partnering with Green Cab, a cannabis delivery service that would fulfill orders in the city and surrounding towns, and the emergence of products like drinks containing THC, while discussing the renovations made to what was once the used car lot of Garavel Subaru.

Josh Goldstein, -member-at-large for the Norwalk Common Council said that the opening was the result of hard work on the part of both Fine Fettle's owners and the city government.

"We put rules in place to make sure it's in a place that's accessible to people but not too close to important things like churches or schools," Goldstein said. "We want to make sure that people can consume cannabis legally and safely."

Goldstein said he believed that the new location would be a positive for the town, saying "I hope it will be a new business with opportunities for new jobs."

He also pointed out that the state allows for a three percent municipal sales tax.

"Three percent of every purchase goes to the city and helps support programs for education and a whole series of



The sales floor of Fine Fettle's new Norwalk location. Photos by Justin McGawn.

community improvement programs," Goldstein said. "That's something that we as a municipality are going to have to get involved in."

While not as historic an event as Fine Fettle's first recreational use openings across the state on January 10, 2023, the Norwalk location is nonetheless the first recreational use dispensary in the city and only the fifth to open in Fairfield County. Fine Fettle's Stamford location was the first, aided in part by the location was already serving as a medical use dispensary. Stamford is also home to a Curaleaf dispensary. There are two other dispensaries serving the Danbury area, a BUDR location and The Botanist.

Only 19 locations in Connecticut currently sell adult use cannabis to any customer over the age of 21 for recreational purposes, with a larger number providing access to higher potency products for medical use which requires a prescription. The Norwalk Fine Fettle location is part of the emerging class of recreational use only retail location without offering medical grade cannabis products.

"We're now up to 30 dispensaries across the state," said Adam Wood, president and founder of the Connecticut Cannabis Chamber of Commerce after the ribbon cutting. "It's going to continue to grow and accelerate. I think that the big thing that's going to happen this year is you're going to see some cultivators come online, and that's going to be very helpful."

"It's going to expand the amount of product, the flower available, and the product offerings that consumers have to choose from," Wood added. He noted that efforts were underway to reform branding rules not only in Connecticut but also New York and Massachusetts which have also legalized recreational cannabis use, with an eye towards making the industry more competitive overall.

The unique legal status of cannabis, fully legalized for recreational use in 24 states, legal for medical use in a further 14 and decriminalized in several states that still bar possession while being fully illegal at the federal level continues to pose a challenge to the industry as a whole.

While Connecticut and all surrounding states have legalized recreational cannabis the federal government can enforce the laws whenever it chooses, and bringing the products across the border brings the case into federal jurisdiction automatically. While the different regulations governing the amount of THC permitted in recreational use and price minimums that have been set by the states can complicate matters, the federal regulations remain the biggest single issue for cannabis sales.

In February the AP reported on Connecticut facing a shortage of marijuana and cannabis supplies as producers struggled to supply existing stores, while New York growers found themselves with large amounts of unsold product after dispensaries failed to open as fast as expected.

Despite challenges such as supply bottlenecks and a number of communities staunchly opposed to the opening of marijuana dispensaries, Wood predicts that the Fine Fettle in Norwalk will soon be followed by others.

"What I see is that people are pursuing locations in places like Canton or other suburban areas," Wood said. "Some places have moratoriums; some places are ending their moratoriums. I think you'll see expansion."

He also predicted that the Fine Fettle location in Norwalk may not remain the only dispensary in the city.

"I think you'll see expansion, Norwalk's a great community. It's got a growing population, so I think this is a great community to serve. You'll probably see other operators come here to Norwalk as well."

AAA Carting claimed that competitor was not a responsible bidder.

A Westchester Supreme Court judge has ruled that a carting company failed to demonstrate that Yorktown improperly awarded a trash hauling contract to its competitor.

Justice Robert J. Prisco ruled on March 18 that AAA Carting and Rubbish Removal Inc. did not establish that Yorktown public officials abused their discretion when they awarded a five-year deal to Competitive Carting Corp.



"This litigation was always about a disgruntled businessman who didn't get his contract renewed," Yorktown deputy supervisor Ed Lachterman stated in a press release. "It was never about the

town board's process, and I'm happy that the supreme court agrees."

AAA Carting, Buchanan, held the contract from 2018 through 2022. In 2022, Competitive Carting submitted a bid for a new 5-year contract that was \$1.5 million lower than AAA Carting's bid.

Competitive Carting began hauling Yorktown's trash in 2023.

AAA Carting petitioned the court to cancel the contract, arguing that Competitive Carting was not the lowest responsible bidder.

AAA Carting claimed that Competitive Carting was unable to handle the work. It was a new company with no experience in municipal garbage collection, for instance. It did not have enough trucks, and owner Brian Amico had filed for personal bankruptcy protection.

Judge Prisco noted that the central purposes of competitive bidding are to obtain the best work at the lowest possible price, and to prevent favoritism, fraud and corruption. For example, a municipality must consider a bidder's skill and integrity.

Yorktown argued that Amico's bankruptcy was unrelated to Competitive Carting's finances; he had held a contract through a related business from 2013 to 2017; and the town verified that the company had trucks and a place to store them.

Moreover, the town claimed that residents had complained about AAA Carting's performance, including trucks leaking oil and juice, missed collections, and rude employees.

AAA Carting "failed to demonstrate that the award of the public contract to respondent Competitive Carting was arbitrary and capricious, an abuse of discretion, in violation of a lawful procedure, or

affected by an error of law," Justice Prisco concluded.

Competitive Carting, in fact, was unable to handle the work.

Last July, Yorktown issued a default notice for failure to perform essential functions. In August, several trucks were repossessed. On Sept. 1, the company didn't have enough employees to pick up trash.

Yorktown issued an emergency, one-year no-bid \$4.3 million contract to CRP Sanitation, Cortlandt Manor. The contract cost the town about \$75,000 more than what AAA Carting had proposed for the emergency, according to court records.

AAA Carting sued Yorktown again, raising many of same issues in the Competitive Carting lawsuit. The new lawsuit is in Justice Prisco's court.

Yorktown sued Competitive Carting for \$3.5 million, charging breach of contract and unjust enrichment. That case also is pending.

Judge dismisses carting company protest against Yorktown

BY BILL HELTZEL / bheltzel@westfairinc.com

Turning "What if?" into "Way to go!"



- Strategic Transformation
- Operational Excellence
- Organizational Change
- Interim & Fractional Leadership



Sarena Diamond

914 - 469 - 6882

www.diamondsolutionsgroupllc.com



Diamond Solutions Group LLC
is a
**Proud
Bronze Sponsor**



EDUCATION

Partner Insights

SHU Adds Graduate Certificate Programs in Accounting

Offerings will help students prepare for the new CPA exam



Sacred Heart University is now offering four accounting certificates at the graduate level.

The new certified public accountant (CPA) exam requires candidates to be skilled in financial accounting, auditing and taxation and these topics are tested in three core sections. In addition, CPA candidates must have deeper knowledge in one of three discipline sections—business analysis & reporting (BAR), information systems & controls (ISC) and tax compliance & planning (TCP).

SHU is now offering certificate programs that will assist students in their preparation for each of the new CPA exam disciplines: the BAR graduate certificate, the ISC & forensic graduate certificate and the TCP graduate certificate. In addition, the accounting graduate certificate allows students to choose any four master of science in accounting (MSA) courses. Regardless of which certificate is completed,

students that wish to earn their MSA will need just six additional courses to complete the degree program.

Accounting graduate certificate

The graduate certificate program is ideal for busy professionals who wish to advance their career or prepare for the CPA exam. It is designed to provide students with specialized knowledge and practical skills essential for success in the accounting field.

“The general certificate is for students who want to choose any four MSA classes they see fit for their career, to complete education requirements for the CPA license or as a low-commitment way of deciding whether an MSA may be the right path,” said Linda Hughen, associate professor in the accounting & information systems department.

Business analysis & reporting (BAR) graduate certificate

The BAR certificate program is de-

signed for accounting professionals to cultivate their expertise in accounting and business analytics and prepare for the CPA exam’s BAR portion. Students will learn to interpret data, communicate insights effectively and understand advanced accounting, such as government and nonprofit accounting.

“Five or ten years ago, we did not have any curriculum or content related to analytics. But now, it is in high demand by employers,” said Mahfuja Malik, associate professor in the accounting & information systems department.

Information systems, controls (ISC) & forensic graduate certificate

The ISC & forensic graduate certificate program is for students preparing for the CPA exam’s ISC portion. It will help them understand financial controls, fraud detection, information technology, data governance, assurance or advisory services related to

business processes, internal control testing and information system security.

“For those who want to work in the audit field, understanding ISC and forensics is very important,” said Xinxin Wang, assistant professor in the accounting & information systems department.

Tax compliance & planning (TCP) graduate certificate

The TCP program is for students looking to pursue a career in taxation and who are preparing for the CPA exam’s TCP discipline. It offers programs in federal taxation, individual tax compliance, entity tax compliance and tax research.

“This certificate will provide a practical and hands-on approach to the study of federal taxation,” said Paul Iannone, associate professor in the accounting & information systems department.

REIMAGINE YOUR FUTURE

SACRED HEART UNIVERSITY WELCH COLLEGE OF BUSINESS AND TECHNOLOGY

Gain a competitive advantage in the workplace and reach your potential with our innovative programs, state-of-the-art facilities and highly skilled faculty.

DOCTORAL DEGREE

Doctor of Business Administration in Finance

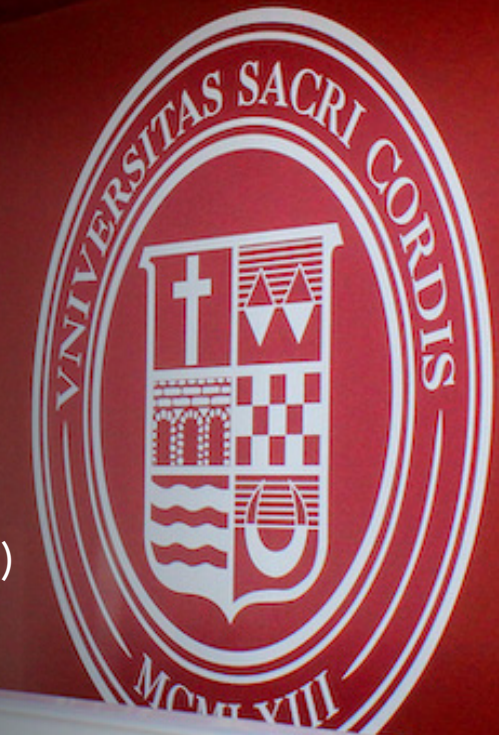
MASTER'S DEGREES

Accounting
Business Administration–MBA (100% Online option)
Business Analytics (100% Online option)
Computer Science & Information Technology
Cybersecurity
Digital Marketing
Finance & Investment Management
Strategic Human Resource Management

GRADUATE CERTIFICATES

Business Analytics, Coding,
Intelligent Computing, Leadership & more

www.sacredheart.edu/businesscareer



**BEST
PART-TIME MBA
U.S. NEWS &
WORLD REPORT**



**JACK WELCH COLLEGE
OF BUSINESS & TECHNOLOGY**

Sacred Heart University

From Norwalk to NASA research: Emma Dolan's WCSU degree helps her reach the stars

DANBURY, Connecticut – When SpaceX-30 launches from Cape Canaveral, Florida, in March 2024, all eyes will turn skyward as the rocket ascends toward the International Space Station. Western Connecticut State University 2021 Biochemistry graduate Emma Dolan might be watching more closely than most, because her research on fluid dynamics will be onboard in the mission's payload. Dolan, currently a doctoral student in Chemistry at Boston University, seeks to study how fluid reacts in the absence of gravity.

It's a long way from Dolan's roots in Norwalk to designing research for NASA, and her studies at WCSU played an integral role. "I wanted to study biochemistry and was really interested in research opportunities," Dolan said. I was working two full-time jobs and needed to attend a college where I could continue to work, commute to my classes, and more importantly, have the opportunity to conduct hands-on research. I was able to do that at WCSU."

As a freshman, Dolan took Organic Chemistry with Associate Professor of Chemistry Dr. Forest Robertson, himself a WCSU alumnus. "He talked to me about the research he was doing in his lab," Dolan said. "He was investigating synthetic routes to access tetrahydrothiophenes (THT) and other sulfur-containing heterocycles, a structural scaffold that is important in medicines like penicillin. He was trying to develop a synthetic methodology that eliminated the use of toxic reagents and prevented the generation of by-products and waste. We were able to make a variety of compounds, and I believe Dr. Robertson will be published for this work soon," she said.

Dolan took the opportunity at WCSU's annual Western Research Day to showcase the work she had engaged in in Robertson's lab with a poster presentation. It earned her the Provost's Award for the best research presentation as she was wrapping up her senior year.

After graduation, Dolan applied and was accepted to several post-graduate programs. "I only considered graduate school because of my WCSU professors," she said. "My family didn't have higher education beyond a bachelor's degree, and graduate school didn't seem realistic, but because of the encouragement of my professors, I ended up in the Ph.D. in Chemistry program at Boston University."

At BU, Dolan is researching biodegradable polymers and flow chemistry - which is where her NASA project comes in. "Flow chemistry takes place in tubing instead of flasks," she explained. "It's great for industry, because it can increase the volume of product," she said, "but it's also closed to air and can't release toxins, making it a closed loop - which is why we can study it in space."

Dolan's stipend-funded research is being conducted in conjunction with NASA and Redwire Space, an American aerospace manufacturer and space infrastructure technology company that builds reactors and instrumentation being utilized on the International Space Station. The goal is to expand knowledge of reactions. Another aspect of Dolan's research work at BU has ties to the Department of Defense, where she seeks to help veterans overcome post-traumatic stress disorder through the use of medicinal chemistry. For her efforts, she has received the Boston University Director's Award for Excellence.

When she receives her Ph.D. in 2026, Dolan hopes to continue her research with a career at NASA. In the meantime, she helps encourage the next generation of scientists by doing K-12 STEM outreach in East Boston. Her advice to future scientists who are unsure of their path is to shoot for the stars. "This is definitely more doable than I thought it would be," she said. "WCSU was so helpful in so many ways - financial aid, emotional support. Just don't give up."

For more information, contact WCSU Communications and Marketing at pr@wcsu.edu.



Photo contributed by Emma Dolan.



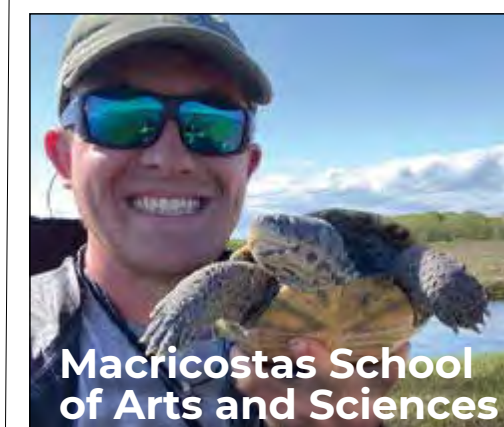
Find yourself at
WCSU
Apply today! wcsu.edu

**WESTERN
CONNECTICUT
STATE
UNIVERSITY**



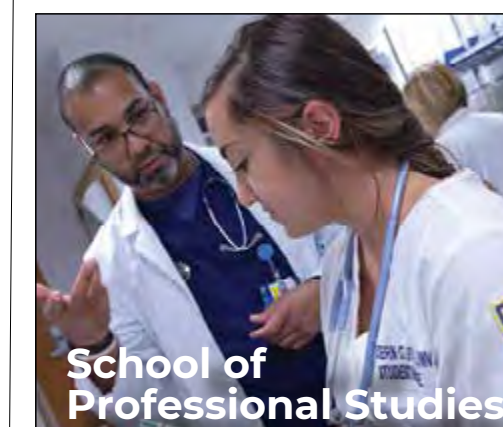
**Ancell School
of Business**

- AACSB Accredited, Business Education Alliance
- High quality, personalized learning approach
- Innovative MBA and MHA programs
- New: MS Homeland Security



**Macricostas School
of Arts and Sciences**

- 10 majors and 6 departments in the Humanities
- 6 majors and 2 departments in Social Services
- 10 majors and 5 departments in STEM



**School of
Professional Studies**

- Top ranked Nursing Program in Connecticut
- Integrate theory with application and practice
- Doctoral programs in Nursing and Education



**School of Visual
and Performing Arts**

- Award-winning shows
- Fully accredited, rigorous programs taught by experienced professionals
- Conservatory-level education at the affordable cost of a public university

Western Connecticut State University
Admissions, 181 White Street, Danbury, CT 06810



wcsu.edu

CT, NY and NJ residents all pay same in-state tuition rate

All other states pay only our low national rate and we offer over 100 scholarships in all fields.

Southern Students Helping to Transform the Life Science Industry

These are exciting times for Life Science and STEM students in Connecticut. Many opportunities and ventures are being launched to great success, offering a talent pipeline for student interns and graduates.

At Southern Connecticut State University, the SCSU Innovation Hub supports several grant-funded programs that help students gain the skills, experiences, and access to internships and jobs with companies in Connecticut's Life Science and STEM industries.

The burgeoning Life Science sector in Southern Connecticut has provided many opportunities for students to make meaningful contributions to fast growing companies at the forefront of advances in therapies for a variety of medical conditions, including treatment for cancer.

One startup in Branford, EvolveImmune Therapeutics, is revolutionizing cancer treatments by focusing on new, precision medicines that deliver both sustained immune activation and tumor cell targeting in a single agent. A growing team of specialized scientists, including a cohort of student interns and recent graduates supports the company's efforts.

"I've been granted the opportunity to work with state-of-the-art technology and scientific methods beyond what I would have imagined," said Dylan Hegedus, a Senior majoring in Biotechnology at Southern, is

interning at EvolveImmune:

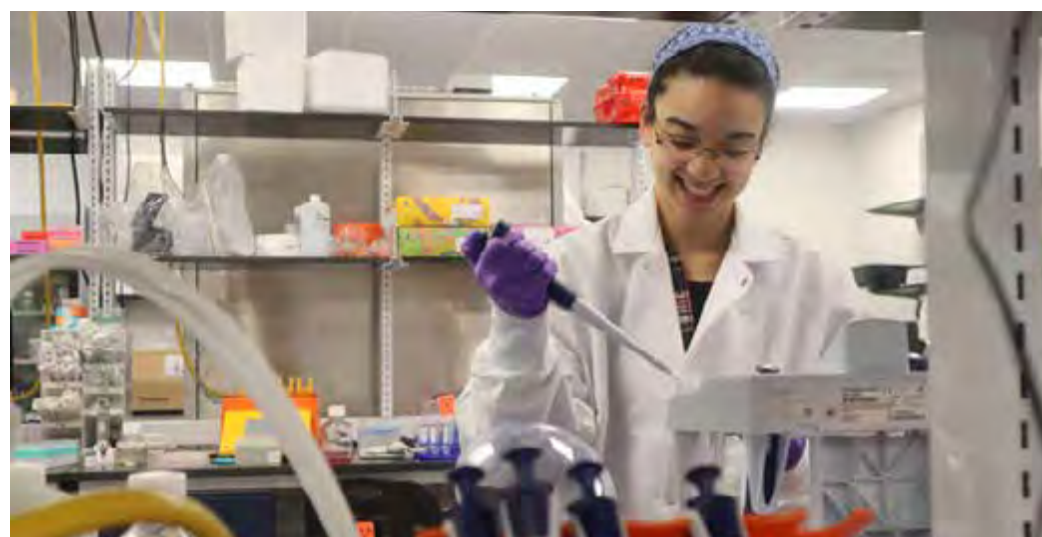
Amber Fearnley graduated from Southern in 2021 with a BS in Biology and joined EvolveImmune as a Research Associate in June 2021 following her internship with the company. Fearnley credits Southern's BioPath program with connecting her to the opportunity.

