

"What's the line?"

SHU hosts discussion on sports gambling

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

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Setting up a SEP

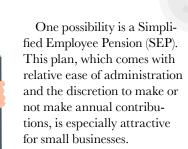
BY NORMAN GRILL

Contribuiting

Writer

If you're looking for a retirement plan for yourself and your employees but are concerned about the financial commitment and administrative burdens, there are options.





There's still time to see tax savings on your 2023 tax return by establishing and contributing to a 2023 SEP, right up to the extended due date of the return. For example, if you're a sole proprietor who extends your 2023 Form 1040 to October 15, 2024, you have until that date to establish a SEP and make the initial contribution, which you can then deduct on your 2023 return.



SEP SETUP IS EASY

You can establish a SEP easily using the IRS model SEP, Form 5305-SEP. This form, which doesn't have to be filed with the IRS, satisfies the SEP requirements (you can opt for an individually designed SEP instead, depending on your needs).

As the employer, you will get a current income tax deduction for contributions you make on behalf of your employees. Your employees will not be taxed when the contributions are made but will be taxed later when distributions are made, usually at retirement.

The maximum deductible contribution that you can make to a SEP-IRA that can be excluded from taxable income is the lesser of 25% of compensation or \$69,000 for 2024 (up from \$66,000 for 2023) per employee.

Note, however, that if you as the business owner do not receive a W-2 from the business if, for instance you're an unincorporated sole proprietor, the calculation for the contribution to be made on behalf of yourself varies slightly. The deduction for

your contributions to employees' SEP-IRAs is not limited by the deduction ceiling applicable to an individual's own contribution to a regular IRA.

Your employees control their individual SEP IRAs and the investments in them as well as the tax-deferred earnings. However, they cannot contribute to the SEP IRAs.

There are other requirements you will have to meet to be eligible to establish and make contributions to a SEP. Essentially, all regular employees must elect to participate in the program, and contributions can't discriminate in favor of highly compensated employees. But these requirements are minor compared to the bookkeeping and other administrative burdens connected with traditional qualified retirement and profit-sharing plans.

SEPS don't require the detailed records that traditional plans must maintain. Also, there are no annual reports to file with the IRS, and the recordkeeping that is required can be done by a trustee of the SEP-IRA, usually a bank or mutual fund.

ANOTHER OPTION: SIMPLES

If your business has 100 or fewer employees, you may want to consider a Savings Incentive Match Plan for Employees (SIMPLE). An advantage is that employees can also contribute. A disadvantage is that you, as the employer, are required to make certain annual contributions. Also, a SIMPLE has more limitations on when it can be set up and when it can be contributed to than a SEP.

You establish a SIMPLE IRA for each eligible employee, generally making matching contributions based on amounts elected by participating employees under a qualified salary reduction arrangement. The SIMPLE is also subject to much less stringent requirements than traditional qualified retirement plans.

Another option: An employer can adopt a SIMPLE 401(k) plan, with similar features to a SIMPLE IRA. It is not subject to the otherwise complex nondiscrimination rules that apply to regular 401(k) plans.

For 2024, SIMPLE employee deferrals are limited to \$16,000 (up from \$15,500 for 2023). Additional \$3,500 catch-up contributions are also allowed for employees age 50 and older.

Additional rules and limits apply to both SEPs and SIMPLEs.

This column is for information only and is not intended as advice. For more information and assistance, contact an experienced retirement plan professional.. Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203-254-3880.



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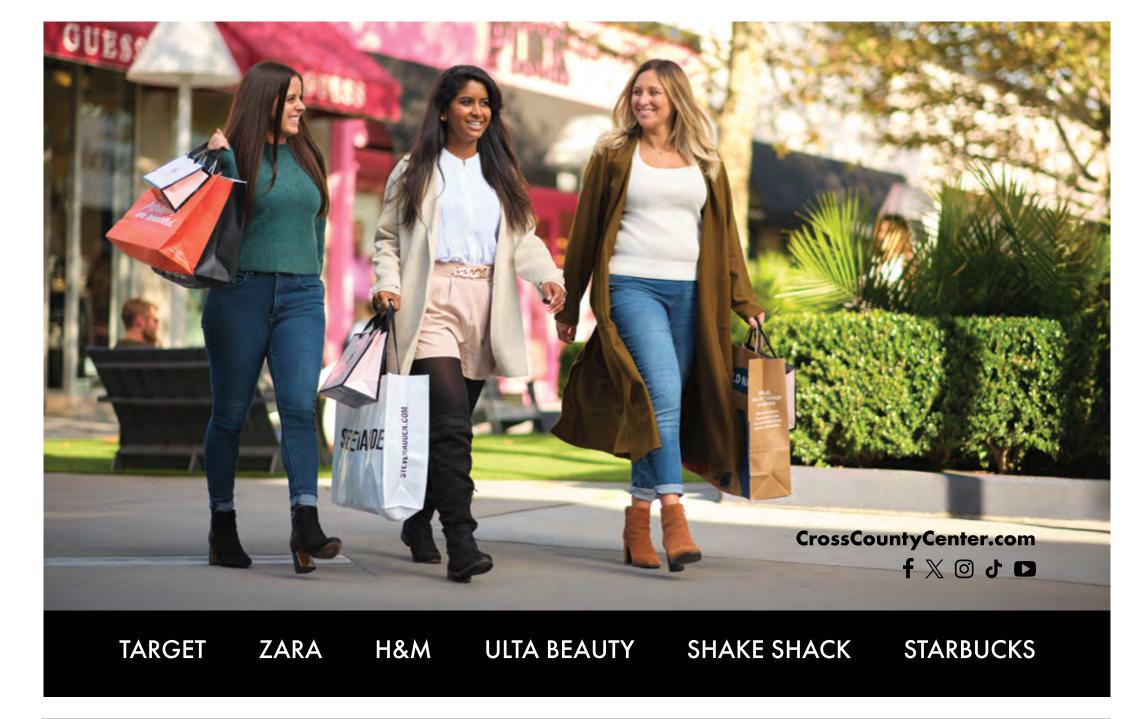
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Westfair Business Journal | April 08, 2024



BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Asked how she came to call her shop "Cotton Candy Fabrics and Quilting Erin Bryne explained "It is eye candy for quilters that is primarily made of cotton."

"We have had a child at one point come in and ask what flavors of cotton candy we had that day," Bryne added with a laugh. "So we changed our logo to have fabrics and quilts be very prominent so we don't' disappoint any children."

Apart from those seeking dessert, very few visitors to the Brookfield fabric and quilting shop come away disappointed, and Bryne has data to back that up. The shop was named the best local quilting shop in Connecticut, beating out 15 other stores across the state that participated in ByAnnie. com's 2024 Local Quilt Shop Contest.

ByAnnie.com, an online quilting and sewing supply shop conducted the survey worldwide, and not only did Cotton Candy Fabrics come first in the state, it ranked 21 out of all 2,249 participating shops around the world.

Bryne credited this in part to the store's offerings, including more than 8,000 bolts of fabrics, primarily in modern patterns and designs, compared to the 1,000 to 1,500 on offer at many other quilting specialty stores. Cotton Candy also carries a diverse array of threads and is an authorized

dealer for BERNINA, a high-end Swiss manufactured sewing machine brand.

According to Bryne, a

ly in the age of online shopping (which Cotton Candy Fabrics and Quilts also offers at cottoncandyfabrics.com) is not enough to become the sort of shop which attracts people from across the country and serves as a destination for entire quilting clubs

"One of the things that's cool about the contest is that everybody has to leave a comment as to why a particular store is their favorite," Bryne said. "It's really good real time feedback from customers as to what's working and what they appreciate."

from as far away as New Jersey.

With more than 400 comments gathered through the competition, Bryne said it served as validation for the shop's "Above and Beyond Customer Service" which is vital since the shop is not only a place to purchase raw materials for crafting and hobbies, but the beating heart of a community.

Cotton Candy Fabrics features not only a shop floor with a wide selection of fabrics and materials for projects, it also has two separate classrooms and top-of-the-line programable longarm machines which can be rented by the hour to finish quilts with robotic precision. Even the checkout counter



A programmable longarm machine used for finishing quilts.

resembles a kitchen island, with an array of chairs and snacks designed to encourage a welcoming atmosphere where lingering and discussion never feels awkward.

The space was also designed with accessibility in mind, Bryne explained, because their original location proved challenging to navigate for customers with mobility issues. Creating a space for a wide range of customers with different needs is woven into Bryne's approach.

"I think it's very important because the customers that come here, they form lifelong friendships," Bryne explained. "Part of the time they spend here is about the items they're creating, but part of it is about their social environment."

"We've been called 'the pub for quilters,' where everybody knows your name. We are both a creative outlet and a social experience."

Feds challenge New Rochelle lawyer's business expenses

BY BILL HELTZEL / bheltzel@westfairinc.co

Government officials have sued a New Rochelle lawyer to stop him from using bankruptcy protection to avoid paying back taxes and repaying a government loan.

U.S. Attorney Damian Williams and regional U.S. Bankruptcy Trustee William K. Harrington claim that Rahul Dev Manchanda concealed his income and used law firm revenues to pay for personal expenses, in separate complaints filed on March 25 in U.S. Bankruptcy Court, White Plains.

"Manchanda has claimed that he has sufficient assets to meet his liabilities," the prosecutor stated, "but has failed to explain how he managed to live a lavish lifestyle, including luxury watches, cars and a new home, in the year preceding his bankruptcy."

Even after extensive review, Harrington said, "the debtors finances remain opaque."

Manchanda did not reply to a message asking for his side of the story. But when he was challenging a subpoena last November he wrote

a letter to the court that described the government's demands as a "continuation of this now almost one-year long circus on the taxpayers' dime."

Manchanda filed for Chapter 7 bankruptcy liquidation in February 2023, declaring \$866,101 in assets and nearly \$1.6 million in liabilities.

It was his fifth bankruptcy since 2011. All but one were dismissed. But in a 2014 case the IRS was ordered to write off unpaid federal income taxes for 2007 and 2008.

Now, the prosecutor claims, Manchanda owes the IRS \$377,134 in back taxes, including penalties and interest, covering several tax assessments from 2010 to 2023.

And instead of using a \$500,000

Small Business Administration Covid-19 relief loan for working capital, as required, he allegedly used it for personal expenses such as a \$88,500 down payment on a \$885,000 home in New Rochelle.

The government says Manchanda did not have any personal checking or savings accounts. Instead, he allegedly used business accounts to pay for personal expenses such as clothing, landscaping and airline tickets.

"Manchanda spent money freely and lavishly," the prosecutor's complaint states.

Eight months before he filed for bankruptcy, for instance, he bought a \$10,000 Rolex watch for his wife. The following month he leased a BMW.

He claimed that five months before bankruptcy he was "making lots of money," according to the prosecutor's complaint.

The government claims that personal expenses were labeled as

business expenses so that they could be deducted on tax returns to avoid taxes.

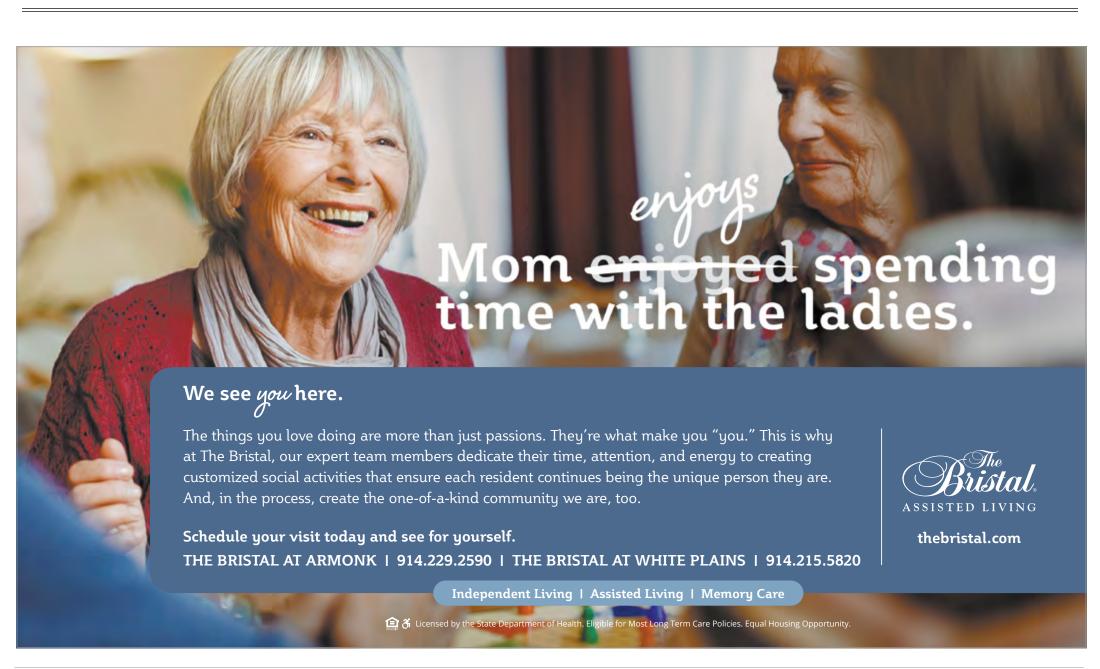
His bankruptcy schedules also contain false information and details that are insufficiently supported, according to the government. For instance, his law firm was valued at \$100 but no explanation has been provided as to how the value was determined.

He has provided some, but not all, of the documents he was required to submit, according to Harrington's complaint.

The government argues that Manchanda's debts may not be discharged because he never intended to use the SBA loan for the required purpose; he concealed or falsified records; he falsely certified bankruptcy schedules as true; he refused to provide credible explanations for loss of assets; and he failed to maintain books and records.

Manchanda stated in the November letter to the court that he had turned over five years of financial records, but the prosecutor's and trustee's staffs "are too obtuse to figure out that everything was legitimate and lawful."

"These government abusers, motivated by their communist politics," he said, "are desperate to find something untowards that doesn't exist." Manchanda filed for Chapter 7 bankruptcy liquidation in February





Erin Bryne showcases some of her wares.

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SHU HOSTS DISCUSSION ON SPORTS GAMBLING

Heart University on March 23 to discuss the impact of widespread sports betting and legalized gambling on both those dealing with addiction and nationwide

industries. Hosted by the Sports Communication and Media program at Sacred Heart University alongside the Collegiate Recovery Program and the Jack Welch College of Business & Technology, the conversation at the Loris Forum on Sacred Heart's campus

Experts met at Sacred

featured a broad swath of contributors. Jeremy Schaap, a journalist at ESPN who is best known for hosting the sports news programs E:60 and Outside the Lines also served as the host of the panel. The panelists were all alumni from Sacred Heart University, including Gus Pfisterer, who also works at ESPN as a content associate and worked on a recent Outside the Lines segment about sports betting.

"There is a lot of ground to cover," Schapp said to Pfisterer while discussing his segment. "There are the problem issues, the relationship stories, and there is just the whole idea that what was once so taboo, unspeakable, is now being embraced by the mainstream including the sports leagues."

Connecticut joined many other states in quickly adopting laws to legalize and regulate the emerging industry after a supreme court case ruled that a complete ban on most sports betting was unconstitutional. August 24, 2021 marked the start of legalized sports betting in the state of Connecticut. Extensive marketing campaigns by apps like DraftKings and FanDuel were widespread, almost inescapable both immediately before and after the law went into effect.

Roughly a year after the legalization Connecticut did not immediately see the feared spike in gambling addiction but neither had it seen the hoped for flow of capital.

But the panel surfaced key ways that the industry has rapidly continued to change since it was first implemented.

Liam Roecklein, the founder and CEO of Relentless Digital Media and the former SVP of content at Points-Bet, an online bookmaker, said that much of the media failed to pick up on changing viewership habits.

"People were watching sports through a gambling lens and the news media was still not capturing that viewing behavior," Roecklein said of why he shifted from a role at Cheddar News to PointsBet. And he believes that the reason people watch sports has continued to shift.

"We wanted to talk to that consumer



The "Where's The Line?" Panel at Sacred Heart University. From Left to right: Brian Dolan, Director of the Collegiate Recovery Program at Sacred Heart University; Senior Director of Programs and Services with the Connecticut Council on Problem Gambling, Kaitlin Brown; ESPN Host Jeremy Schaap,; ESPN Content Associate Gus Pfisterer; Managing Content Director at BetMGM Ryan Hannable; and Founder and CEO of Relentless Digital Media Liam Roecklein. *Photo by Justin McGown*

through a gambling lens versus a sporting lens and I continue to see that shift in viewing behaviors in Gen Z. I grew up in the Bronx in the 90s, I watched Derek Jeter because I liked to watch his batting average go up," said Roecklein. "They watch it because they have prop bets on that night."

Ryan Hannable, the managing content director at BetMGM explained how he was drawn to his current role producing blog content for the online sportsbook mainly because it offered a stable career using what he learned at Sacred Heart. He also noted that there was an emerging rift between the way that sports are covered in traditional media and more gambling oriented outlets.

Senior Director of Programs and Services with the Connecticut Council on Problem Gambling, Kaitlin Brown and Brian Dolan, the Director of the Collegiate Recovery Program at Sacred Heart University who is also personally in recovery from addiction to both drugs and alcohol and problem gambling presented perspectives on gambling's legalization through an advocacy lens.

"I'm just super grateful that we're even doing this right now." Dolan said, thanking his wife and mother for joining him in the audience. "It's truly beyond my wildest dreams. On this campus is where a lot of things went south."

Pfisterer noted that while he was a student on campus sports gambling had been pervasive despite being illegal. He recalled students driving to other states to place bets or using offshore gambling services. Despite the competition from legal gambling, he said that these activities have not been supplanted.

"Offshore and illegal gambling is still extremely prevalent today and it's only getting bigger as the regulators come in," he said, wishing that the topic could have been covered in more depth in the Outside the Lines piece.

Schapp asked Roecklein how the industry approaches the issues of problem gamblers.

"If you would have asked me this six months ago I would have given you the standard PR answer which is 'we always take gambling responsibly,

and you must gamble responsibly,"" Roecklein said, pausing to apologize to Hannable for departing from that stance before he said "What I see as an individual, and I was an executive that reported to the PointsBet CEO and was in the rooms, there's a continued push towards higher and higher margin products and it's seen across the industry."

"Only a year ago most of the betting happened on the core markets, which is money line spread and over-unders," Roecklein said, referring to simple bets on which team would win a game or whether the score will be above or below a certain number. "Now, most of the betting takes place in same-game parlays."

Parlays, where bettors wager on specific events happening during a game and need to successfully predict them all in order to win, can have higher payouts but also longer odds. According to Roecklein the industry uses algorithmic tools to target ads for these bets, which are more akin to playing a state lottery in terms of both the chances and the payouts than earning a 2-1 payout betting on the winning team.

However, he noted that high state taxes, which illegal operators don't pay, play a role in encouraging this industry behavior since profit margins are often thin.

Hannable replied that BetMGM devoted resources to preventing problem gambling from occurring, as it could present a threat to the business.

"The operators do realize it can't get out of hand," Hannable said, "because if every bettor you know is losing thousands there's no business anymore. So, there is a sense of importance, and I speak for our CEO, he stresses it is important to the growth of the industry to pay attention to this stuff."

Brown shared that as a therapist prior to her time with the commission she worked with clients who dealt with gambling issues as well as their impacted families. She said she appreciated the discussion of the harms but noted that the Commission had launched a campaign alongside industry partners called "Responsible Play the CT Way."

"We realize that when we go into

the message is not heard so we've used the language the industry uses around responsible gambling," Brown said, adding that harm reduction is often more effective as opposed to attempting to achieve universal prevention. Dolan noted that in both terms of impact and symptoms, gambling has notable similarities to certain drugs.

college campuses and into communities

and 'problem gambling that' sometimes

and we say 'problem gambling this'

"Gambling addiction is very similar to what we know stimulants are like

on the brain. Cocaine and methamphetamine work very similarly," Dolan said, but noted deep differences in terms of treatment. "I think how we look at it from a recovery lens there's not a lot of treatment out there, not a lot of young people and the aspect of community which is the biggest

Dolan recalled how gambling and sports became intertwined for him, and how sports had provided him with a connection with other people in a way that drug use typically does not.

"If you're talking to someone who abused heroin, they don't have these fond memories of heroin at eight years old, but when you're treating a gambler, you're working against sports. Sports represent external validation, community," Dolan continued. When he treats student athletes, athletics often form a core part of their identity. He also struggled to define himself without the sports he used to play and enjoy.

The panelists went on to discuss how the US, despite legalizing sports betting well after many other countries including most of Europe, has not fully grappled with issues related to legalized sports gaming. They discussed measures, such as advertising restrictions similar to those on tobacco products, that could help prevent gambling provide a steady revenue source without attracting those it can pose a danger to.

The panel also discussed the role that gambling can play in impacting the outcomes of games, as players have become embroiled in scandals. Leagues across different sports continue to develop their own rules that balance their lucrative partnerships with online sports books and preventing players from being swayed away from fair play.

Republican State Senator Tony Hwang who attended the panel also weighed in from the audience. He said he has concerns about the way that Connecticut's share of gambling related funds comes through a complex structure that splits funds with the tribes which run the Mohegan Sun and Foxwoods casinos, but that he also had a deeply personal problem with the impact of sports betting on sports culture.

"The impact on our youth, particularly on a college campus, is it has turned a passion into a parlor game. For me there is a sadness that it's no longer about the game."

Making sweet memories with Noteworthy Chocolate

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

In 2016 Michael Sauvageau walked into a hackerspace in Danbury with a plain bar of Hershev's chocolate.

He had recently visited a trade show while contemplating a change of career, and the primary thing he took away was simply "chocolate." Nearly every booth had handed him a piece of chocolate, giving him the impression that if nothing else, chocolate was clearly a big business. However, he wasn't sure how to break into it.

Then he heard from a friend about a new laser etching technique and contemplated the possibility of making puzzle pieces out of chocolate. Jennifer Sauvageau, his then wife and current business partner, had a better idea: use the laser to engrave messages in the chocolate.

"I met the guy who was running the place," Michael said, of that first experiment. "He said 'That sounds

crazy. Let me show you how to use the machine.'

"It didn't work great," Michael admitted of the

first experiment, but he kept returning on subsequent Thursdays when the hackerspace had free entry and honed the technique.

The end result was Noteworthy Chocolates, the world's first laser etched chocolate business.

Customized confections are not entirely new. Pictures can be printed on cakes and several candy manufacturers offer customized options. This is typically accomplished either by applying the image to a candy or cake with edible dye, or by meticulously hand-piping or applying a message like on a traditional birthday cake.