"When EvolveImmune reached out to local universities about the internship, BioPath laid the groundwork for me by helping with my CV, interviewing and networking. It made such a big difference in my application," she said. More than 1,000 students have graduated from the BioPath program since it was established in 2015, with another 800 due to enter the workforce before 2026. In 2021, BioPath placed 28 students and graduates in internships and jobs, 39 in 2022, 44 in 2023, and 13 already in 2024.

Notably, 35 percent of students or graduates placed in STEM jobs and internships identify as persons of color (above the national average of less than 25 percent).

Oksana Sergeeva, Principal Scientist of Immunobiology at EvolveImmune said that hands-on experience is the best way for students to learn how research and biotech work:

"We have been lucky to have had three fantastic cohorts of students in our year-long internship program, representing many schools around New Haven," Sergeeva said. "As a



mentor, I see students growing in their confidence in the laboratory, learning so much, and making a meaningful contribution."

Students seeking internships and entry level opportunities at Life Science and STEM companies in Connecticut will find more information at: biopath.southernct.edu/internships/


On April 11, The SCSU Innovation Hub will present Connecting Students and Professionals of Color, at which area professionals will speak about career opportunities in STEM for under-represented students. Visit biopath.southernct.edu/institute-elements/connecting-students-and-professionals-of-color/ for more information.



SOUTHERN CONNECTICUT STATE UNIVERSITY

GRADUATE OPEN HOUSE


THURSDAY, APRIL 18, 2024
3:00 P.M. – 7:00 P.M.
SCSU Michael J. Adanti Student Center Ballroom




SOUTHERN CONNECTICUT STATE UNIVERSITY
School of Graduate & Professional Studies
Graduate Programs with Purpose.

Explore your program of interest and the steps to apply. Meet with graduate faculty, staff, and graduate students committed to helping you achieve your personal and professional goals. Plus, interact with distinguished faculty and admissions representatives. Learn about:

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



Register at Grad.SouthernCT.edu



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

THE POWER OF A KING SCHOOL EDUCATION

At King School, we believe that the smartest person in the room is not the one with all the answers, but the one with all the questions. We nurture the curious - who aren't afraid to ask why, to try something new, to get it wrong before they get it right. Because real learning is about doing and this engagement leads to deeper learning.

At King, we believe in the power of wonder. This begins with students becoming agents in their own learning. When students are exploring, reflecting, questioning, evaluating, and making connections - and teachers are creating and guiding these moments of discovery - students are truly learning. This is what we call inquiry-based learning, and it is what we do at King at every grade level

and in every discipline. Our students develop a research mindset and apply that approach to all subject matters. From discovering the world around them in Prekindergarten to crafting complex and multidisciplinary senior projects in Grade 12, King students embrace learning through discovery, exploration, and hands-on experiences.

Every aspect of the King experience prioritizes and optimizes engagement - from the wide variety of active, immersive learning experiences to intentional efforts to reach each and every student. True engagement at King is the entire community's commitment to excellence in learning.

We believe in the power of community. A community that celebrates multiple backgrounds and perspectives. We learn

from one another and become stronger together. Our students come from 40 different towns. We are a global community with more than 70 countries represented. There is no one type of student at King. Our students have multiple interests, and our school offers opportunities to explore them.

We know that wondering minds go further. By the time they graduate, our students have more than learned; they have learned how to learn. The world is rapidly changing; we might not know what the future will bring, but we know our graduates will be ready - ready to succeed and better prepared to better the world!

Visit our campus to learn more about King School. We have two special events coming up this spring. On Saturday,




April 27, join us, in collaboration with the Stamford Nature Center, for an Earth Day Celebration for children ages 2 to 10. On Thursday, May 2, join us for an information session on navigating the independent school admission process.

Learn more by visiting our website: kingschoolct.org/visit

At King School, we believe that the smartest person in the room is not the one with all the answers, but the one with all the questions.

We nurture the curious - who aren't afraid to ask why, to try something new, to get it wrong before they get it right.

Because real learning is about doing and this engagement leads to deeper learning.



KING SCHOOL

King School is a PreK-12 independent school located in Stamford that serves the students of Fairfield and Westchester counties.

Visit Campus To Learn More
kingschoolct.org



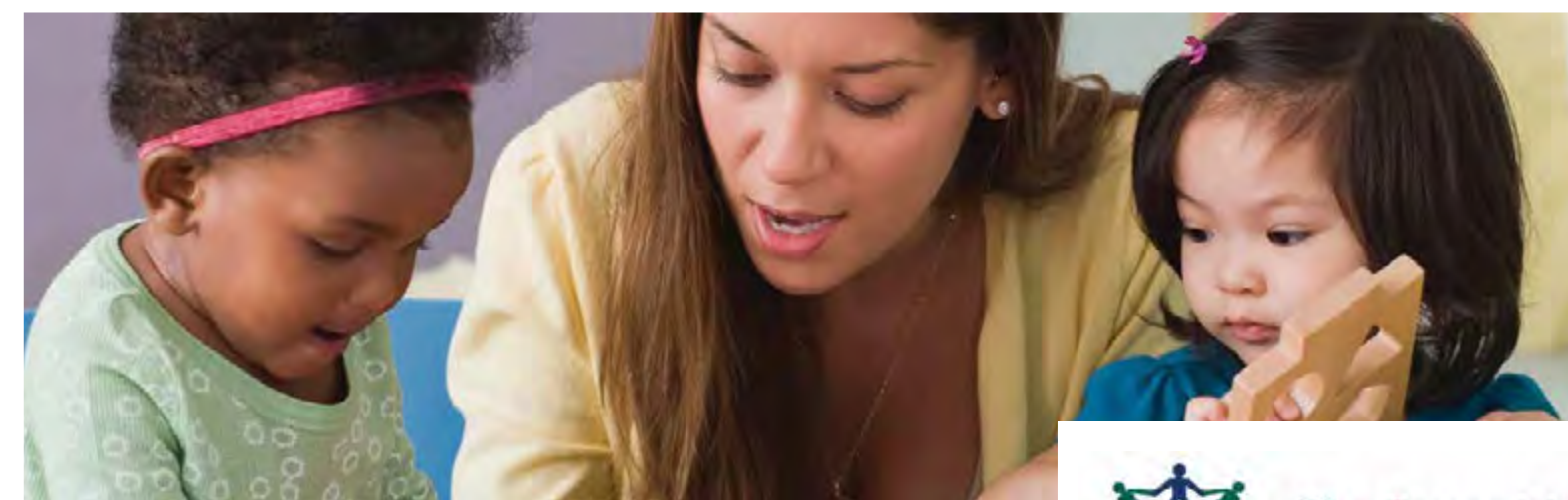
The Power of Wonder

THE GREENWICH SPANISH SCHOOL

The Greenwich Spanish School is a non-sectarian school that offers the traditional pre-K academic curriculum of pre-reading, pre-writing and pre-math programs to children 3-4 years of age taught solely in Spanish by educated native instructors.

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

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.

GIVING YOUR CHILDREN AN EDGE SUPERIOR PRE-K EDUCATION AND FLUENCY IN ANOTHER LANGUAGE

PROGRAMS & SCHEDULES

Pre-K & K Spanish Academic Program

Traditional preschool educational program runs continuously from September to June.

Full and half-day schedules between 9:00 AM and 3:00 PM - new students welcome anytime. No prior Spanish is necessary.

Tue & Thurs and Saturday Programs

Programs for more advanced students run continuously throughout the academic year from 4:00-5:30 on Tuesday & Thursday and 10:00-1:00 Saturday beginning in September.

2024 Summer Programs

Five 2-week programs Monday through Friday. Programs run from early June through August. Music, arts & crafts, science, dance, sports, play 9:00 am to 3:00 pm for 3-5 years old 9:00 am to 3:00 pm for 6-10 years old

Classes and programs are conducted at: 247 Stanwich Road, Greenwich, CT 06830 & 12 Banksville Road, Greenwich, CT 06831.

For more information please contact: Ms. Rosario J. Brooks, Director (203) 698-1500 or (203) 637- 8288 (home).



WESTFAIR BROKER OF THE WEEK

A salute to the people who keep the residential real estate industry buzzing with action.

Created by Westfair because we know what it takes to buy and sell.

Available on a **first-come, first-served basis**

- ✓ 1/3 vertical – (5”x 8.5”)
- ✓ Page 2 (guaranteed)
- ✓ Investment: \$1,300 -per insertion

**ONLY
52
AVAILABLE**

Client provides:

(Or, camera-ready may be provided.)

- ✓ Headshot or candid of the broker
- ✓ 2 to 4 photos of houses (possibly a mix of SOLD and FOR SALE) with information and description under each photo
- ✓ Maximum of 75 words describing the broker

At the bottom of each ad – will be “Client-Provided Content”.

BE PART OF WESTFAIRONLINE.COM    

To reserve your spot today, contact your marketing partner at partners@westfairinc.com

Pearl River movie investors awarded \$27M payout

BY BILL HELTZEL / bheltzel@westfairinc.com

In 2021, the Hudson companies, of Pearl River, sued Creative Wealth, of Toronto.

A Rockland investment firm has made nearly \$27 million on four films without collecting anything from box office revenues.

Instead, U.S. District Judge Cathy Seibel ordered Creative Wealth Media Finance Corp. on March 20 to pay \$26.9 million to Hudson LP and Hudson Private Corp.

In 2021, the Hudson companies, of Pearl River, sued Creative Wealth, of Toronto. They claimed they had loaned the film financing broker about \$13 million for four movies.

The movies include "Bombshell," 2019, with Charlize Theron and Nicole Kidman as employees of a toxic Fox News workplace; "Capone," 2020, with Tom Hardy as Al Capone; "Greyhound," 2020, with Tom Hanks as a World War II Navy commander; and "The Survivor," 2021, about a boxer haunted by memories of fighting concentration camp prisoners to survive during World War II.

The films were made by Bron Studios, of Henderson, Nevada.

The Hudson companies, operated

by Christopher Conover, claimed that some of the money was used for unrelated purposes and that Creative

Wealth defaulted on the loans and refused to account for profits.

Creative Wealth denied the accusations and claimed that the Hudson companies owed the Canadian company \$12.9 million.

The Hudson loans were part of a larger deal whereby Creative Wealth loaned \$16.5 million to Hudson LP to bail out previous loans that had no possibility of realizing returns. Creative claimed, and Hudson had repaid only \$3.5 million.

Last November, Creative Wealth was deemed bankrupt in Canada and was put under control of a trustee who advised Creative's Park Avenue New York law firm that it was no longer authorized to represent the company.

Judge Seibel gave Creative Wealth several weeks to hire a new attorney. The company missed the deadline and the judge granted a \$26.9 million default judgment to the Hudson companies.



Orange opens new Yonkers branch

BY PETER KATZ / pkatz@westfairinc.com

Orange Bank & Trust Company has opened a new branch at 1969 Central Park Ave. in Yonkers, its sixth in Westchester County. Other branches are in Mount Vernon, Mamaroneck, White Plains, Mount Pleasant and Cortlandt Manor as well as in Orange County, Rockland County and the Bronx.

CEO; Moira Kiernan, bank vice president and head of Yonkers office; and Joseph Ruhl, bank executive vice president and Westchester regional president. After the ribbon-cutting, guests went to the Lionsgate Studios in downtown

Yonkers for a reception. Among those attending a ribbon-cutting were State Sen. Shelley B. Mayer; Westchester Deputy County Executive Ken Jenkins; Yonkers City Council Minority Leader Mike Breen, council members Tasha Diaz and Anthony J. Merante; Yonkers Deputy Communications Director Lisa Reyes; Yonkers Chamber of Commerce President Kevin Cacace; Michael Gilfeather, bank president and

Orange Bank reports having approximately \$2.5 billion in assets. Gilfeather said, "This new branch exemplifies the bank's ongoing growth over the last several years and builds upon our strategic plan to offer more services to our clients throughout Westchester County and the Hudson Valley region."



From left: Tasha Diaz; Michael Gilfeather, bank Assistant Relationship Manager Lisbet Acuna; Chairman of the Board, Jonathan Rouis; Moira Kiernan; Joseph Ruhl; Mike Breen; Ken Jenkins; and Lisa Reyes. Photo by Anthony Petrozza.

Construction begins on new Sullivan Airport terminal building

BY PETER KATZ / pkatz@westfairinc.com

Construction work has begun on the \$23 million project to build a new terminal building at the Sullivan County International Airport. The airport, which is located in the Town of Bethel, is on a 600-acre hilltop about five miles northwest of Monticello. A 15,000-square-foot two-story terminal will be built, replacing what had been a 55-year-old structure. The project is expected to be completed in the spring of next year and is expected to create 260 construction jobs.

this are game changers for my district. This project will invigorate our economy, drive tourism, and highlight the natural beauty of Sullivan County."

Plans call for airport operations not to be affected during the construction period. When completed, the new terminal will feature a two-story glass curtain wall with views looking across



Rendering of new terminal building at Sullivan County International Airport.

Sullivan County officials hope that the new terminal building will help attract airline service as well as activity by business jets and other general aviation aircraft.

State Sen. Peter Oberacker, who represents the area, said, "The Sullivan County International Airport is a key part of our local economy, and these upgrades will further heighten the facility's value to the Catskills. With world-class tourist attractions and businesses all within the airport's shadow, it is vital that we invest in this infrastructure component. When travelers touch down ... they should know they have arrived somewhere important. This transformative project will help convey that impression."

Member of the State Assembly Aileen Gunther said, "Investments like

the apron, taxiway and runway to the Catskill Mountains. The restaurant/bar area on the second floor will have an adjacent deck for outdoor dining and the main first floor waiting area will have an adjacent covered patio for outdoor seating. There will be a pilot lounge and flight planning area for transient flight crews along with conference facilities. The building will use geothermal heat pumps for heating and cooling. Solar panels will generate some of the electricity needed.

The Sullivan County Legislature had accepted an \$18.5 million grant from the Governor's Upstate Airport Development & Revitalization Program, administered by the New York State Department of Transportation to help fund the terminal project.

"We feel this rebuild is essential to

attracting the kind of activity and development that the airport is capable of sustaining," Legislature Chairman Robert A. Doherty said at the time the grant was accepted. "Couple this with the other ongoing investments in the airport, and we believe this facility will be an attractive and competitive destination for aviation and non-aviation businesses."

When the airport was opened in July of 1969, there was optimism that plenty of the DC-9 and Boeing 727 airliner jets of that day would soon be landing on Sullivan's 6,298-foot-long by 150-foot-wide runway. Mohawk Airlines ran service to Montreal, Toronto, Buffalo, Elmira, and New York City with connections to Boston, Cleveland, Detroit, Pittsburgh, and Washington. The Concord Resort

and Grossinger's joined forces in a plan to fly in guests for all-inclusive weekend and vacation packages. Ransome Airlines also operated at Sullivan for a time. However, passenger activity never reached the levels necessary for any of the operators to sustain service.

In September of last year, Gov. Hochul announced that nine upstate airports would share \$230 million in state grants. In addition to Sullivan, grants went to Albany International Airport, Watertown International Airport, Saratoga County Airport, Syracuse Hancock International Airport, Ogdensburg International Airport, Greater Binghamton Airport, Frederick Douglass Greater Rochester International Airport and the Adirondack Regional Airport.

Kingston to begin planning effort for midtown redevelopment

BY PETER KATZ / pkatz@westfairinc.com



A section of Broadway in Kingston. Photo via Google Maps.

The City of Kingston is getting ready to launch its Midtown Thriving project, which will bring together businesses, nonprofits, residents and city officials in a two-year effort to create a plan for the redevelopment of vacant and abandoned properties in a 270-acre area along Broadway, which is a central corridor through the city.

The effort is funded with a \$238,599 state grant that was applied for by the city and the organization Hudson Valley Pattern for Progress.

According to Kingston's Mayor Steven Noble, the plan when finished will be designed to "encourage the revitalization of underutilized parcels to create environmentally responsible, mixed-use and walkable infill redevelopment in Midtown Kingston."

Noble said that the finished product should represent a true community vision for the redevelopment. The organizers of the effort are hop-

ing that the finished plan can be used as a basis for New York state making tax credits available to developers willing to undertake projects that meet the plan's recommendations. These would include tax credits for remediating brownfield sites.

The planning process is expected to start with an in-depth analysis of existing conditions and then identify opportunities for revitalization. Properties that would qualify for tax credits covering brownfield remediation are expected to be highlighted in the final recommendations.

Ulster County is expected to participate in the planning process, along with representatives of Kingston and the Kingston City Schools. Among the participating organizations are: the Ulster County Performing Arts Center; Boys and Girls Club; Center for Creative Education; Midtown Arts District; RUPCO; and the Midtown Business Alliance.

White Plains readies new \$33M high school building project

BY PETER KATZ / pkatz@westfairinc.com

The White Plains High School is on a 75-acre campus and was built in 1962.

As part of a facilities plan intended to unfold over more than 20 years that would involve expenditures of approximately \$395 million, the White Plains School District has developed plans to add a new building to the high school on North Street at a cost of approximately \$33 million.

process that began in 2018 when the district started working with the consulting and design firm H2M architects + engineers and Triton Construction to develop a long-range master plan for its buildings, grounds and infrastructure.

Work has been underway on parts of the plan including upgrades to ventilation, filtration and air conditioning systems and interior renovations at a number of school buildings around the city. At the high school, work has been underway recently to improve some of the grass areas used as athletic fields.

The school district had been a waiting approval from the state's education department on the first step in the high school construction project, according to Superintendent Joseph Ricca late last month. The approval is needed for demolition to begin of the Dammann House on the high school's property. The new building would use the Dammann House site. Dammann House has been used for activities such as staff development, information technology, family center and nurse coordinator services.

The high school addition falls under the district's master plan



Rendering of proposed new building at White Plains High School.

School officials plan to offer new programs in the new high school building. These would include courses in information technology and cybersecurity, nursing, culinary arts and horticulture. The building would have a space equipped with hospital beds for the nursing train-

ing, a cafe for gaining experience in food service, a photo lab, sculpting room, art gallery and a Life Skills Apartment where students can learn and practice housekeeping.

The White Plains High School is on a 75-acre campus and was built in 1962.



Good news and bad for Donald Trump

BY PETER KATZ / pkatz@westfairinc.com

Donald Trump had a couple of days of highs and lows. A high came in the March 26 opening day stock price for the initial public offering of Trump Media & Technology Group, owner of the Truth Social internet site. On March 25, a Court of Appeals decision gave him a hefty discount on the amount of the bond or cash he was ordered to post in his New York state fraud conviction.

A distinct low for Trump had come on March 25 when Judge Juan Merchan set April 15 as the date for jury selection to begin in the porn star Stormy Daniels hush money case. Trump is accused of falsifying business records to cover up payments that bought Daniels' silence about their sexual encounter.

Even though Truth Social showed a \$49 million loss on nine-month sales of \$3.4 million, the stock soared to \$78 a share in early trading in its initial public offering on the Nasdaq exchange. Trump owns 79 million shares of the stock. As an insider in the stock offering he cannot sell or encumber the shares for six months unless he gets a special waiver.

The day before, Trump told a news conference that he was pleased by the New York State Court of Appeals order cutting to \$175 million the amount he would have to post in a bond or cash while appealing his conviction in the bank, insurance and tax fraud case brought by New York State Attorney General Letitia James. It is a dramatic reduction from the \$464 million his attorneys told the appeals court he could not cover. The court also extended the payment deadline by 10 days from the original March 25 deadline.

Judge Merchan opened the March 25 hearing in the hush money case by explaining that Trump's attorneys had asked to dismiss the case, or prevent Stormy Daniels and former Trump Attorney Michael Cohen from testifying. Trump's attorneys also wanted to delay the start of the trial by at least 90 days so they'd have adequate time to review documents the federal government recently turned over to prosecutors. Prosecutors told the court that the number of new documents that are relevant to the case actually is quite small, perhaps 300 pages. The next day, Merchan imposed a gag order on Trump to prevent him from threatening jurors, witnesses and others involved in the case.

William Street apartment project in Yonkers under review

BY PETER KATZ / pkatz@westfairinc.com



Rendering of 79-85 William St., Yonkers

A project to built 15 apartments in a three-story building at 79-85 William St. in Yonkers is under review by the city's Planning Board. The application to build was filed by architect Nicholas L. Faustini, who is located in Hartsdale. The owner is identified as Arron King and Ference Ferguson, who have an address in Mount Vernon.

The property covers 0.3 acres and the estimated total development cost of the project was shown on the application submitted to Yonkers as being \$1 million.

Faustini told the Planning Board that the project would include 20 on-site parking spaces.

"The proposed lot width is 91.4 feet with frontage along William Street and includes a lot depth of 146.0 feet," Faustini said. He said the now-vacant land previously had a seven unit building with an address of 79 William St., and a three unit building with an address of 85 William St.

"Each residential floor will have five dwelling units per floor including three one-bedroom units and two one-bedroom units plus study," Faustini said. "The building will be served by electric HVAC units in the form of PTAC units (packaged terminal air conditioning units) to provide heat and cooling. All residential units will be ADA (Americans with Disabilities Act)

compliant and accessible. The units will vary in size from 652 square feet to 838 square feet."

Faustini explained that the existing downward sloping topography of the property from east to west allows for the design of a multi-level basement parking area served by a two-way driveway aisle situated at the lower, north side of the site. The driveway will provide access to the garage parking area and rear yard parking area. Residents will have access to 10 dedicated parking spaces at the upper basement level, four dedicated parking spaces at the lower basement level, and six dedicated outdoor parking spaces at the rear yard. Faustini said that as a result of comments received from the city, they have updated the plans to include improved parking arrangement at the upper level garage, diagrams depicting parking space and site access maneuverability, delivery access, refuse collection/pickup, and fire department apparatus access.

"The proposed lot width is 91.4 feet with frontage along William Street and includes a lot depth of 146.0 feet." Nicholas L. Faustini

EMBRACING INNOVATION IN REAL ESTATE

MAY 30



MORE EVENT INFORMATION

f @ X

TOPICS

BIOTECH
MULTI-FAMILY
ARTIFICIAL INTELLIGENCE

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

PANELISTS



JOSEPH GRAZIOLE
EXECUTIVE VICE PRESIDENT, DEVELOPMENT SERVICES
RXR



RANDY SALVATORE
CEO
RMS COMPANIES



SIPHO SIMELA
FOUNDER & CEO
MATRIX RENTAL SOLUTIONS

MODERATOR

TIM FOLEY
CEO AND EXECUTIVE VICE PRESIDENT
THE BUILDING & REALTY INSTITUTE (BRI)



TICKET \$ 40

"GET YOUR TICKETS TODAY"
westfaironline.com/embracing-innovation

CV Rich Mansion

LOCATION

11:30am-1:30pm

TIME



PRESENTED BY



BRONZE SPONSOR



SUPPORTER

Natalie Holland / N Holland@Westfairinc.com

EVENT INFORMATION

Partners@Westfairinc.com

SPONSORSHIP INQUIRIES

JOIN THIS CONVERSATION AT

westfaironline.com/embracing-innovation

UNDERSTANDING LIQUIDITY (OR WHY CASH IS STILL KING)

BY TIMOTHY BAKER, CFA

Let's start with the basics:

What is liquidity? The simplest definition is the ability to convert an asset to cash. But not all assets are created equal. Some can be sold and converted to cash immediately while others require more planning. By this definition, cash itself is the most liquid part of your portfolio while things like your home are significantly less so.

But what is the purpose of having cash or cash-ready investments in your portfolio? While investing in the long-term and generating higher returns is great (and necessary for success), it is important to be prepared for emergencies. What if you lose your job? What if there is an expensive home repair not covered by insurance? According to Yahoo Finance, the U.S. Bureau of Labor Statistics found that the average period of unemployment in 2023 was 20 and 1/2 weeks, or almost 5 months. That is why the standard rule of thumb is to have three to six months' worth of living expenses in the bank. But there are many sources of liquidity. Let's explore some.

- CASH AND CASH EQUIVALENTS -

As we've established, cash is the most liquid piece of your portfolio. But cash doesn't earn you much and to many feels like a wasted opportunity. I would agree, but there is some value in exchanging a potential return for the safety of funds that are immediately available. However, there are alternatives. As interest rates have risen over the years, many banks are paying higher interest rates on deposits, but it is important to read the fine print: Some will require the funds to stay there for a certain period of time in order to earn the rate. Certificates of Deposit (CDs) are also gen-

erally a safe place to store cash, but beware of penalties for early withdrawal. You can also consider T-bills, which are any government obligation with a maturity of less than one year. As with anything else, there is a catch. The value of T-bills will fluctuate with changes in interest rates. If interest rates rise, they can fall in price, affecting what may be available if the funds are needed prior to maturity. Finally, you can buy a money market mutual fund that will generally carry a higher interest rate and can be available within two days, which is how long it takes a mutual fund to settle when sold.

- STOCKS AND BONDS -

The meat and potatoes of any good portfolio is a well-diversified exposure to stocks and bonds, whether selected individually or in a mutual fund or an Exchange Traded Fund (ETF). However, their liquidity is often misunderstood, because they (especially stocks) are always referred to as long-term investments. However, that categorization has more to do with volatility and less to do with liquidity. It is generally not a good idea to invest in stocks or longer-maturity bonds when the funds will be needed in a short window, that is, less than two to three years. As we've all seen,

stocks can go through downturns, sometimes sustained ones, and ideally you wouldn't want to sell one of them to raise funds for an emergency. That aside, they can still be a source of liquidity as they can be converted to cash quite easily. As noted above, mutual funds and ETFs can be sold quickly on any given day, with the funds available two days later. One caveat, particularly when it comes to individual stocks (as well as some mutual funds and ETFs): Things can go wrong, and it may not be easy to find a buyer for your individual position. It's important to know what you own.

- PRIVATE EQUITY -

In the above section, we are referring to investments available in the public markets, that is ones that trade on an exchange or over the counter. For more qualified investors, there is also private equity. Here professional portfolio managers find opportunities with companies that are not publicly traded and place investor dollars with them. The intent is to oversee the

company, improve operational efficiency and thereby increase shareholder value. While these investments do tend to make distributions, you shouldn't expect the full value of the investment to be returned before 5 to 10 years. The idea is to get returns not available in the public markets, but at the expense of near-term availability of funds.



Chartered Financial Analyst Timothy Baker is the principal owner of Metric Financial, a Simsbury, Connecticut-based investment management and financial planning firm that offers educational sessions and public seminars on creating and preserving wealth for retirement. For more, visit metricfin.com.

Editor's note

A New York appeals court will allow former President Donald J. Trump to post a smaller \$175 million bond in his appeal of the state's fraud case against him. Had he had to post the full \$454 million, which he said he could not do, he could've lost control of his bank accounts and even some of his properties. He has 10 days -- from the date the decision was issued, March 25 -- to come up with the bond. The Trump fraud case has brought the subject of liquidity to the forefront. We've asked Westfair financial columnist Timothy Baker to weigh in on how to stay afloat without jeopardizing investments

- EMPLOYER RETIREMENT PLANS -

During times of hardship or emergency, many turn to the balances available through their employer's retirement plan, including 401k and 403b plans. While that is an option, we generally recommend it as a last resort for a couple of reasons. First and foremost, these plans often are an investor's biggest source of retirement savings and any withdrawals hurt the ability to reach that goal. Secondly, if you are borrowing from

the plan with the intent of paying it back, it hurts in two ways -- the funds are no longer in investments growing, and future contributions do not go back into investments until the balance of the loan is fully paid. Also note that, other than for one-time hardship, any withdrawals prior to age 59 1/2 are both taxable and penalized at a rate of 10%. It is important to know all the plan rules prior to considering accessing what is in your plan.

- IRAS -

Here it is important to know the rules as well. IRAs are significantly less liquid than a taxable brokerage account, simply because of the tax laws. Similar to employer plans, anything withdrawn from a Traditional IRA prior to age 59 1/2 will be taxed and penalized. Once a year, you can access funds in an IRA, but they must be paid back within 60 days

or the aforementioned taxes and penalty will apply. Roth IRAs have similar restrictions on earnings, but contributions can be withdrawn anytime without tax or penalty. When it comes to the accumulated earnings, though, there are many nuances, so make sure to do some reading or consult a professional before accessing these accounts.

- REAL ESTATE -

As noted earlier, and as we have seen in the Trump fraud appeal, real estate is a complex source of liquidity. There are a few considerations:

- ① Selling a home can take time. That sounds anachronistic given the real estate environment post-Covid. But ignore the time it takes to get an offer and consider the time it takes to complete a transaction. Getting everything in order, including an appraisal and title searches, can take at least a month.
- ② Accessing liquidity from a commercial property can be challenging as well. The market for commercial real estate is not what it once was, and the specific attributes of the property have become even more important. One option that may be available is a sale and leaseback where the building is sold to another owner, but the space is kept by making lease payments to the new owner. Again, that requires finding a buyer for a property that may and may not be in demand.
- ③ Borrowing against a home (as in a home equity loan or line of credit) can also take time. Banks will likely require an appraisal and run credit checks, which can be quite detailed. Furthermore, with interest rates rising over the last few years, the days of cheap money to "take out of" your home are behind us.

Liquidity is an important part of your financial picture and, as this article illustrates, it is not quite as simple as it may seem. Aside from straight cash held at a bank, there are all kinds of rules and catches. While the bank may not pay much, the funds are always there at the ready and sometimes that is worth the return sacrifice.

Editor's note

In February, Westfair luxury travel writers Debbi K. and William D. Kickham brought you the first of the stories on their recent trip to Maui, westfaironline.com/latest-news/maui-no-ka-oi-maui-is-the-best/ which was partially destroyed by wildfires last August. Here is another in their series:

Maui on our minds

BY DEBBI K. AND WILLIAM D. KICKHAM

The world watched – and mourned – as wildfires devastated the Maui town of Lahaina. The good news is: Many other areas of Maui were untouched and continue to welcome visitors with open arms. One such area is the blissfully beautiful, luxury Wailea Beach Resort.

It's the flagship property of the Marriott Bonvoy family of brands, but you won't see any "Marriott" signage anywhere. That's because this property concentrates on an authentic Maui experience under pristine conditions. It doesn't matter if you're on a honeymoon or vacation, celebrating an anniversary or just having fun with your family. "We have the place for you," said Laurie Garzon, the property's director of sales and marketing.

For starters, there are four pools spread across the resort's 22 acres. The newest, poshest pool anywhere is the Olakino, an unparalleled adults-only wellness sanctuary featuring personalized service from Po'e Mālamas (translated as "one who takes care") and elevated wellness and culinary offerings, all included in the private poolside setting. It's making quite the splash.

With tropical greenery framing the infinity-edge, saline pool and in-water chaise longues that peer out to the Pacific Ocean, Olakino features rotating programs tied to the pillars of la'i (tranquility, harmony), ala (awakening), kōnea (restoration) and a'o (the acquisition of knowledge) so guests can expect everything from poolside acupuncture and sunrise yoga vinyasas, or flows, to aquatic sound baths and Ayurveda tea ceremonies. To further revitalize the mind and body, Olakino offers a health-forward food-and-beverage menu and complimentary goodies throughout the day, including nutritious shots and Hawaiian shave ice. Some of the yummys available for purchase are acai bowls, avocado toast, local Hawaiian ceviche, mochi ice cream and dark chocolate sea salt banana bites. This is white-glove service at its best.

With limited spaces available, resort guests will have the option to book an Olakino day pass (starting at \$200/chair), which grants full access to the oasis and daily programming. Day beds (starting at \$600) and cabanas (starting at \$1,200) are also available.

What we especially loved about Olakino were the luxurious lounge chairs perched in ankle-deep water, so that you can stay cool and soak up the sun simultaneously. They're the definition of "relax."

For more, visit www.marriott.com/en-us/hotels and www.marriott.com/loyalty.mi and www.gohawaii.com/islands/maui.

IF YOU GO

Overnight at a champ of a hotel – We stayed at the Marriott Los Angeles Airport before boarding a Hawaiian Airlines flight to Maui. The 50-year-old hotel – once the training facility of Muhammad Ali, its first occu-

pant – boasts modern, comfortable accommodations with access to its M Club, offering food amenities for its Ambassador, Titanium and Platinum members. We also enjoyed dining at the JW Steakhouse and Hangar 18. For more, visit www.marriott.com.

Fly Hawaiian Airlines – There are two reasons to fly this airline,

top-rated by Travel + Leisure. The first is its unwavering support for fire-devastated Lahaina. Since Aug. 15, its Mālama Maui Desk has assisted more than 230 individuals and organizations with urgent, high-impact requests for support related to travel, cargo shipping, baggage waivers, volunteers, sponsorships and more, all as part of its second phase of support for Maui. This has included delivering nearly 19,000 pounds of donations to West Maui. These efforts dovetail with an already-existing Hawaiian Airlines program to encourage responsible tourism in Hawaii, called "Travel Pono."

The second reason is a new fleet of 12 Boeing 787-9 Dreamliners, featuring premium Leihōkū Suites. While we didn't have the opportunity to review Hawaiian's Premium class service, we did book seats in its Extra Comfort class, which offered a significantly wider seat (perhaps 2 1/2 inches wider than basic Economy), plus a seat-back pitch of at least the same. hawaiianairlines.com.

Drive Sixt Rental Car – This family-owned company, headquartered in Munich, is more than 100 years old, with 80 U.S. city locations, 44 U.S. airport locations and 2,000 locations worldwide in more than 105 countries. We found it to offer excellent service, a high inventory of electric vehicles and more luxury vehicles than most rental companies. [Sixt.com](https://sixt.com).

Set sail with Red Hospitality & Leisure – Come aboard the Ali'i Nui and Koa Kai for Red Hospitality's Royal Sunset Dinner Cruise (starts at \$239) and Makani Sunset Sail (starts at \$159).

Dine at these hotspots — TS Restaurants is a group that owns and operates Duke's Maui, www.dukesmaui.com/ Hula Grill, www.hulagrillkaanapali.com/ and Leilani's on the Beach www.leilanis.com/ – three excellent venues that make the most of native fishes and macadamia nuts in their entrées and desserts. And don't forget a stop at Nick's Fishmarket, www.nicksfishmarketmaui.com/ which we never miss when visiting Maui. – Debbi K. and William D. Kickham.

For more on the Marriott Los Angeles Airport, Hawaiian Airlines, Sixt Rental Car, Red Hospitality & Leisure and dining in Maui, look for upcoming editions of our new *Be Our Guest* newsletter. And follow Debbi on Instagram @DebbiKickham.

Lucia's of Bedford casts its spell

BY JEREMY WAYNE / jwayne@westfairinc.com

I wonder if the word bruschettaccio comes up in Italian school spelling bees. It would be a tough one in anyone's libero. Luckily at Ristorante Lucia, a well-established – and for the most part unreconstructed – Southern Italian restaurant in Bedford, you don't need to worry about spelling, or pronunciation for that matter – although it's brooske-TA-cho if you must. You can simply hold up the menu and point, your reward being an irresistible, classic combination of toasted bread, mozzarella, tomato, red onion and basil -- Italy on a plate.

There are easier dishes to pronounce at Lucia, ones that are equally satisfying, spaghetti being a case in point. Mine came with a sauce of ripe San Marzano tomatoes and house-made meatballs, comfort food at its most soothing. In a dish of penne alla vodka, ripe tomatoes worked their magic, too, laced with

cream and vodka and speckled with pancetta over quill-shaped pasta.

Opened in 2006, Lucia's, which occupies a pretty, low-build, one-story villa, has a loyal, local following, but the food at this classic trattoria is so good that I posit it's worth a visit from further afield.

The restaurant is divided into two rooms, the less formal one to the left as you enter, for pizza and superb house-made gelato, and to the right, the smaller, decidedly rustic restaurant "proper." With wooden beams

and a wonderful long wooden mantel, soft lighting, formally dressed tables and, best of all, a roaring fire in the grate, it is a welcoming space.

Service throughout is keen and utterly charming, returning regulars treated as friends and servers making you feel that your enjoyment is paramount.

Back to the menu and do look out for those pesky double ps and lls in pappardelle, which on the evening we visited was unfortunately a touch overcooked, so that it couldn't quite support the slow-braised beef and porcini it was served with. This was the only dish I along with two friends tried that was not up to par.

Reverse gear and double back to another fine starter, pastuccia, a traditional polenta pie with sausage and raisins, a specialty of the town of Teramo in Abruzzo, which borders Ristorante Lucia's owners Peter and Lucia Diana's home region of Lazio, southeast of Rome. Their version – rich with golden raisins, chopped with spelling bee-worthy soppressata sausage and presented with a burnished gold top – was a show-stealer.

Tempting as they sounded, we skipped the salads – whenever I see "add chicken, add shrimp" to any dish I nearly always want to avoid it, because perhaps unreasonably I think it's the chef's job rather than mine to compose a dish, something I have to do six nights a week at home – and fast

forwarded to main courses instead.

We loved the veal piccata, an exceptionally generous dish of two flattened veal fillets with a perfectly emulsified lemon sauce, sprinkled with capers and served with baby roast potatoes. Delicate fillets of sole in an egg batter with a white wine reduction and a robust, perfectly cooked (rare) New York strip steak, a special of the day, also won plaudits.

There was good drinking, too. A fair white wine selection, followed by a stronger red one, full of plummy Tuscans and even Super Tuscans to go with the meatier dishes, gave way to a tempting list of amari (Italian "bitters"). This included Amaro del Capo from Calabria, with its notes of orange and juniper – best served cold; my own personal favorite, Ramazzotti, from Milan; and the rarely seen, at least in this neck of the woods, lean and mineraly Amaro Ciociaro, again hailing from the owners' region – actually from their hometown.

For dessert, a fabulous slab of tiramisu, the size of a brick, gave lie to the old Kate Moss saying, "Nothing tastes as good as skinny feels." Because whatever it was – 500 calories? even 1,000 – I didn't care. This did.

For more, visit ristorantelucia.com.

We loved the veal piccata, an exceptionally generous dish of two flattened veal fillets with a perfectly emulsified lemon sauce, sprinkled with capers and served with baby roast potatoes.

Create more **BUZZ** for your Business

BUZZ
CREATORS
PUBLIC RELATIONS | MARKETING | BRAND BUILDING

914-358-5080
thehive@buzz-creators.com
www.buzz-creators.com
400 Columbus Avenue, Suite #122
Valhalla, NY 10595

FOLLOW US!      



Lucy Redzepowski and Al Samuels. Photo courtesy of Kathy Kahn.



A recent film shoot in Rockland's village of Nyack. (Photo provided by Rockland County Tourism)

FILMMAKERS LIKE ROCKLAND

From Lionsgate in Yonkers to Upriver Studios in Saugerties — as well as other smaller stage venues from Brooklyn to Saratoga Springs — there's moviemaking in the Hudson Valley, and Rockland County Tourism is working to bring more of it to the region. As recently as March 21, Universal Television LLC, a subsidiary of NBC Universal, was busy filming season five of its series, "FBI: Most Wanted," on Central Avenue in Pearl River.