Both methods have drawbacks. Some people avoid dyes for health or diet reasons, and the image fidelity is often low. Hand crafting is time consuming and requires skilled hands,

scale. And when it comes to chocolate without a shell or layer of more printer friendly material, customized orders typically entail creating a mold which can't vary between

making it difficult to

individual pieces and has no use after the order is completed.

In contrast the Sauvages' laser etching process does not require adding food dve that can smear or run. It also means that every piece in an order can be customized easily as they can be made all at the same time. All the client has to do is provide the list of recipient's names.

According to Jennifer the ability to add that personal touch is a major selling point.

"This isn't just a piece of chocolate, it's way more than that," she said. "It's an experience that we are creating. We actually have two customers, the people who do the ordering, and also the people receiving the gift. That's our second customer."

She emphasized that the packaging was designed with care to be as recyclable, compostable, and biodegradable as possible, even using cellulose instead of cellophane to wrap the individual chocolate pieces. Jennifer

described the goal of Noteworthy Chocolates was to provide recipients with something they will never forget while leaving behind almost nothing to impact the environment.

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Jennifer explained that customer focus also drove their choice of supplier for the raw milk, white and dark chocolate, Guittard Chocolate Company. Guittard has strict standards about avoiding contamination with allergens such as nuts or soy products (as she suffers from food allergies herself she also wanted to make sure she could sample their own products). Guittard's dark chocolate is also vegan, containing no eggs or dairy.

Noteworthy melts the chocolate and uses molds to make "blanks" in various shapes which can then be etched on demand with whatever the customer orders. For business orders Michael works with clients to design etchings that meet their needs, applying logos and text as needed with a CAD program and producing test runs to make sure the design comes out bold and sharp.

When the order is ready the Sauvageau's, who work alongside their children in the Bethel-based six-person business, hand package each chocolate and ready it for shipping nationwide.

To learn more about Noteworthy Chocolates and their sweet gifts, visit noteworthychocolates.com.

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Rockland sues to block congestion pricing

BY PETER KATZ / pkatz@westfairinc.com

Rockland County Executive Ed Day and the County of Rockland have filed a federal lawsuit against the Metropolitan Transportation Authority (MTA) and the Triborough Bridge and Tunnel Authority (TBTA) to try to block congestion pricing tolls from being put into effect. The MTA board vesterday voted to adopt the schedule of tolls that was been proposed and implement congestion pricing in June.

The plaintiffs in the lawsuit are the County of Rockland and Edwin J. Day. It seeks an injunction to block the tolls from going into effect. Private cars going below 60th Street in Manhattan would face a \$15 daily toll and other vehicles would be subject to tolls of various levels.

Republican Congressman Mike Lawler whose 17th Congressional District contains all or parts of Rockland, Putnam, Dutchess, and Westchester Counties, on March 28 expressed his support for the Rockland lawsuit.

"Rockland County commuters are being screwed by the MTA on a daily basis, and now they're pouring salt in the wound with their \$15/day cash grab," Lawler said."Instead of working to provide Rockland County commuters with a true one-seat ride to New York City, the MTA is doubling down on bad revenue-raising policies. Until the MTA gets its own house in order, and figures out why billions of dollars fall victim to waste, fraud, and abuse, it shouldn't see one extra dime from Rockland County taxpayers."

"We are joining the fight against the Congestion Pricing Plan and its grossly unfair impact on Rocklanders and other west of the Hudson commuters," said Dav.

County Attorney Thomas Humbach said, "The way this is being implemented is unfair and inequitable which is what the lawsuit is about."

The complaint contends that the toll is invalid and should be enjoined because:

• It violates the Equal Protection Clause of the New York State and United States Constitutions by discriminating against drivers from outside the central business district, and in favor of people who garage their cars within the district. Despite

individual drivers from both groups adding equally to congestion, people from outside the Central Business District (CBD) have to pay a toll and those who garage their cars inside do not have to pay a toll unless they leave and re-enter.

• The toll is an illegal tax. The MTA/TBTA, with their wide portfolio of goals, responsibilities and powers, act as a government in spending the revenues for the general public benefit. This is the hallmark of a tax. The Legislature did not authorize the MTA/TBTA to implement a tax, but only a toll. The New York State Constitution requires taxation authority to be expressly stated by the State Legislature, which it was not. Thus, the toll constitutes an illegal tax and the MTA/ TBTA should be enjoined from implementing it.

- The MTA/TBTA failed to properly analyze the possibility of a toll reduction for persons paying the GWB toll or other tolls for transportation infrastructure. This was a duty of the Traffic Mobility Review Board. The MTA/TBTA should be enjoined from charging Rockland residents the toll until this is properly studied.
- Because the toll is implemented to deter people from driving it is subject to the Eighth Amendment prohibition against exces-

sive fines. The toll constitutes an "excessive fine" because, among other reasons, it arbitrarily penalizes an otherwise legal activity, driving in midtown and lower Manhattan. Also, because it is not charged in any scale to the amount of congestion or other factor intended to be deterred by the toll, even very short drives receive the full

impact of the toll. Rockland is not alone in going to court to try to stop the new tolls from going into effect. The State of New Jersey and the mayor of Fort Lee, New Jersey, have filed suits. staten Island Borough President Vito Fossella has filed a lawsuit, as has the United Federation of Teachers. In addition,

two groups of New York City residents have taken court action to try to stop the MTA in its tracks.

State Sen. James Skoufis, who represents part of Orange and Rockland Counties, is one of 18 members of the State Legislature who joined the United Federation of Teachers' lawsuit. Also joining was Assemblymember Aileen Gunther whois from Middletown. Skoufis had said that wha the MTA was doing was completely unfair to residents of the Hudson Valley who have to commute to Manhatan. He pointed out that while the MTA treats the Hudson Valley as part of its prime service area when it comes to collecting taxes, when it comes to providing mass transit services the MTA puts the Hudson Valley in the back seat.



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Heart-stopping comfort food at Liebman's Kosher Deli in Ardsley

BY JEREMY WAYNE / iwavne@westfairinc.co

The longawaited Ardsley outpost of Liebman's Kosher Deli, established more than 70 years ago in the Bronx where it is still going strong, has finally opened.

Stamp on a glass, break a leg, dance a hora: The long-awaited Ardsley outpost of Liebman's Kosher Deli, established more than 70 years ago in the Bronx where it is still going strong, has finally opened. Mazal Toy!

Due to launch several months ago, the new Liebman's, the deli's second branch, feels naturally at home in Ardsley's cozy Addyman Square, a veritable food United Nations, where a Mexican taquería, an Irish pub, an Indian takeout restaurant and a pizzeria all stand within winking distance of each other.

Liebman's layout is a little awkward, with two long, parallel rooms, connected via only a narrow pass at the far end, which necessitates getting to the seated section through the deli and takeout counter. That turns out to be no bad thing, though, since passing the vivid displays of soups, salads, sides and slabs of meat – the linchpin of Liebman's fabled sandwiches – all on vivid display, only serves to whet the appetite.

Inside the restaurant, white subway tiles, black-and-white hex mosaic floors and plastic Formica-type tables create a retro look. The eclectic art is retro, too, with vintage ads and attractively-framed,

often humorous prints from Israeli artist Amram Ebgi. Though still only weeks old, Liebman's customers were already fraternizing and kibitzing as if the place were a social club, which in a sense it is.

(Some clarification here. While Liebman's says its food is "kosher" at both its Bronx and Ardsley locations, neither restaurant is under rabbinical supervision, which makes no conceivable difference to the average Joe, but would likely rule it out for an Orthodox one.)

Liebman's laminated menu, is as cheerful and vast as that of a 1950s diner – an encyclopedia of Ashkenazi and Eastern European dishes supplemented by modern Israeli and Middle Eastern ones. House specialties include stuffed cabbage rolls,



Liebman's Ardsley exterior. Photograph by Jeremy Wayne.

and beef tongue in a sweet and sour raisin gravy. You'll also find knishes of every description; old-fashioned chicken soup with kreplach (ground meat-filled dumplings) or matzo balls the size of tennis balls; chopped liver; gefilte fish and more. Less traditional and more accessible options perhaps are omelets, tuna or egg salad, and smoked salmon and dairy-free cream cheese on bagels. For hard-core deli epicureans there is kishka, intestine stuffed with flour, matzo meal and

chicken fat. On and on it goes.

Hungarian goulash, stuffed peppers

But Liebman's glory must surely be its premium meats, which fill its sandwiches – pastrami, beef brisket, cured beef tongue, corned beef or turkey, to name but a few. And then there's the sheer size of those sandwiches – the meat piled teeteringly high between slices of the softest, steam-baked rye bread (from the Rockland Bakery in Nanuet.). Sandwiches come served with complimentary pickles and coleslaw and, should you choose it, a side of Liebman's "famous" hand-cut fries. Heart-healthy I think not, but take, er, heart in the fact that these oversize sandwiches easily serve two and arterial damage can be mitigated by ordering leaner meat, available at a small supplement. Still, it would be reassuring to think the host stand had a hotline to Mount Sinai.

Visiting the restaurant in its third

week of opening, I threw sanity to the wind and ordered a combination sandwich after lashings of kreplach soup and a mountain of kasha varnishkes (a traditional Eastern European dish of bow-tie pasta with buckwheat groats, onions and chicken fat). That's to say I ordered corned beef, beef brisket and tongue, topped with Russian dressing. Deep flavored, meltingly tender, evoking memories of my own childhood, it was sublime.

"Everything OK sir?" asked Jodi, my ever-solicitous server, doubtless trained in CPR, as she passed the table. Absolutely, I told her, discreetly loosening my belt a couple of notches and ignoring my racing pulse as I took another jaw-widening bite of the utterly delicious triple-decker. Truly, I can't get enough of this food.

Unlicensed at this point, Liebman's expects to start serving wine and beer in the coming weeks – which reminds me of a joke.

So, a Frenchman, a German and a Jew are waiting on line for a table at a fashionable restaurant. The wait is interminable. After a while, the Frenchman says, "I'm so thirsty, I must have a glass of wine." The German says, "I'm so thirsty, I must have a beer." And the Jewish guy says, "I'm so thirsty – I must have diabetes."

 $For more, visit\ lieb mans deli. com.$







Pastrami Sandwich. Courtesy Liebman



Katonah lawyer admits he misused client funds

BY BILL HELTZEL /

bheltzel@westfairinc.com

Katonah lawyer Donald Braun has been disbarred for misappropriating client funds.

The state Second Appellate Court on March 27 granted Braun's voluntary resignation. He acknowledged that the local lawyer's grievance committee was investigating him and attested that he could not successfully defend himself against the charges.

Braun, of Amawalk, had practiced law for 48 years and specialized in estate planning and real estate law.

He was under investigation for misappropriating \$60,209 from Holly Tsuei, of Chappaqua, and \$186,350 from Liza Jones-Kanu, of Cortlandt. He admitted that an accounting of his escrow account was incomplete and that more client funds may have been misappropriated, according to the court's findings.

Braun represented Tsuei and Jones-Kanu in various real estate transactions in recent years, according to Westchester County property records

He also was investigated for commingling personal funds with law firm funds and engaging in conduct involving dishonesty, fraud, deceit or misrepresentation.

Braun claimed that he was the victim of a fraud in which he was induced to withdraw cash from his firm's escrow account, "for the benefit of the individuals who were enacting the scheme upon him," according to the court's decision.

The panel of five appellate judges ordered Braun to repay Tsuei and Jones-Kanu and to reimburse the Lawyers' Fund for Client Protection for any payments it made to the victims









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Six women honored

BY PETER KATZ / pkatz@westfairinc.com



Vionett Martinez



Alice Reamer



"Loni" Shinault







Villanueva

Hollinsworth-Coaxum

As March, which was Women's History Month, was winding down, Yonkers Mayor Mike Spano presented Women of Distinction Awards to six Yonkers women who were selected for achievements that improved the lives of others in the community and whose impact has changed Yonkers for better. The presentation ceremony took place at City Hall.

"These women have exemplified outstanding achievement and leadership in Yonkers, setting an example for other women who aspire to success," Spano said.

Honored were Yonkers Detective Vionett Martinez, Sister Mary Alice Reamer, Yolanda "Loni" Shinault, Meiling Macias-Toro, Phylisha Villanueva, and Hope Hollinsworth-Coaxum.

Vionett Martinez was hired by the Yonkers Police Department in 2006 as a patrol officer. She subsequently served as a recruiter, a Field Training Officer, and a Field Intelligence Officer. In 2018, she became a Yonkers Detective assigned to the Major Case Squad. In 2019, Martinez

began to work on cold homicides alongside the now-retired Detective John Geiss. After Geiss retired in May 2022, Martinez was assigned to the Cold Case Unit and is now the city's Cold Case Detective. In honoring her, Spano pointed out her pattern of reaching out to members of the community and having a commitment to their

Sister Mary Alive Reamer has been the principal of St. John the Baptist School in Yonkers since 1984. She is the longest serving catholic school principal in Yonkers and the New York Archdiocese. In addition to teaching at St. Joseph's, Sr. Mary Alice taught at Good Counsel Elementary, the Academy of Our Lady of Good Counsel and Kennedy Catholic High Schools. A scholarship was established in her honor. She was praised for passion that extends

well-being.

beyond the traditional classroom. Yolanda "Loni" Shinault is a member of the Kingdom Christian Cultural Center where she has con-

tributed significantly to the community by supporting teen mothers through the church group Loving, Lifting, Encouraging Girls Over Obstacles (LLEGOO), assisting local pantries, and establishing All Access Yonkers, a nonprofit organization dedicated to providing scholarships and resources to seniors, teens, and adolescents. In collaboration with other community-based organizations, she has worked to promote spiritual, emotional, mental, and physical well-being. Her vision is to cultivate a robust nonprofit network of partners in Yonkers that is committed to nurturing the community's

Meiling Macias-Toro is an advertising and media expert known for producing award-winning commercials and content for Fortune 500 brands. Her career includes working at Conill Advertising/Saatchi & Saatchi, Rapp Collins Worldwide, Siboney Advertising, and The Vidal Partnership. She produced the award-winning Off-Broadway play "Frida Kahlo: Long Live Life," which won Best Biographical Show at the 2018 United Solo Festival in New York City. She formerly was

president of 100 Hispanic Women in Westchester County, supporting young Latinas with scholarships to attend college, develop leadership skills, and promote career equity. Additionally, she has helped organize fundraisers to support research aimed at finding a cure for DIPG, a rare and fast-growing brain tumor that affects children.

Phylisha Villanueva, who was appointed as the Westchester County Poet Laureate, has been involved in working with schools, senior recreational centers and the Westchester County jail system in arts and poetry. She also volunteers with major organizations as a way to give back and make a difference.

Hope Hollinsworth-Coaxum is a long-time resident of Yonkers who co-founded two community-based organizations: Hope Healing and Growth and The Mothers' 2016. As the president of the Gold Star Mothers of Yonkers and Westchester County, she supports veterans and their families. She is a novelist, playwright, screenwriter, producer and director. Her works address social causes, including homelessness, domestic abuse and child abuse.

Yonkers City Council state Medicaid funding cut

One of the more contentious elements in Gov. Hochul's proposed state budget this year was her plan to cut \$1.2 billion in Medicaid spending. Medicaid spending was a major segment of the \$233 billion 2024 budget proposed by Hochul and even with the proposed cut came in at about \$35 billion, up about 11% from the previous budget. While the final budget that was being negotiated by the governor and the legislature originally was due April 1. Hochul and the legislature agreed to keep working on it until at least April 4.

Critics of the Medicaid cut had been anything but silent, with the 1199SEIU United Healthcare Workers East union being among the most vocal and an organizer protests in Yonkers, Poughkeepsie, Syracuse, Rochester, Buffalo and Albany, among other communities. Health care workers from hospitals, nursing homes, home care, and community-based settings joined Medicaid patients in the demonstrations.

The Yonkers City Council let its voice be heard when it unanimously passed a resolution at its March 26 meeting opposing Hochul's proposed cut.

"Reduced Medicaid funding would further compromise the health case system's strained ability to recruit and retain staff and to provide needed services, which has already contributed to multiple recent and anticipated hospital closures, including Mount Sinai Beth Israel. Eastern Niagara, OBH Kingsbrook and State University of New York (SUNY), with additional hospitals, nursing homes and community-based service organizations

facing a similar fate." the City Council said. "New Yorkers who rely on Medicaid for their health insurance include an estimated two-thirds of New York's seniors and one-half of the state's children and persons with disabilities."

The City Council said that the state really doesn't have to cut Medicaid funding since it is sitting on a \$40 billion reserve fund and is anticipating receiving \$8 billion in new federal funding that would be designated for health care.

Council President Lakisha Collins-Bellamy, as sponsor of the resolution, prepared a memorandum



Council President Collins-Bellamy next to City Clerk Vincent Spano at a City Council meeting.

discussing the issues. She stated that New York's Medicaid program already is underfunded by an estimated 30%.

"Given the importance of its Medicaid program for so many New Yorkers, rather than cutting budgeted Medicaid funding by approximately \$1.2 billion, the state should instead focus on a plan to end the Medicaid funding gap and fully fund care for the mot vulnerable New Yorkers (including seniors, children, persons with disabilities, and residents in low-income communities)." Collins-Bellamy wrote.

Vietnam veterans honored at Yonkers ceremonies

BY PETER KATZ / pkatz@westfairinc.com

Vietnam veterans were honored in Vietnam Veterans Recognition Day ceremonies at Yonkers City Hall on March 28. After the indoor ceremonies, those attending went outside where a flag honoring Vietnam veterans was raised on one of City Hall's flagpoles.

Mayor Mike Spano noted that veterans of the Vietnam War did not always receive the honors and respect

Vietnam vets ceremony at Yonkers

"When they came home they were shunned by many," Spano said. "It wasn't a good time. We have tried over the last 10 or 20 years to change that."

Spano said that the U.S. has enjoyed the benefits of freedom as a result of the many sacrifices that were made

by those who fought in Vietnam. He said that the U.S. is the beacon of light it is in the world because of what its servicemen have done.

"Vietnam Veterans Recognition Day recognizes over 9-mil-

lion U.S. armed forces who have made a profound difference in the future of this planet," Spano said. "Let us pause to remember the sacrifices made by those who served and the resilience that they displayed in the face of adversity."

Spano said that people need to unite and demonstrate unwavering support for Vietnam veterans and their families.

"We all stand together with them in solidarity. Let us also recognize that our duty to our veterans extends beyond today," Spano said. "Let's continue to

support veterans, their causes and ensure that they receive their health care. Far too many veterans are unemployed. Far too many veterans suffer from mental illness. We need to make sure that we come together and that we are there for our veterans."

Department of Veteran Services, who served in the Marine Corps, said over 58,000 members of

"We are here to acknowledge those who made the ultimate sacrifice in during that era," Norman said.

Rev. William E. Norman, director of the city's the military were lost in the Vietnam war, with more than 1,600 still listed as missing in action.

Vietnam and honor those who served Spano presented a proclamation



Vietnam vets ceremony at Yonkers City Hall.

to mark the occasion to Commander Vincent Tilson of the American Legion 1017 Samuel H. Dow Post in Yonkers.

A laptop computer was presented to a young veteran, Antonio Sanchez, who is about to enter college and did not have one.

The names of servicemen from the area who died in Vietnam were read and a trumpet solo of Taps was played.

Yonkers Arts Weekend set



Yonkers Arts Weekend logo

Yonkers Mayor Mike Spano has announced that the Yonkers Arts Weekend will be held this year on Saturday May 4 and Sunday May 5. It's the event's 10th anniversary.

"Yonkers arts are more vibrant than ever," said Spano. "This year, we have new public art around the city, thanks to our collaboration with Yonkers Arts. We are also working with our talented young people who continue to inspire us and add to the tapestry of our community."

The festival will include free art workshops and musical performances across nearly one dozen venues in-

cluding the downtown area and Carpet Mills Arts District. Community partners for

the festival include: Blue Door Art Center; Carpet Mills Arts District; Hudson River Museum; MorDance; Philipse Manor Hall; S.I.C. Film School: Untermyer Gardens Conservatory; US+U/ Warburton Galeriel WEARTONE: YOFI DMAC; YOHO; Yonkers Downtown/Waterfront Business Improvement District; City of Yonkers Department of Parks, Recreation, and

Conservation: Yonkers Partners in Education; Yonkers Public Library's Riverfront Art Gallery; and Yonkers Public Schools. The Yonkers Arts Weekend typically

attracts 10,000 visitors.

Improving the project management performance of nonprofits





Te Wu, DPS, is CEO and CPO of PMO Advisory, a professional project management training and consulting firm. He is also an associate professor at Montclair State University and co-chair of Project Management Institute's (PMI) Development Team on the portfolio management standard. Te is certified in Portfolio (PfMP), Program (PgMP), Project (PMP), and Risk Management (PMI-RMP).

In the United States alone, there are about 1.5 million charity-based nonprofits employing 10% of the workforce and spending nearly \$2.5 trillion U.S. dollars. Similar to for-profit companies, nonprofits can be heavily project-oriented, and yet, nonprofits struggle with project management. https://www.forbes.com/sites/forbesnonprofitcouncil/2022/11/30/why-the-nonprofit-sector-is-broken-and-how-to-start-fixing-it This can be especially acute for those who work in nonprofits, as project performance fails to meet their expectations. Worse, since non-profits often serve vulnerable populations, failures can be more devastating. Practically every nonprofit executive I have spoken to or worked with recognizes this challenge and expresses the desire for improvement.

Enhancing nonprofit project management requires adopting sound management discipline and customizing good and best practices for the organization. Yet what appears simple, conceptually, can be extraordinarily difficult in reality. There are many contributing factors, and this article analyzes the single most important factor – which is either the failure to recognize that projects as different from other types of work or the failure to provide projects with sufficient resources, management attention and leadership. This inadequacy leads to project challenges from the beginning. At best, dedicated nonprofit professionals can overcome these challenges through "heroic effort," resulting in an overworked, overburdened and overstressed workforce. At worst, projects disappoint partially or completely.

Over the past 30 years, I have worked in both for-profit and nonprofit organizations, and a profound insight is that if nonprofits can combine business disciplines of for-profit companies with the passion and enthusiasm of nonprofits, they can outshine all others. In research I conducted in the late 2010s, the results showed that the top 10% of nonprofits that excel at business execution outperform all other sectors, including the more resourceful for-profit companies. Yet, that was only 10%. How can the other 90% of nonprofits improve their project outcomes? Now, a dozen years after that initial study and with more workexperience, I believe I have found the answer. While there are many differences between for-profit and nonprofit projects and practices, the sharpest contrast is in the recognition of the various types of work and the associated approach to make them work. By blurring the lines between different types of work, nonprofits fail to prioritize, to make distinctions and to act differently on their projects versus their other nonprofit work.