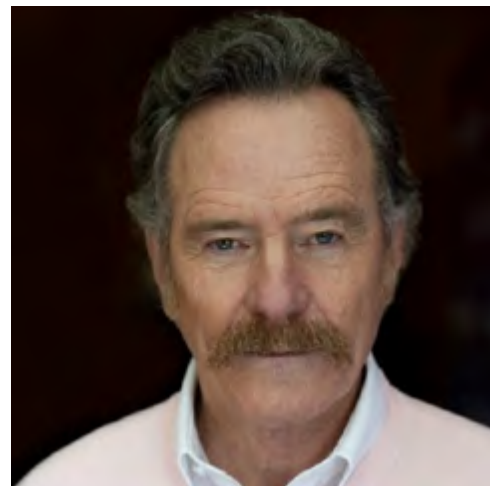
Lucy Redzepowski, the county's director of tourism and economic development, told Rockland Business Association (RBA) members and guests at its March 21 luncheon held

at the Pearl River Hilton that over \$278,000 in Tourism Grant Awards went to the county last year, and she sees much more on the horizon as the film industry continues to flourish in Rockland.

Now President of Hudson Valley Tourism, Redzepowski's 10-member board is promoting the region's name recognition and told RBA members and guests on March 21 that the income garnered from film studios is saving the average homeowner \$400 a year in taxes. "We are looking forward to passing that year," she told members and guests.

"She also sits on the Hudson Valley Regional Council — and although she has no vote in that venue, she has much to offer when she attends the sessions," said RBA President Al Samuels. "We are lucky to have her. She's an ambitious person and really gets their attention.... Lucy has proved to be a tremendous asset to the county and to the regional Council."

AIRLIFT BENEFIT



Bryan Cranston. Courtesy of Zusha Goldin.

Award-winning actor and producer Bryan Cranston — best known for his iconic roles in "Malcolm in the Middle" and "Breaking Bad" — will host the 2024 AmeriCares Airlift Benefit Thursday, April 11, in New York City.

The benefit will celebrate the organization's 45 years of life-changing health programs for people affected by poverty or disaster and the health workers and partners who make the programs possible.

"I'm deeply honored to serve as the host for this year's Airlift Benefit and champion the vital work AmeriCares is doing to save lives and improve health," said Cranston. "From Ukraine to Colombia, AmeriCares is making a difference every day with life-saving health programs and deliveries of medicine and medical supplies."

The benefit will take place at the TWA Hotel at John F. Kennedy International Airport with cocktails, dinner, dancing and inspirational stories about the impact AmeriCares is making in the United States and around the world. Longtime AmeriCares supporters Ignacio and Samhita Jayanti, Alexander and Sarah Saint-Amand, Mike and Lisa Ullmann and Eric and Joy Weintz are co-chairing this year's benefit, produced by STAMP Event Co.

The next morning, a group of guests will depart on a 48-hour journey to Colombia, where AmeriCares operates health centers and mobile clinics in 10 cities for families fleeing the humanitarian crisis in Venezuela and other underserved populations. Over the past seven years, more than 7 million people have fled instability in Venezuela, with Colombia hosting nearly 2.9 million displaced children and adults — the most in the region. The AmeriCares clinics help to alleviate the strain the population influx has put on the Colombian health system as well as support the health needs of host communities. Guests on the airlift will visit health facilities, take part in volunteer activities and meet Colombian workers, patients and community leaders and see the impact AmeriCares is making firsthand.

Cranston first became involved with AmeriCares in 2020 when he and his wife, actor Robin Dearden, performed a skit for Covid is No Joke, a virtual celebrity comedy benefit for AmeriCares. He became further engaged through AmeriCares Board Member and Actor, Director, Producer Tony Goldwyn, who co-starred with him in the Broadway play "Network," for which Cranston won a Tony Award.

Each year, AmeriCares reaches 85 countries on average, including the United States, with life-changing health programs, medicine, medical supplies and emergency aid. AmeriCares is one of the world's leading nonprofit providers of donated medicine and medical supplies.

RECEIVING HOME CARE FROM SOMEONE YOU KNOW AND TRUST



Anthony J. Enea

For many seniors aging in place, the idea of bringing a stranger into their home to provide care may be an uncomfortable one. Westchester County elder law attorney Anthony J. Enea, managing partner of Enea, Scanlan & Sirignano LLP in White Plains and Somers, New York, recently shared his insights on New York's Consumer Directed Personal Assistance Program (CDPAP), which helps overcome that hurdle by compensating friends and/or family members to take on the home health aide role.

A New York Medicaid initiative CDPAP allows someone who is eligible for the Medicaid home care program — both financially and physically — to hire their own home health aide, including friends and/or family members other than their spouse. The caregiver is paid hourly by Medicaid based on the number of hours the consumer has been approved for by Medicaid.

"More than anything else, CDPAP offers the option of receiving home care from someone you know and trust," said Enea, who has spent nearly 40 years protecting the rights of seniors, the disabled and their families. "The level of familiarity and comfort it affords both the recipient of the care and their family — knowing that a loved one and/or friend is providing the care needed — is, in many cases, invaluable."

With CDPAP, the person in need of care (or their representative) is responsible for hiring, firing and training the caregiver — and must arrange for their own backup when needed. The aide chosen does not need to be a certified health-care provider, nor do they require any prior training in health care. An additional benefit of using the CDPAP program is that the caregiver is not limited in the services they can provide.

"CDPAP has received a great deal of negative press as it is a home care program that is being victimized by fraud and abuse by both some of its participants and some of the fiscal intermediaries involved with the program," said Enea.

Enea is the immediate past president of the Westchester County Bar Foundation, past chair of the New York State Bar Association's Elder Law & Special Needs Section and 50+ Lawyers Section, and a

past president of the Westchester County Bar Association. His practice areas include wills, trusts and estates; elder law; Medicaid asset protection planning; Medicaid applications (home care and nursing home); special needs planning; and guardianships (Article 81 and 17-A).

OFFERING ASSISTANCE TO HOMEBUYERS

First County Bank has been approved to participate in Federal Home Loan Bank of Boston's homeownership assistance programs, Equity Builder Program and Housing Our Workforce. Both programs provide assistance to income-eligible homebuyers who are purchasing one- to four-family homes that will serve as their primary residence.

Equity Builder Program (EBP) provides grants to financial institutions to help local first-time homebuyers with down payments and closing costs as well as homebuyer counseling and rehabilitation assistance. Borrowers earning up to 80% of the area median income are eligible to receive up to \$30,806 in assistance on a first-come, first-served basis. Buyers must complete homebuyer education and counseling.

Housing Our Workforce (HOW) enables financial institutions to help local homebuyers earning more than 80% and up to 120% of the area median income with down payments and closing costs. Borrowers can receive 10% of the home sales price or up to \$25,000 in assistance on a first-come, first-served basis. Buyers must complete homebuyer education and counseling if they are a first-time homebuyer.

"These grant programs are designed to ease some challenges associated with a home purchase, particularly at a time when home prices have risen sharply and are beyond the reach of many individuals and families. We are pleased to participate to help borrowers become homebuyers, while also supporting the financial stability and vitality of our communities," said Robert Granata, chairman and CEO, First County Bank.

First County Bank is eligible to receive up to \$350,000 through the EBP and up to \$260,000 through HOW depending on availability of funds in 2024.

Headquartered in Stamford, Connecticut, for more than 170 years First County Bank is an independent mutual community bank with 14 branches in Stamford, Norwalk, Darien, Greenwich, Fairfield, New Canaan and Westport offering deposit products, mortgages, wealth management, business banking services.

The Federal Home Loan Bank of Boston is a cooperatively owned wholesale bank for housing finance in the six New England states. Its mission is to provide highly reliable wholesale funding and liquidity to its member financial institutions in New England. The bank also develops and delivers competitively priced financial products, services, and expertise that support housing finance, community development and economic growth, including programs targeted to lower-income households

ATTORNEY LEADS IN LAND USE PRACTICE



Sara Sharp

Sara Sharp of Hurwitz Sagarin Slossberg & Knuff LLC has been promoted to counsel as a result of her exceptional contributions to the firm's land use practice.

With more than a decade of practicing law, Sharp combines her experience in environmental science and litigation to craft innovative solutions that benefit her clients and their communities. Her recent successes include navigating complex entitlement processes, securing approvals for mixed-use developments and spearheading initiatives in green energy.

"Sara's promotion to counsel reflects her outstanding leadership and dedication to excellence," said John Knuff, one of the firm's named partners. "Her passion for innovation and unwavering commitment to client success make her an invaluable asset to our firm and the communities we serve."

Sharp is working on the development of Connecticut's first 200-megawatt battery storage unit in Milford, the development of a national warehouse store in Connecticut, and the new neuroscience building at Yale New Haven Hospital.

Beyond her professional achievements, Sharp remains actively engaged in community initiatives, serving on the Regional Advisory Council for the Women's Business Development Council and as vice chair of the Connecticut Bar Association Women in the Law section. She also mentors the firm's junior attorneys.

Sharp has been recognized for her accomplishments by Super Lawyers Rising Stars and was selected by the Connecticut Law Tribune for its New England Legal Awards, New Leaders in the Law.

Founded in 1967, Hurwitz Sagarin Slossberg & Knuff is a boutique law firm focusing its practice on litigation, land use and zoning and representing businesses and individuals in state and federal court and before agencies and commissions throughout Connecticut. Its attorneys are also admitted to practice in New York and Massachusetts.

UNIVERSITY GALA BENEFITS STUDENT SCHOLARSHIPS

Mercy University in Dobbs Ferry recently announced the honorees for its 43rd annual Trustees' Gala. They include Susan Fox, president and CEO of White Plains Hospital, College of New Rochelle alumna Patricia Keegan Abels, and student Devin Philip Goens '24. The Trustees' Gala, which raises critical funds to benefit student scholarships, will take place on Thursday, May 2 at Glen Island Harbour Club in New Rochelle.

"I look forward to celebrating the remarkable achievements of these honorees at our 43rd annual Trustees' Gala," said Susan L. Parish, Ph.D., M.S.W., president of Mercy University. "Their dedication to excellence and service truly embodies the spirit of Mercy University."

Fox, a prominent figure in health care in Westchester, will be presented with the Community Leadership Award for her outstanding contributions to the field and her dedication to serving the community. Keegan Abels will be honored with the CNR Legacy Award for her lifelong dedication to upholding the values of The College of New Rochelle and her steadfast support of Mercy University following the closure of CNR in 2019, when Mercy committed to preserve the CNR legacy. Goens will receive the Student Achievement Award for exemplifying leadership and serving as a role model to his fellow students.

"It is such an honor to be recognized with the Community Leadership Award by the Mercy University Board of Trustees," said Fox. "By broadening access to a high-quality education, Mercy is providing opportunity to many students, especially in health care where talent development remains a top priority. At White Plains Hospital, we are proud to partner with Mercy to inspire the next generation of health-care talent."

"I am deeply grateful to the Mercy University Board of Trustees for honoring me with the CNR Legacy Award and I also want to thank Dr. Susan Parish and the entire Mercy community for their inspiring commitment to higher education," said Keegan Abels.

"My time here at Mercy has been transformative and everyone here, from the faculty and staff to my fellow students, has driven me to succeed," said Goens

To learn more about the 43rd annual Trustees' Gala, visit <https://alumni.mercy.edu/pages/43rd-annual-trustees-scholarship-dinner-registration>.

Mercy University is an independent, coeducational institution serving more than 9,000 students each year across campuses in Westchester, the Bronx, Manhattan, as well as online. It is a federally designated minority-serving institution and the largest private Hispanic Serving Institution in the state of New York. Mercy offers more than 100 undergraduate and graduate degree programs and certificate programs within six schools: Business, Education, Health and Natural Sciences, Liberal Arts, Nursing and Social and Behavioral Sciences. The institution also provides noncredit courses and certificates for adult learners looking to acquire new skills through CER-TiFi by Mercy University. Mercy was founded in 1950 by the Sisters of Mercy whose mission of transformative education remains strong.



From left, Youth Bureau Executive Director Dr. DaMia Harris-Madden, and Westchester 2024 Sheros Anahaita N. Kotval, Judy Troilo, Lori Stephens, Jackquelyn Harris Young and County Executive George Latimer.

A CELEBRATION OF FOUR SHEROS

In honor of Women's History Month, the Westchester County Youth Bureau and Youth Board celebrated four extraordinary sheros (women admired or idealized for courage, outstanding achievements or noble qualities). These remarkable women, through their unwavering vision and tireless dedication to Westchester County have enhanced the lives of countless youth and families.

- The 2024 award recipients are:
- Anahaita N. Kotval: As the CEO of

Lifting Up Westchester, Kotval has been a beacon of hope, compassion and empowerment for those in need.

- Judy Troilo: Serving as the CEO of The LOFT, Troilo's leadership has transformed lives and created safe spaces for young people.

- Lori Stephens: The founder and executive director of G.O.O.D. for Girls, Stephens has led an inspiring commitment to empowering young women.

- Jackquelyn Harris Young: The pro-

gram director of G.O.O.D. for Girls, Harris Young's dedication has shaped futures and fostered resilience.

County Executive George Latimer said: "Westchester is the home of many remarkable people, and particularly the women selected due to their positive contributions and commitment to serving children, youth and families. These sheros exemplify the spirit of service and compassion, which resonates in their immediate communities and far beyond our county borders."

YOU'RE INVITED

The Osborn's WellSpring Series will present Orchestra Lumos: Around the World in 80 Minutes on Wednesday, April 10, at 7:30 p.m. Free and open to the public, the concert will be held in The Osborn's Auditorium at 101 Theall Road in Rye, New York.

Led by musical director Michael Stern, Orchestra Lumos (formerly Stamford Symphony) features some of the finest musicians in the tri-state area, who play in the orchestras of the New York Philharmonic, Metropolitan Opera, NY Pops, and Broadway shows. Around The World in 80 Minutes is a grand musical tour, from the sounds of Old Vienna to a galaxy far, far away. The musical selection features the nostalgia of The Wizard of Oz, the Beatles, Gershwin and Mozart's evergreen Eine Kleine Nachtmusik.

The Osborn's signature WellSpring program engages all the dimensions that enrich fulfilling lives: intellectual, social, physical, environmental, occupational, emotional and spiritual. Each spring and fall, The Osborn invites the wider community to share cultural programs through its signature WellSpring Series.

The Osborn was named as one of the nation's



"Best Continuing Care Retirement Communities" by "Newsweek."

A private, nonprofit, continuum of care community, founded in 1908 the Osborn offers independent living, assisted living, memory care and skilled nursing, as well as inpatient and outpatient rehabilitation care. In addition to residential and health-care services on its 56-acre campus, the organization provides home care and companion services in Westchester and Fairfield counties through Osborn Home Care.

For reservations, email RSVP@theosborn.org or call 914-925-8218.

CHILDREN'S MUSEUM'S NEW OFFICERS



Marvin N. Campbell

The Westchester Children's Museum, located at 100 Playland Parkway, Rye, recently elected longtime board member Marvin N. Campbell to chair the Board of Directors. He succeeds Carolyn Carr Spencer, who held the position for 10 years and now assumes the role of treasurer. Katie Vernace was elected to the position of vice chair.

Campbell, senior vice president and chief business development counsel at Synchrony Financial, has been a board member of the museum for more than 10 years. He initially became involved with the museum to honor the legacy of his beloved wife, Dr. Mary Grantham Campbell, who passed away in 2005 and was one of the founding visionaries of the museum. In the years since he joined the board, Campbell has been an active member of the executive and nominations committee and the 2023 search committee that selected Thomas Sullivan, the current museum executive director. A resident of New Rochelle, Campbell is also an accomplished artist, working in a variety of mediums.

Campbell assumes the role of chair during dramatic growth at the museum over the past year. Under the leadership of Thomas Sullivan, the number of memberships tripled, and annual visitation increased to 79,000 – more than any year since the museum opened in 2016. In the month of January alone, the museum welcomed almost 12,000 visitors, compared to just 1,000 in January 2023, a 12-fold increase. The museum is looking ahead to increasing its impact on the region with the launch of its unprecedented financial access membership program reducing the cost of membership to hundreds of deserving families. The museum is also looking forward to installing new exhibits, launching new partnerships with community businesses and organizations, and fulfilling its potential as a world-class children's museum and a vibrant cultural and educational hub.

The current Board of Directors of the Museum consists of 13 members from across the region and represents a wide range of generations, interests and professional expertise.

It is a light-filled, colorful, vibrant learning space for children aged 0-13 and their families, caregivers and teachers, filled with unique and engaging interactive exhibits. Located on the beach and boardwalk in historic Playland Park, the museum offers experiential learning opportunities in physics, science, art, technology and design, with places to create, build and explore. It is open daily from 9 a.m. to 5 p.m. Admission is \$14 per person, \$12 for seniors, and free for children under one and museum members. \$3 per person with EBT and ID, Blue Star Museum. To join: discoverwcm.org/ membership.

TECHNOLOGY MOVES AT THE SUPERMARKET



Michael A. Tami



John Damjanovich

The Board of Directors of Big Y Foods Inc. has announced changes in its Information Resources Technology (IRT) team. After 26 years of service to Big Y, Michael A. Tami, vice president of IRT, retired and John Damjanovich has been appointed senior director of IRT and strategy. He reports to Michael P. D'Amour, president and CEO.

"We look forward to supporting John as he navigates cohesive and successful pathways within the entire IRT team," said D'Amour.

Damjanovich will develop an overall framework to guide knowledge management at all levels of the company as well as all divisions, including Big Y Supermarkets, Big Y Express Gas and Convenience, Table & Vine Fine Wines and Liquors. His 39-year career in the supermarket industry began as a part time service clerk working in customer service, produce, deli, grocery and night crew. In 1988, he joined Big Y and in 1992 was promoted to full time in the frozen and dairy department. One year later, he was tapped for store manager training where he became assistant store manager in Torrington, Connecticut. By 1996, he was assigned store manager in several Connecticut markets, including Naugatuck, Rocky Hill, Monroe, Guilford and New Milford.

In 2020, he moved on to special projects manager working with collaborative cross-functional teams across the organization. He has been at the forefront of developing strategy and implementation of Big Y's Computer Assisted Ordering initiative

across the entire chain. In addition, he has developed tools for employees and Big Y's vendor partners to elevate the customer shopping experience.

In 2023, he became manager of supply chain, vendor relations and inventory management until assuming his current role.

Damjanovich holds a Bachelor of Science degree from the University of Connecticut at Storrs. He has received several Store Manager of the Year Awards through Progressive Grocer, a national industry publication.

Big Y Foods Inc. is one of the largest independently owned supermarket chains in New England with over 10,000 employees. It has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y".

LGBTQ-FRIENDLY SENIOR HEALTH CARE

Many older adults who identify as lesbian, gay, bisexual or transgender (LGBTQ) have experienced prejudice or social stigma at one time or another. As a result, they may avoid accessing health care or aging services for fear of discrimination. Recognizing a critical need, United Hebrew of New Rochelle has earned the prestigious SAGE Care credential, signifying its commitment to providing exceptional care and support of the LGBTQ+ community.

"With anti-LGBTQ+ extremism on the rise, it is more important than ever to create safer spaces for LGBTQ+ people and that includes the places we age," said Rita Mabli, president and CEO of United Hebrew. "We are thrilled to partner with SAGE-Care in our shared mission to improve the lives of LGBTQ+ older adults. We believe in fostering a community where everyone feels respected, valued and celebrated for who they are. This credential reaffirms our dedication to providing an inclusive environment that prioritizes the well-being of all residents."

SAGE Care is a national training program developed by Services and Advocacy for GLBT Elders (SAGE) to equip senior care providers with the cultural competency needed to serve LGBTQ+ residents effectively. The SAGECare credential process evaluates senior living communities based on various criteria, including non-discrimination policies, staff training on LGBTQ+ cultural competency, community engagement, and resident support services. To date, United Hebrew's assisted living and memory care communities have earned the credential, with plans to expand the program to its nursing home underway.

By receiving the SAGECare credential, United Hebrew demonstrates its unwavering commitment to providing exceptional care for all seniors, regardless of sexual orientation or gender identity. This dedication ensures a vibrant and inclusive community where LGBTQ+ residents can thrive.

AMERICAN MANUFACTURER AND KOREAN COMPANY WORKING TOGETHER



From left: Larry Nussbaum, president of PACT; Rodger Mort, PACT COO; Alan Goodrich, PACT sales and marketing manager; Richard Kwon, chief marketing officer at BS Technics Co. and Jennifer Kim, director of sales and marketing at BS Technics Co. Photo courtesy of PACT.

According to the National Transportation Safety Board, more than 4,000 electric cars catch fire each year caused by thermal runaway (TR), a phenomenon in which lithium-ion battery cells that charge the vehicles enter an uncontrollable, self-heating state during transport, often leading to deadly explosions. Now, two companies on different continents that produce TR solutions are joining forces to reduce that total. Specifically, Packaging and Crating Technologies (PACT®), a Connecticut-based manufacturer of a proprietary, fire-suppressant paper wrap and BS Technics, a thermal interface material company in Korea, have entered into an exclusive partnership that allows the expansion of PACT® Thermo Shield™ and TR Sleeve™ into the Asian country for such multinational companies as Samsung, Hyundai and LG Electronics, among other popular brands.

"Although electric vehicle technology dates back to the 1800s, the first drivable EV only hit the market in 1997," said Rodger Mort, chief operating officer at PACT. "These days, there are hundreds of battery-operated cars available for consumers."

Mort noted that thermal runaway (TR) is becoming a household word due to the vast amount of lithium-ion battery fires, which have caused 611 injuries and 115 fatalities across the U.S. last year alone. TR can result in the ejection of lethal gases, shrapnel and/or particulates, extremely high temperatures, smoke and fire. Thermal runaway begins when the heat generated within a battery exceeds the amount of heat that is dissipated to its surroundings. If the cause of excessive heat creation is not remedied, the condition will worsen.

In 2019, Mort conceived a sustainable solution and led his company to invent PACT Thermo Shield™, a lightweight, pleated, paper with a nontoxic moisture vapor applica-

tion that prevents TR by immediately cooling the internal environment of the package, while limiting oxygen around the payload.

Quickly thereafter, PACT® developed a special product for EV batteries, the TR Sleeve™, in which the material is wrapped around each battery cell to mitigate TR propagation between the individual units, thus serving as a heat and flame barrier.

"We prevent the 'domino effect' that happens when an individual lithium-ion battery cell becomes unstable and ignites by shutting it down immediately and preventing a larger catastrophe," said Mort.

Both products have undergone rigorous tests at an internationally recognized facility run by Transport Canada. It is the only product to pass the proposed testing standards of the G-27 SAE International for safety in shipping lithium-ion batteries via land, sea and air. This is what caught the eye of Korean-based BS Technics.

"In the dynamic field of electromobility and battery manufacturing, rapid evolution is the norm," said Jennifer Kim, director of sales and marketing at BS Technics. "Our sophisticated solutions, combined with PACT's practical and affordable paper-based applications, are a perfect complement to each other in reconciling highly diverse EV battery manufacturing processes and creating consistency in safety standards on a global scale."

PACT® is a global leader in manufacturing sustainable and durable packaging products for the commercial, industrial and military industries. With more than 25 years of experience, the family business was founded by three green packaging professionals and continues to embrace an eco-friendly future by designing cost-effective, patented, crating solutions like LiftVans and PleatWrap, as well as custom packaging for the aerospace, medical, electronics, tooling, machinery, furniture, fine art and automotive sectors.



Stepinac High School's Show Choir.

HIGH SCHOOL CHOIR WINS TOP AWARDS

The talented vocal and instrumental members of Stepinac High School's Show Choir recently won four top awards in the 2024 WorldStrides Orlando Heritage Festival for their excellent performances.

The ensemble captured the Gold Rating, the highest in the competition; the Adjudicator Award for achieving the highest

choral and instrumental scores and tied for the Outstanding Choral Group accolade.

In addition, Calvin Lindo (Class of '24) of Yonkers, the award-winning actor of the Stepinac Theatre, earned a Maestro Award for displaying "...extraordinary musical ability and sensitivity."

The mission of Archbishop Stepinac High School is to offer young men of the

Archdiocese of New York a highly competitive academic and extracurricular program that will prepare them for college and leadership roles.

The faculty and staff accomplish these objectives by pursuing excellence and creating a supportive, disciplined atmosphere with a strong sense of camaraderie and Christian values that is unique to the Stepinac experience.

CELEBRATING EXTRAORDINARY WOMEN

Family & Children's Agency (FCA) will host its Mother's Day Tea, at the newly renovated DCA Meadowlands in Darien on Thursday, April 25, from 11 a.m. to 3 p.m. to celebrate extraordinary women and raise funds for crucial community support programs.

The event is a tradition that honors the spirit of giving and celebrates the monumental impact of mothers and extraordinary women. This year, it will introduce a shopping boutique featuring local vendors – the perfect opportunity to find unique Mother's Day gifts. Ten percent of purchases at the boutique will directly benefit FCA, supporting programs that impact the lives of children, families, adults and seniors in need.

The proceeds from this year's event will support memorial funds for Charlotte Taverna and Allison Haupt, two remarkable volunteers whose dedication and love have left an indelible mark on the agency and whose legacy of compassion continues to inspire.

A leading nonprofit human services organization Family & Children's Agency has programs for community members of all ages, including behavioral and mental health, addiction recovery services, after-school programs, parenting education, homeless services, family counseling, specialized foster care, senior services and more.

Tickets are now available for purchase. For more information on purchasing tickets and supporting Family & Children's Agency, visit FamilyAndChildrensAgency.org.



From left, Claire Haupt, Christopher Haupt, Ann Barton, and Colin Haupt
Charlotte Taverna's Family: From left, Caroline Taverna, Deb Taverna, Anky Koudijs, Willem Taverna, Beatrice Taverna, and Lori Taverna.



Robert F. Cashel, President & CEO of Family & Children's Agency

ATTORNEY NAMED A WESTCHESTER CHANGEMAKER



Russell Yankwitt

Russell Yankwitt of Yankwitt LLP in White Plains has been named a Westchester Changemaker by Pace University and will be recognized with co-honorees April 18 at the Westchester Changemakers Award Ceremony, which pays tribute to outstanding individuals who have contributed significantly to the advancement of Westchester County. The event will be held at Kanopi at The Opus Westchester at 6 p.m.

The annual ceremony, regarded as Pace University's premier Westchester event, emphasizes the pivotal role of community and locality in fostering success for both the university and its students. The ceremony honors those who have played instrumental roles in shaping Westchester into the vibrant community it is today.

Throughout his extensive legal career, Yankwitt, Westchester's go-to litigator and trial attorney, has demonstrated an unwavering commitment to community service and passionate support for the region. A lifelong Westchester resident, he serves on the executive committee of the Westchester County Bar Association and is a dedicated board member of The Business Council of Westchester and Legal Services of the Hudson Valley. He is also the founder and current chair of the Westchester Committee of the Federal Bar Council.

His prior service on the Haub Law Board of Visitors and Yankwitt LLP's sponsorship of the Immediate Impact Scholarship offered to first-year students at Pace Law further underscore his dedication to fostering excellence within the legal profession.

Founded in 2009, Yankwitt has one of the most experienced litigation teams in the county who represent businesses and high-net-worth individuals across a broad range of matters. The firm also routinely handles complex cases in Westchester on behalf of national law firms and often serves as trial counsel for local law firms.

FOOD AND SHELTER ON THE WAY BY UNITED WAY

United Way of Westchester and Putnam announced it would administer about \$330,000 in grants to local nonprofits serving Westchester County through the Emergency Food and Shelter Program.

"The ALICE Report shows that 145,000 families in Westchester and Putnam counties are struggling," said United Way President and CEO Tom Gabriel. "In response, the United Way is honored to announce the availability of \$330,000 in emergency food and shelter funding to help our non-profit partners address the basic human needs of hundreds of thousands of families in our community."

United Way of Westchester and Putnam is accepting applications for Phase 41 of the Emergency Food and Shelter Funds available through the Local Emergency Food and Shelter Program (EFSP) Boards in Westchester County. This program provides federal funding to extend currently available services for the hungry and homeless. These funds are only for non-profits serving Westchester County.

The deadline for submitting completed applications is 5 p.m. Monday, April 22.

In addition to the keynote speakers, the event will feature breakout sessions and a vendor expo.

In-person tickets include admission plus breakfast and lunch. The first 500 ticketholders also get a swag bag and a copy of Dr. Wooten's book "The Prepared Leader." In-person tickets are \$75 per person. In-person groups of 5 or more will get tickets for \$65 per person. Virtual tickets are \$25 per person.

Virtual participants will be able to livestream the keynote sessions, which will also be available on demand after the Summit is completed. They will also be able to stream two breakout sessions, "Burn Bright, Not Out: How to Achieve More by Beating Burnout & Building Resilience" and "Unlocking Innovation Through IMPROV."

BANK INITIATIVE GOES TO AFFORDABLE HOUSING AND HOMELESSNESS PREVENTION PROGRAMS

The M&T Charitable Foundation, the philanthropic arm of M&T Bank recently announced \$900,000 in grants to commemorate its 30th anniversary. Through the 30 & 30 Giving Initiative, 30 organizations throughout the company's footprint received \$30,000 to support their efforts to build and develop affordable housing and to fight homelessness in underserved, low- to moderate-income communities.

Founded in 1993, the M&T Charitable

Foundation works in partnership with non-profit organizations that focus on improving the quality of life for the bank's customers, employees and neighbors. Awarding nearly \$40 million in grants each year, the foundation has given more than \$534 million to thousands of nonprofit organizations throughout its 30-year existence.

"Since its beginning, the foundation's reach and impact have been expansive, profound and lasting," said Dominique Goss, executive director of the M&T Charitable Foundation. "The 30 & 30 Giving Initiative is a sign of what's to come for the next 30 years and reflects our commitment to tackling critical issues like affordable housing and supporting efforts to provide families the ability to live and thrive in the communities we serve."

Supporting the development of affordable housing is an important part of the bank's \$43 billion Community Growth Plan, which includes \$20 billion for community development initiatives and affordable housing.

More than 90 different organizations were nominated by teams in each of the company's regions.

To finalize the 30 recipient organizations and distribute the funding, the foundation collaborated with OutcomesX, a first-of-its-kind social outcomes market that leverages Impact Genome Registry's (IGR) impact standard to bring transparency and equity to the social sector.

"OutcomesX recognizes that funding is a means to an end, not the end itself," said Phyllis Kurlander Costanza, president and co-founder. "Our commitment to leveling the playing field for all social impact organizations and rewarding nonprofits based on the quality of their impact, rather than their fundraising connections made supporting the M&T Charitable Foundation on the 30 & 30 Giving Initiative a natural partnership."

M&T Bank Corporation is a financial holding company headquartered in Buffalo, New York. Its principal banking subsidiary, M&T Bank, provides banking products and services in 12 states across the eastern U.S. from Maine to Virginia and Washington, D.C.

FOUNDATION AWARDS NEARLY \$3 MILLION IN SCHOLARSHIPS

The Westchester Community College Foundation is has appointed four new members to its Board of Directors: Shirley Acevedo Buontempo, Lorna Hawthorne, Dr. Raymond Sanchez, and Robert K. McNamara.

"SUNY WCC has been enjoying many successes in recent years, including increasing enrollment and graduation rates, and the support of the foundation will play an important role in maintaining this trend," said Board Chair Dr. Thomas Lee.

Acevedo Buontempo of Mahopac brings over 30 years of experience in marketing and nonprofit management to the board. As the founder of Latino U College Access (LUCA), she has dedicated her career to providing col-



Shirley Acevedo Buontempo



Lorna Hawthorne



Dr. Raymond Sanchez



Robert K. McNamara

lege access and opportunity to first-generation Latino youth.

Hawthorne of White Plains, co-founder of Golden Krust Caribbean Bakery & Restaurants, joins the board with a wealth of experience in entrepreneurship and philanthropy. Her commitment to education and community development, exemplified through

the Lowell F. Hawthorne Foundation Inc. will greatly benefit the foundation's mission.

Sanchez of Chappaqua, superintendent of the Public Schools of the Tarrytowns, brings extensive experience in educational leadership, advocacy for educational equity and fostering partnerships with community organizations and addressing the needs of diverse student populations.

McNamara of Bronxville adds a wealth of financial expertise to the board, with a distinguished career in investment banking and finance and a commitment to community engagement and philanthropy.

SUNY Westchester Community College provides over 20,000 full-time and part-time students with an education taught by award-winning faculty at one of the lowest tuition rates in New York state. The college offers over 65 degree and certificate programs, including innovative programs. Since its founding in 1969, Westchester Community College Foundation, a nonprofit organization, has raised funds to meet college and student needs not covered by public funds, distributing over \$2 million in scholarships and between \$2 million and \$3 million in program support annually.

'WASTE NOT WANT NOT'

Waste Free Greenwich is hosting the third annual ReThink Waste Fair on Saturday, April 6 from 11 a.m. – 3 p.m. at the Christ Church Parish Hall. The fair, an engaging, family-friendly event, explores creative ways to "rethink" waste through the 6Rs: Refuse, Reduce, Reuse, Repair, Recycle and Rot.

"The event aims to empower residents to adopt simple, sustainable practices, like food scrap recycling and swapping single use for reusables, and to support solutions to Connecticut's waste crisis. There's a better way than throw away," said Julie DesChamps, founder and chair of the local nonprofit Waste Free Greenwich.

Activities include eco-friendly vendors, composting information, silent auction, arts and crafts projects, book exchange, interactive exhibits and more. Vendors will offer low waste products from reusable wares and vintage clothing to kitchen tools and beauty products to inspire a sustainable lifestyle, while local community partners will share practical tips and information through interactive activities and exhibits.

Starting at noon, the Connecticut Department of Energy and Environmental Protection will kick off the Connecticut Food Waste Prevention Week.

The fair also features a drive for a host of hard-to-recycle items from plastic film and textiles to batteries and more. Safely recycle electronics, like computers, VCRs, cameras and televisions, for free with NewTech Recycling. Drop off cell phones for Cell Phones for Soldiers and eyeglasses for the Lions Club. New and gently used school supplies will be collected for the Stamford Boys and Girls Club, and trial-size toiletries will be donated to New Covenant Center. A full listing of accepted items, donation guidelines and partners are available online.

For registration and more information, visit <https://www.wastefreegreenwich.org/events/2024/4/6/rethink-waste-fair>.



2024 Martha Washington Woman of History Award winner Fenella Heckscher (holding award) along with former honorees, from left, Mary McTamany, Mary Ellen Matise, Kathleen Mitchell and Washington's Headquarters site manager Elyse Goldberg.

WOMEN EMPOWERING WOMEN

Washington's Headquarters State Historic Site honored Orange County resident Fenella Heckscher with the 2024 Martha Washington Woman of History Award, which is given annually to a woman who has contributed to the history of the Hudson Valley through education, promotion, or preservation. The honor was inspired by Martha Washington, an outstanding wom-

an in history who resided in the house on the Newburgh waterfront with her husband General George Washington, during the last days of the Revolutionary War.

Through her volunteer work at the Garden Club of Orange and Dutchess counties, Heckscher has studied and shared the work of Jane Colden, Andrew Jackson Downing, Calvert Vaux and Frederick Law Olmst-

ed. Among her long list of local ventures, she championed projects with Trailside Museums and Zoo at Bear Mountain State Park, including the creation of a wildflower garden named for Jane Colden, America's first female botanist, and secured funding from the Garden Club of America to revitalize the plantings in Newburgh's Downing Park.

RAISING AWARENESS ABOUT WOMEN'S HEART HEALTH

Girls' Night Out, an evening featuring tributes to heart disease survivors and their caregivers, was held Feb. 15 at The Sleepy Hollow Hotel in Tarrytown. WCBS-TV news anchor Mary Calvi emceed the event with proceeds benefiting the Westchester Medical Center Health Network's (WMCHHealth) Heart & Vascular Institute, which offers comprehensive cardiology, cardiothoracic surgery and vascular surgery services, as well as WMCHHealth's new five-story Critical Care Tower now under construction. A sellout crowd of over 400 attended.

Foundation Board member Elizabeth Bracken Thompson received the WMCHHealth Foundation's 1st Community Champion Award.

Bracken-Thompson is a partner with the award-winning public relations firm of Thompson & Bender in Briarcliff Manor and a long time WMCHHealth supporter. The evening also included dining, dancing and a videotaped fashion show featuring health-care providers and patients modeling fashions from fashion designer Beverley Olivacce, the event's exclusive fashion partner. Other sponsors included Macy's, Cross County Shopping Center and M&T Bank.

Heart disease is still the No. 1 killer of women

in the United States, causing 1 in 3 deaths or approximately one every minute.

Gabbie Fried, RN, vice president of cardiovascular services with WMCHHealth's Heart & Vascular Institute said that 80% of heart diseases and strokes are preventable. "Through education and screening and by developing a personalized plan to reduce risk factors and encourage exercise and healthy eating, our Cardiovascular Health Promotion and Disease Prevention Program works to head off potential heart problems. The program has seen successful results, and we are seeing more patients than last year," she said.

The Westchester Medical Center Health Network is a 1,700-bed health-care system headquartered in Valhalla, New York, with nine hospitals on seven campuses spanning 6,200 square miles of the Hudson Valley. WMCHHealth employs more than 13,000 people and has nearly 3,000 attending physicians. The Network has Level I (adult and pediatric), Level II and Level III trauma centers, the region's only acute care children's hospital, an academic medical center, several community hospitals, dozens of specialized institutes and centers, comprehensive and primary stroke centers, skilled nursing, assisted living facilities, home-care services and one of the largest mental health systems in New York state. Today, WMCHHealth is the pre-eminent provider of integrated health care in the Hudson Valley.

FOUNDATION AWARDS \$579,000 IN GRANTS

The Westchester Community Foundation has awarded grants totaling \$579,000 to 17 nonprofits. The grants were awarded to those efforts that enhance civic engagement through local journalism, advocate for affordable housing, and bring community members together to tackle difficult issues.

"Many decisions that affect the daily lives of Westchester residents are made at the municipal level, including land use planning, economic and housing development, and municipal action on climate resiliency," noted Senior Program Officer Tara Seeley. "Without reliable local news, residents are unaware of the issues that affect their lives. Support for The Peekskill Herald and the Hudson Independent will support local newsrooms that have the trust of their local communities."

"As it is increasingly difficult to buy or rent a home in Westchester for many families, there is a need for new approaches and enhanced coordination. The foundation is supporting the Welcome Home Westchester Campaign, which will engage local municipalities in solutions to housing affordability while aligning with statewide strategies," said Program Officer Lauren Perkins.

"Restorative justice circles bring people together to work through difficult issues," said Program Officer Robin Melen. "Our grant to the town of Greenburgh supports community-wide conversations on difficult issues of race and belonging."

Grants were awarded to African American Men of Westchester, American Indian Community House, Building & Realty Institute, El Centro Hispano, Girls on the Run - Hudson Valley Inc. Westchester, Junior Achievement of New York, New York Long Island Sound Stewardship Fund, NY Presbyterian - Westchester (Lawrence Hospital), Peekskill Herald, Rockland Community College Foundation, Steer for Student Athletes Support Center, The Hudson Independent town of Greenburgh, Westchester Community College Foundation, and Westchester Oratorio Society.

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

TRUSTED JOURNALISM AT YOUR FINGERTIPS.