For the past 10 years, I have been championing a new way of thinking and classifying work. It is called "Strategic Business Execution or "SBE." (I delivered an hour-long lecture on the subject at Montclair State University, which you can view on YouTube.) In the SBE framework, work is organized within an outcome-based approach and contains only three categories -- planning, operating and changing.

All viable organizations, whether they are for-profit or nonprofit, plan. Planning includes the tactics and strategies of how to use resources best to achieve goals. It contains a wide range of activities such as developing company off-sites, creating zero-based budgeting and analyzing donors' appetites for a new project. Even the most uncomplicated companies perform planning, such as a corner grocery store counting which candies sold well and replenishing that candy. For larger organizations, planning activities

end, students pay tuition through self-funding, loans, scholarships and grants. That funding is used to pay for the routine operation of universities, including salary for staff and faculty. Faculty deliver

Nonprofits

distinguish

high stakes

between

projects

types of

work.

can be significant, from

annual executive off-sites

to inventorying the sheer

number of projects in ac-

cordance with financial

and other resource use.

The second category is operating,

and its primary focus is on "keeping

the lights on" by producing and de-

livering its mission. For a university

such as Montclair State University.

educating students to produce better

citizens and more knowledgeable,

skilled professionals. On the one

one of the operating activities is

to rethinking strategies

and other

fail to

quality education, and students become more marketable professionals and productive citizens. Eventually, students graduate and contribute back to society through taxes and other aids.

This similar cycle of operational work exists in all organizations. Operating is primarily concerned with performing the work in a consistent, repeatable and predictable manner. While operating can have projects such as continuous improvements, the projects are generally smaller and tactical. If

the world were static, then operating would be sufficient. In higher education, many good courses will continue to be taught for decades even though there may be occasional updates. But the world is dynamic, and unless there are more significant improvements, eventually, operating alone is no longer sufficient. Organizations

need to innovate.

The third category, changing,

is where innovation is introduced, either through new or improved products and services or creating new capabilities and practices. Changing is the riskiest of the three categories, even though not changing is perhaps the greatest risk. Changing can be difficult, but it is where organizations are likely to invest much, if not most, of their brainpower, executive attention, talents, and other scarce resources. Unlike operating, in which the focus is maintaining the status quo with periodic improvements, changing concentrates on one-time endeavors to leapfrog the status quo or develop something altogether new. As such, change can be controversial and even political. Achieving difficult changes requires much more than good intentions and inspiration. Successful change requires perspiration and hard work.

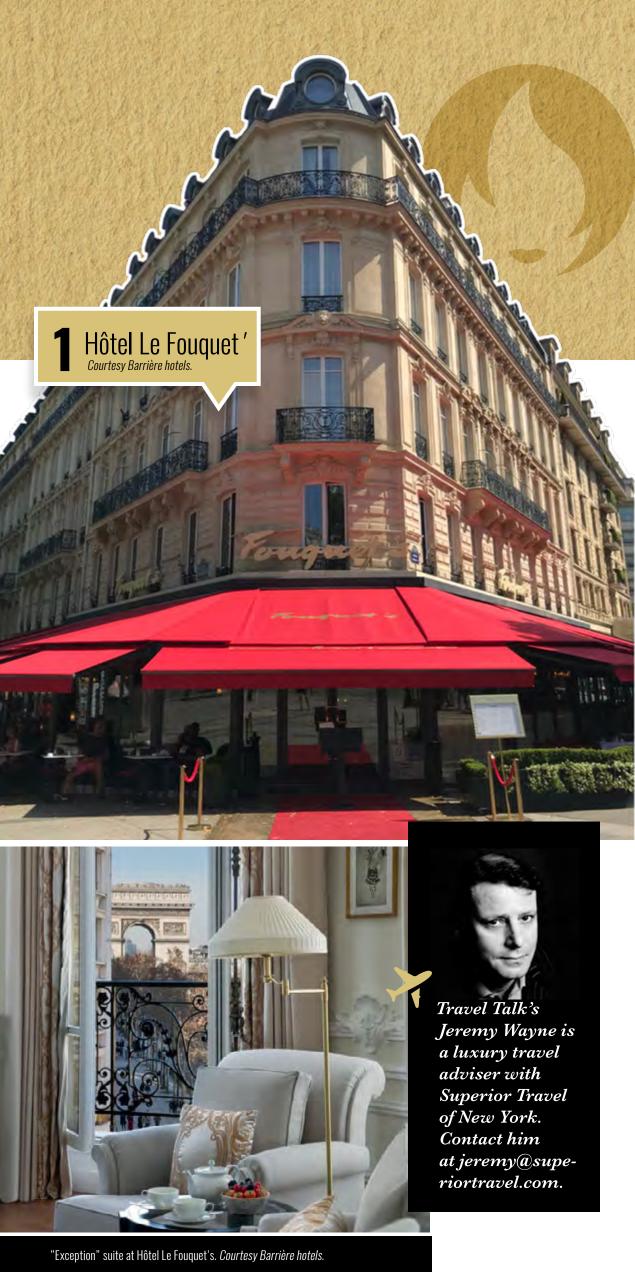
Nonprofits have an ample supply of dedicated, passionate people wanting to further their missions. For most of these professionals, many are willing to accept lower compensation to work on what they believe in. These highly dedicated professionals often "cannot wait to start" and "just want to do" the work. But passion and good intentions only go so far. By blurring the line

between these three important and distinct categories, especially between operating and changing, nonprofits often fail to treat projects differently than other work, leading to poor prioritization and inadequate management attention and resource allocation. Even in nonprofits that define projects as a different category of work, the definition is often superficial. Projects often just become another work item on an already full plate, and the lack of prioritization and insufficient resources handicaps them.

After seeing this phenomenon repeated many times over in nonprofits, I now define projects as "any important work that faces one or more of these constraints – time, budget, resources, scope, quality, communication, external partners or vendors, governance and conflicts," when working with nonprofit executives. I believe this definition is much easier to digest, with emphasis on words like "important" and "constraints."

Projects, especially those that are large, complex and important, require an extra layer of management and the associated governance. And good project management can alleviate the many pain points felt by nonprofit employees, reduce the need for heroic effort, and result in their better well-being, and most important, project success.





Travel Talk

Two great places to stay for the Paris Games

BY JEREMY WAYNE / jwayne@westfairinc.co

Paris, already the most visited city in the world, will see tourism off the charts this summer as the French capital welcomes millions of travelers to the 2024 Olympic and Paralympic Games.

Taking place between July 26 and Aug. 11, the games will be the biggest event, sporting or otherwise, ever held in France, and Paris, as the nerve center, is already heavily booked.

That said, here are two contrasting Paris hotels, recently checked out by yours truly, which as we go to press still have some summer availability. Neither could provide a finer base for any of the Paris Games, or, of course, for a séjour any time in the City of Lights.

"What is the purpose of your stay?' and "How many suitcases will you have?" read the first two questions on the pre-check-in form sent to me by Le Grand Mazarin, as it turned out an utterly charming, newly-opened boutique hotel in the heart of the always trendy Marais district, just steps from the colonnaded Rue de Rivoli.

If I was momentarily put off—those questions did, after all, sound a bit pre-glasnost in tone—I needn't have been. Arriving at the hotel, a line of four smiling receptionists was waiting to greet me, while Victor, the doorman, whisked my one and only bag away. Lisa checked me in within seconds, offering me a drink that I declined. "If you don't fancy it now, come back for it later," she said, in perfect English and with a grin.

With its herringbone-wood floors, canopied bed with rich tapestry backdrop and minibar resembling a veritable grocery store, my room was warm and inviting. A courtyard view brought ample light. In the small but exquisite bathroom, done in the Moroccan Art Deco style, the scent of the soap was so heady it almost transported me to another place. Not that I wanted to be anywhere else but right where I was — the lighting a dream;

classical music playing; the welcome heightened by a handwritten note from management and a waiting bottle of Taittinger Champagne on ice. Pretty darn chic. In Le Grand Mazarin's

restaurant, Boubalé – a French play on the Yiddish word bubbaleh, a term of endearment usually reserved for a child – hotel owners Leslie Kouhana and Kimberley Cohen Pariente's Ashkenazi roots are to the fore. This room has a distinctly mittel-European vibe – upright wooden chairs; lampshades with ruffles; lace accents; and Yiddishe songs – mixed with some folksy French ones – played at low volume.

Chef Assaf Granit fuses traditionally plodding recipes from Georgia, Lithuania, Poland, Russia and Ukraine with more exotic, sunnier ones from Iraq, Morocco and Syria to come up with a glorious hybrid. For two days, I feasted on culturally diverse vet somehow cohesive dishes like kaved katzutz (chicken livers with caramelized onions), sea bream with pine nuts and Persian sabzi (a kind of herbed stew). At breakfast, along with the usual yogurts, pastries and fruit compotes, there were also superbly creamy scrambled eggs with mushrooms and the perfect Americano (which the French call café alongé,) served in a cup the size of a boat.

Thank you, Grand Hotel Mazarin.
I'll be back.

For an entirely different Paris hotel experience, Hôtel Barrière Le Fouquet's is older- established but still boutique in nature, despite its 104 rooms and suites. It also has a very fancy, 8th arrondisement address, at the corner of Avenue des Champs-Elysées and Avenue George V. Which is not to say it's remotely stuffy or conventional, because it certainly isn't.

Le Fouquet's, which stands next to the historic Champs-Elysées restaurant of the same name, is sumptuous, sensual and very sexy. First, there are As occupancy surges
for the Summer
Olympics in Paris,
there is still some
room at the inn at
these two wonderful
and contrasting
Paris hotels.





those handsome doormen (beauty sells), with long dark coats so sleek and elegant that reputable women (and, for all I know, reputable men) might just want to rip them off their backs; and young, on-the-ball front desk staff and concierges who seem to know exactly what you want before you even realize it yourself.

Then there is the decoration, always whimsical, even the tiniest touch louche: paneled walls, ormolu clocks, richly upholstered sofas you just want to sink into, velvet drapes and – goodness me – is that a stuffed peacock on the piano? Not everybody's tasse de thé, I admit, but certainly a very stylish cup of tea nevertheless.

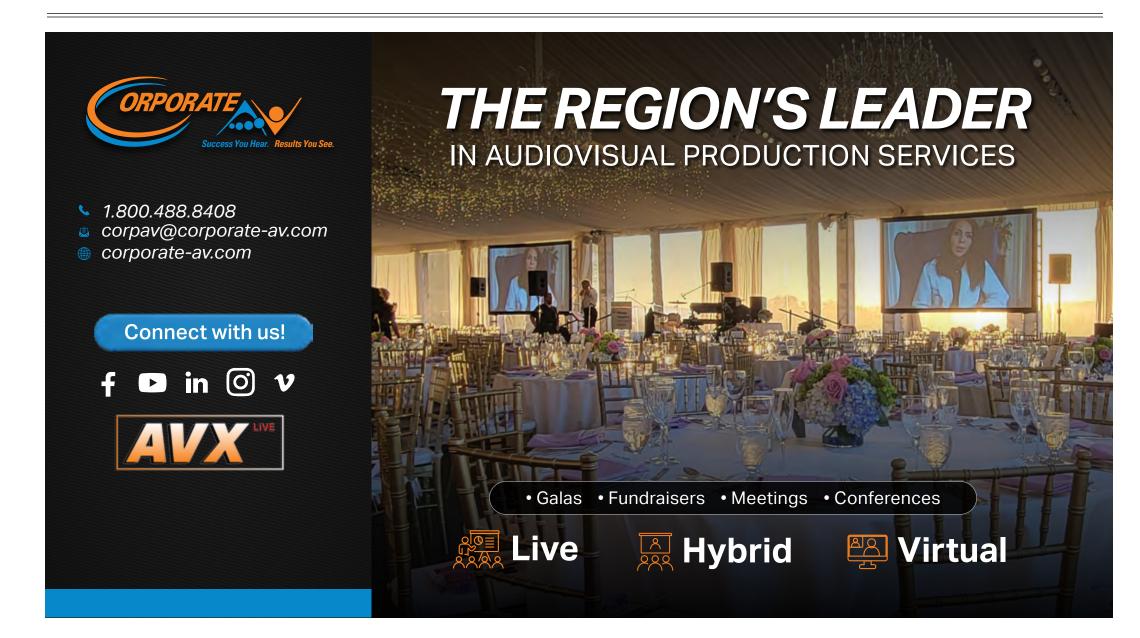
Even entry-level guest rooms are large here, with luxurious furnishings, beautiful etched-glass lamshades and linen thread-counts bordering on the stratospheric. And there is no soak like a long soak in a black marble tub in one of Le Fouquet's' beautifully appointed guest bathrooms, where you lather up with

Diptyque soap, the very height of decadence. More water? At 50 feet in length, the Spa Diane Barrière's indoor pool, with its aquatic circuit of jets and counter-current lanes, is unique in Paris.

Next door the hotel, entrance to the famous Fouquet's brasserie, with its iconic gold and vermillion sign, is via a red carpet, vacuumed several times a day, with a rope to keep the crowds from the street at bay, as they wait for entry to one of Paris's most glorious restaurants rooms and a menu "re-enchanted" by world-renowned chef Pierre Gagnaire. What to eat? It's all magnifique, but on no account miss the profiteroles dessert with Polignac almonds and chocolate ganache.

Whatever you come for, whenever you come, Paris in all its glory awaits at these two delicious hotels. Let the fun (and the Games) begin.

For more, visit legrandmazarin.com and hotelsbarriere.com.



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From left: Zayaan Hussain, Paige Fagan, Xio Nieves, Grace Gerosa and Katie O'Donnell.

Marlins swim team.

ANNUAL YOUTH OF THE YEAR AWARDS

The Boys & Girls Club of Northern Westchester (BGCNW) celebrated its annual Youth of the Year Award Ceremony on March 26 at Crabtree's Kittle House in Chappaqua.

The evening event, which was attended by 165 supporters and friends of BGCNW, featured inspiring speeches by five extraordinary teens who earlier in the evening were interviewed by a distinguished panel of judges. After the judges' deliberations, three winners were announced to rounds of applause.

Grace Gerosa, a junior at Pleasantville High School, is the winner of the Youth of the Year Award. She has been a club member for 10 years and a competitive swimmer for 12 years. At her high school, she is a social media manager for her varsity swim team, the vice president for Sources of Strength and a member of the Youth Leadership Task Force.

Zayaan Hussain, a senior at Horace Greeley High School, received the Chris Curti Memorial Scholarship Award. He is a club member for 10 years, on the Marlins swim team for 9 years, swam in the National Level Paralympics competition and volunteers at interfaith events, peer leadership and executive roles in school clubs.

Xio Nieves, a senior at Fox Lane High School and club member of six years, received the Wilfred E. Jennings Leadership Award. Nieves is a junior staff member and two-time Youth of the Year finalist.

For the past two years, all of the winners have traveled to Albany with club leadership to advocate on behalf of critical programming impacting New York state youth and families.

The other finalists include Katie O'Donnell, a sophomore at John Jay High School, a member of the club for 11 years and the

Paige Fagan, a senior at Lakeland High School and a club member for 10 years works for the club as a water safety instructor teaching younger members of the club how to swim

The winner of the BGCNW Youth of the Year advances to a state-level event. The winner is tasked with participating in events, public speaking and serving as a thought leader and advocate for their club and community.

They receive the benefit of a generous college scholarship, mentorship and networking opportunities.

HIRING EVENT FOR NEW STORE

Big Y Foods Inc., one of the largest independently owned supermarket chains in New England operating in locations throughout Massachusetts and Connecticut, including supermarkets, Table & Vine Fine

Wines and Liquors and Big Y Express gas and convenience locations with over

and convenience locations with over 10,000 employees, is one of the largest independently owned supermarket chains in New England.

It will open a hiring site to fill over 100 part-time and full-time positions available at its newest World Class Market in Middletown, Connecticut. The hiring site for this new market will be at 850 S. Main St. in Middletown. Open positions include bakery, meat, seafood, in-store kitchen, deli, department managers, assistant de-

partment managers, cashiers and overnight stock clerks.

The site will be open April 22 through June 7. Mondays 9 a.m. – 5 p.m.; Tuesday 10 a.m. – 7 p.m.; Wednesday 9 a.m. – 5 p.m.; Thursday 10 a.m. – 7 p.m.; and Friday 9 a.m. – 5 p.m.

All interested applicants should apply at bigy.com/careers prior to interview.

Big Y offers continuous in-house training and outside educational opportunities, matched with incentives to keep its customer service top-notch. Management development workshops are held regularly, and topics include Coaching for World Class Customer Service. Big Y also promotes and supports adult education. Its Tuition Assistance Plan reimburses qualified employees for business-related college degree courses. If an employee wishes to obtain a Graduate Equivalency Diploma, adult basic education, or English as a second language certificate, the company will pay for half of the time spent in these classes.

A PROVEN LEADER FOR SCHOOL DISTRICT



Dr. Matthew J. Block

The Ardsley Board of Education recently announced its intention to appoint Dr. Matthew J. Block as the next superintendent of the Ardsley School District, effective July 1. Block is currently the superintendent of Livingston Public Schools (LPS) in New Jersey, where he has served since 2019. He will succeed Dr. Ryan Schoenfeld, who has served as Ardsley's superintendent for the past six years and is retiring following the end of the 2023-24 school year.

"Throughout the search process, our community emphasized the importance of hiring a proven leader who will foster an inclusive climate while meeting the varied needs of our students," said Board President Hrishi Karthikeyan. "Dr. Block has not only built an impressive record of success in a high-performing school district; he also combines a spirit of innovation and growth with an outgoing personality that makes him a great fit for our increasingly diverse community. His commitment to raising the bar for student achievement, while ensuring that all learners have the appropriate resources and support to succeed, will serve the Ardsley School District well as we look ahead to our next chapter."

During his time as superintendent of LPS, Block implemented a number of important initiatives and reforms. He developed a five-year strategic plan, as well as a multiyear long-range facilities plan. He strengthened tools and resources to help prepare high school students to navigate the increasingly competitive college application process. He also increased the focus on intervention services and mental health resources to promote a supportive and nurturing learning environment for all students. And he took actionable steps to enhance the culture of equity and inclusiveness at every level across the district.

Block will arrive in Ardsley with more than 25 years of experience as a teacher, building administrator, central office administrator and superintendent. He received his undergraduate degree from American University, and he earned both a Master of Arts in Teaching and a Master of Education degree from Montclair State University. He received his Doctorate in K-12 Educational Leadership from Caldwell University, where he was recognized with an Outstanding Dissertation Award for his research on new teacher mentoring.

The Ardsley Union Free School District is made up of three schools: Concord Road School, Ardsley Middle School and Ardsley High School. Each school provides the foundation needed to grow into tomorrow's business and cultural leaders. parents.

COUNTY PUBLIC HEALTH AWARDS

Westchester County Executive George Latimer, the Westchester County Board of Health and the Westchester County Department of Health recently presented the 2024 Public Health Awards

to David Raizen, president of the Scarsdale Volunteer Ambulance Corps; Student Ashley Madden of Pleasantville; and Emil Nigro, M.D., of Phelps Hospital Northwell Health on April 4 at the Scarsdale Public Library.

These awards recognize outstanding contributions to public health in Westchester by a volunteer, a high school senior and a health-care professional, and celebrate the accomplishments of the public health community.

Board of Health President Robert Baker, M.D., presented the 2024 Dr. Harold Keltz Distinguished Public Health Service Award to Raizen, the longtime president of the Scarsdale Volunteer Ambulance Corps and the driving force of the ambulance corps for the past 45 years.

The 2024 J.R. Tesone Youth Public Health Service Award was presented to Ashley Madden, a Pleasantville High School senior who has become a persuasive spokeswoman for prevention, treatment and allocation of resources for people who have both a mental health challenge and an addiction, a combination known a co-occurring disorders.

Health Commissioner Sherlita Amler, M.D., will presented the Commissioner's Award to Emil Nigro, M.D., FACEP for his dedication to emergency medicine and for training generations of emergency service professionals throughout Westchester County and beyond.

Nigro currently serves as the medical director of the Hoch Center for Emergency Education at Phelps Hospital Northwell Health in Sleepy Hollow.

DANCING WITH OUR STARS



Hillside Food Outreach will host its 15th annual Dancing with Our Stars, April 13, an evening of dancing and competition, in The Summit at Danbury. The event is Hillside's largest annual fundraiser with proceeds benefiting the Westchester nonprofit and its mission to deliver high-quality, nutritious food to thousands of low-income and limited mobility families, seniors and the chronically ill each month.

Since its inception, Dancing with Our Stars has raised \$300,000. The event features eight members of the community who take weekly dance lessons, donated by Arthur Murray of Danbury, for three months. Partnering with their Arthur Murray instructor, participants will showcase their skills in a live competition for attendees and a panel of judges.

Hillside's 2024 Dancing with Our Stars participants include Billy Clifford, student, Duchess Community College;

Tom Clifford, supervisor, Mount Pleasant Water Department; Stacey Cohen, CEO, Co-Communications; Michael Grace, senior partner, Grace & Grace; Shelly Hardie, managing partner, Shelty Golf LLC; Izel Steinmann Obermeyer, chief clinical officer, Westchester Institute for Human Development; Celeste Pasciolla, Realtor, Keller Williams Realty Partners; and Joe Pasciolla, Realtor, Keller Williams Realty Partners.

In addition to their live performance, all Dancing with Our Stars participants are competing for online votes. Friends, family, colleagues and neighbors are encouraged to vote for their favorite dancer on the Hillside website ahead of time by making a \$10 donation per vote. On April 13, four champions will be named – a man and woman in each category. Two will receive the people's choice award (most votes), and two will be selected by the judges based on their dancing that night.

Hillside is a delivery-only food pantry providing high-quality, nutrient-dense foods, staples and essentials to nearly 1,000 house-holds and over 2,000 individuals across Westchester, Putnam and Fairfield counties, including elderly residents who find it difficult to travel and carry grocery bags; those who are housebound due to sickness or disability; and people with health conditions such as obesity, heart disease, diabetes and hypertension who require nutritious diets. The nonprofit fills the nutrition need while establishing both connection and engagement with those feeling hopeless, alone or forgotten.

Dancing with Our Stars begins at 6 p.m. with dinner, followed by the competition and an after-party. Tickets and sponsorship opportunities are still available. For additional information or to vote for your favorite dancer, visit hillsidefoodoutreach.org/dancing-withour-stars.

Hillside Food Outreach is headquartered in Mount Kisco, New York and may be reached at 914-747-0095 or by visiting hillsidefood-outreach.org.

LEGENDARY TELEVISION JOURNALIST AT FCCF CELEBRATION

On Thursday, April 11, Fairfield County's Community Foundation (FCCF) will celebrate its 26th annual Fund for Women & Girls event with legendary television journalist Jane Pauley from 5:30 - 7:30 p.m. at

Greenwich Country Club, 19 Doubling Road, Greenwich, Connecticut. FCCF's Fund for Women & Girls is the largest fund for women and girls in New England with two signature investments: the emme Coalition and the new Black Maternal Health Initiative.