Westfair Business Journal
WESTFAIRONLINE.COM

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, March 20 - 26

Aharon Unger, Suffern vs. Aemna Management Inc., Spring Valley, 24-7009-SHL: Adversary proceeding in Aemna Chapter 7 (24-22051). Attorney: Kevin A. Stevens.

Menotti Enterprises LLC, New City, Michael J. Menotti, president, 24-22242-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Norma E. Ortiz.

Mechs & Company LLC, Middletown, Michael Gentile, member, 24-35280-CGM: Chapter 7, assets \$169,590, liabilities \$1,615,799. Attorney: Michelle L. Trier.

222 Realty Management Corp., Spring Valley, Steven Ross, president, 24-22246-SHL: Chapter 7, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

New Bontem Cleaners Corp., New City, Henna Kim, president, 24-22247-SHL: Chapter 7, assets \$9,250, liabilities \$55,290. Attorney: Michael A. Koplen.

B&K Redemption Center Inc., Hyde Park, Clifford Zimmerman, president, 24-35283-CGM: Chapter 7, assets \$100, liabilities \$100,000. Attorney: Michelle L. Trier.

Items appearing in the Westfair Business Journals 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

U.S. District Court, White Plains Local business cases, March 20 - 2

Robyn Fenical, Orange County vs. The Maxon Company Inc., Irvington, et al, 24-cv-2124-NSR: Employee Retirement Income Security Act, removal from Orange Supreme Court. Attorneys: William P. Weingener for plaintiff, Mark Hanna for defendants.

Local 1783 IBEW Pension and Insurance Fund, Armonk vs. JT Roselle Lighting and Supply Co. Inc., Armonk, 24-cv-2174-CS: Employee Retirement Income Security Act. Attorney: Sheri D. Preece.

Michael Stamiello, Milford, Pennsylvania vs. Malum Enterprises, Monroe, et al, 24-cv-2197-CS: Job discrimination. Attorneys: Rita A. Sethi, Andrew B. Stoll.

Rong Fan, Allentown, Pennsylvania vs. Westchester Medical Center Advanced Physician Services PC, Valhalla, et al, 24-cv-2198-CS: Civil rights, jobs. Attorney: Joseph Jeziorkowski.

Local 806 Structural Steel and Bridge Painters, White Plains, et al, vs. Iron Bridge Constructors Inc., North Brunswick, New Jersey, 24-cv-2206-CS: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

Aisha Copeland, Yonkers vs. Human Development Services of Westchester Inc., Mamaroneck, et al, 24-cv-2261: Civil rights. Attorney: Christopher F. Schweitzer.

Endobotes LLC, Southampton vs. Fujifilm Healthcare Americas, Valhalla, 24-cv-2266: Patent infringement. Attorney: Ariel Reinitz.

DEEDS

Above \$1 million

10 Stonington Heights LLC, Briarcliff Manor. Seller: Matthew J. Wilson, Brooklyn. Property: 10 Stonington Heights, Mount Pleasant. Amount: \$1.3 million. Filed March 7.

281 Milton LLC, Rye. Seller: Benjamin Kaplan, New York. Property: 40 Country Ridge Drive, Rye Town. Amount: \$1.4 million. Filed March 7.

314 Willett LLC, Port Chester. Seller: 314 Willett Ave LLC, Port Chester. Property: 314 Willett Ave., Rye Town. Amount: \$1.5 million. Filed March 5.

37 Dekalb Owner LLC, Brooklyn. Seller: 37 Dekalb LLC, Bronx. Property: 37 Dekalb Ave., White Plains. Amount: \$1 million. Filed March 5.

Bajzak, Gabriella, Pleasantville. Seller: McLean Heights Realty LLC. Property: 91 Parkway Road, Eastchester. Amount: \$1.6 million. Filed March 5.

Barrett, Susan, Miami, Florida. Seller: NNN REIT LP, Orlando, Florida. Property: 171 Main St., Lewisboro. Amount: \$2.3 million. Filed March 11.

Bunim Realty Co., Sarasota, Florida. Seller: 206 WP LLC, Great Neck. Property: 206 Main St., White Plains. Amount: \$3.5 million. Filed March 6.

Galaxy Apartments LLC, Mamaroneck. Seller: Harbor Side Apartments Housing Development Fund Corp., Valhalla. Property: 338 Mount Pleasant Ave., Mamaroneck. Amount: \$3 million. Filed March 5.

Goldmar Development, Katonah. Seller: 18-24 Parkway LLC, Katonah. Property: 24 Parkway, Bedford. Amount: \$2.6 million. Filed March 8.

Gusti Realty LLC, Croton-on-Hudson. Seller: Buchanan Development AMS LLC, Fort Lee, New Jersey. Property: Albany Post Road, Cortlandt. Amount: \$1.1 million. Filed March 7.

Lioncel Group LLC, Scarsdale. Seller: Michael Orzetti, Rye. Property: 26 Fairlawn St., Rye City. Amount: \$2.6 million. Filed March 5.

MacKenzie, Laura, East Quogue. Seller: Adam Ramer, Atlantic Beach. Property: 25 Winfield Ave., Harrison. Amount: \$2.2 million. Filed March 5.

Mad Real Properties LLC, Yonkers. Seller: Jason Kleinman, New York. Property: 8 Fox Ridge, North Castle. Amount: \$2.4 million. Filed March 6.

McLean Yonkers LLC, Scarsdale. Seller: 376 McLean Ave LLC, Bronx. Property: 376 McLean Ave., Yonkers. Amount: \$4.3 million. Filed March 11.

Perryco Homes of Westchester Inc., Hawthorne. Seller: Chan Alvin, Brooklyn. Property: 25 Browning Lane, Greenburgh. Amount: \$1 million. Filed March 11.

Ryu, Kokushi, Tokio, Japan. Seller: Touchi International Corp., Tokio, Japan. Property: 124 Coolidge Ave., Rye City. Amount: \$1 million. Filed March 6.

Silveira, Roberto G., Scarsdale. Seller: Nymama 202020 LLC, Mamaroneck. Property: 218 Mamaroneck Road, Scarsdale. Amount: \$1.9 million. Filed March 7.

Trinity Properties LLC, Greenwich, Connecticut. Seller: 225-227 Kisco Avenue LLC, Purchase. Property: 225-227 Kisco Ave., Mount Kisco. Amount: \$5 million. Filed March 6.

Below \$1 million

188 4th St LLC, Montrose. Seller: Joseph Elber, Ossining. Property: 188 Fourth St., Cortlandt. Amount: \$549,000. Filed March 6.

61 Cliffside Lane Corp., Bedford Corners. Seller: Rachel A. Miller, New York. Property: 61 Cliffside Lane, Bedford. Amount: \$950,000. Filed March 5.

Allied Community Enterprises Inc., Katonah. Seller: Keith A. Francis, Mount Vernon. Property: 25 Monroe St., Mount Vernon. Amount: \$453,000. Filed March 8.

AMS 21 LLC, Yonkers. Seller: Honeywell Baptist Church Inc., Bronx. Property: 152 School St., Yonkers. Amount: \$725,000. Filed March 7.

Arango, Jaime, Peekskill. Seller: J&J Enterprises 42 LLC, Poughquag. Property: 3306 Villa at the Woods, Peekskill. Amount: \$225,000. Filed March 7.

Barnett, Jonathan S., Purchase. Seller: Harrows Lane LLC, Purchase. Property: 6 Harrows Lane, Harrison. Amount: \$909,000. Filed March 5.

Bermel, Michele L., Chappaqua. Seller: The Bank of New York Mellon, Highlands Ranch, Colorado. Property: 1425 Nepperhan Ave., Yonkers. Amount: \$787,000. Filed March 7.

Capital Property Buyer LLC, Poughkeepsie. Seller: Elliot Realty USA LLC, Yonkers. Property: 16 Lamartine Ave., Yonkers. Amount: \$351,000. Filed March 8.

Gardner, Sheldon, Cortlandt. Seller: Porteus & Son Builders LLC, Ossining. Property: 14 Van Cortlandt Place, Cortlandt. Amount: \$136,000. Filed March 7.

Giordano, Antoinette, Waxhaw, North Carolina. Seller: 85 Lincoln Avenue East LLC, West Harrison. Property: 85 Lincoln Ave., Harrison. Amount: \$760,000. Filed March 6.

Gupta, Sameer, Tuckahoe. Seller: 21 Read Partners LLC, Tuckahoe. Property: 21 Read St., Yonkers. Amount: \$740,000. Filed March 6.

Hauck, Walter J., Denton, Texas. Seller: 7 Bishop LLC, Rye. Property: 7 Bishop Drive, Rye Town. Amount: \$687,000. Filed March 5.

Jcastillo LLC, Yonkers. Seller: Gova Holdings Group LLC, Brooklyn. Property: 65 Chelsea Place, Yonkers. Amount: \$125,000. Filed March 7.

Laelia LLC, Seattle, Washington. Seller: Northlake Homes LLC, Spring Valley. Property: 31 Waring Place, Yonkers. Amount: \$465,000. Filed March 6.

Lake Mohegan Mansion LLC, Mohegan Lake, Seller: Geno Construction Group Corp., Mahopac. Property: 1718 Jessica Court, Yorktown. Amount: \$235,000. Filed March 7.

Cortlandt Collision Center Inc., Croton-on-Hudson, 2021 - 2022 quarterly taxes, \$10,588.

Noonan, Maria G., Seller: 22 Tomahawk Drive LLC. Property: 38 Avondale Road, Harrison. Amount: \$660,000. Filed March 7.

Pacheco, Rosalina, Mount Vernon. Seller: Federal National Mortgage Association, Plano, Texas. Property: 25 New Haven St., Mount Vernon. Amount: \$499,000. Filed March 7.

Ryan, Robert D., Cross River. Seller: MTS29 LLC, Mahopac. Property: 2 Old Salem Center Road, North Salem. Amount: \$629,000. Filed March 4.

SWE Properties LLC, Peekskill. Seller: Nelson A. Burgos, Yonkers. Property: 925 Constant Ave., Peekskill. Amount: \$295,000. Filed March 5.

US Bank NA, West Palm Beach, Florida. Seller: Hillcrest Park Condo Group V Inc., Mount Kisco. Property: 2-J Woods End Circle, Peekskill. Amount: \$121,000. Filed March 11.

US Bank NA, West Palm Beach, Florida. Seller: Raquel Berrios, North Salem. Property: 116 Warburton Ave., 3D, Yonkers. Amount: \$210,000. Filed March 6.

Vangar LLC, Yorktown Heights. Seller: Ruben Nadal Jr., Mount Vernon. Property: 778 Locksley Road, Yorktown. Amount: \$490,000. Filed March 6.

Wilmington Savings Fund Society FSB, Seal Beach, California. Seller: Ariana Lubelli, Yorktown Heights. Property: 1859 Baldwin Road, Yorktown. Amount: \$430,000. Filed March 6.

Federal Tax Liens, \$10,000 or greater, Westchester County, March 20 - 26

Ackerman, Harris G. and Marra Ackerman: Mamaroneck, 2019 - 2021 personal income, \$615,012.

Belmonte Markets and Management Inc.: Mamaroneck, 2021 - 2022 quarterly taxes and failure to file correct information, \$67,562.

Belmonte Markets and Management Inc.: Mamaroneck, 2019 - 2021 personal income, \$582,066.

Wright, Lewis and Silvia Wright: New Rochelle, 2018 - 2022 personal income, \$139,155.

Wright, Lewis and Silvia Wright: New Rochelle, 2018 - 2022 personal income, \$139,155.

Forte, Alexandra: Yonkers, 2019 - 2020, 2022 personal income, \$130,999.

Forte, Anthony P.: Harrison, 2022 personal income, \$36,195.

Frankel, James E.: Chappaqua, 2009 - 2012 personal income, \$582,066.

Gutierrez, Alfred J. Aguro: Mount Vernon, 2021 - 2022 personal income and failure to collect employment taxes, \$21,536.

Harbolic, Joanna: Montrose, 2014 personal income, \$19,757.

Kampack Inc.: White Plains, 2019 failure to file correct information, \$77,225.

Learning Shop Inc.: Harrison, 2023 quarterly taxes, \$21,972.

Llamoca, Marco A.: White Plains, 2010 - 2013, 2016 - 2018, 2020 personal income, \$162,616.

Lolovivi LLC: New Rochelle, 2022 quarterly taxes, \$15,866.

Merchandising Specialists Inc.: Dobbs Ferry, 2023 quarterly taxes, \$26,071

Pires, Antonio: Mount Vernon, 2020 personal income, \$14,368.

Port Chester Market Corp.: Port Chester, 2023 quarterly taxes, \$13,283.

VSW Renovations Inc.: Yorktown Heights, 2022 quarterly taxes, \$11,829.

Wollman, Jill S.: Chappaqua, 2009 - 2012 personal income, \$582,066.

Wright, Lewis and Silvia Wright: New Rochelle, 2018 - 2022 personal income, \$139,155.

54 Towing & Tire Shop Corp., Bronx. \$19,428 in favor of Snap-On Credit LLC, Libertyville, Illinois. Filed Feb. 9.

736 West 186 Street Owners Corp., Elmsford. \$25,157 in favor of Lawless & Mangione Architects & Engineers LLP, Yonkers. Filed Feb. 12.

Alba, Frank, Yonkers. \$14,963 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 12.

Almanzar, Mercedes, White Plains. \$14,033 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 8.

Avila, Antonia, Yonkers. \$54,856 in favor of Wilrox Inc., Yonkers. Filed Feb. 7.

Awe, Astou, Mount Vernon. \$5,038 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 12.

Bamba, Aya A. S., New Rochelle. \$25,364 in favor of Milio Cousins Inc., Mount Vernon. Filed Feb. 12.

Bolita Inc., Los Angeles, California. \$366,906 in favor of Gladys Navarro, Highland Beach, Florida. Filed Feb. 7.

Brea, Emelis, Yonkers. \$3,460 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 12.

Brown Jr., Veron S., Mount Vernon. \$45,912 in favor of Teachers Federal Credit Union, Hauppauge. Filed Feb. 6.

BWK Construction LLC, Bronx. \$47,739 in favor of White Cap LP, Ardsley. Filed Feb. 6.

Camacho, Danny J., White Plains. \$4,070 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Cammarota, Peter M., Port Chester. \$1,814 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 6.

Chanza, Carlos, White Plains. \$28,554 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Feb. 14.

Durfy, Amy, White Plains. \$20,670 in favor of US Bank NA, Cincinnati, Ohio. Filed Feb. 6.

Elders, Victoria, Hartsdale. \$2,348 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

FC Finishes LLC, Rochester. \$6,608 in favor of Sherwin Williams Co., White Plains. Filed Feb. 9.

Fisher, Keith, Hastings-on-Hudson. \$8,160 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 6.

Gallo, Ralph, Valhalla. \$5,657 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Gentile Construction Corp., Yonkers. \$104,615 in favor of Westchester County Office Building, White Plains. Filed Feb. 5.

Gentile, Anthony, Rye. \$9,346 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 9.

Green, Elysa, Hackensack, New Jersey. \$8,338 in favor of Roccafortia Corp., Mount Vernon. Filed Feb. 5.

Guido, Dianne, Bronxville. \$5,616 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Gutierrez, Glenda, South Salem. \$7,162 in favor of Phelps School, Wall, New Jersey. Filed Feb. 9.

Guzman, Fanny, Port Chester. \$133,763 in favor of Spruce Spire Associates LLC, Long Island. Filed Feb. 7.

Hibbert, Rashane K., Elmsford. \$29,999 in favor of Sunmark Credit Union, Latham. Filed Feb. 9.

Holmes, Lillian, et al, Yonkers. \$5,230 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Feb. 14.

Jackson, Neil, Shrub Oak. \$1,000 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 8.

Jean, Pierre P., Montreal. \$4,366 in favor of State Farm Mutual Automobile Insurance Co., Atlanta, Georgia. Filed Feb. 9.

Lilas Beauty Salon, Yonkers. \$58,035 in favor of South Broadway Management LLC, Yonkers. Filed Feb. 8.

Linares, Nieves, Mount Vernon. \$2,622 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Feb. 6.

Lu, Peter, Peekskill. \$47,009 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 12.

Lubin, Bryan, Croton-on-Hudson. \$9,395 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 8.

Marrero, Ramon, Yonkers. \$7,510 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 9.

Masaya, Rony E., Mahopac. \$2,721 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Feb. 9.

McKee, James, Ossining. \$7,749 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 12.

Micucci, Lori, Bedford. \$1,439 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 6.

Mukkamalla, Rama, Cortlandt Manor. \$2,304 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 14.

Okeeffe, Denis, Eastchester. \$8,157 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed Feb. 8.

Peart, Donna P., Mount Vernon. \$4,249 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Feb. 9.

Poku, Selina, Yonkers. \$1,514 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed Feb. 9.

Pomp & Whimsy Inc., Pelham. \$9,313 in favor of Rosenberg & Chesnov CPAs LLP, New York. Filed Feb. 5.

Quarry Management Holdings LLC, Lackawaxen, Pennsylvania. \$6,165 in favor of Leggio Towing & Transport Inc., Briarcliff Manor. Filed Feb. 14.

Saiyed, Yunus, Crompond. \$6,928 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 12.

Soriano, Gladys M., Harrison. \$5,699 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Feb. 12.

Stratmar Systems Inc., Port Chester. \$28,274 in favor of Lamar Airport Advertising Co., Baton Rouge, Los Angeles. Filed Feb. 5.

Swan, Adam, Yonkers. \$1,342 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 9.

Van Buren, Michele, White Plains. \$3,069 in favor of Sherman Abrams Laboratory, Brooklyn. Filed Feb. 12.

LIS PENDENS

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

510 Westchester Avenue LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 49 Orchard St., Mount Vernon. Filed March 7.

Albedeiwi, Roumel, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$160,000 affecting property located at 21 Poningo St., Pleasantville. Filed March 7.

Gerard, Virginia L., as owner. Filed by Ferrandino Enterprises LLC. Action: Foreclosure of a mortgage in the principal amount of \$25,000 affecting property located at 448 Grant Road, North Salem. Filed March 5.

Blanch, Karen D., as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 47 North Road, White Plains. Filed March 5.

Good, Andrea, as owner. Filed by US Bank Trust

NA. Action: Foreclosure of a mortgage in the principal amount of \$268,000 affecting property located at 209 Hardscrabble Road, North Salem. Filed March 5.

Brown, Jacqueline K., as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$257,000 affecting property located at 35 Kent Road, White Plains. Filed March 7.

Bucci, Riccardo, as owner. Filed by John DeRosa Family Ltd. Partnership. Action: Foreclosure of a mortgage in the principal amount of \$591,000 affecting property located at 16 Elton Place, Eastchester. Filed March 4.

Cauvin, Helene, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$550,000 affecting property located at 23 Muir Place, New Rochelle. Filed March 7.

Kamanou-Goune, Marie-Gisele, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$457,000 affecting property located at 6 Ashton Road, Yonkers. Filed March 5.

Citizens Bank NA, as owner. Filed by Wintrust Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$700,000 affecting property located at 777 Armonk Road, Mount Kisco. Filed March 4.

Cole, Maureen K., as owner. Filed by Town Point Mortgage Trust 2021-SJ1. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 10 Apple Mill Lane, North Salem. Filed March 7.

Delacruz, Jessica Beneficiary, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$787,000 affecting property located at 28 Dalewood Drive, Hartsdale. Filed March 4.

Dichiaro, Michael E., as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$825,000 affecting property located at 77 Hudson Ave., Irvington. Filed March 5.

Gerard, Virginia L., as owner. Filed by Ferrandino Enterprises LLC. Action: Foreclosure of a mortgage in the principal amount of \$25,000 affecting property located at 448 Grant Road, North Salem. Filed March 5.