Attendees will learn about the current state of women and girls' issues in Fairfield County, with particular focus on Black maternal health. Speakers will highlight ongoing work with community partners striving for birth equity and systemic change.

Besides Pauley other speakers are: Mendi Blue Paca, JD, MBA, president and CEO, Fairfield County's Community Foundation; Dr. Katherine A. Golar, M.D., FACP, chief medical, health and wellness officer for Optimus Health Care; comedian Jane Condon; Charlotte Suhler, philanthropist and Anne S. Leonhardt Award recipient; and Mary Grace Pagaduan, director of the Fund for Women & Girls.

IRRESISTABLE CUSTOM SWEETS

Jenn Carson, along with her wife, Danielle Vannucci, have officially launched their new business, Zoey's Sweet Spot specializing in customized sweet treats like Belgian chocolate-covered pretzels with various toppings, chocolate-covered sandwich cookies and decorated cereal treats, all of which can be themed to any flavor palette and color scheme for custom orders.

"As a Westchester native, I'm so excited to launch our business here," said Carson, co-owner, CEO and head treatmaker for Zoey's Sweet Spot. "I've been making these treats for years, as a hobby for friends and family events, so it's surreal to transition that hobby into a fully fledged business with my wife, Danielle, as my business partner and visionary for the brand. She has the ideas and I execute them – it works well for us in business and in our marriage."

The duo officially unveiled their brand and treats to the public at the Elegant Bridal Productions expo at Arrow Park in Monroe, New York, on Sunday, March 24, where they received rave reviews from brides-to-be and their guests as they sampled the Zoey's Sweet Spot pretzels.

Vannucci said, "It's been a life goal for Jenn and I to build a business together," said Danielle. "I've had so many ideas, but the luxury treats idea took off because I was so passionate about how many ways we could customize and be creative with desserts and Jenn was already great at making them. We brainstormed the entire business over one weekend and quickly got to creating the flavors and designs we wanted to launch with. Two months from our brainstorm, Zoey's Sweet Spot is now up and running and ready for our customers to place orders."

And, who's Zoey? It is the name of the co-owners' Maltese/Shih Tzu puppy, a super friendly and loveable pup famous in Tarrytown (where they live) among the residents and Zoey's dog friends. Although Zoey can't enjoy the treats that bear her name (dogs and chocolate are not good friends) she is the inspiration for the friendly way Zoey's Sweet Spot does business.

Though it doesn't have a brick-and-mortar storefront, its online-based business operates out of a commercial kitchen in Westchester to make their delicious treats.

Visit zoeyssweetspot.com and purchase from a delicious extensive menu or schedule a complimentary consultation for a custom order.

HOSPITAL RANKS AMONG THE TOP 5% NATIONALLY FOR SAFETY



White Plains Hospital has recently been awarded the Patient Safety Excellence AwardTM and Outstanding Patient Experience AwardTM from Healthgrades. It is one of only two hospitals in New York and 79 across the nation to receive top honors in both categories. With these awards, White Plains Hospital ranks among the top 5% in the nation for patient safety and among the top 15% for patient experience.

Healthgrades analyzed more than 4,500 institutions, with safety honors given to those who scored highly in 13 quality measures determined by the Centers for Medicare & Medicaid Services (CMS). Patient experience scores were based on patients' perceptions of their hospital care, from cleanliness and noise levels to medication explanations and staff responsiveness. This is the ninth time White Plains Hospital has received the Outstanding Patient Experience Award.

"We are honored to continue to be consistently ranked among the top hospitals in the nation for quality care," said Dr. Rafael E. Torres, chief quality officer at White Plains Hospital.

"We commend White Plains Hospital for going above and beyond to provide a best-in-class care experience for patients during their hospital stay," said Brad Bowman, M.D., chief medical officer and head of data sciences at Healthgrades. "White Plains Hospital's dedication to superior patient care is particularly impressive given recent declines in patient satisfaction scores across the country...."

In addition to the Patient Safety Excellence Award and Outstanding Patient Experience Award, earlier this year Health-grades named White Plains Hospital one of "America's Best Hospitals for Coronary Intervention."

A member of the Montefiore Health System, White Plains Hospital serves as its tertiary hub of advanced care in the Hudson Valley and has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Somers, Yonkers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale.

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Minnie lanuzzi, a member of the STEM Alliance board and her daughter posing next to the Co-Op award ribbons.

SUPPORTING CO-OP SUMMER ENRICHMENT

As soon as guests entered the party space at St. Thomas Episcopal Church in Mamaroneck recently it was clear that this was no ordinary fundraiser. Colorful tablecloths were topped with decorative flags and smiling stuffed tigers in camp t-shirts, while oversized award ribbons ringed the room. More than 100 enthusiastic community members got into the camp spirit enjoying dinner at tables with evocative names like Color Wars, Field Trips, Aquatics and Math Cave.

Hosted by The STEM Alliance, the event was both a fundraiser and a friendraiser for Co-Op Summer Enrichment, Mamaroneck's only subsidized summer program for low-income children. The evening captured the essence and impact of Co-Op Summer Enrichment, which was recently awarded the Excellence in Summer Learning Award from New York Life Foundation and the Nation-

al Summer Learning Association. This
national honor recognizes high-quality
programs that promote social well-being and accelerate academic growth.
The Taste of Co-Op event featured
home-cooked Latin American dishes
generously provided by Co-Op families
as their own contribution to this community

Co-Op Summer Enrichment, a Mamaroneck School District program led by The STEM Alliance, is an essential summer program that provides five weeks of both academic and recreational experiences for 300+ students from all Mamaroneck district schools, including employing local teens and college students. The program predominantly serves families with financial need, offering them access to quality learning opportunities and summer activities. This is particularly crucial in combating the phenomenon known as "Summer Slide," wherein children experience a decline in academic skills and knowledge during the summer break.

One of the people featured during the presentation was Kelly Tapia, bilingual universal banker at M&T Bank, a former Co-Op camper herself. She spoke passionately about Co-Op saying, "I know first-hand how impactful Co-Op is. I learned to swim at Co-Op when I was a child and now I participate as a volunteer supporting their reading room. The program really does blend summer learning with summer fun."

Thanks to the unwavering support of attendees and donors, the event raised substantial funds, bringing the Co-Op Summer Enrichment program closer to its overall fundraising goal of \$220,000. With \$42,000 raised at the event, a fundraising gap of \$24,000 still remains. Margaret Käufer, president of The STEM Alliance, expressed her gratitude, stating, "We were thrilled to have so many community members and local officials come out to support our award-winning program and look forward to another memorable summer."

Although Co-Op receives generous support from the Mamaroneck School District, the town of Mamaroneck and the village of Mamaroneck, additional funding is necessary to provide students with a high-quality, enriching summer experience.

RIBBON CUTTING FOR SONGCATCHERS

For the first time in 27 years Songcatchers has a new location. It celebrated its new space with an official ribbon-cutting ceremony March 14 at Holy Name School Building in New Rochelle. A dedicated Songcatchers' entrance on Sherman Street has been. Provided.

Celebraties, public officials and friends attended the celebration at which time the New Rochelle Chamber of Commerce, presented a Certificate of Recognition to Songcatchers to commemorate the day.

Songcatchers Inc. was founded by Sr. Beth Dowd, OSU, in 1978 as a nonprofit organization dedicated to providing high-quality music education, training and enrichment for children and families that were both affordable and accessible to the multicultural population within New Rochelle. Its motto "Reaching for Peace through Music" represents its commitment to fostering musical education and enrichment for all. Most recently, Songcatchers received a \$40,000 New Arts and Culture Grant from the New York State Council on the Arts and an ArtsWestchester matching Art\$Challenge grant to support the nonprofit. Songcatchers performs annually at the New Rochelle Holiday Lighting, Street Fair, ArtsFest and other events throughout Westchester Countv. Executive Director Jennifer Lanser said. "Our growth from three rooms to two floors of a school building is the realization of our visionary Ursuline founder Sr. Beth, a dedicated Board of Directors, many generous supporters, a devoted staff, and parents and students who wholeheartedly believe in the success of the program. We are filled with hope and optimism knowing that the seeds of music and kindness sown by Songcatchers will continue to blossom in the hearts and minds of those touched by its magic."

"The New Rochelle Chamber of Commerce is pleased to host this ribbon-cutting as Songcatchers is such an integral part of the New Rochelle community. Beyond providing free or low-cost musical instruction for children, Songcatchers inspires a lifelong love of music," said Rob Hayes, owner of Beechmont Tavern and president of the New Rochelle Chamber.



USED CLOTHING CONVERTS TO HELPFUL FUNDS







The Benefit Shop Foundation is seeking donations for its inaugural Pop-Up Fashion Charity Sale May 17-18 where shoppers will find vintage and new items to give their spring wardrobe a new look.

Cleaning out your closets is one of those spring-cleaning chores that often gets pushed back until there are literally years of clothing items taking up space. The Benefit Shop Foundation Inc. is looking to make this task worthwhile by taking those no-longer needed clothes and fashion accessories and converting them into funds to help the community.

The foundation is eschewing its typical online auction format for selling antiques, art, clothing and collectibles with its first-ever, on-site Pop-Up Fashion Charity Sale in May. Hours will be Friday, May 17, from 10 a.m. to 4 p.m. and Saturday, May 18, 10 a.m. to 4 p.m. The sale will benefit local nonprofit organizations working to better the community. Donations of vintage and new

clothing and accessories are being sought, including dresses, tops, coats, menswear, athletic wear, handbags, costume and luxury jewelry, gloves, shoes, belts, ties, scarves and sunglasses.

"This is a great opportunity to make room in your closet, renew your spring style and support a great cause," said Pam Stone, founder and president of the Benefit Shop Foundation.

Donations are tax-deductible and will be accepted weekdays through early May from 11 a.m. to 4 p.m. at 185 Kisco Ave., Mount Kisco, Suite 101. No appointments are necessary.

For more information, call 914-864-0707.

A TRIBUTE TO ENVIRONMENTAL LAW PROFESSOR

Priends and colleagues gathered together in person and virtually from across the globe on March 22 for the dedication of the Nicholas A. Robinson Seminar Space at the Elisabeth Haub School of Law at Pace University in White Plains, New York, a room dedicated to preserving and presenting decades of scholarship and legal resources from Professor Nicholas A. Robinson, a pioneer in the field of environmental law.

Located on the fourth floor of Preston Hall, the Seminar Space houses a vast collection of Robinson's published work and showcases many achievements and accolades spanning over his distinguished career of almost 50 years at the law school.

"The Nicholas A. Robinson Seminar Space is a place where Professor Robinson's knowledge will not only be stored but shared – creating a dedicated space for our students to learn and study," said Horace E. Anderson, dean of the Elisabeth Haub School of Law. "It is Professor Robinson's vision to utilize the new space for guest lectures, seminars and important discourse centered around environmental law and policy, inspiring others to follow in his footsteps."

Following remarks from Dean Horace Anderson and Pace University President Marvin Krislov, Professor Robinson was presented with a video, including messages from friends, colleagues and alumni around the world, who have all been inspired by his work. In addition, he received a plaque from colleague Professor Wang Xi of Shanghai Jiao Tong University, Kunming University of Science and Technology and Wuhan University in China, and a poem from Gus Speth, co-founder of the Natural Resources Defense Council and founder and president of the World Resources Institute, commemorating the special occasion.

Robinson is university professor on the environment and Gilbert and Sarah Kerlin Distinguished Professor of Environmental Law Emeritus at Haub Law, and has been a member of the faculty since 1978. He is widely recognized in the U.S. and globally as a pioneer of modern environmental law, which he began developing in 1969, when he was named to the Legal Advisory Committee of the President's Council on Environmental

Quality. During his career, he drafted New York's wetlands and wild bird laws and was inaugurated as the first chairman of both the statutory Freshwater Wetlands Appeals Board and Greenway Heritage Conservancy for the Hudson River Valley. He edited the proceedings of the 1992 United Nations Earth Summit in Rio de Janeiro, Brazil.

Robinson is chair emeritus of the IUCN World Commission on Environment Law, serving from 1996 to 2004, and responsible for many innovations, including the launch of the IUCN Academy of Environmental Law. He has engaged in drafting treaties and counseling different countries on preparation of environmental laws.

During his tenure at the law school, Robinson helped establish its environmental law programs, founded the environmental law review, launched the Pace Environmental Law Clinic, secured Pace's membership in the International Union for the Conservation of Nature (IUCN), and pioneered the first United Nation's Environmental Diplomacy Practicum. His work and influence can be attributed to advancing the law school's premier reputation as the top-ranked environmental law program in the nation and across the globe.

The new Robinson seminar space will house a curated collection of his work, making it available to students, alumni and scholars engaged in research.

Elisabeth Haub School of Law at Pace University offers JD and Masters of Law degrees in both environmental and international law, as well as a Doctor of Juridical Science degree in environmental law. The school opened its doors in 1976 and has more than 9,000 alumni around the world. It maintains a unique philosophy and approach to legal education that strikes an important balance between practice and theory. Its Environmental Law Program established in 1978 has long been ranked among the world's leading university programs, with a current No.1 ranking by "U.S. News & World Report."

GIVING BACK TO COMMUNITY KEEPS NONPROFITS VIABLE

The Rockland Community Foundation **▲** (RCF) put the spotlight on three of the county's residents who have diligently served the community. They include Steven Breen, vice president, CFO, M&T Bank, who was recognized for his dedication to serving the community at large and received RCF's Community Champion of the Year award. Breen has been active across the Hudson Valley for more than two decades and sits on several nonprofit boards. M&T Bank encourages its employees to give back to the community by giving a stipend to each one that donated 40 hours of time to a local nonprofit. Breen encouraged RCF members and guests to "find a local nonprofit you believe in and give your time or financial support to it."

Also honored at the event was The Fund for East Ramapo Public School Students (Fund of the Year) and the law firm of Latham & Wat-



Elizabeth Rowley, president of the Orange & Sullivan Community Foundation: Steven Breen, M&T Bank, vice president and CFO: and Chris Corallo, vice president and CFA, Mid-Hudson Federal Credit Union and chair-elect to OSCF's Board of Directors. *Photo courtesy of Kathy Kahn*

kins (Fundholder of the Year). The firm joined with the New York Civil Liberties Union in 2015 on behalf of the Spring Valley NAACP against East Ramapo School District (ERSD). Following a six-week federal trial in 2020, the US District Court ordered the ERSD to pay \$5.4 million and create a ward-based system for voters, the decision was upheld by the Second Circuit Court of Appeals in 2021. Established in 2022, the Fund for East Ramapo Public School Students has awarded grants totaling \$250,000 to aid children in the district.





Robin Davies-Small, left, and Marjorie Madfis

At the recent end of Women's History Month, Yes She Can shared memories of its 10 years in operation at its celebratory event and shared plans for new programs and growth for the next 10 years.

Public official guests included New York state Senator Shel-ley Mayer, Assemblymember Chris Burdick and White Plains Mayor Tom Roach congratulated Yes She Can Executive Director Robin Da-vies-Small for continuing to pro-vide services to autistic peo-ple for the past 10 years.

And, founder of Yes She Can Marjorie Madfis was honored for her vision 10 years ago when she created the organization and was awarded a plaque from Yes She Can and a citation from Mayer.

Guests at the event heard from three honorees, including Valerie Tripp, American Girl author of more than 100 books who said, "... we are all in the world in our own way...it is our differences that makes the world work and make the world beautiful..."

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Rowan D. Wilson, Chief Judge of the New York State Court of Appeals.

NYS CHIEF JUDGE IS PACE COMMENCEMENT SPEAKER

The Honorable Rowan D. Wilson, chief judge of the New York State Court of Appeals, will deliver the Elisabeth Haub School of Law at Pace University commencement address at its 46th commencement ceremony May 20 at the USTA Billie Jean King National Tennis Center in Queens.

Wilson will also receive the Doctor of Laws, honoris causa, the highest honor conferred by the law school, recognizing his lifelong contributions to public service and the legal profession.

"Judge Wilson has had a distinguished career as a lawyer and a jurist, and in his current role as New York's highest-ranking judge, is one of the nation's leading voices advancing equity, justice and the rule of law," said Horace E. Anderson Jr., Dean of the Elisabeth Haub School of Law. "He is a trailblazer who has made significant individual contributions to the legal profession

during his exemplary career. His example highlights the diverse paths and opportunities that are available to those who choose to use their legal education to pursue their passions and make an impact on society. We couldn't be more pleased that Judge Wilson will join us as the law school's 2024 Commencement Speaker, imparting his ad-

vice to our students as they take the next step in their legal careers."

Wilson is the first person of color to lead the

Court of Appeals, the highest court in New York state, located in Albany. He is responsible for the administration of the entire New York Unified Court System, which has 16,000 employees, a \$3 billion budget, and administers justice to a population of nearly 20 million residents.

Wilson was Born in Pomona, California, in 1960, Wilson grew up in Berkeley, California. He received his A.B. degree from Harvard College in 1981, and his J.D. degree from Harvard Law School in 1984. He was admitted to the bar of the State of California in 1985, and the bar of the State of New York in 1987. From 1984 to 1986, he served as a law clerk to James R. Browning, chief judge of the U.S. Court of Appeals for the Ninth Circuit, based in San Francisco.

In 1986, Wilson joined the firm of Cravath, Swaine & Moore in New York City as an associate, and was elected to partnership there in 1991, in which position he continued until February 2017. While there, he handled a wide variety of matters, including antitrust, intellectual property, securities and common-law fraud, contract, labor and employment, civil rights and first amendment issues, and he rose to become the firm's first partner of color

The 2024 Commencement Ceremony for Elisabeth Haub School of Law at Pace University will be live-streamed at 9:45 a.m. EST on Monday, May 20, from Louis Armstrong Stadium, USTA Billie Jean King National Tennis Center in Flushing, New York. For more information, visit law.pace.edu/commencement.

MYSTICAL TRADITIONS OF ISLAM AND RELEVANCE TO OTHER FAITHS



The topic of an in-person, weekend workshop hosted by Trinity Spiritual Center, 651 Pequot Ave., Southport, Friday, April 26 and Saturday, April 27, is the mystical traditions of Islam and their relevance to prayer practice across multiple faiths. The two-day workshop will be led by renowned Episcopal priest Matthew Wright, priest-in-charge for St. Gregory's Episcopal Church in Woodstock, New York, who is a student within the Mevlevi Sufi tradition of Islam under the guidance of Shaikh Kabir and Camille Helminski. He is also a longtime student of Cynthia Bourgeault and serves as a teacher for Wisdom Waypoints and The Contemplative Society.

Wright will discuss the tenets of Sufism: the mystical Islamic belief and practice in which Muslims seek to find the truth of divine love and knowledge through direct personal experience of God. The practice consists of a variety of mystical paths that are designed to ascertain the nature of humanity and of God and to facilitate encounters with the divine.

On Friday evening, April 26, at the beginning of a dinner from 6 to 7:30 p.m., Wright will introduce the basics of Sufi teaching. On Saturday, April 27, from 9 a.m. to 2 p.m., he will show how the teachings of the Prophet Muhammad and the Qur'an unfolded in the work of such spiritual giants as Ibn al-Arabi and Jalaluddin Rumi.

Participants will get to experience various practices of Islamic spirituality: embodied prayer, chanting the names of God, attending to the breath and anchoring awareness in the heart. Attention will also be given to the connections between the Islamic and Christian Wisdom streams.

This mini retreat is the latest in a series of workshops that Wright has offered at Trinity Spiritual Center to deepen understanding of contemplative practices and their relevance in today's world. This offering is particularly timely in light of increased awareness of how much we need to better understand the commonalities among the spiritual traditions of the Middle East, despite the political conflicts that have exploded.

Trinity Spiritual Center is pleased to host this event as the latest of its conversations on contemporary issues that deeply impact our community and contemplative practices that can enrich our lives.

The workshop is open to all. No participation in Wright's earlier workshops or affiliation with the church required. There is a \$40 fee for the event, which includes Friday dinner and Saturday lunch. Registration is required at https://www.eventbrite.com/e/a-weekend-mini-retreat-with-matthew-wright-tickets-875271118477.

HOSPITAL APPOINTEE WITH STRATEGIC APPROACH



Alfred P. Vigorito

The Westchester Medical Center Health Network (WMCHealth) has announced the appointment of Alfred P. Vigorito as its new chief risk officer leading WMCHealth's Risk Management Department and focusing on professional and general negligence matters. His strategic approach aims to enhance risk mitigation and facilitate efficient resolution of ongoing and future litigation.

Vigorito brings to his new position a 44-year legal career during which he successfully defended over 130 trials. He was a founding member and owner of the firm Vigorito, Barker, Patterson, Nichols, and Porter LLP, from which he recently transitioned to partner emeritus.

He began his professional career as an assistant district dttorney in the Bronx, where he tried over 60 felony cases to verdict. He later became a special assistant U.S. Attorney for the Southern District of New York and then joined Bower & Gardner, the largest medical negligence defense law firm in the country.

A resident of Stamford, Connecticut, Vigorito is a member of the Board of Directors for Westchester Medical Center Foundation and will continue serving in that role.

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. WMCHealth employs more than 13,000 people and has nearly 3,000 attending physicians becoming the pre-eminent provider of integrated health care in the Hudson Valley.

A COMMITMENT TO SUSTAINABILITY WITH SOLAR PANELS

Westchester Jewish Community Services (WJCS), one of the largest human service agencies in Westchester, recently announced the installation of solar panels on top of its headquarters in North White Plains. The initiative underscores WJCS's commitment to sustainability and its dedication to fostering a healthier, more resilient community.

The solar panels is the latest step taken by WICS, a member of the Green Business Partnership, to reduce its carbon footprint. The state of the solar panels will generate clean, sustainable electricity, significantly decreasing reliance on traditional energy sources and mitigating environmental impact."Our decision to embrace solar energy reflects our ongoing commitment to creating a healthier and more sustainable future for our community," said Seth Diamond, CEO of Westchester Jewish Community Services. "By harnessing the abundant power of the sun, we are not only reducing our environmental footprint but also demonstrating our dedication to tikkun olam, the Jewish principle of healing the world."

The installation of solar panels aligns with WJCS's broader mission of enhancing the well-being of individuals and families throughout Westchester County. By embracing renewable energy solutions, WJCS is contributing to the collective effort to combat climate change.

WJCS received significant funding for the solar panel initiative from the state of New York, thanks to the efforts of former Assembly member David Buchwald.

The panels were installed by Green Hybrid Energy Solutions. The solar system is expected to offset the carbon footprint at WJCS by 55 tons per year and reduce its electric bill by 60%. The project took more than two years, as WJCS worked with the town of North White Plains, New York State Energy Research & Development Authority, and Con Edison.

Westchester Jewish Community Services has been serving those most vulnerable in Westchester County since its founding in 1943. It is a nonsectarian, not-for-profit, trauma-informed human service agency and its mission is to help people of all ages and backgrounds cope with emotional, cognitive, environmental, physical, interpersonal, social and educational challenges. Agency experts, using evidence-based practices, provide youth, mental health, trauma, disabilities and senior services to approximately 20,000 people each year. It also offers privately funded educational and spiritual programs for the Jewish community.

PROUDLY SUPPORTING LOCAL PARTNERS



Big Y's "Local Vendor Discovery Tour" is underway and is looking for vendors in the areas of its newest stores, including Brookfield, Middletown and Westport, Connecticut.

With more than 500 local businesses and over 4,000 individual local products Big Y

carries products from the communities and regions where its stores are located. Products include soda, artisan bread, chocolate, soap, coffee, honey, meat, fruits and vegetables, baked goods, maple syrup, kielbasa and

In addition to assisting with distribution and delivery of products. Big Y also works with vendors to get the things they need and point them in the right direction to be successful. "We're committed to providing our shoppers with the finest, freshest and most flavorful foods that we can, and in the spirit of community togetherness, we're proud to partner with others who feel the same way," said Mike Cormier, senior vice president of sales and marketing. "It not only helps keep these small businesses healthy, but it helps us bring the best, highest-quality

merchandise to our customers."

He added that buying from local growers, businesses and manufacturers means that the profits stay local. This partnership helps keep small producers in business and is good for the local economy.

While it is looking for new products in the area of its newest stores right now, Big Y is always interested in adding new vendors from all of its store regions. Anyone who is interested in becoming a local vendor can fill out the form at bigy.com/LocalPartners.

Big Y Foods, one of the largest independently owned supermarket chains in New England, operates locations throughout Massachusetts and Connecticut and has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut.

KEEPING THE PARK BEAUTIFUL



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

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

Morning activities include planting trees along the trail's entrance, native plantings in the circle of the parking lot, removal of invasive, winged euonymus species as needed, lining the trails with stray logs/larger branches, removal of debris from the first drainage area, planting trees along the

trails, and debris pick-up as needed.

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

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

The Mianus River Park consists of 109.7 acres in the Mianus/upper Cos Cob neighborhood of Greenwich and 110.3 acres in adjacent Stamford.

 COURT CASES

U.S. Bankruptcv

March 27 - April 2

MBMBA LLC, Spring Valley, Moshe Brander, sole mem**ber,** 24-22255-SHL: Chapter 11, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 Attorney: Allen A. Kolber.

Highland Group IIC. Patterson, Brett Wallace, vice president, 24-35296 CGM: Chapter 11. assets \$6,064,000, liabilities \$7,217,008. Attorney: Gerald R. Luckman.

Mark Rosman, Pomona

(business not identified). 24-22258-CGM: Chapter 13, assets \$500,000 - \$1 million, liabilities \$100,000 \$500,000 Attorney: Allen A. Kolber.

John Raymond Cervini West Nyack, re. codebtor Grace Contracting & Development, et al, 24-22264-SHL: Chapter 11, assets \$552,721, liabilities \$5 116 795

Attorney: Julie C. Curlev.

Stone Castle Capital LLC, Nanuet, Yitzchok Loeffler, member, 24-22281-SHL: Chapter 11, assets and liabili ties \$500,000 - \$1 million. Attorney: pro se.

2844 N. Stiles Street Realty LLC, Airmont, David Weisz, president 24-22282-SHL: Chapter 1 assets and liabilities \$100,000 - \$500,000 Attorney: pro se.

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

333 E. 150th Street Realty LLC: New Rochelle, Gregory A. Spooner, managing partner, 24-22283-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: nro se

> Acorda Therapeutics Inc.. Pearl River, Michael A. Gesser, chief financial officer, 24-22284-DSJ: Chapter 11: assets and liabilities \$100 million - \$500 millinn Attorney: Blaire Cahn.

Civitas Therapeutics Inc., Pearl River, Michael A. Gesser, president, 24-22285-DSJ: Chapter 11, assets and liabilities \$100 million - \$500 million Attorney: Blaire Cahn.

Biotie Therapies LLC, Pearl River, Michael A. Gesser, authorized signatory, 24-22286-DSJ: Chapter 11, assets and liabilities \$100 million - \$500 million Attorney: Blaire Cahn.

Neuronex Inc.: Pearl River, Michael A. Gesser, authorized signatory, 24-22287 DSJ: Chapter 11, assets and liabilities \$100 million - \$500 millinn Attorney: Blaire Cahn.

NEB 1 LLC, Spring Valley, Gerald Brathwaite, president, 24-22294: Chapter 7, assets \$1,350,000, liabilities \$1,018,000 Attorney: Todd S. Cushner.

U.S. District Court White Plains

Local business cases, March 27 - April 2

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

Walter Ramirez Matamoros, Brooklyn, et al. vs. M.G. Tile & Marble Inc., Carmel, et al, 24-cv-2298-NSR: Fair Labor Standards Act. collective action.

March 13. Attorney: James P. P. O'Donnell.

Anatomy IT LLC. White Plains vs. CyberLife Systems Inc., Minneapolis, Minnesota, et al. 24-cv-2460-KMK: Defend Trade Secrets Act.

CraftCanTravel LLC, Rye vs. Anheuser-Busch Companies, St. Louis, et al, 24-cv-2492: Relief in aid of arbitration. Attorney: Jeffrey I. Carton.

Attornev: Dominique Kilmartin.

Teamsters Local 456. **Elmsford vs. LMD Hauling** LLC, Wappingers Falls, et al, 24-cv-2494: Employee Retirement Income Security Attorney: Daniel E. Kornfeld

Jonathan Carroll. Riverside. Connecticut vs. **Boys Club of Mount Kisco Inc., et al,** 24-cv-2518-PMH: Emplovment discrimination. Attorney: Robert I. Levy

DEEDS

Above \$1 million

Bhatt, Sanjay L., White Plains, Seller: Wells Fargo Bank NA. West Palm Beach, Florida. Property: 1039 Dobbs Ferry Greenburgh. Amount: \$1.1 million, Filed March 18.

Javen Ltd., Yonkers. Seller 192-198 Park LLC, Pelham. Property: 198 Park Ave., Yonkers, Amount: \$1.6 million. Filed March 18

Mapa Waccabuc LLC, Shelter Island Heights. Seller: Hillary Peckham, Šouth Salem. Property: 15 Waccabuc River Lane, Lewisboro. Amount: \$2.2 million. Filed March 12.

Maya, Esther, White Plains. Seller: 54 Davis LLC, White Plains. Property: 54 Davis Ave. White Plains, Amount: \$1.1 million, Filed March 18.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Corinne F. Hundt. Warren, New Jersey. Property 40 Wallace Way, New Castle. Amount: \$1.6 million. Filed

Tolve. Elizabeth R., Rve. Seller: Howde Six Thirty Forest LLC. Larchmont. Property: 630 Forest Ave., Rye City. Amount: \$1.3 million. Filed March 18.

Wampus Mills LLC. Pleasantville Seller: Gerald Hogan, Chappaqua. Property: 585 Main St., 2D, North Castle. Amount: \$1.3 million, Filed March 12.

Wampus Mills LLC. Pleasantville Seller: Morton Borzykowski, Greenwich. Connecticut. Property: 585 Main St., North Castle. Amount: \$1.5 million, Filed March 18.

Below \$1 million

1201 Oregon Road LLC, Dobbs Ferry. Seller: Mario Alvarez, Ossining, Property 1202 Oregon Road, Cortlandt. Amount: \$899,000. Filed March 15.

7215-18th Avenue Realty **Corp..** Mohegan Lake, Seller 3604 Lexington Avenue LLC Mohegan Lake. Property: 3604 Lexington Ave., Yorktown. Amount: \$975,000. Filed March 13.

Apicella. Francis J... Hartsdale. Seller: Point 62 LLC, White Plains, Property: 39 Doral Greens Drive West, Rve Town. Amount: \$602,000. Filed March 18.

Black Leather LLC, Huntington, Seller: Shi Huanan, Ossining, Property: 4 Linden Ave., Ossining, Amount: \$580.000. Filed March 18

Blue Castle Cayman Ltd., Miami, Florida. Seller: Jose Z. Ayora, Ossining. Property: 15 Wolden Road, Ossining. Amount: \$460,000, Filed March 12.

Carrington Mortgage Services LLC, Anaheim, California, Seller: Matthew A. Ramos, Bronx. Property: 77 Lorraine Terrace, Mount Vernon, Amount: \$252,000. Filed March 15

Cascade Funding Room1 Alternative Holdings LLC, Houston, Texas, Seller: Robert Sherman, Shrub Oak. Property: 8 Juengstville Road, North Salem, Amount: \$515,000. Filed March 14.

Cassara, Stephen G., Shrub Oak, Seller: 34 Sidney LC. South Salem. Property: 34 Sidney St., New Rochelle. Amount: \$485.000. Filed March 11.

JDD Contracting Corp., Cho. Jennifer, Yonkers. Seller: Shared Profit Enterprises Carmel, Seller: Cristopher O. B. LLC, Mount Vernon. Property: Faiardo, White Plains, Property 69 S. Fourth Ave., Mount 306 Mallard Way, C6, Peekskill Amount: \$430,000, Filed Vernon, Amount: \$250,000. March 14.

WESTCHESTER COUNTY & HUDSON VALLEY

Deivasigamani, Ramesh. Norwest Bank Minnesota Chappaqua. Seller: CJ NA West Palm Reach Landscaping & Construction Florida, Seller: Frank Lorono Inc., Peekskill. Property: 115 Rye. Property: 1062 Boston Leila St., Peekskill. Amount: Post Road, Rye City. Amount: \$14,000. Filed March 18. \$900.000. Filed March 18.

Friday Properties LLC. Flushing, Seller: Lourdes Fafadi, Flmont, Property: 1155 Warburton Ave., 1F. Yonkers. Amount: \$380,000. Filed March

GCSC22 LLC, Valhalla. Seller: 50 Birch Road Corp., Armonk. Property: 50 Birch Road. Ossining Amount: \$525,000. Filed March 18.

Grande Estates Inc., Dobbs Ferry, Seller: 47 Nimitz Road Inc., Dobbs Ferry. Property: 73 Main St., Greenburgh, Amount: \$810.000. Filed March 14.

Howard Street Equities LLC, Plymouth, Massachusetts. Seller: Ramon Pincay, Peekskill. Property: 1377 Howard St., Peekskill. Amount: \$10,000. Filed March 18.

Heights, Seller: 18 Tighe

LLC, Brooklyn. Property: 18

\$840,000. Filed March 14.

Jordan, Stephen, Oak Hill,

Virginia, Seller: KM Group

Holdings LLC. Staten Island.

Property: 33 Matthes Road

Filed March 12.

Filed March 12.

Ossining, Amount: \$560,000,

JPMorgan Chase Bank NA.

Anaheim, California. Seller:

Keren Itzhak, Spring Vallev.

Property: 3 Sylvan Place, New

Rochelle. Amount: \$421,000.

Tarzana, California. Seller: Peter

Magaro, Hastings-on-Hudson.

Property: 10 Old Jackson

Ave. Greenburgh, Amount:

\$965,000, Filed March 14.

Mettu Family II LLC,

Tighe Road, Somers. Amount:

laropoli. Frank V., Yorktown Tryforos. Gary. Bronxville. Heights. Seller: Yorktown Seller: 73 Pondfield LLC. Estates LLC, Peekskill, Yonkers. Property: 73 Pondfield Property: 1 Bridge Lane, Road, Eastchester. Amount: \$775.000. Filed March 11. Somers. Amount: \$5000. Filed March 14.

US Bank NA. Lewisville. laropoli. Frank V., Yorktown Texas, Seller: Peter Panell Mount Vernon, Property: 246 Lorraine Ave Mount Vernon Amount: \$475,000. Filed March

Peditto. Lillvan. Cochecton.

Seller: KLB Properties LLC.

South Salem Property: 226

Heritage Hills Drive, Unit D.

Somers, Amount: \$445,000.

Pina Property Investing

LLC. Peekskill. Seller: Zeeta

R US LLC. Cortland Manor.

Peekskill, Amount: \$665.000

Rubin, Judy, Somers. Seller

Luver LLC, Yonkers. Property:

470D Heritage Hills, Somers.

Seymour, Ryan S., New

Rochelle. Seller: Merhi 543 LLC

Bronx, Property: 543 Main St.,

208. New Rochelle, Amount:

\$450.000. Filed March 14.

Amount: \$795,000. Filed March

Property: 1061 Main St

Filed March 18.

Filed March 12.

Westbrook Group LLC, Croton-on-Hudson, Seller: Nitasha Bhambree, Hartsdale Property: 399 Croton Ave Cortlandt, Amount: \$475,000 Filed March 15.

Yellowstone Develonment **LLC,** Brooklyn. Seller: George Foster Jr., Brooklyn, Property: 203 F. Prospect Ave., Mount Vernon, Amount: \$780,000. Filed March 13.

Federal Tax Liens, \$10,000 or greater.

Westchester County.

March 27 - April 2

Alvarez, Shadia: Yonkers 2020 - 2022 personal income, \$14 870

Baez. Leopoldo: Garrison. 2020 failure to collect employ ment taxes, \$33,606.

Dnata US In-Flight Catering LLC: White Plains, 2019 - 2022 unemployment and quarterly taxes and employer-shared responsibility payment, \$59,457.

Forschner, Alex R. and Lindsay R. Forschner: Scarsdale, 2019 - 2020 personal income, \$200,484.

Tarrytown, 2003, 2014 -2019, 2022 personal income, \$176.818.

Gonzales, Dewars B.:

Yonkers, 2022 personal

Friedlander Michael S:

income, \$53.162. Lad Contracting Corp.: White Plains, 2021- 2022 corporate and quarterly taxes,

MCI Contracting Corp.: Jefferson Vallev. 2023 guarter lv taxes, \$21,726.

Nonis, Rene: Yonkers, 2017 - 2018, 2020 - 2022 personal income, \$31,075.

Opal Fuel Services Inc.: White Plains, 2022 quarterly excise tax. \$251,469.

Professional Culinary Academy LLC: White Plains, 2023 unemployment and quarterly taxes, \$14,356.

Ruiz. Carlos: Yonkers. 2020 - 2022 personal income, \$25,929.

COMPENSATION Board

Failure to carry insurance or for work-related injuries and illnesses.

A&C Fashion Hair Salon LLC. Peekskill. Amount: \$21,000.

Arialytics Inc., South Rye. Amount: \$25.000.

Barry, Noel, Yonkers. Amount: \$279.000. Cowen, Richard J., Bedford

Hills. Amount: \$21,000.

Galvani and Sons Landscaping Inc., Yonkers. Amount: \$6.500

Hollie Rachel Images Inc. Ossining. Amount: \$21,000. Jeffrey C. Bohr Inc.,

Vonkers Amount: \$3,500

Mount Vernon. Amount: \$3.500

Laura Paternot, Bedford Cacciatore, Ann, Yonkers. \$1,356 in favor of Cavalry SPV Corners. Amount: \$5.500. LLLC. Greenwich. Connecticut Lyons & Salky Law LLP, Filed Feb. 20.

Brandt. Matt. Mamaroneck.

\$41.609 in favor of American

Express National Bank, Sandy,

Brown, Paul T., Yonkers.

Daz, Elissa L., Peekskill.

NA, McLean, Virginia. Filed

Allen, Virginia. Filed Feb. 29.

Utah, Filed Feb. 16.

Figueroa. Veronica C.,

Yonkers. \$2,704 in favor

Virginia, Filed March 1.

March 1.

\$1,790 in favor of Capital One

Utah, Filed Feb. 20.

Filed Feb. 16

Carr. Kavon A., Yonkers. Michelle Duncan Mount \$2,783 in favor of Capital One Vernon, Amount: \$21,000. NA, Glen Allen, Virginia. Filed Feb. 20.

JUDGMENTS

Abualteen, Saleh N., Yonkers. \$2,860 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 20.

Antoine. Manfred M... Brooklyn \$25,515 in favor of Affinity Federal Credit Union. Basking Ridge, New Jersey. Filed Feb. 29.

Arango, Neil, White Plains. \$5,688 in favor of Absolute Resolutions Investments LLC. Bloomington, Minnesota, Filed March 1

Arnau, Sandra L., Valhalla. \$5,046 in favor of Cavalry SPV l LLC, Greenwich, Connecticut. Filed March 1 Filed Feb. 20.

Barasch Edith New Rochelle, \$25,433 in favor of American Express National Bank, Sandy, Utah. Filed Feb.

Garcia. Modesto A. L. Yonkers. \$5,913 in favor of Barrera, Roseanne, Bank of America NA, Charlotte Stormville, \$8,010 in favor of North Carolina. Filed March 1. Cache LLC, Las Vegas, Nevada. Filed Feb. 15.

Gonzalez, Gregorio P., White Plains, \$3,270 in favor **Benchmark Contracting** of Canital One NA Richmond **Inc..** Yonkers. \$19.274 in favor Virginia. Filed Feb. 29. of Advance Acceptance, Eden Prairie, Minnesota. Filed Feb. Gravesen, Stasy, White

Plains, \$2,648 in favor of Capital One NA. Richmond Benjamin. Malaika C... Virginia, Filed March 1. Yonkers, \$3,288 in favor of Capital One NA. Glen Allen. Grimes. Kevin. Yonkers. Virginia, Filed Feb. 29.

\$5,564 in favor of Cavalry SPV I LLC, Greenwich, Connecticut Bertozzi, Raphael, Yonkers. Filed Feb. 20. \$4,079 in favor of Capital One NA. Glen Allen, Virginia. Filed Haase, Christophe, Dobbs

Ferry, \$21,791 in favor of American Express National Bank, Sandy, Utah. Filed Feb. of Canital One NA. Glen Allen.

Harris. Tim. Mount Vernon. \$2.747 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 22.

Hibbert, Somie A.B., Mount \$1,079 in favor of Capital One Vernon, \$4,432 in favor of Bank Bank USA NA, McLean, Virginia. of America NA. Charlotte, North Carolina Filed March 1

> Higgs, Ayodele N., White Plains. \$3,323 in favor of Capital One NA. Richmond. Virginia. Filed March 1.

Himmelstein, Jessica, Vonkers \$12,146 in favor of Canital One NA. Glen Allen. Virginia. Filed Feb. 22.

Iohnson. Ronald Jr.. Peekskill. \$3,342 in favor of Bank of America NA. Charlotte. North Carolina. Filed March 1.

Diaz, Henry, Yonkers. \$5,092 Kasimoglu. Necdet in favor of Capital One NA, Glen Larchmont. \$174,391 in favor of 207-215 E. Hartsdale Realty LLC, Hartsdale. Filed Feb. 23.

Disla, Evelio, Port Chester. \$10.082 in favor of American Krasne, Bob. West Harrison. Express National Bank, Sandy, \$34,046 in favor of Capital One NA, Glen Allen, Virginia. Filed March 1.

Dixon-Gray, Tammy, Mount Vernon. \$3,927 in favor of Lindeblad, Bethany H. Capital One NA. McLean. Hastings-on-Hudson. \$9,837 Virginia. Filed March 1. in favor of Bank of America NA. Charlotte, North Carolina, Filed Favata, Santo, Harrison March 1.

\$3,272 in favor of Cavalry SPV Llanes, Roberto, Tarrytown. I LLC, Greenwich, Connecticut. \$3,111 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 22.

of Capital One NA. McLean. Lopez. Joseph A., Yonkers. \$14,904 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 29.

> Martinez, Yovanky M., Yonkers. \$20,210 in favor of 290 Palisade Avenue Corp., Yonkers, Filed Feb. 15.

McGrath Michael I Port Chester, \$13.652 in favor of Canital One NA. Glen Allen. Virginia. Filed Feb. 22.

Monroy, V. Salazar, Mohegan Lake, \$5.531 in favor of American Express National Bank, Sandy, Utah. Filed March

in favor of American Express National Bank, Sandy, Utah. Filed Feb. 20.

02w Inc., Albany. \$41,609

Prime Organics New York City Inc.. Mount Vernon. \$54,623 in favor of Calchef Foods LLC, Stockton, California

Reves. Tania Y. P., Briarcliff Manor, \$18,160 in favor of Douglas Cassetta, Somers. Filed Feb. 15.

Filed Feb. 21.

Rivera, Lina M., Ossining. \$2,981 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 29.

Robinson, Darrell L., Elmsford, \$2,800 in favor of Capital One NA, Glen Allen, Virginia. Filed Feb. 22.

Rosado, Lana M., Mount Vernon, \$8.227 in favor of Capital One NA. Glen Allen. Virginia, Filed March 1.

Rosario, Carmen J., Yonkers. \$16,969 in favor of Bank of America NA. Charlotte North Carolina. Filed Feb. 27.

Rosario. Roberto. White Plains \$3,811 in favor of Capital One NA. Richmond. Virginia. Filed March 1.

> **RRR Electronics Inc..** White Plains. \$34,046 in favor of Capital One NA. Glen Allen. Virginia, Filed March 1.

San Disla Inc., Port Chester \$10,082 in favor of American Express National Bank, Sandy, Utah, Filed Feb. 16.

Schaefer. Sharon M., New Rochelle, \$19.373 in favor of Rank of America NA Charlotte North Carolina, Filed March 1.

Stoner-Bisnott, Machecia A., Mount Vernon, \$2.030 in favor of Capital One NA, Glen Allen, Virginia, Filed Feb. 29.

Torregrossa, Dina M., amount of \$150,000 affecting Yonkers. \$3,337 in favor of property located at 35 Winding Capital One NA. Glen Allen. Lane. Bedford Hills. Filed Feb. Virginia. Filed Feb. 27. Cabbell, Janice E., as owner.

LIS PENDENS

303 South Broadway

Building Company LLC,

as owner. Filed by Rocket

Foreclosure of a mortgage

in the principal amount of

ty Incated at 38 Baker St

\$201,000 affecting proper-

Mohegan Lake. Filed March 15

440 Hamilton Developer

LLC, as owner. Filed by DHS

Fraco LLC. Action: Foreclosure

of a mortgage in the principal

amount of \$8,383 affecting

Hamilton Ave., White Plains.

Action: Foreclosure of a mort-

\$548,000 affecting property

Mount Vernon. Filed March 11.

property located at 38 Adelph

Ave., Harrison, Filed March 12

Bellino, Frank III, as owner.