Good, Andrea, as owner. Filed by US Bank Trust

NA. Action: Foreclosure of a mortgage in the principal amount of \$268,000 affecting property located at 209 Hardscrabble Road, North Salem. Filed March 5.

Brown

BUILDING PERMITS

Commercial

Cespedes, Cesar, Norwalk, contractor for Greenwich Acquisitions LLC. Perform replacement alterations at 250 Westport Ave., Norwalk. Estimated cost: \$75,000. Filed Feb. 1.

Craftsman Contracting LLC, Norwalk, contractor for Greg Feldman. Renovate single-family residence at 7 Tommy's Lane, Norwalk. Estimated cost: \$250,000. Filed Feb. 1.

Dennis, Patricia, Norwalk, contractor for Patricia Dennis. Renovate single-family residence at 12 Trailside Drive, Norwalk. Estimated cost: \$20,000. Filed Feb. 5.

E&I Construction LLC, Norwalk, contractor for Vera DeSouza Cantor. Repair water damage at 122 Ledgebrook Drive, No.10/01, Norwalk. Estimated cost: \$243,000. Filed Feb. 5.

Furnari Renovations, Norwalk, contractor for Elite Development Group LLC. Perform replacement alterations at 542 Westport Ave., Norwalk. Estimated cost: \$40,000. Filed Feb. 1.

Home Renovation & Design LLC, Norwalk, contractor for Diane M. Offenbach. Renovate full bathroom and replace fixtures at 206 Foxboro Drive, No. 206, Norwalk. Estimated cost: \$15,000. Filed Feb. 5.

Lindwall James & Sons LLC, Norwalk, contractor for Starlight LLC. Renovate full bathroom and install new shower and laundry closet at 20 Starlight Drive, Norwalk. Estimated cost: \$15,000. Filed Feb. 1.

Items appearing in the Westfair Business Journals' 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

MC Oz LLC, Norwalk, contractor for MC Oz LLC. Perform replacement alterations at 3 Isaacs St., Norwalk. Estimated cost: \$25,000. Filed Feb. 2.

North Land Roofing LLC, Norwalk, contractor for North Land Roofing LLC. Remove existing roof and reroof 107 Dry Hill Road, Norwalk. Estimated cost: \$16,250. Filed Feb. 2.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegman's Food Market Inc. Construct superstructure for 551 parking spaces at 675 Connecticut Ave., Norwalk. Estimated cost: \$11,978,000. Filed Feb. 2.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegman's Food Market Inc. Construct New Wegman's store at 675 Connecticut Ave., Norwalk. Estimated cost: \$8,652,000. Filed Feb. 2.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for John A. Vigilante. Remove existing roof and reroof 11 Weed Ave., Norwalk. Estimated cost: \$19,300. Filed Feb. 6.

Storms Construction LLC, Norwalk, contractor for RMS Companies. Install temporary fence around property at 394 West Ave., Norwalk. Estimated cost: \$9,000. Filed Feb. 2.

Taiynides, Alex and Brittany Taiynides, Norwalk, contractor for Alex and Brittany Taiynides. Renovate single-family residence at 5 Dewal Court, Norwalk. Estimated cost: \$100,000. Filed Feb. 6.

Wilson, Oliver J., Norwalk, contractor for Kevin McLaughlin. Construct platforms and install generator at side of single-family residence at 121 Old Saugatuck Road, Norwalk. Estimated cost: \$20,000. Filed Feb. 6.

Residential

Black Swan Hearth & Gift LLC, Norwalk, contractor for Barry L. and Neisha Natale. Install direct-vent gas fireplace at 2 FarmHouse Lane, No.1, Norwalk. Estimated cost: \$8,531. Filed Feb. 1.

Gardella, Lealand, Norwalk, contractor for George J. Villegas. Remove kitchen at 6 Villaway Road, Norwalk. Estimated cost: \$2,500. Filed Feb. 2.

Mikas Painting LLC, Norwalk, contractor for Charlene Givens. Renovate lower level, basement, family room and replace windows at 24 Vanderbilt Ave., Norwalk. Estimated cost: \$27,000. Filed Feb. 6.

RW Haggerty Pool Service Inc., Norwalk, contractor for Peter Dreyer and Kerryann O'Malley. Renovate patio, outdoor kitchen, deck and stairs and extend retaining wall and lawn steps at 263 Barncroft Road, Stamford. Estimated cost: \$80,000. Filed Feb. 14.

Redd LLC, Norwalk, contractor for Redd LLC. Construct rear deck and front covered porch at 23 Ridgewood Road, Norwalk. Estimated cost: \$30,000. Filed Feb. 1.

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

RL Construction LLC, Norwalk, contractor for John H. Garrett IV. Construct superstructures for two and 1/2 stories residences and reconstruct single-family residence at 17 E. Beach Drive, Norwalk. Estimated cost: \$3,140,000. Filed Feb. 5.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Filip Kirilov and Iliana Nikolov. Remove existing roof and reroof 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.

Sky View Builders LLC, Norwalk, contractor for Janine C. Musumeci. Renovate existing single-family home, including bathrooms, kitchen, family area, dining, living room, guest bedroom, master bedroom and master bath and master walk-in closet 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. Restoration after fire and smoke damage at 58 Crestview Ave., Stamford. Estimated cost: \$110,000. Filed Feb. 21.

Stamford Hospitality LP, Stamford, contractor for Stamford Hospitality LP. Install temporary tents at 2701 Summer St., Stamford. Estimated cost: \$15,323. Filed Feb. 12.

Sunpower Corporate Systems, Richmond, California, contractor for Marian and Veronica Pavlus. Install photovoltaic system panels at 36 Coventry Road, Stamford. Estimated cost: \$30,240. Filed Feb. 21.

Sunrun Installation Services Inc., San Francisco, California, contractor for James Minieri and Kelly Gibney. Install roof-mounted solar panels at 57 Malvern Road, Stamford. Estimated cost: \$74,269. Filed Feb. 15.

Sunrun Installation Services Inc., San Francisco, California, contractor for Irfan Ahmed and Aisha Rahman. Install roof-mounted solar panels at 25 Raymond St., Stamford. Estimated cost: \$19,902. Filed Feb. 1.

Taiynides, Alex and Brittany Taiynides, Norwalk, contractor for Alex and Brittany Taiynides. Install generator at side of single-family residence at 5 Dewal Court, Norwalk. Estimated cost: \$10,000. Filed Feb. 6.

TCCM 2020 LLC, Yonkers, New York, contractor for Amen and Sherin Rabadi. Construct reinforced concrete retaining walls at 46 Konandreas Drive Stamford. Estimated cost: \$200,000. Filed Feb. 21.

Technology Air Systems LLC, Stamford, contractor for Luis O. Coyago. Renovate first-floor apartment of two-family dwelling at 65 Maple Ave., Stamford. Estimated cost: \$40,000. Filed Feb. 16.

Tesla Energy Operations Inc., Fremont, California, contractor for Rahul Slathia. Install roof-mounted solar panels at 33 Fenway St., Stamford. Estimated cost: \$37,572. Filed Feb. 12.

Tesla Energy Operations Inc., Fremont, California, contractor for Jacques Sheddler. Install roof-mounted solar panels at 69 Chestnut Hill Road, Stamford. Estimated cost: \$44,736. Filed Feb. 8.

Venture Home Solar LLC, Southington, contractor for John J. Valenzisi. Install roof-mounted solar panels at 56 Woodbury Ave., Stamford. Estimated cost: \$91,328. Filed Feb. 15.

Venture Home Solar LLC, Southington, contractor for Cadeaux Jr., Ramon A. Install roof-mounted solar panels at 83 Crestview Ave., Stamford. Estimated cost: \$20,897. Filed Feb. 29.

Vinylume Inc., Stamford, contractor for Kevin J. Quick. Remove existing roof and reroof 243 Weed Ave., Stamford. Estimated cost: \$9,020. Filed Feb. 14.

Vinylume Inc., Stamford, contractor for Kevin J. Quick. Replace vinyl siding on entire house at 243 Weed Ave., Stamford. Estimated cost: \$35,630. Filed Feb. 14.

Vinylume Inc., Stamford, contractor for Condon Family Trust. Remove existing shingles and install new asphalt shingles on roof at 14 Sun Dance Circle, Stamford. Estimated cost: \$20,395. Filed Feb. 20.

Vinylume Inc., Stamford, contractor for Alexander and Pamela Hunt. Remove existing roof and reroof 96 Verplank Ave., Stamford. Estimated cost: \$22,397. Filed Feb. 23.

Window King LLC, Bronx, New York, contractor for Mitchell and Claire Lancaster. Replace all windows in upper level of the home at 56 Bouton St., West Stamford. Estimated cost: \$5,394. Filed Feb. 5.

COURT CASES

Bridgeport Superior Court Bucher, Matthew F., et al, Cromwell. Filed by Jaime Correia, Fairfield. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. 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-24-6130963-S. Filed Jan. 30.

Cheng, Yueng, et al, Easton. Filed by John Adam Wojenski, Easton. Plaintiff's attorney: Cocco & Ginsberg LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6130697-S. Filed Jan. 22.

Far Mill River Condominium Association, Inc., et al, Seymour. Filed by Hope Taylor-Williams, Stratford. Plaintiff's attorney: Weber & Rubano LLC, Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants and when exiting the premises she was caused to slip and fall on an accumulation of black ice existing on the stairs. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131159-S. Filed Feb. 4.

Harris, Steven R., et al, Fairfield. Filed by Ramon Marte, Bridgeport. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. 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-24-6130935-S. Filed Jan. 29.

Kapadia, Jigar Nilesh, Shelton. Filed by Whitney Belanger, Bridgeport. Plaintiff's attorney: Connecticut Trial Firm LLC, Glastonbury. 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-24-6130954-S. Filed Jan. 30.

Danbury Superior Court

Curillo-Chavez, Denis, et al, Danbury. Filed by Eduardo Vanegas, Danbury. Plaintiff's attorney: Hirsch Andrade LLP, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048663-S. Filed Jan. 24.

Kowalkowski, Edward, Danbury. Filed by Peggy Sayers, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant when the plaintiff while descending the exterior stairs, suddenly and without warning, the adjacent brick wall and handrail collapsed, causing the plaintiff to fall and suffer the injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048374-S. Filed Dec. 4.

Isola, John, et al, Danbury. Filed by Christopher Pollack, Danbury. Plaintiff's attorney: Bartlett & Grippe LLC, Cheshire. Action: The plaintiff was operating his electric bike on Ball Pond Road in an easterly direction. At the same time and place, the defendants, were operating a motor vehicle owned by Frontier Communications of America Inc., when suddenly and without warning they turned their vehicle to the left toward the plaintiff. As a result the plaintiff was caused to apply his brakes thereby being thrown off his bike and suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048546-S. Filed Dec. 22.

Klosek, Janusz, et al, Bethel. Filed by Walter Coronel, Brookfield. Plaintiff's attorney: Eric Hutten Evans, Bethel. Action: The plaintiff assisted the defendants with digging a trench in the defendants' front yard. One of the defendants was digging the trench with the use of a backhoe. When the trench reached a depth of approximately 10-15 feet and the defendants, were still unable to locate the town of Bethel sewer-connection pipe, the plaintiff climbed down into the trench at the direction of and/or with the permission of the defendants to dig, by hand, to the sewer connection pipe. At that moment, the sidewalls of the trench collapsed and completely buried, covered and crushed the plaintiff causing him to suffer serious injuries, losses, damages and medical expenses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048227-S. Filed Nov. 21.

Lex Contracting & Construction Corp., et al, Danbury. Filed by 157 W. 18 Owner LLC, White Plains, New York. Plaintiff's attorney: Robinson & Cole LLP, Hartford. Action: The plaintiff and defendants entered three construction contracts in which the defendants agreed to certain work, labor, materials and equipment for the construction project. The defendants also entered numerous contracts with subcontractors and material suppliers who agreed to furnish certain work, labor, materials and equipment for the project. However, while the defendants received payments from the plaintiff, the defendants failed to pay numerous subcontractors. As a result, the plaintiff served defendant with a Notice of Termination. Upon termination the plaintiff was forced to make double payments to defendants' subcontractors and material suppliers. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048227-S. Filed Nov. 21.

Stamford Superior Court Donovan, Mary Ellen, et al, Madison. Filed by the city of Stamford. Plaintiff's attorney: Vincent Freccia III, Stamford. Action: The plaintiff duly and properly filed a Certificate of Lien for the unpaid taxes with interest, fees and charges included. The plaintiff, assigned the Certificate of Lien, claims strict foreclosure of the lien, immediate possession of the encumbered 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. FST-CV-24-6064715-S. Filed Jan. 10.

Nolasco, Tammy, Stratford. Filed by Darrel Washington, Stamford. Plaintiff's attorney: Samantha Ann Kretzmer, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065244-S. Filed Feb. 15.

Weitzman, Bernard, Weston. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Mark Sank & Associates LLC, Stamford. Action: The plaintiff is a banking association, which issued the defendant a credit account who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6065221-S. Filed Feb. 14.

DEEDS

Commercial

Nili LLC, Old Greenwich. Seller: Network Development Company LLC, Old Greenwich. Property: Lot 1, Map 9405, Sunshine Ave., Greenwich. Amount: \$N/A. Filed Feb. 29.

36-38 Gamecock LLC, Scottsdale, Arizona. Seller: Gary L. Swenson, Scottsdale, Arizona. Property: Game Cock Road, Greenwich. Amount: \$N/A. Filed March 4.

36-38 Gamecock II LLC, Scottsdale, Arizona. Seller: Jannette E. Swenson, Scottsdale, Arizona. Property: 38 Game Cock Road, Greenwich. Amount: \$N/A. Filed March 4.

2 Martin Dale Holdings LLC, Las Vegas, Nevada. Seller: Back Nine LLC, Greenwich. Property: 2 Martin Dale, Greenwich. Amount: \$7,975,000. Filed March 4.

Martin Fairfield LLC, Beverly Hills, California. Seller: Jan Rugger Martin and David D. Martin. Beverly Hills, California. Property: 349 Westport Turnpike, Fairfield. Amount: \$N/A. Filed March 13.

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

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.

Residential

Abrams, Marcus, Greenwich. Seller: Lisa Marie Abrams, Greenwich. Property: 39 Hunting Ridge Road, Greenwich. Amount: \$1. Filed March 6.

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

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

Balsam, Adam Scott, Fairfield. Seller: Julia Balsam, Fairfield. Property: 241 Buena Vista Road, Fairfield. Amount: \$N/A. Filed March 13.

Bewley, James and Kellie Nichols, Stamford. Seller: Donna Cingari Ormond, Stamford. Property: 93 Westover Lane, Stamford. Amount: \$925,000. Filed March 6.

Bleshaar, Wilhelmina Christina and Laurens Kornelis Van DeRotte, Old Greenwich. Seller: Priscilla B. Cornell and Charles N. Cornell, Greenwich. Property: 29 Montgomery Lane, Greenwich. Amount: \$2,695,000. Filed March 4.

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

Bryda III, Benedict and Holly Bryda, Fairfield. Seller: Montauk Builders LLC, Fairfield. Property: 719 S. Pine Creek Road, Unit 719, Fairfield. Amount: \$1,275,000. Filed March 13.

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.

Conti, Donna L. and Dana L. Maurer, Greenwich. Seller: Janice Kolok, Greenwich. Property: 34 High St., Greenwich. Amount: \$10. Filed March 1.

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.

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.

Emerenini, Uzodinna, Milford. Seller: Michael Pfeffer, Fairfield. Property: 239 Old Farm Road, Fairfield. Amount: \$1,125,000. Filed March 11.

Epstein, Kyle and Amie Epstein, Stamford. Seller: Ilan Dan and Levana Dan, Stamford. Property: 34 White Birch 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.

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

Goldberg, Stephen and Yuji Goldberg, Greenwich. Seller: James F. Doty Sr. and Carol S. Doty, Greenwich. Property: Cat Rock Road, Greenwich. Amount: \$3,416,000. Filed Feb. 29.

Hawkins, Russell D. and Eileen M. Hawkins, Stamford. Seller: Reid Steinberg, Stamford. Property: Harbor Drive, Unit B1, Stamford. Amount: \$31,500. Filed Feb. 28.

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.

Kirpalani, Navita and Chiraag Kirpalani, Old Greenwich. Seller: Toyokasu Matsumoto and Naomi Matsumoto, Riverside. Property: 15 Windsor Lane, Cos Cob. Amount: \$1,188,888. Filed March 4.

Lavelle, Laura M., Fairfield. Seller: Frank A. Illuzzi, Fairfield. Property: 102 Sasco Hill Road, Fairfield. Amount: \$N/A. Filed

March 15.

Lewkowicz, Samuel, Fairfield. Seller: Kardamis Construction LLC, Fairfield. Property: 77 Osborne Place, Fairfield. Amount: \$1,250,000. Filed March 14.

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.

McCue, Sandra R., Shelton. Seller: Jason W. Kwan and Susan R. Kwan, Great Missenden Bucks, England. Property: 26 Lincoln Ave., Old Greenwich. Amount: \$2,250,000. Filed March 5.

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

Newing, Leslie Anne, Fairfield. Seller: Leslie Anne Newing, Fairfield. Property: 200 Aron Hill Road, Fairfield. Amount: \$0. Filed March 15.

Nizlek, Patricia A., Old Greenwich. Seller: Margaux Frankel, Cos Cob. Property: 500 River Road, No. 2, Cos Cob. Amount: \$10. Filed March 1.

Noble, David James and Katherine Kelly Noble, Old Greenwich. Seller: David James Noble and Katherine Kelly Noble, Old Greenwich. Property: 60 Tomac Ave., Old Greenwich. Amount: \$1. Filed March 5.

Oaks, Cheryl A., Fairfield. Seller: Cheryl A. Oaks, Fairfield. Property: 105 Brion Drive, Fairfield. Amount: \$N/A. Filed March 11.

Olsen, Rhonda and Jakob Olsen, Greenwich. Seller: Nicholas Galasso and Madeline Cox, Greenwich. Property: 10 Maher Ave., Greenwich. Amount: \$2,900,000. Filed March 1.

Power, John and Molly Power, Fairfield. Seller: Marie L. Gould, Fairfield. Property: 68 Dogwood Lane, Fairfield. Amount: \$700,000. Filed March 4.

14.

Ramalho, Mandry and **Aaron Remson**, Stamford. Seller: Marianne Andersen, Greenwich. Property: 193 Hamilton Ave., Unit 19, Greenwich. Amount: \$770,000. Filed March 5.

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

Serfilippi, Coreen and **Claude Serfilippi**, Greenwich. Seller: Henry W. Baker Sr. and Joan H. Baker, Washington, D.C. Property: Lot 45, Map 1318, Field Road, Cos Cob. Amount: \$1,051,000. Filed March 4.

Smith, Matthew A. and **Fortuna Olivia Salinas Smith**, New York, New York. Seller: Raymond A. Maskell and Tricia Maskell, Northport, New York. Property: 28 Newman Place, Fairfield. Amount: \$780,000. Filed March 12.

Solowey, Joanna and **Scott Solowey**, Cos Cob. Seller: Benjamin Bianco and Karen R. Kowalski, Cos Cob. Property: 17 Barton Lane, Cos Cob. Amount: \$10. Filed March 5.

Stark, Clifford D. and **Jamie Gresh-Stark**, Cos Cob. Seller: Gene Lee and Eric S. Lee, Greenwich. Property: 16 Horseshoe Road, Cos Cob. Amount: \$3,416,000. Filed Feb. 29.

Tacuri Arpi, Froilan Rolando, Fairfield. Seller: Kamlesh Kansal, Fairfield. Property: 408 Greenfield St., Fairfield. Amount: \$550,000. Filed March 11.