Filed by Freedom Mortgage

Corp. Action: Foreclosure of

a mortgage in the principal

Filed by Mortgage Assets

Management LLC. Action:

Foreclosure of a mortgage

in the principal amount of

located at 65 Runyon Ave.,

Yonkers. Filed March 13.

\$562,000 affecting property

located at 225 Union Ave.

property located at 440

Filed March 9.

Mortgage LLC. Action:

Bank National Trust Co. Action The following filings indicate Foreclosure of a mortgage a legal action has been initiin the principal amount of ated, the outcome of which \$742,000 affecting property may affect the title to the located at 36 Gedney Circle. property listed. White Plains, Filed March 12

WESTCHESTER COUNTY & HUDSON VALLEY

Carducci. Kamala A., as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$520,000 affecting property located at 40 Bellain Ave.. Harrison, Filed March 11.

Capital One Bank USA NA.

as owner. Filed by Deutsche

Citimortgage In.c, as owner Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$696,000 affecting property located at 126 Barnegat Road. Pound Ridge. Filed March 13.

Clovis, Dionysia, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure **5AIF Nutmeg LLC,** as owner. of a mortgage in the principal Filed by US Bank National Trust amount of \$535,000 affecting property located at 435 S. gage in the principal amount of Seventh Ave., Mount Vernon Filed March 12

DeSantis, Gaetano (trust) as owner. Filed by US Bank NA. **AAA Property Tax Appeal** Action: Foreclosure of a mort-**LLC,** as owner. Filed by Newrez gage in the principal amount of LLC. Action: Foreclosure of \$245,000 affecting property a mortgage in the principal located at 3215 Gomer St... amount of \$433,000 affecting Yorktown, Filed March 12. property located at 196 Hillside Ave., Mount Vernon. Filed March

Ghosh, Gitashri, as owner Filed by Bank United NA. Action: Foreclosure of a mortgage Arduino, Rosemarie (estate in the principal amount of of) as owner Filed by Bank of \$431,000 affecting property America NA Action: Foreclosure located at 22 Lawrence Place of a mortgage in the principal Yonkers, Filed March 11. amount of \$60,000 affecting

> Lee, Janet, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$640.000 affecting property located at 58 Underhil Road, Scarsdale, Filed Feb. 27

> Nail, Cynthia, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$475.000 affecting property located at 421 S. First Ave... Mount Vernon, Filed March 4

> > 25

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March 1.

Bolton, Chakerrya A.,

Virginia. Filed Feb. 16.

White Plains, \$2,863 in favor

Montebello Gateway LLC,

as owner, \$8,034 in favor of

Onsite Concrete Supply LLC.

Suffern, Filed Feb. 15.

Property: 34 N. Airmont Road,

Montebello Gateway LLC.

Decorama Building & Plumbing

as owner, \$19,136 in favor of

Supply Inc. Property: 34 N.

Airmont Road, Ramapo. Filed

Perrins Peak Road, Stony Point

MECHANIC'S LIENS

1179-1185 Yonkers Ave **LLC,** Yonkers. \$2,270 in favor of Star Supplies & Maintenance Inc., Passaic, New Jersey. Filed

2195 West Central LLC, Yonkers. \$5.710 in favor of L&W Supply Corp., Chicago, Illinois. Filed March 7.

March 19

3R Company LLC, Yonkers. \$52,000 in favor of Ava Group LLC White Plains, Filed March

873 Holding Company LLC, White Plains. \$20.630 in favor of L&B Flectrical International Brooklyn. Filed March 19.

Bisceglia, Peter L., Rye. \$2 487 in favor of A&W General Contractor LLC Danbury. Connecticut. Filed March 6.

Kall, Charles, Peekskill \$33,394 in favor of Briar Flectric Consulting Co. Wappingers Falls. Filed March

Living Independently for the Elderly, Greenburgh. \$12,156 in favor of Interstate Fire & Safety Equipment, Harrison Filed March 7

SHP VI Mount Pleasant **LLC** Mount Pleasant, \$33,065 in favor of United Rentals North America Inc., Chappaqua. Filed

NEW BUSINESSES

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

Partnerships

March 11

835 Throgs Neck **Expressway Funding Association**, c/o 133 Parkway Road Bronxville 10708 c/n Iulia B Houlihan and Andreas E. Jeninga. Filed

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

Sole Proprietorships

188 E. 64th PH2 Funding **Association.** 133 Parkway Road, Bronxville 10708. c/o Damien Donaghy. Filed March

538 Route 34 Funding **Association**, c/o 133 Parkway Road, Bronxville 10708. c/o Daniel J. Houlihan Jr., and Marie Cortissoz Pension. Filed March 14.

Ahel Handyman, 213 Nepperhan Ave., Yonkers 10701. c/o Abel A. Suquilanda. Filed March 21.

Adoras Home Care, 12 Locust St., Mount Kisco 10549. c/o Veronica A. Stennett-Brown. Filed March 15.

Annandale Web Development, 41 Cowdin Circle, Chappaqua 10514. c/o Austin Tobin. Filed March 18.

Beautiful Battle Hill. 47 Concord Ave.. White Plains 10606. c/o Peter Wilcox. Filed March 15.

Boundless Butterfly Travel, 155 Garth Road, Apt. 3A, Scarsdale 10583. c/o Maria I. Behanna. Filed March 18.

Brothers Handyman, 127 New Main St., Yonkers 10701. c/o Ramon Aniceto. Filed March

Chakra Acupuncture Clinic 44 Fleetwood Ave Mount Vernon 10552, c/o Min

Wang, Filed March 13. Claron Management, 81 Pondfield Road, D178.

Bronxville 10708. c/o Matthew B. Kirkpatrick. Filed March 20. Degen of New York, 911

Mamaroneck Ave., Mamaroneck 10543. c/o Vicente Bernal. Filed March 11.

Destiny Devine Design, 23 E. Third St., Mount Vernon 10550. c/o Charlette Forbes. Filed March 8

Dos Rosas, 84 Trolly Road, Cortlandt Manor 10567. c/o Juno Rosinsky, Filed March 20.

Flizaheth Ward Landscapes, 63 Sunnyside Ave Pleasantville 10570 c/o Flizabeth A Ward Filed March

Emmas Culinary Couture, 25 Adams Place, White Plains 10603. c/o Emma Walthall. Filed March 8.

> Salazar Home Improvement, 11 Dellworth Drive, Yorktown Height 10598. c/o Jairon Daniel Salazar Palacios, Filed March 7.

Sanchez Multi Events Service 48 Mount Morris Ave White Plains 10604 c/o Ernestina Sanchez. Filed March 5.

Sea Seekers & Bevond **Travel,** 92 Frederic St., Yonkers 10703, c/o Vickie Applewhite. Filed Feb. 29.

Steller Built 101 Larch St Cortlandt Manor 10567. c/o James J. Count. Filed Feb. 28.

Sunshine Stone Works Landscaping, 535 Washington St Peekskill 10566, c/o Rodolfo A. Salazar. Filed March 6.

Terramax Entertainment, 687 Bronx River Road, Yonkers 10704. c/o Rafael Rivera. Filed

TJ Simone Creations, 16 Coachlight Square, Montrose 10548. c/o Debra L. Ruffell. Filed March 1.

HUDSON VALLEY

BUILDING LOANS

Above S1 million

24 Suffern LLC and 26 **Suffern LLC.** as owner. Lender: Broadview Capital LLC. Property: 18 Suffern Place, Monsey. Amount: \$3.1 million. March 5, 2024

Lampert. Robert C., as owner, Lender: TD Bank NA. Property: 21 Dike Drive. Monsey. Amount: \$2.7 million. March 6, 2024

Loan Funder LLC Series 67044, as owner. Lender: Manfeild Team LLC, Property 6 San Antonio Circle, Monroe, Amount: \$1.7 million. Filed Feb. 21.

Moskowitz, Shalom, as owner. Lender: TD Bank NA. Property: in Ramapo. Amount \$2.2 million. March 1, 2024

IIS Bank National Association. as owner. Lender: Arias Waldys and Arias Fanny. Property: 4 Fairview Lane, Campbell Hall, Amount: \$1 million. Filed Feb. 28.

Feb. 28.

Below \$1 million

134 Union Road LLC and

Stanger, Yehuda, Monsey.

\$500,000. Filed Feb. 23.

Seller: Martinez, Enrique.

Haverstraw, Property: 2

28.

Mountain Court, Haverstraw

20 Kennedy Drive New

York LLC. Nvack. Seller: 20

Kennedy Group LLC. New City.

Management LLC, Monsey.

Seller: Javne Mircica, et al.

New City, Property: 34 Old

Hempstead Road, New City.

Amount: \$305,000. Filed

43 Mayer LLC, Monsey.

Property: 43 Mayer Drive.

446 West LLC, Monsey.

Seller: Estate of Roseline

Phildor, et al. Orangeburg

Road. New City. Amount:

\$421,000. Filed Feb. 27.

47 Regina LLC, Lakewood,

and Nona Greenwald, Airmont.

New Jersey. Seller: Yisroel

Property: 47 Regina Road,

Filed Feb. 29.

26.

Monsey. Amount: \$999,000.

80 SG LLC. Monsey. Seller:

Mever T. and Miriam Tauber.

Spring Valley. Property: 80

S. Gate Drive, Spring Valley,

Amount: \$117,500. Filed Feb.

Property: 446 W. Clarkstown

Suffern, Amount: \$985,000

Seller: David A. Price, Suffern.

Feb. 28.

Filed Feb. 28.

Property: 20 Kennedy Drive.

West Haverstraw, Amount:

\$350,000. Filed Feb. 23.

34 Old Hempstead

Amount: \$310,000. Filed Feb.

Below \$1 million

Broadview Capital LLC, as owner. Lender: Highland Cottages LLC. Property: 129 Highland Ave., Newburgh. Amount: \$115,000. Filed Feb.

Broadview Capital LLC. as owner. Lender: Highland Cottages LLC. Property: 127 Highland Ave., Newburgh, Amount: \$115,000. Filed Feb.

Broadview Capital LLC, as owner. Lender: Highland Cottages LLC. Property: 125 Highland Ave., Newburgh, Amount: \$268,000, Filed Feb.

Newburgh SHG 117 LLC, as owner. Lender: Sharestates Investments LLC. Property: 32 City Terrace, Newburgh Amount: \$254,000. Filed Feb.

TD Bank, as owner. Lender: Jonathan and Tina Black. Property: in Chester, Amount: \$540.000. Filed Feb. 21.

DEEDS

Above \$1 million

Cars DB4 LP, McLean. Virginia. Seller: BC Property Company Nanuet LLC, Dallas Texas, Property: 236 E. Route 59. West Nyack, Amount: \$10.7 million. Filed Feb. 16.

Jay Court Holdings LLC, Monsey. Seller: Prager, Shulamit, New York, Property: 106 Willow Tree Road, Fast Wesley Hills. Amount: \$1.2 million, Filed Feb. 28.

Lefkowitz. Zev. Nvack. Seller: 25 Tweed YMNY LLC, Ramsey, New Jersey. Property: 25 Tweed Blvd., Nvack, Amount: \$2.2 million. Filed Feb. 26.

Schlezinger, Martin, et al. Suffern. Seller: 141 Blauvelt LLC. Monsey. Property: 113 Carlton Road, West Suffern. Amount: \$1.3 million, Filed Feb.

Schwartz. Shmava and 93 South Madison LLC Baila Schwartz, Suffern. Brooklyn Seller: Visroel Weiss Seller: 69 South Madison New Spring Valley, Property: 93 S. York LLC, Monroe. Property: Madison Ave., Spring Valley. Amount: \$995.000. Filed Feb. 48 Ridge Ave., Spring Valley. Amount: \$1.2 million. Filed

Auxo NYD1 LLC. Red Bank. Tenure Equities LLC. New Jersey. Seller: Jacobs Chek Brooklyn, Seller: Tenure Family Irrevocable Trust, et al. Avenue LLC, Brooklyn. Nyack. Property: 162 Main St., Property: 1 and 3 Tenure Ave., Nyack. Amount: \$650,000. Spring Valley. Amount: \$2.1 Filed Feb. 27. million. Filed Feb. 21.

B Developers LLC. Spring Valley, Seller: Mordechai Ciment, Spring Valley, Property 7 Monroe Lane. New Square.

Amount: \$160,000. Filed Feb.

Seller: Stanger, Yehuda, Spring Valley. Property: 134 Union **Beach 21st Street Realty** Road, Spring Valley. Amount: **LLC.** Airmont. Seller: Estate of Chervl and Ouidad Yovich. Nanuet, Property: 25 N. 2 Mountain LLC. Monsey. Pascack Road, Nanuet, Amount

\$20,000, Filed Feb. 26.

Centenary Realty Corp.. New City. Seller: Jeffrey Schonbrun-referee, et al. New City, Property: 96 Gilbert Ave. Pearl River, Amount: \$504,000 Filed Feb. 27.

Giacinto Real Estate Holdings LLC. Bronx. Seller: Jacob's House 45 Inc. Mount Vernon, Property: 3 Schuyler Road, Nyack, Amount: \$414 000 Filed Feb 22

Goldberg, Simon and Tzivya **E. Goldberg,** Spring Valley. Seller: Spring Ventures LLC, Spring Valley. Property: 23 Wilshire Drive, Chestnut Ridge, Amount: \$879,000, Filed Feb.

Jay Court Holdings LLC, Monsey. Seller: Shulamit Pragei New York, Property: 2 Charlotte Drive, Wesley Hills. Amount: \$900,000, Filed Feb. 28.

Kaser Community **Development Inc., Monsey.** Seller: 26 Phyllis Terrace LLC. Monsev. Property: 26 Phyllis Terrace, Kaser, Amount: \$250,000, Filed Feb. 23.

Katz. Chaim. Spring Valley. Seller: 16 Laila LLC Monroe Property: 117 Maple Ave. Haverstraw. Amount: \$138,000 Filed Feb. 28.

Margareten, Shaya, Sloatsburg, Seller: 34 Lyncrest Holdings I.I.C. Chestnut Ridge, Property: 34 Lyncrest Drive, Spring Valley, Amount: \$740.000. Filed Feb. 23.

MF 1 Waldron LLC,

Monsey, Seller: Mark and Regina Coleman, Spring Valley. Property: 18 Inwood Drive, Spring Valley. Amount: \$810,000. Filed Feb. 28.

Nguyen, Nikki, et al. Nanuet, Seller: Anderson Gardens of Rockland LLO Nanuet. Property: 143 Pipetown Hill Road, Nanuet. Amount: \$295,000. Filed Feb. 28.

Serrano. Emmanuel **FV.** Suffern, Seller: Fauity Ventures Group LLC Stamford Connecticut. Property: 183 Haverstraw Road, Montebello Amount: \$504,000. Filed Feb. 22.

Sharosh Potok Trust. et al. Monsey, Seller: Remsen Gardens LLC Airmont Property: 12 Stein Circle Monsey. Amount: \$385,000. Filed Feb. 27.

Synchrony Bank, Draper, Utah. Turkwise LLC, Airmont. Filed Feb. 21. Seller: J&C Garden LLC. Brooklyn, Property: 28 **Collins. Cameron.** Port Jervis. \$1,067 in favor of LVNV Chestnut St. Stony Point Amount: \$165,000. Filed Feb. Funding LLC. Greenville, South 27. Carolina. Filed March 4.

Ungar, Elyokem G., Spring Valley. Seller: BHNS Realty LLC. Suffern. Property: 23 Allik Way, New Square, Amount: \$800 000 Filed Feb. 23

US Bank National Trust. Greenville, South Carolina. Seller: Christopher M. Baisley, Centereach. Property: 7 Washington Circle, Suffern. Amount: \$260,065, Filed Feb

Yochanan, Spitzer, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 125 Reagan Road, New Square. Amount: \$795.800. Filed Feb. 28.

Zarbailov. Babyshai. New City. Seller: 12 Manor LLC, New City. Property: 12 Manor Court, New City, Amount: \$940,000. Filed Feb. 22.

JUDGMENTS

Avanzato, Maria, Carmel \$24 135 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Avon, Mark Aaron, Newburgh. \$8,965 in favor of Bank of America, Charlotte, North Carolina Filed March 5

Barile. Stephanie. Newburgh. \$4,888 in favor of

America NA. Charlotte. North

Brown, Rick, Putnam Valley

\$12,165 in favor of JPMorgan

Chase Bank NA. Wilmington.

Campbell. Raelani Jamia

Newburgh. \$14,900 in favor

Caroppoli, Kim C., Mahopac.

\$2.027 in favor of Crown Asset

of Newburgh SHG 22 LLC,

Brooklyn. Filed March 5.

Management LLC, Duluth,

Chase, Herbert A., Lake

Peekskill. \$6,500 in favor of

Georgia. Filed Feb. 29.

Cooper, Amanda,

Montgomery, \$1,209 in favor of

LVNV Funding LLC. Greenville.

South Carolina, Filed March 5.

Middletown. \$544 in favor of

Partnership, Middletown. Filed

Delarede. Mark. Newburgh.

\$1.139 in favor of LVNV Funding

Deerfield Commons Limited

Cunningham, Nicole,

March 1.

Filed March 1.

March 1.

March 4

Diaz. Stephanie and

Associates Inc., Middletown.

Delaware. Filed Feb. 28.

and James Phillips.

Carolina. Filed Feb. 27.

LVNV Funding LLC, Greenville, Wilmington, Delaware. Filed South Carolina. Filed March 4. Bennett, Scott C., Carmel. \$4.894 in favor of Bank of

> Hilda Gonzalez, Middletown, \$5,660 in favor of Carlmac Associates LLC. Middletown Filed March 1.

Newburgh. \$14,000 in favor of Liberty Works LLC. New Windsor, Filed March 4.

Grocery Deli Santa Ines

Wire Transfer II LLC, Miami. Florida. Filed March 5. Hannigan. Deborah. Newburgh. \$1,292 in favor of

Draper, Utah. Filed March 4. Hinton Jr., James A. Middletown. \$6,816 in favor of TEG Federal Credit Union.

Hyland, Greg T., Greenwood Lake. \$3,715 in favor of Cavalry SPV I LLC and Capital One, Glen Allen, Virginia. Filed March 4.

Jones. Jennie. Monroe. \$2,385 in favor of Windridge Homeowners Society Ltd., Red Hook, Filed March 5.

Kevin Hurst Plumbing & Handyman LLC. Highland Falls. \$3,528 in favor of RAL Supply Group Inc., Middletown. Filed March 4.

LLC. Greenville. South Carolina. Jervis. \$37,005 in favor of Bankers Healthcare Group LLC and Pinnacle Bank, Fort Steven Castillo. Middletown. Lauderdale, Florida. Filed March \$4.420 in favor of Scotchtown

Filed March 1 Dubuisson, Cynthia L., March 5. Middletown. \$2,500 in favor of THII BVI LP, Middletown. Filed

Echols, Tristen, Middletown. \$39,701 in favor of Consumers Credit Union. Gurnee. Illinois. March 5 Filed March 5.

Fuentes, Raven, et al. Middletown. \$11,037 in favor Midland Credit Management of Credit Acceptance Corp., Southfield, Michigan, Filed March 4.

Golden. Vicky, Putnam Valley, \$6,657 in favor of JPMorgan Chase Bank NA,

Gonzalez. Lizzabeth and \$1.717 in favor of Crown Asset

Griffin. Tiffany Simmons. Sioux Falls, South Dakota. Filed Feb. 21.

LLC, et al, Newburgh. \$14,635 in favor of Intermex

Credit Corporate Solutions Inc.

Feb. 28. Pittman, Vernette I.,

Mavfield. Ronald P.. Port

Mead, Holly, Newburgh. \$4,400 in favor of Newburgh SHG 124 LLC, Brooklyn. Filed

Miguel, Ashnick Ortiz, Middletown, \$918 in favor of Deerfield Commons Limited Partnership, Middletown, Filed

Minott, Dioniscio, Middletown, \$1.287 in favor of Inc., San Diego, California. Filed Morales. Damaris. Middletown, \$4.359 in favor of

New City Funding Corp., Stony Point. Filed March 4. Nauer, Jerrett, Montgomery.

Management LLC Duluth Georgia, Filed March 5. Newman, Henri, Brewster. \$2,568 in favor of Citibank NA

Nores, Inse M., Mahonac \$8.469 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 28.

Nunez, Luis R., Slate Hill. \$4,379 in favor of US Bank National Association and Elan Financial Services, Cincinnati. Ohio Filed March 4

Palmo, Lori A., Putnam Valley. \$2,784 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 29.

Poughkeepsie, Filed March 5. Perez. Nora A., Monroe. \$3.350 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 5.

> Phillips, Brian C., Brewster. \$5,790 in favor of Citibank NA, Sioux Falls, South Dakota, Filed

> > \$2,033 in favor of Discover

Carolina, Filed March 4.

Walden. \$26,709 in favor of Discover Bank, New Albany, Ohio. Filed March 5. Polatsek, Harry B., Monroe.

Bank, New Albany, Ohio. Filed March 5. Sood, Anthony, Middletown. \$1,430 in favor of LVNV Funding LLC, Greenville, South

Soto, Rocio, Newburgh. \$3,300 in favor of Newburgh SHG 77 LLC, Brooklyn. Filed March 5.

> Stalley, Raymond, et al. Middletown, \$12,500 in favor of Newburgh SHG 114 LLC Brooklyn, Filed March 5.

Toombs. Heather Cornwall-on-Hudson, \$20.825 in favor of NYBK Property Group LLC, Hicksville. Filed

March 4.

March 4.

March 4

Vecchiarello. John. Monroe. \$12,000 in favor of Corwin Management LLC, Monroe, Filed March 5

\$6.850 in favor of Newburgh

SHG 51 LLC, Brooklyn. Filed

Villeda, Frank, Newburgh.

\$3.200 in favor of Newburgh

SHG 51 LLC, Brooklyn. Filed

Middletown. \$5,848 in favor

of East Coast Imperial Gardens

LLC. Middletown. Filed March 1

Wong. Tessie P., Mahonac

Mills. \$8,769 in favor of

Ohio, Filed March 1.

Discover Bank, New Albany,

Wallace, Douglas,

Vicenty, John and Gia March 6. **Olson.** Middletown, \$4.645 in favor of DCP Holmes LLC, Steinberg, Richard, as owner, \$2,100 in favor Chester, Filed March 1. of Fairview Hearthside Villeda, Eric, Newburgh, Distributors LLC. Property: 25

> Filed Feb. 26. Stonehedge Height Corp., as owner. \$3,005 in favor of YB Empire Inc. Property: 236 Spook Rock Road, Ramapo.

Filed March 1

Van Wardt Development **LLC,** as owner. \$10,750 in favor of Jays Lawn Service LLC. Property: 38 Van Wardt Place,

tained in the original filings.