Thalheim, Philip, Nashville, Tennessee. Seller: James L. Standish and Christine M. Standish, Greenwich. Property: Roosevelt Ave., Greenwich.

Items appearing in the Westfair Business Journals' 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

Amount: \$10. Filed March 5.

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

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

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 and Nicole S. Marom, Venetia, Pennsylvania. Property: 260 S. Lake Drive, Stamford. Amount: \$2,295,000. Filed Feb. 29.

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.

Zambon, Glorianna and **Nicholas Chavez**, Fairfield. Seller: Brian Schaller, Milford. Property: 71 Hitching Post Lane, Fairfield. Amount: \$870,000. Filed March 12.

LIS PENDENS

Gothlef, Sheelah, Greenwich. Filed by Joseph T. O'Connor, Stamford, for Erik Gothlef. Property: 7 Sound View Terrace, Greenwich. Action: foreclose defendant's mortgage. Filed Feb. 22.

Hoyt Bedford LP, Stamford. Filed by Cohen, Burns, Hard & Paul, West Hartford, for D. Sayadoff & Co. Property: 112 Hoyt St., Stamford. Action: foreclose defendant's mortgage. Filed Feb. 28.

LMB Dublin Hill, et al, Greenwich. Filed by Day Pittney LLP, New Haven, for 42 Dublin Hill Drive LLC. Property: 42 Dublin Hill Drive, Greenwich. Action: foreclose defendants'

mortgage. Filed Feb. 28.

Taco Daddy LLC, et al, Darien. Filed by Wofsey, Rosen, Kweskin & Kuriansky LLP, Stamford, for 121 Towne De LLC. Property: 30 Old Kings Highway South, Darien. Action: foreclose defendants' mortgage. Filed March 4.

Tapas Baby LLC, et al, Darien. Filed by Wofsey, Rosen, Kweskin & Kuriansky LLP, Stamford, for 121 Towne De LLC. Property: 30 Old Kings Highway South, Darien. Action: foreclose defendants' mortgage. Filed March 4.

Vittone, Tara and **Paul Vittone**, Greenwich. Filed by Verrill Dana LLP, Westport, for E. Andersen Landscape Contractors LLC. Property: 109 Pecksland Road, Greenwich. Action: foreclose defendants' mortgage. Filed Feb. 28.

MORTGAGES

105 Conyers LLC, Greenwich, by Kevin T. Poelcher. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 105 Conyers Farm Drive, Greenwich. Amount: \$5,500,000. Filed Feb. 9.

135 Josephine Evaristo Avenue LLC, Greenwich, by N/A. Lender: Amwest Funding Corp, 6 Pointe Drive, Suite 300, Brea, California. Property: 135 Josephine Evaristo Ave., Greenwich. Amount: \$350,000. Filed Feb. 8.

Augustin, John D. and **Kathleen L. Augustin**, Greenwich, by Daniel D. Tartaglia. Lender: MMFM Holdings LLC, 78 S. Regent St., Port Chester, New York. Property: 1332 King St., Greenwich. Amount: \$174,412. Filed Feb. 9.

Butch, Scott C. and **Kathleen D. Butch**, Port Chester, New York, by Robert V. Sisca. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 280 Fair Oak Drive, Fairfield. Amount: \$1,500,000. Filed Jan. 5.

Christov, Silva C., Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 17 Dale St., Unit 4, Stamford. Amount: \$50,000. Filed Jan. 24.

Colby, Robert B. and **Marguerite Colby**, Plymouth, Massachusetts, by Peter Ambrose. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 327 Reef Road, Unit 3, Fairfield. Amount: \$500,000. Filed Feb.

9.

Costanza, Robert W. and **Melinda M. Costanza**, Stamford, by Dawn Davis Wolk. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 2100 North St., Fairfield. Amount: \$1,200,000. Filed Feb. 6.

Dilorio, Joseph P. and **Marisa M. Dilorio**, Fairfield, by Leah M. Parisi. Lender: Ark-La-Tex Financial Services LLC, 5160 Tennyson Pkwy., Suite 1000, Plano, Texas. Property: 471 Marlborough Terrace, Fairfield. Amount: \$467,600. Filed Feb. 8.

Dombrowski, Jessica and **Robert Dombrowski**, Fairfield, by Drita G. Sumter. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1615 Melville Ave., Fairfield. Amount: \$77,200. Filed Feb. 6.

Doonan, Kevin and **Philomena Doonan**, Stamford, by Jonathan T. Hoffman. Lender: ARC Home LLC, 3001 Leadenhall Road, Suite 301, Mount Laurel, New Jersey. Property: 167 Dunn Ave., Stamford. Amount: \$387,000. Filed Jan. 22.

Drienik, Milos, Stamford, by Tracey Ann N. Plummer. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 92 Skyline Lane, Stamford. Amount: \$100,000. Filed Jan. 22.

Dubman, Howard J. and **Deger L. Dubman**, Stamford, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 84 Old Colony Road, Stamford. Amount: \$195,000. Filed Jan. 25.

Duvelson, Oreste and **Bernadette Duvelson**, Fairfield, by Yongmei Shen. Lender: U&D International Consulting LLC, 1647 Fowler Ave., Bronx, New York. Property: 762 Knapps Highway, Fairfield. Amount: \$35,000. Filed Feb. 9.

Fedele, Nicholas and **Erin Michonski**, Fairfield, by John C. Polera. Lender: Dennis Fedele, 122 Studio Road, Stamford. Property: 135 Crest Terrace, Fairfield. Amount:

\$600,000. Filed Feb. 5.

Finkelstein, Christopher, Rye Brook, New York, by David E. Hoyle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 15 LeGrande Ave., Apt. 4, Greenwich. Amount: \$400,000. Filed Feb. 6.

Fisco, Jaimie Winslow and **Richard Lawrence Fisco**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 494 Round Hill Road, Fairfield. Amount: \$90,000. Filed Feb. 8.

Flippin' Connecticut LLC, Branford, by Renee Carbone. Lender: Iso Fehratovic, 110 Old Tree Farm Lane, Trumbull. Property: 14 Sinaway Road, Cos Cob. Amount: \$100,000. Filed Feb. 9.

Garunov, Greg and **Saranna Nicole Garunov**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 95 Greenleigh Road, Fairfield. Amount: \$136,000. Filed Feb. 8.

Genovese, Richard J., Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 84 Flushing Ave., Fairfield. Amount: \$200,000. Filed Feb. 8.

Gerbert, Jeffrey and **John D. Maloney**, Stamford, by Charles A. Fiore. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 409 Strawberry Hill Ave., Stamford. Amount: \$356,250. Filed Jan. 23.

Grant, Roannette and **Jene Grant**, Stamford, by Scott Rogalski. Lender: Stamford Federal Credit Union, 1860 Embarcadero Road, Palo Alto, California. Property: 114 Harpsichord Turnpike, Stamford. Amount: \$150,000. Filed Jan. 25.

Gray, Christopher J. and **Katherine A. Gray**, Cos Cob, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 31 Dartmouth Road, Cos Cob. Amount: \$500,000.

Filed Feb. 6.

Green, David and **Amy Pollak**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 70 Apple Tree Drive, Stamford. Amount: \$200,000. Filed Jan. 25.

Heredia, Jorge L. and **Rosa Heredia**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 64 Schuyler Ave., Stamford. Amount: \$100,000. Filed Jan. 24.

Howard, Patrick Casey and **Ashley Howard**, Stamford, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 46 Merriland Road, Stamford. Amount: \$967,500. Filed Jan. 22.

Joyce, Carolina and **Charles Joyce**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 190 Stanwich Road, Greenwich. Amount: \$1,000,000. Filed Feb. 7.

Martin, James H., Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 165 Brookview Ave., Fairfield. Amount: \$357,825. Filed Feb. 5.

Martinez, Abraham and **Angela V. Montano**, Old Greenwich, by Louis Pittocco. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 89 Laddins Rock Road, Old Greenwich. Amount: \$444,959. Filed Feb. 12.

McCaferry, Michael, Fairfield, by Robert G. Walker. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 1701 Jennings Road, Fairfield. Amount: \$467,432. Filed Feb. 6.

Mongelli, Steven and **Sarah Schoenhut**, New York, New York, by Dennis Bujjud. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 124 Willowbrook Ave., Stamford. Amount: \$776,000. Filed Jan. 23.

Moore, Margaret, Wallingford, by Jonathan T. Hoffman. Lender: Tomo Mortgage LLC, 2200 Atlantic St., Fifth floor, Stamford. Property: 788 Holland Hill Road, Fairfield. Amount: \$496,000. Filed Feb. 9.

Li, Qun, Stamford, by Daniel Shepro. Lender: ARC Home LLC, 3001 Leadenhall Road, Suite 301, Mount Laurel, New Jersey. Property: 1 Valley Road, Unit 210, Stamford. Amount: \$249,000. Filed Jan. 24.

Mandelbaum, Allyson Jill and **Bryan Jeffrey Mandelbaum**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 88 Tuckahoe Lake, Fairfield. Amount: \$200,000. Filed Feb. 8.

Marinez, Carolyn and **Nyron McLeish**, Norwalk, by Eric C. Hard. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 160 Glenbrook Road, Unit 5C, Stamford. Amount: \$490,000. Filed Jan. 23.

Marshall, Chelsea and **Robert P. Marshall** Fairfield, by David L. Denvir. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 118 Larkspur Road, Fairfield. Amount: \$75,000. Filed Feb. 8.

Pradia, Joyce Diane C., Greenwich, by Jeremiah Nii-Amaa Ollennu. Lender: Mortgage Electronic Registration Systems Inc., 225 Brae Blvd., Suite 202, Park Ridge, New Jersey. Property: 14 Farley St., Greenwich. Amount: \$1,761,000. Filed Feb. 6.

Raposo, Katelyn H. and **Michael J. Raposo**, Stamford, by Jane R. Marsh. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 42 Meadowpark Avenue East, Stamford. Amount: \$565,000. Filed Jan. 24.

Rodriguez, Felix and **Cheryl A. Rodriguez**, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1878 Stratfield Road, Fairfield. Amount: \$150,000. Filed Feb. 7.

Tomberg, Edward, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1465 E. Putnam Ave., Apt. 503, Old Greenwich. Amount: \$73,000. Filed Feb. 7.

Totaro, Peter Lawrence and **Christina Marie Auriemma Totaro**, Old Greenwich, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 3 Irvine Road, Old Greenwich. Amount: \$575,000. Filed Feb. 12.

Osterman, L. Thomas and **Phyllis Osterman**, Stamford, by George T. Holler. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 60 Waterview Way, Stamford. Amount: \$1,000,000. Filed Jan. 24.

Pennella, Nicholas J. and **Julia Fama**, Cos Cob, by Mary Jo L. Whelan. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 12 Loudon St., Greenwich. Amount: \$532,000. Filed Feb. 7.

PML Investment Properties LLC, Fairfield, by Lisa Ortiz-Rodriguez. Lender: Newtek Bank NA, 1981 Marcus Ave., Suite 130, Lake Success, New York. Property: 1280 Stratfield Road, Fairfield. Amount: \$50,000. Filed Feb. 6.

Swan, Bayley Townsend and **Bryan S. Swan**, Fairfield, by Regina M. Flaherty. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 985 Bronson Road, Fairfield. Amount: \$672,000. Filed Feb. 5.

Wald, Oliver, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 210 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

Weng, Shengchao, Flushing, New York, by Yongmei Shen. Lender: Metro City Bank, 5114 Buford Highway NE, Doraville, Georgia. Property: 96 Rodgers Road, Unit 23, Fairfield. Amount: \$213,000. Filed Feb. 9.

Wernert, Max W. and **Lorna Wernert**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 9 Lia Fail Way, Cos Cob. Amount: \$100,000. Filed Feb. 12.

Zamorra, Eddie, Norwalk, by Joshua F. Gilman. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 1 Strawberry Hill Ave., Unit 5E, Stamford. Amount: \$366,080. Filed Jan. 23.

Saquicela, Victor E. and **Elsa Loja Castillo**, Port Chester, New York, by N/A. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1785 Summer St., Stamford. Amount: \$637,500. Filed Jan. 25.

Shah, Ami S. and **Sanjaykumar V. Shah**, Greenwich, by Nicole A. Pinero. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 63 Wildwood Drive, Greenwich. Amount: \$120,000. Filed Feb. 8.

Van Allen LLC, New Canaan, by Richard J. Slagle. Lender: Frank Billone, 7 Curiosity Lane, Weston. Property: 159 Colonial Road, Stamford. Amount: \$215,000. Filed Jan. 24.

Wald, Oliver, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 210 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

Toiriyon, Mijgona, Stamford, by Nathaniel W. Shipp. Lender: United Nations Federal Credit Union, 2401 44th Road, Long Island City, New York. Property: 91 Strawberry Hill Ave. Unit 328, Stamford. Amount: \$202,500. Filed Jan. 22.

Tomberg, Edward, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1465 E. Putnam Ave., Apt. 503, Old Greenwich. Amount: \$73,000. Filed Feb. 7.

Totaro, Peter Lawrence and **Christina Marie Auriemma Totaro**, Old Greenwich, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 3 Irvine Road, Old Greenwich. Amount: \$575,000. Filed Feb. 12.

Wald, Oliver, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 210 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

Weng, Shengchao, Flushing, New York, by Yongmei Shen. Lender: Metro City Bank, 5114 Buford Highway NE, Doraville, Georgia. Property: 96 Rodgers Road, Unit 23, Fairfield. Amount: \$213,000. Filed Feb. 9.

Wernert, Max W. and **Lorna Wernert**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 9 Lia Fail Way, Cos Cob. Amount: \$100,000. Filed Feb. 12.

Zamorra, Eddie, Norwalk, by Joshua F. Gilman. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 1 Strawberry Hill Ave., Unit 5E, Stamford. Amount: \$366,080. Filed Jan. 23.

Wald, Oliver, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 210 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

Toiriyon, Mijgona, Stamford, by Nathaniel W. Shipp. Lender: United Nations Federal Credit Union, 2401 44th Road, Long Island City, New York. Property: 91 Strawberry Hill Ave. Unit 328, Stamford. Amount: \$202,500. Filed Jan. 22.

Tomberg, Edward, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1465 E. Putnam Ave., Apt. 503, Old Greenwich. Amount: \$73,000. Filed Feb. 7.

Totaro, Peter Lawrence and **Christina Marie Auriemma Totaro**, Old Greenwich, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 3 Irvine Road, Old Greenwich. Amount: \$575,000. Filed Feb. 12.

Wald, Oliver, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 210 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

Weng, Shengchao, Flushing, New York, by Yongmei Shen. Lender: Metro City Bank, 5114 Buford Highway NE, Doraville, Georgia. Property: 96 Rodgers Road, Unit 23, Fairfield. Amount: \$213,000. Filed Feb. 9.

Wernert, Max W. and **Lorna Wernert**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 9 Lia Fail Way, Cos Cob. Amount: \$100,000. Filed Feb. 12.

Zamorra, Eddie, Norwalk, by Joshua F. Gilman. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 1 Strawberry Hill Ave., Unit 5E, Stamford. Amount: \$366,080. Filed Jan. 23.

NEW BUSINESSES

Benchmark at Stamford, 251 Turn of River Road, Stamford 06905, c/o Stamford Senior Living Operator. Filed Feb. 9.

Body by Brzoski LLC, 20 Fitch St., Suite B, Norwalk 06855, c/o Benjamin Brzoski. Filed Jan. 25.

Cos Central Auto, 188 Mountainwood Road, Stamford 06903, c/o Robert Tiso. Filed Feb. 1.

Dartcor Enterprises Inc., Corporate Dining Services, Stamford c/o Rubenstein Partners. Filed Feb. 20.

Fairfield Pizza, 87 Atlantic St., Stamford 06901, c/o Stamford Pizza US LLC. Filed Feb. 6.

Founder Shield, 6 Landmark Square, Fourth floor, Stamford 06901, c/o The Baldwin Group. Filed Feb. 14.

Goosehead Insurance, Torres Agency, Insurance Agency, Stamford c/o Torres Agency LLC. Filed Feb. 9.

Honda of Stamford, 35 Magee Ave., Stamford 06902, c/o Juliana Sollecito. Filed Feb. 9.

Loving Hands Home Care School, 9 Mott Ave., Norwalk 06850, c/o Winny Louis Cedon. Filed Jan. 25.

Manzo, 78 W. Park Place, Stamford 06901, c/o Yuviny Rosales. Filed Feb. 8.

Marco's Hair Salon LLC, Beauty Hair Salon, Stamford c/o Marco Antonio Sapon Lopez. Filed Feb. 14.

Nothing Bothers Me, 11 May Drive, Norwalk 06850, c/o Piotr Suchocki. Filed Jan. 30.

Orient Courier Multiservices LLC, 86 Main St., Norwalk 06851, c/o Glenda Mireya Tapia. Filed Jan. 23.

Stamford Music and Arts Academy, 76 Progress Drive, Suite 218, Stamford 06902, c/o Robert D. Rozman. Filed Feb. 14.

Starbucks Coffee #67831, 64 High Ridge Road, Stamford 06905, c/o Starbucks Corp. Filed Feb. 28.

Stm. Fieldhouse, 421 West Ave., Building 1, Stamford 06902, c/o STM Fieldhouse LLC. Filed Feb. 21.

Tacos Don Pancho, Taco Truck, Stamford c/o Alfonso Ramos-Retana. Filed Feb. 23.

The Brain Wellness Center, 149 Water St., Suite 402, Norwalk 06854, c/o Heather Gately. Filed Jan. 30.

The Grounds Guys of Stamford, Landscaping Services, Stamford c/o Switalia Landscaping LLC. Filed Feb. 14.

Tomo Mortgage, 2200 Atlantic St., Fifth floor, Stamford 06902, c/o Tomo Mortgage LLC. Filed Feb. 29.

NO MATTER WHAT BUSINESS YOU'RE IN, WE'RE INTO YOUR BUSINESS.



Legal Notices

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 design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 225 Mamaroneck Rd, Scarsdale, NY 10583. Purpose: any lawful purpose. #63564

Notice of Formation of Caliber Concierge LLC Art. of Org. filed with NYSS on 2/2/24, for any lawful purpose. Offc. Loc: Yonkers. SSNY design. 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 design. 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 design. 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 design. 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 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 design. 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 design. 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

Dumbo Aydin LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/15/2024. Cty: Westchester. SSNY design. as agent upon whom process against may be served & shall mail process to King & King LLP, 629 Fifth Ave, Ste 301, Pelham, NY 10803. General Purpose #63585

638 Central Ventures LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/16/2024. Cty: Westchester. SSNY design. as agent upon whom process against may be served & shall mail process to Kyle Rourke, 126 Viewpoint Terrace, Peekskill, NY 10566. General Purpose #63586

Notice of Formation of PCNY Auto Sport, LLC. Arts. of Org. filed with SSNY on 3/18/24. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to PCNY Auto Sport LLC, 136 E. 3rd Street, Mt Vernon, NY 10550. Purpose: any lawful act or activity. #63587

Notice of Formation of Tempus LLC, Articles of Organization were filed with SSNY on 01/08/2024. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC: 415 Cortlandt Avenue, Mamaroneck, NY 10543. LLC may engage in any lawful act or activity for which a limited company may be formed. #63588

Notice of Formation of The Thoughtful Baker LLC. Art. Of Org. filed with SSNY on 02/21/24. 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, 465 Tuckahoe Road. Unit #1076 Yonkers, NY 10710. Purpose: any lawful purpose. #63589

The annual return of the Hegarty Family Foundation for the year ended June 30, 2023 is available at its principal office located at Sanossian, Sardis & Co., LLP, 700 White Plains Road, Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63590

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, April 25, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265240, PIN 807420, Rockland Co., RESURFACING - Route 45, Village of New Hempstead and Town of Ramapo., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%