5c Collectibles. 16

DJS Contracting, 11

Rosemary Lane, Mahopac

10541. c/o Suraj Schneider.

ETV Mechanical, 55 Gates

Drive, Patterson 12563, c/o

Fmil T. Vigilio, Filed Feb. 23.

Filed Feb. 23.

Filed March 4.

Townsend Lane, Brewster

10509. c/o Eric N. Cyprus.

Tannan, Filed Feb. 16.

\$5,228 in favor of Discover Bank, New Albany, Ohio. Filed **NEW BUSINESSES** Feb. 21. Worner, Lawrence, Highland This paper is not responsible

Mechanic's Liens

Columbia University Inc. **New York,** as owner. \$40,234 in favor of Sunbelt Rentals Inc. Property: 61 Route 9W. Palisades. Filed Feb. 27.

Excelsior Developers LLC. as owner, \$46,595 in favor of Decorama Building & Plumbing Supply Inc. Property: 97 Acres Road, Palm Tree. Filed March 6

Klein, Joel and Sarah Klein, as owner, \$4,948 in favor of YB Empire Inc. Property: 27 Fant Farm Lane, Ramapo, Filed March 1.

Lopez, Manuel J., as owner.

\$127.433 in favor of Apex

Contracting & Remodeling

Solutions Inc. Property: 32

Feb. 22.

Route 210, Stony Point. Filed

Enjen, 2891 Route 22. Patterson 12563. c/o Ean Smythe, Filed March 5.

Garden By Mariola. 7 Marion Drive, Mahopac 10541. c/o Mariola Brzozowski. Filed March 6

Greg West Foto, 106 Wood St., Mahopac 10541. c/o Gregory T. Cappello. Filed Feb.

Moon Bright Co., 23 Livingston Road Carmel 10512 c/o Sandra M. Cardoso. Filed March 4

Mystic Bee, 42 Powhatan Lane, Putnam Valley 10579. c/o Mauro Isabelle. Filed Feb. 26.

Sacred Willow Massage 175 F Main St Brewster 10509. c/o Caitlyn Elizabeth Ducady. Filed Feb. 29.

Santos Cardona **Landscaping, 33** Allview Ave., Brewster 10509. c/o Guerra Santos H. Cardona, Filed Feb. 23.

Schneiders Landscaping, 11 Rosemarie Lane, Mahopac 10541. c/o Suraj A. Schneider Filed March 4.

Sophys Funland, 23 Livingston Road, Carmel 10512 c/o Sophia G. Giuffra. Filed for typographical errors con-March 4

Stone Home Improvement, Sole Proprietorships 34 Holmes Road, Brewster 10509. c/o Fredy G. Inga. Filed Feh 22

> Wholesome Healing Therapeutics, 189 Hortontown Hill Road, Hopewell Jct 12533. c/o Amy Gioacchini. Filed Feb. 27.

Wildflower Crew. 70 Wennigh Road Putnam Valley 10579, c/o Adrienne A. Astrologo. Filed Feb. 28.

WRT Landscaping Services, 311 Austin Road, Mahopac 10541. c/o Walter R. Tapia. Filed Feb. 22.

Your Pal Sals Collectibles 1176 Route 9, Garrison 10524. c/o Salvatore Sanca. Filed Feb.

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BUILDING PERMITS

Commercial

190 Main Street Norwalk **IIC.** Norwalk contractor for 190 Main Street Norwalk LLC Perform replacement alterations at 190 Main St., Norwalk, Estimated cost: \$2,000. Filed

300 Wilson Avenue LLC, Norwalk contractor for 300 Wilson Avenue LLC Perform replacement alterations at 310 Wilson Ave., Norwalk, Estimated cost: \$2,000. Filed Feb. 15.

Adams & Ruxton **Construction Company**

Inc. Norwalk contractor for South Norwalk Savings Bank Perform replacement alterations at 220 Main St., Norwalk. Estimated cost: \$443,410. Filed Feb. 8.

All Hardwood Floors LLC, Norwalk contractor for 194 Main Norwalk LLC Perform replacement alterations at 194-196 Main St., Norwalk Estimated cost: \$2,200. Filed

Austin CCCC Ltd., Norwalk, contractor for AMF Realty LLC Perform replacement alterations at 205 Main St. Norwalk, Estimated cost: \$401,500. Filed Feb. 9.

BLT Management LLC, Norwalk, contractor for 45 Glover Borrower LLC Renovate third floor at 45 Glover Ave... Norwalk Estimated cost:

Feb. 15.

\$82.064. Filed Feb. 15. Contijo, Angela, Norwalk, contractor for Angela Contijo. Construct a new full bathroom in existing closet snace at 9 Hamilton Ave., Norwalk. Estimated cost: \$15,000. Filed

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

Fairfield Pool, Norwalk, contractor for Wendy Tarantino. Install an in-ground fiberglass pool at 3 Ledgewood Drive, Norwalk. Estimated cost: \$94,000. Filed Feb. 21.

Halyard Building Company LLC. Norwalk, contractor for Brim & Crown LLC. Perform replacement alterations at 230 East Ave., Norwalk. Estimated cost: \$249,953. Filed Feb. 9.

Honey Do Men Gutters Inc. Norwalk contractor for Parco Cannon, Renovate existing apartment at 110 Washington St., No. F204, Norwalk. Estimated cost:

\$71,895. Filed Feb. 8.

HV Contractor Corp., Norwalk, contractor for the city of Norwalk. Renovate Customer Service office at 125 East Ave., Norwalk. Estimated cost: \$48,000. Filed Feb. 20.

Jensu Realty LLC, Norwalk, contractor for Jensu Realty LLC Perform replacement alterations at 17 Washington St., Norwalk. Estimated cost: \$2,000. Filed Feb. 22.

Magna Construction Limited LLC, Norwalk, contractor for Flite Development Group LLC Construct elevator at 542 Westport Ave., Norwalk. Estimated cost: \$225,000. Filed Feb. 16.

PAC Group LLC, Norwalk, contractor for the city of Norwalk, Renovate existing school daycare area at 165 Flax Hill Road Norwalk Estimated cost: \$86,440. Filed Feb. 12.

TWP Home LLC, Norwalk, contractor for Paul M. Jeffrey. Install seven windows and one door at 115 Fillow St. No. 83. Norwalk. Estimated cost: \$17.050. Filed Feb. 23.

Residential

6 Columbine Lane LLC, Norwalk contractor for 6 Columbine Lane LLC Renovate the single-family residence at 6 Columbine Lane, Norwalk, Estimated cost: \$5,000. Filed

DiGiorgio Roofing & Siding Inc. Norwalk contractor for Anthony M. Psenicnik. Strip existing roof and reroof 11 Holiday Drive, Norwalk. Estimated cost: \$10,925. Filed Feb. 9.

DiGiorgio Roofing & Siding **Inc..** Norwalk, contractor for Andrew C. Coreau III. Strip existing roof and reroof 25 Victory Court, Norwalk. Estimated cost: \$6,181. Filed Feb. 16.

> Granata Nick Norwalk contractor for Nick Granata. Renovate existing kitchen and bathroom at 15 Byrd Road, Norwalk, Estimated cost: \$25,000. Filed Feb. 21.

Home Depot USA Inc.. Norwalk, contractor for luan Garcia. Remove 14 existing windows and replace at 8 Grove St., Norwalk. Estimated cost: \$13,069. Filed Feb. 14.

Home Depot USA Inc.. Norwalk, contractor for lavico LLC. Remove one existing window and replace at 8 Sleepy Hollow Drive, Norwalk. Estimated cost: \$1,349. Filed

Home Solutions SVC LLC. Norwalk, contractor for luan Patino Santamaria Construct a second-floor addition at 26 Visconti St., Norwalk. Estimated cost: \$62,000. Filed Feb. 20.

John Cappiello, Norwalk, contractor for James H. Carter III and Susan H. Construct a second-floor extension at 16 Norport Drive. Norwalk. Estimated cost: \$40,000. Filed Feb. 14.

Marin, Victor H., Norwalk, contractor for Alan and Suzanne Reisch, Install a standby generator at 253 Wolfpit Ave., Norwalk, Estimated cost: \$11,000. Filed Feb. 14.

Momentum Solar LLC. Norwalk, contractor for Mohammad A. Amin and Jannat A. Fatama. Remove existing roof and reroof 57 Bartlett Ave., Norwalk, Estimated cost

\$8,455. Filed Feb. 22.

Mvers. Michael and Karen **Ann Myers,** Norwalk, contractor for Michael and Karen Ann Myers, Construct a superstructure for a one-story two-car garage at 14 Olive Lane, Norwalk. Estimated cost: \$26,000. Filed Feb. 14.

NZ Home Improvement **LLC.** Norwalk, contractor for Scorce-Bonsangue Kristin. Remodel the second floor at 25 Honevsuckle Drive, Norwalk, Estimated cost: \$15,000. Filed Feb. 14.

Noble Construction Management Inc., Norwalk, contractor for 16 NHCT LLC. Install a generator at 16 Nathan Hale Drive, Norwalk, Estimated cost: \$25,000. Filed Feb. 21.

Nolan Street LLC 31. Norwalk, contractor for Nolan Street LLC 31. Construct a superstructure for a two and 1/2 story single-family residence at 31 Nolan St., Norwalk, Estimated cost: \$410,000. Filed Feb. 12.

NR Contracting LLC, Norwalk, contractor for William M. Connors and Kimberly Burke. Construct additions and renovations to existing single-family residence at 46 Hunt St., Norwalk, Estimated cost: \$1,000,000. Filed Feb.

Ortiz & Son Construction LLC, Norwalk, contractor for Karima M. Daniel, Renovate existing deck at 21 Surrey Drive. Norwalk. Estimated cost: \$15,000. Filed Feb. 9.

Powers Home Remodeling Group LLC, Norwalk, contractor for Tara Powers Tara. Remove existing siding and replace at 53 Toilsome Ave., Norwalk. Estimated cost: \$42,247, Filed Feb. 9.

S&W Building & Remodeling Inc., Norwalk, **Power Home Remodeling** contractor for Wieser Alicia Group LLC, Norwalk, con-Knapp Bonilla. Construct a tractor for Adriana E. Zygmont second-story addition above Remove existing roof and existing garage at 6 Captains reroof 45 Cedar Crest Place, Walk Road, Norwalk. Estimated Norwalk. Estimated cost: cost: \$373.940. Filed Feb. 21. \$19,775. Filed Feb. 9.

Power Home Remodeling Group LLC, Norwalk, contractor for Tory M. Lupinacci Remove existing roof and roof at 301 Flax Hill Road, Norwalk Estimated cost: \$24,196. Filed

Power Home Remodeling Group LLC, Norwalk, contractor for Rocco Palmieri. Remove existing siding and replace at 3 Cobblers Lane, Norwalk. Estimated cost: \$44.897. Filed Feb. 21.

Rhino Back Roofing LLC, Norwalk, contractor for Gloria M. Britto. Remove existing shingles and replace at 7 Beau St., Norwalk. Estimated cost: \$11.541. Filed Feb. 9.

Rhino Back Roofing LLC. Norwalk, contractor for Maria Doulos and Kutrubis Ilias. Remove existing asphalt shingles and replace at 16 James St., Norwalk. Estimated cost: \$12,002. Filed Feb. 9.

Rhino Back Roofing LLC.

Rhino Back Roofing LLC,

Norwalk, contractor for William

Visconti St., Norwalk. Estimated

O. Ruggieri. Install roof at 5

cost: \$9,185. Filed Feb. 22.

Rocco B. Cuscuna Jr.,

Norwalk, contractor for lames

and Lisa Nuzzo. Install a gener-

ator and two propage tanks at

side of single-family residence

Estimated cost: \$71,895. Filed

at 21 Clara Drive, Norwalk.

Roofing Solutions of CT

LLC. Norwalk, contractor for

Michael Gurnari and Michele

Berglund, Remove existing

\$14,300, Filed Feb. 9.

Roofing Solutions of

contractor for 7achary L

roof and reroof 197 Newtown

Ave., Norwalk. Estimated cost:

Connecticut LLC. Norwalk.

Massella. Remove existing roof.

siding and windows and replace

Estimated cost: \$45,000. Filed

Trinity Solar LLC. Norwalk.

contractor for Krippel D. and

Drive, Norwalk. Estimated cost:

Wilson-Taylor, Simon J.,

J. Wilson-Taylor, Convert

\$125.000. Filed Feb. 8.

Norwalk contractor for Simon

existing structure to accessory

dwelling unit at 23 Covewood

Drive, Norwalk. Estimated cost:

Wendy A. Scott, Replace

shingles at 19 Hawthorne

\$4,200. Filed Feb. 15.

at 160 Wolfpit Ave., Norwalk.

Norwalk, contractor for Merlin Hendrickson. Remove existing shingles and replace at 9 Saxon Road, Norwalk. Estimated cost: Court \$15,036. Filed Feb. 12.

> Aarons. Kevin. et al. Stamford. Filed by Gregory Koproski, Stamford. Plaintiff's attornev: Karaviannis & Denkovich PC, Bridgeport Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15.000 in monetary damages exclusive of interest and costs and such other further relief th court deems appropriate. Case no. FBT-CV-24-6131076-S. Filed Feb 2

Honorat, Antoine, et al, Norwalk. Filed by Vilma Jiatz, Robert Alan Photos, Bridgeport Action: The plaintiff was lawwas caused to slip and fall and sustain injuries because of ice. water and a slippery staircase. The plaintiff seeks more than \$15,000 in monetary damages

Ibarra, Jorge, Bridgeport. Filed by Capital One NA. McLean, Virginia. Plaintiff's attorney: London & London issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed 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-24-6131022-S. Filed Jan 31.

Rivera, Shirley, Bridgeport. Filed by Malyk Shipman, Norwalk. Plaintiff's attor nev: Moore O'Brien & Foti Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131329-S. Filed Feb. 13.

COURT CASES

Bridgeport Superior

Norwalk. Plaintiff's attorney: fully on the premises controlled by the defendants when she exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131405-S. Filed Feb. 14.

Newington. Action: The plaintif is a banking association, which to make nayments. The plaintif

Yunga. Lilia Dumaguala. et al. New Milford, Filed by Dorothy Monaco, New Milford Plaintiff's attorney: Hoekenga & Machado LLC. New Milford. 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-23- 48297-S. Filed Nov. 27.

Stamford Rpm Raceway

LLC. Stamford, Filed by John

7anella, Stamford, Plaintiff's

D'Amico August & Butler PC,

Bridgeport. Action: The plaintiff

was a business invitee, at the

defendant's facility and while

riding one of the defendant's

go karts the gas pedal mal-

functioned causing him to stop

suddenly and in an unexpected

manner and in an unexpected

place on the track causing him

to be struck from behind by

another go kart. The collision

allegedly caused the plaintiff

to suffer injuries and damages

The plaintiff seeks more than

\$15,000 in monetary damages

exclusive of interest and costs

such other further relief the

no. FBT-CV-24-6131345-S.

Danbury Superior

Gerosa, Michael, et al,

Ridgefield, Filed by lavier

Hernandez, Citrus Springs,

Florida. Plaintiff's attorney:

The Schwartzberg Law Firm,

suffered a collision allegedly

caused by the defendants and

sustained severe damages and

more than \$15.000 in monetary

damages exclusive of interest

and costs and such other fur-

ther relief as the court deems

appropriate. Case no. DBD-CV-

23-6048424-S. Filed Dec. 8.

Oliveros. Romero. et al.

Hernandez-Vicioso, Danbury.

Plaintiff's attorney: Ventura

caused by the defendants and

injuries. The plaintiff seeks

sustained severe damages and

more than \$15,000 in monetary

damages exclusive of interest

further relief the court deems

appropriate, Case no. DBD-CV-

24-6048517-S. Filed Dec. 19.

Souppa, Nicholas, Danbury.

Filed by Kevin Anderson, Sandy

McCoy & McCoy LLC, Hartford.

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

court deems appropriate. Case

no. DBD-CV-24-6048752-S

Filed Ian 16

and such other further relief the

Hook. Plaintiff's attorney:

and costs and such other

Law, Danbury. Action: The plain-

Danbury. Filed by Andres

injuries. The plaintiff seeks

Ridgefield. Action: The plaintiff

Filed Feb. 13.

Court

court deems appropriate. Case

attorney: Miller Rosnick

Stamford Superior Court

Steven Berkovitch Pomona Action: The plaintiff received a commercial standard merchant cash advance (MCA) agreement executed by the defendant in which the plaintiff advanced sums of money to the defendant and required to be repaid to nlaintiff The defendant was required to make weekly payments and continuing thereafter until the date on which plaintiff received the total receivables purchased amount. Defendant has breached the obligations of the MCA by failing to tender the daily installment payments due to the plaintiff. 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-24-6065410-S. Filed

Greenwich, Filed by Michelle Berlin, Miami Beach, Florida. tiff suffered a collision allegedly Plaintiff's attorney: Hassett & George PC. Simshury, Action: The plaintiff was visiting the defendant when suddenly and without warning the defendant's dog attacked the plaintiff, biting her right arm and knocking her down a flight of stairs, resulting in severe hodily 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-24-6065031-S. Filed Feb. 1.

Spatola, Amanda, Darien. Filed by Manuel Berrutti p.p.a. Diego Berrutti, White Plains, New York. Plaintiff's attorney Kenny O'Keeffe & Usseglio PC, Hartford. Action: The minor nlaintiff was present at or near the property of the defendant when he was attacked and bitten by the dog owned kept by defendant. The minor plaintiff was not trespassing or committing another tort on said premises and was not teasing. tormenting or abusing the defendant's dog. As a result of the attack by the dog, the minor plaintiff required emergency medical treatment and has 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 annronriate. Case no FST-CV-24-6065300-S. Filed

Fastube LLC, et al, Hartford.

Filed by Square Funding LLC.

Darien. Plaintiff's attorney:

Feb. 20. Wilson, Willie, Stamford. Filed by Muhsineh Shilleh. Norwalk Plaintiff's attorney The Pickel Law Firm LLC Stamford, 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-24-6065355-S. Filed Feb. 23. DEEDS Commercial

36SR LLC, New York, New York Seller: Jana Horoszko Liebowitz, Sara, et al, Greenwich. Property: 36 Shore Road Greenwich Amounts \$4.200.000. Filed March 7. **20 Ann Street Trust, Old** Greenwich. Seller: Nicholas Robinson and Alexandra Robinson, Greenwich. Property: 20 Ann St., Old Greenwich.

> Amount: \$10 Filed March 12 29 Mallard Drive Trust, Las Vegas, Nevada. Seller: Andrew Adler and Bo Keuleers, Greenwich. Property: 29 Mallard Drive, Greenwich. Amount: \$N/A. Filed March 7

Berkley Insurance Co., Greenwich. Seller: 44 Davenport Avenue LLC Greenwich. Property: 59 Davenport Ave., Greenwich Amount: \$N/A. Filed March 15.

CEMT Old Greenwich Inc., Los Angeles, California, Seller: RSDR LLC, Easton. Property: 114 Riverside Ave., Greenwich Amount: \$10. Filed March 12.

Cook Properties 1583 Post Road LLC, Fairfield. Seller: Murren, Homa & Pellegrino Inc., Fairfield. Property: 1583 Post Road, Fairfield, Amount: \$2,490,000. Filed March 21.

Daulatrao Gulaii Jadhav **Foundation Inc.,** Stamford. Seller: Robert Santilli, Sandv Hook. Property: 44 Strawberry Hill Ave., Unit 3A, Stamford. Amount: \$199.500. Filed March

EXPCT LLC. Fairfield. Seller: Flizabeth Farina, Fairfield, Property: 859 Tunxis Hill Road Fairfield. Amount: \$3,000,000. Filed March 18.

Maple 53 LLC, Darien. Seller Laurence Taylor and Dorothy Tavlor. Stamford. Property: 53 Manle Ave., Stamford, Amount: \$250.000. Filed March 8.

Saffron Property Investments LLC. Stamford. Seller: Michael Carozza, Stamford, Property: 99 Prospect St., Unit P-3K Stamford. Amount: \$236,000. Filed March 7.

SHM Yacht Haven LLC, Dallas, Texas, Seller: Lindstrom Company LLC, Blacksburg, Virginia, Property: 51 Harbor Drive, Parcel A. Man 9412. Stamford. Amount: \$N/A. Filed March 7

Stamford Senior Living Owner LLC. Stamford. Seller: Stamford Senior Housing Propco LLC. Chicago, Illinois. Property: 251 Turn of River Road, Stamford, Amount: \$10 Filed March 7.

Residential

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

Barrueco, Samantha Disabella and Travis Hansel Barrueco. Stamford, Seller: Peter M. Carey, Fairfield. Property: 139 Hunter Road. Fairfield, Amount: \$885,000. Filed March 20.

Beckles, Denise D., Stamford. Seller: Matthew C. Petersen and Rebecca Petersen. Stamford. Property: 91 Strawberry Hill Ave., Unit 123, Stamford, Amount: \$274,000 Filed March 4

Bewley, James and Kellie Nichols. Stamford, Seller: Donna Cingari Ormond, Stamford. Property: 93 Westover Lane, Stamford Amount: \$N/A. Filed March 7.

Cohen, Joshua and Margaret Cohen. Fairfield. Seller: Alfonso Cammarota Jr., Fairfield. Property: 494 Lalley Blvd., Fairfield. Amount: \$4,200,000, Filed March 20,

Colucci. Catherine. Stamford, Seller: Angelo Colucci and Catherine Colucci, Stamford. Property: 77 Havemeyer Lane, Unit 201-W, Stamford. Amount: \$1. Filed March 5

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.

Over 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

Ekambaram. Ganesan. Stamford. Seller: Vikram A. Nafde and Mrunali Nafde, Stamford. Property: 138 Wood Ridge Drive, Stamford. Amount: \$780.500. Filed March 4.

Associate Portfolio Manager (Greenwich, CT): Develop quantitative strategies to trade foreign exchange spot and forward contracts. Research various potential signals to forecast future foreign exchange moves, including looking at both academic and industry research to find the best ideas. Use various Python packages, such as statsmodels and CVXPY, to combine various signals into a portfolio, applying optimization techniques, including mean variance. Build Excel tools to visualize the output of various strategies and the main risks of a portfolio. Work with trading foreign exchange spot, forward, and swap contracts, including settlement dates, fixing dates, and trading conventions; Excel and Python programming, including Python modules numpy, pandas, statsmodels, cvxpy, scipy, and pyxll; financial modeling; signal back testing; the application of optimi zation techniques, including mean variance; reading both academic and professional finance literature on the topics of macroeconomics, econometrics, finance, and intraday trading strategies; cleaning and manipulating large datasets of financial prices and economic variables; and, trade execution on professional FX trading platforms. Regs. Master's degr + 2 yrs of exp. Email resume to HRRecruiting@bamfunds.com or mail resume to Hannah Ogren, Balyasny Asset Management, LP, 444 West Lake Street, 50th Floor, Chicago, IL 60606. Must Ref# AL18BAMNY. No phone calls.

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

Senior Quantitative Researcher (Greenwich, CT): Research and develop quantitative trading strategies within a systematic equities team. Develop differentiated alpha signals that are uncorrelated to markets by applying advanced quantitative research methods to traditional and non-traditional data, taking account of domain-specific company and industry fundamentals, as well as structural and behavioral aspects of equity markets, including market microstructure and the incentives/objectives of market participants. Develop cross-sector lead/lag models with Sharpe Ratios of > 1 that can be transformed into differentiated alpha signals. Conduct quantitative alpha research from diverse data sources to provide accurate stock return forecasts. Build event trading strategies for equities. Research advanced statistic forecasting models. Work with machine learning; big data; statistical modeling; portfolio construction theory; deep learning; econometrics; time series; linear algebra; Python; R; and, SQL. Regs. Bachelor's degr + 5 years of exp. Email resume to HRRecruiting@bamfunds.com or mail resume to Hannah Ogren, Balyasny Asset Management, LP, 444 West Lake Street, 50th Floor, Chicago, IL 60606. Must Ref# MP7922136CT. No phone calls.

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

Fricke, Richard L. and **lennifer Fricke** Fairfield Seller: Raymond J. Dearie Jr., and Natalie Adams Dearie, Fairfield. Property: 245 Unguowa Road, Unit 57. Fairfield. Amount: \$420,000. Filed March 22.

Laria Christonher and **Dina Petrafesa**, Stamford. Seller: John L. Kennedy Jr., Riverside. Property: 21 Chapel Lane Riverside Amount: \$2,575,000. Filed March 14.

Levin. Michael. Stamford. Seller: Fllen Cox, Stamford Property: 67 Rolling Ridge Road Stamford Amount: \$759,000. Filed March 4.

Lima. Eucinea and **Guilherme Lima.** Stamford. Seller: Carmen M. Petrafesa. Stamford, Property: 10 Mead St., Unit 2. Stamford, Amount: \$500.000. Filed March 4.

Masucci. Anthony Joseph and Natasha Mari Casanova. Fairfield. Seller: Kardamis Construction LLC. Fairfield, Property: 71 Osborne Place, Fairfield, Amount: \$1,275,000, Filed March 19.

National Residential

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

Nolan. Loretta. Stamford. Seller: Loretta Nolan, Stamford. Property: 1 Shore Road, Unit 11. Stamford, Amount: \$1. Filed March 5

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

Omeragic, Anes and Amina | Sessa, Michael and Alina **Purisic,** Brooklyn, New York. Seller: Crispin R. McLean and Hazel M. McLean, San Antonio, Texas. Property: 1068 E. Main St., Unit 15-A-1, Stamford. Amount: \$270,000. Filed March

Raboin, Bradley J., Santa Monica, California. Seller: Brian T. Caldwell and Patricia M. Caldwell, Stamford. Property: 71 Bartina Lane, Stamford. Amount: \$1,250,000 Filed March 4

Reano-Meyer, Jacqueline and Steven A. Meyer, Stamford. Seller: Gregory A Hazell, Stamford. Property: Unit 3E, The Crosswinds Condominium Stamford Amount: \$315,000. Filed March

Riccardo Jr., Joseph Peter, New York, New York, Seller: Jacques de Saint Phalle and Mari Linda Volta, Greenwich Property: Lots 9 10 and 11 Man 5189 Greenwich Amount:

\$10 Filed March 8 Ronald, James B. and Susan G. Ronald, Bonita Springs, Florida. Seller: Beth N Bemis, Greenwich. Property: 37 Meeting House Road.

March 8 Scheppa, Nicholas Joseph and Christine Scheppa, Garden City South, New York. Seller: Jonathan Richard

Stanley Greenwich Property: 52 Lafavette Place Unit 1F Greenwich. Amount: \$305,000. Filed March 7.

Schmidt, Jane M. and Christopher M. Schmidt, Fairfield. Seller: RTB Fairfield LLC. Trumbull. Property: 42 Gould Ave Fairfield Amount: \$1,350,000 Filed March 18

Schreyer, Nicklas H. and Nina E. Filipowich, New York, New York. Seller: Michael F. McCaffery, Fairfield. Property: 59 Grace St Fairfield. Amount: \$555,000.

Filed March 18 Sepulveda-Navarro, Javier and Isabel Ballesteros. Riverside. Seller: Michael . Bonaparte and David Filed March 6. Bonaparte, Riverside, Property: 1525 F Putnam Ave Unit

Winogradoff. Nicola Rose and Joshua Carl Lopes, 407 Old Greenwich Amount \$340.000. Filed March 11. Stamford, Seller: Wenije Fan and Grove St., Unit 23, Stamford.

Sessa. Old Greenwich, Seller Tienni Chen, Greenwich, Property: 1465 E. Putnam Ave., No. 312, Old Greenwich. Amount: \$485,000. Filed March

Shintomi. Francismeirv. Greenwich, Seller: 7hou Xu. Santa Clara. California Property: 53 Bible St., Unit 1, Greenwich. Amount: \$705.000. Filed March 7.

Skeats, Lawrence, Stamford, Seller: Iosenh F. Dell'Aquila and Carole A. Dell'Aquila, Stamford. Property: 58 Skymeadow Drive Stamford. Amount: \$1,525,000. Filed March 7.

Steir. Ailie Rose and Andrew Pilecki. Brooklyn. New York Seller: Trevor Kane and Kristen Healey. Stamford Property: 146 Brook Run Lane, Stamford. Amount: \$10. Filed March 8.

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

Sullivan, Christian, Greenwich, Seller: Rebecca S. Moore, Greenwich, Property: 41 Greenwich, Amount: \$N/A, Filed Rush Ave Greenwich Amount: \$14.880.000. Filed March 8.

> Sunrise Asset Management **LLC,** Stamford. Seller: Diego Angel, Stamford. Property: 511 W. Main St., Unit 11, Stamford. Amount: \$389,400. Filed March

Terenzi, Carol A. and Ronald F. Carosella, Stamford, Seller: Carol Ann Terenzi, Stamford. Property: 276 Wire Mill Road, Stamford,

Treglia, Jason, Scarsdale, New York. Seller: Mohamed Akli Zetchi and Sabrina Chateauvert Greenwich, Property: 141 Old Church Road, Greenwich. Amount: \$1. Filed March 11.

Amount: \$0. Filed March 6.

Wei, Christopher, Greenwich Seller: Michelle Angela Morrison, Stamford. Property 91 Strawberry Hill Ave. No. 830, Stamford, Amount: \$222,500.

Lulu Li, Stamford. Property: 101 Amount: \$525.150. Filed March

Zetchi. Mohamed Akli and Sabrina Chateauvert, Greenwich, Seller: Thomas Manuel Grothe and Taylor Laine Grothe, Greenwich. Property: 9 Hillside Drive, Greenwich. Amount: \$1. Filed March 12.

LIS PENDENS

Basile, Fabiano, et al. Stamford Filed by Korde & Associates PC. New London, for Midfirst Bank, Property: Lot 4. Man 4071, Stamford, Action: foreclose defendants' mortgage. Filed March 5.

Cavalier. Ronald. Fairfield. Filed by Moots Pellegrini PC, New Milford, for Debranne Cingari-Cavalier. Property: 401 Springer Road, Fairfield. Action: foreclose defendant's mortgage. Filed March 13.

Conte. William J. and Sharon M Conte et al Greenwich, Filed by Welby. Brady & Greenblatt LLP. Danbury, for Gatehouse Partners LLC. Property: Alden Road, Greenwich. Action: foreclose defendants' mortgage. Filed March 15.

Gillespie Coe, Sally, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 137 Ocean Drive West, Stamford, Action: foreclose defendants' mortgage. Filed March 5.

Hovt 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.

Maruzak, Zuzana, et al. Greenwich. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: River West Condo, Greenwich. Action: foreclose defendants' mortgage, Filed March 18.

McGuire, Donald M., et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for US Bank NA. Property: 23 Carleton St., Greenwich, Action: foreclose defendants' mortgage. Filed March 20.

Daniel I Romanello Lender: Shiva Prasath Palani, et CrossCountry Mortgage LLC, al. Stamford, Filed by Brock 2160 Superior Ave., Cleveland & Scott PLLC, Farmington, Ohio. Property: 50 Church St., for Rocket Mortgage LLC. Apt. 9, Greenwich. Amount: Property: 39 Riverside Ave... \$675,000, Filed Feb. 22. No. 27 Stamford Action: fore close defendant's mortgage. Filed March 5

Shua, Stephanie. Fairfield. Royles Stenhanie and Elizabeth Joseph. Wilton Filed by Reich & Truax PLLC. Southport, for Menashe Shua. by Susan L. Goldman, Lender Property: 135 Warner Hill Road, Citizens Bank NA. 1 Citizens Plaza, Providence, Rhode Island Fairfield Action: foreclose defendant's mortgage. Filed Property: 255 Strawberry March 11 Hill Ave., Unit B10 Stamford. Amount: \$318,750, Filed Ian.

Taco Daddy LLC. et al.

Filed by Leopold & Associates

PLLC, Armonk, New York,

for US Bank Trust Company

NA. Property: 211 High St.,

Fairfield. Action: foreclose

MORTGAGES

11 Orchard Place LLC.

Lasnick. Lender: M&T Bank,

1 M&T Plaza, Buffalo, New

York. Property: 11 Orchard

Place, Greenwich. Amount:

\$2,275,000, Filed Feb. 20.

Assiff, Spencer, Ridgefield,

by William A. Harrison, Lender

NexBank, 2515 McKinney Ave.

Dallas, Texas, Property: 300

Broad St., No. 307, Stamford

Amount: \$214,400. Filed Jan.

Athmaram, Karthick,

Fairfield, by Douglas Seltzer.

Mortgage Inc., 3131 Camino

del Rio North, Suite 1100, San

Diego, California. Property: 442

Surrey Lane, Fairfield, Amount:

\$700,000, Filed Feb. 16.

Barlow, Edward and Lisa

Secretary of Housing and Urban

Development, 2000 N. Classen

Blvd., Suite3200, Oklahoma

City. Oklahoma. Property: 22

Mill Stone Circle Stamford

Amount: \$78, 643, Filed Jan

Bingham, Marian and

Kenneth McAdams,

Larkspur, California, by

Ann Barlow, Stamford,

by Andrew Denn, Lender

Lender: Mutual of Omaha

Greenwich, by David P.

March 13.

defendants' mortgage. Filed

Stamford, Filed by Wofsey, Rosen, Kweskin & Kuriansky Brenner, Stewart and Ruth LLP, Stamford, for 121 Towne Anne Brenner, Greenwich, Drive LLC. Property: 121 Towne by Jeremy F. Kave, Lender: Drive, Stamford, Action; fore-Morgan Stanley Private Bank close defendants' mortgage. NA. 4270 Ivv Pointe Blvd., Suite Filed March 4. 400. Cincinnati, Ohio. Property 149 Putnam Park Greenwich Varney, Gary, et al, Fairfield. Amount: \$511,000. Filed Feb.

15.

Brosnan, Patrick J. and Kathleen M. Brosnan, Greenwich, by Albert T. Strazza, Lender: Raymond James Bank 710 Carillon Parkway, St. Petershurg. Florida, Property: 449 Round Hill Road, Greenwich. Amount: \$1.500.000, Filed Feb. 21.

Bucklev III. Dennis J. and Whitney T. Buckley. Fairfield, by Leah M. Parisi Lender: Loandenot.com LLC 6561 Irvine Center Drive. Irvine, California. Property: 10 Westwood Road, Fairfield. Amount: \$708,500. Filed Feb.

Carl, Philip and Stephanie **Carl,** Fairfield, by Ray Cirisoli. Lender: TD Bank NA. 2035 Limestone Road, Wilmington, Delaware, Property: 240 Jennie Lane, Fairfield. Amount: \$300,000, Filed Feb. 16.

Celentano Ir Robert I and Katie L. Celentano, Redding, by John J. Bove. Lender: Northwest Community Bank, 86 Main St., Winsted. Property: 587 Shrub Oak Lane, Fairfield, Amount: \$855,000. Filed Feb. 12.

Cherry, Tyler William, Stamford, by Davette L. Stephens. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW. Washington, D.C. Property: 122 Center St... Stamford, Amount: \$26,716 Filed Jan. 30.

Chung, Miranda and Richard Chung, Fairfield, by Fthel Pinto, Lender: TD Bank NA. 2035 Limestone Road, Wilmington, Delaware, Property: 826 Church Hill Road Fairfield, Amount: \$50,000. Filed Feb. 16

Collins. Paul Andrew. Greenwich, by Tanya Cruz. Lender: Guard Hill Financial LLC. 140 E. 45th St., 31st floor. New York, New York, Property: 20 Church St., Unit B23. Greenwich. Amount: \$645,000. Filed Feb. 23.

Conover, Gregory C. and Laura A. Conover, Fairfield, hy Michael A. Gallin, Lender Alice Ann Fitzpatrick, 245 Unguowa Road, Unit 133, Fairfield, Property: 133 Smedley Road, Fairfield. Amount: \$200,000. Filed Feb.

Contreras, Joel, Fairfield, by Terriann Walker. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 475 Fairfield Woods Road, Fairfield. Amount: \$100 511 Filed Feb 14

Crowley III, John J. and Maria K. Crowley, Greenwich, by Jonathan J Martin, Lender: US Bank NA. 2800 Tamarack Road. Owenshoro, Kentucky, Property: 7 Ruckthorne Lane Greenwich Amount: \$937.500. Filed Feb.

Deda. Robert and Lisa **Deda,** Norwalk, by James T. Mave. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio, Property 24 Robertson Lane, Cos Cob. Amount: \$350,000. Filed Feb.

EAI LL LLC, Yonkers, New York, by Kellie Ann Vazzano. Lender: Lima One Capital LLC 201 F McRee Ave Suite 300 Greenville, South Carolina. Property: 12 Walter Wheeler Drive, Stamford. Amount: \$500,080, Filed Jan. 31

Emery. Richard James and Alyson Emery, Stamford, by Joseph L. Gerardi, Lender: Fairway Independent Mortgage Corporation, 4201 Marsh Lane, Carrollton, Texas. Property: 19 Colonial Road, Unit 5, Stamford, Amount: \$326,000. Filed Jan.

Faucher Stenhen R and **Kyle Faucher.** Fairfield, by Kurt Wehmann, Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware, Property: 53 Shadowood Road, Fairfield, Amount: \$116.000. Filed Feb. 16.

Foote. Nicholas B., Fairfield. by Jeffrey M. Wasikonski. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 1047 Reef Road, Fairfield, Amount: \$537,700. Filed Feb. 14.

Fox, Lily Georgia, Greenwich, by Margaret E. Imboy. Lender: JPMorgan Chase Bank NA. 1111 Polaris Parkway Columbus, Ohio. Property: 122 Putnam Park, Greenwich, Amount: \$420.000, Filed Feb.

Furtak, Christopher I, and Ashlev R. Furtak. Fairfield. hy Antonio Faretta Lender: Spring EQ LLC, 1 W. Elm St., Conshohoken, Pennsylvania Property: 1203 Black Rock Turnpike, Fairfield. Amount: \$62,000. Filed Feb. 14.

Gao, Jingkun and Menglei **Sun,** Kirkland, Washington, by Caleb H. Olson. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan, Property: 1132 Hope St. Stamford. Amount: \$421,875. Filed Ian 30

Geriak, Kenneth B. and

by Oxines I. Rene. Lender:

Geotes, George, Palm Beach Gardens, Florida, by Julia Vargas. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Hettiefred Road Greenwich Amount: \$2.805.000. Filed Feb. 23.

McDonald, Kyle and Hannah Geriak, Fairfield, Danielle Hussey, Stamford, by David E. Hoyle. Lender: Savings Bank of Danbury, 220 Washington Trust Mortgage Main St., Danbury. Property: Company LLC. 23 Broad 46 Youngstown Road Fairfield St Westerly Rhode Island Amount: \$246,000. Filed Feb. Property: 34 Big Oak Lane, Stamford. Amount: \$952,000 Filed Ian. 29.

Graham, Anne S., Southport, by Tamara L. Peterson, Lender Millan, Anna Kristina C. Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Old Greenwich, by Cynthia L Chicago, Illinois, Property: 40 Smith, Lender: Wells Fargo Emerald Springs, Southport. Bank NA, 101 N. Phillips Ave., Amount: \$450,000. Filed Feb. Sioux Falls, South Dakota. Property: 321 Blackberry Drive, Stamford. Amount

Hutter, Robert and Lisa \$1,040,000. Filed Jan. 30. **Hutter,** Fairfield, by Janet P. Sandella. Lender: The **Morrissey, Thomas** Guilford Savings Bank, 1 Park **J.,** Stamford, by Magda St., Guilford, Property: 57 Szypulski. Lender: Cornerstone Stevenson Road, Fairfield. Community Credit Union, 1515 Amount: \$70,000. Filed Feb. 14. Black Rock Turnpike, Fairfield. Property: 38 Fourth St., Jean, Christy, Norwalk, by Stamford. Amount: \$20,000.

Tamara L. Peterson. Lender: Filed Ian 29 Rocket Mortgage LLC, 1050 Woodward Ave Detroit Morton. Evan and Adele Michigan, Property: 239 Morton, Redford, New Hamilton Ave., Apt. 8. Stamford. York, by John R. Hall. Lender: Amount: \$346,050. Filed Jan. JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 222 Roxbury Lawler, Elyse and Joseph Road, Stamford, Amount:

Lawler, Stamford, by Antonio \$825,000. Filed Jan. 31. Faretta Lender: Bank of America NA 100 N Tryon Navodia, Sahil S., St., Charlotte, North Carolina, Greenwich, by Eric S. Parker Property: 21 Stanton Drive. Lender: Webster Bank NA, Stamford. Amount: \$100,000. 1959 Summer St., Stamford Property: 52 Lafayette Place, 1D. Greenwich, Amount: \$424,000, Filed Feb. 15.

Lipinski, Nicholas. Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA. 1 Citizens Plaza. Providence Rhode Island Property: 245 Butternut Lane, Stamford, Amount: \$80,000. Filed Ian. 29.

Parisi. Victoria L..

Greenwich, by Kathryn L. Braun

Lender: Rocket Mortgage LLC,

1050 Woodward Ave., Detroit,

Michigan. Property: 51 Forest

Ave., Apt. 20, Old Greenwich.

Amount: \$45,000, Filed Feb.

Sabia, Salvatore J., Old

Greenwich, by Eva Lee Chan,

Lender: Marv Ann Sabia. 1

Property: 83 Virgil St.

Filed Jan. 26.

Strawberry Hill St., Stamford.

Stamford. Amount: \$200,000.

Lucas, John C. and Allison Pomerov. Aaron R. **C. Lucas,** Fairfield, by and Olivia R. Pomeroy, Greenwich, by David E. Hoyle. John R. Fiore, Lender: Sound Lender: Bethpage Federal Credit Federal Credit Union, 37 North Ave., Norwalk. Property: 82 Union, P.O. Box 2098, Glen Burnie, Maryland, Property: 28 Southfield Road Fairfield Amount: \$275,000. Filed Feb. luniner Lane, Riverside, Amount: \$1,275,000. Filed Feb. 21.

Manwaring, Amanda, Old Greenwich, by Justin Scheuble Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 1465 E. Putnam Ave Unit 427 Old Greenwich Amount: \$40 000 Filed Feb

Salazar Martin, Jose A., Greenwich, by John A. Cassone. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania, Property: 66 Seaside Ave. Unit D. Stamford, Amount: \$332,500. Filed Ian. 31. Santiago, Javier and

Jennifer M. Santiago. Fairfield, by Elizabeth and James P. MacNamara. Ciancimino, Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New Ynrk. Pronerty: 59 Argonne St., Fairfield. Amount: \$71,000. Filed Feb. 15.

Sheehan, Kevin and Jamie **Sheehan,** New Rochelle, New York, by Brendan G. Maloney. Lender: CrossCountry Mortgage LLC. 2160 Superior Ave.. Cleveland, Ohio. Property: 108 Seaside Ave., Apt. 11, Stamford. Amount: \$512,000. Filed Jan.

Somuah, Lydia, Stratford. by Beyon F.A. Mcl ean, Lender: Hartford Funding Ltd., 100 Crossways Park Drive West, Suite 302. Woodbury, New York. Property: 268 Courtland Ave., Stamford, Amount: \$731,500. Filed Jan. 30.

SR Infosys Inc., Stamford, by Jason W. Wingate. Lender: SJA Properties LLC, 118 Hillcrest Park Road, Cos Cob. Property: 1171 E. Putnam Ave., Riverside, Amount: \$350,000. Filed Feb. 20.

Stern. Peter and Amanda **Stern,** Greenwich, by Cassin Maloney Jr. Lender: Bank of America NA. 20 Greenway Plaza, Suite 900, Houston, Texas, Property: 3 Clark St. Old Greenwich, Amount: \$3,000,000. Filed Feb. 22.

Stuart, Jeffrey A. and Nicole M. Roy, Fairfield, by Darcy DeFusco-Petit. Lender: Central One Federal Credit Union, 714 Main St., Shrewshury, Massachusetts, Property: 123 Buena Vista Road, Fairfield, Amount: \$149,700. Filed Feb. 14.

Tackacs. William J. and Marianne Tackacs, Fairfield, by N/A. Lender: M&T Bank. 1 Fountain Plaza, Buffalo, New York, Property: 32 Jennifor Road, Fairfield, Amount: \$200,000, Filed Feb. 14.

Zachary, Andrew L. and Tenreiro, Michael, Fairfield, Leslie D. Zachary, Stamford, by Kurt Wehmann. Lender: TD by N/A. Lender: US Bank Bank NA. 2035 Limestone NA. 2800 Tamarack Road. Road, Wilmington, Delaware, Owenshoro, Kentucky, Property Property: 47 Bradley St., 138 Brook Run Lane Stamford Fairfield. Amount: \$200.000. Amount: \$726.300, Filed Jan. Filed Feb. 16. 30.

Filed Jan. 26.

Tomaj, Luigj and Vera **Tomaj,** Stamford, by Debra A. Gasharri, Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina, Property: 98 Crystal Lake Road Stamford, Amount: \$140,000. Filed Ian. 26.

Tyers, John, Riverside, Feh 15 by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens **Butterfliez Boutique**, Plaza, Providence, Rhode 97 Richards Ave., Unit D-6, Island. Property: 14 Tyler Lane, Norwalk 06854, c/o Desiree Riverside, Amount: \$250.000. Serrano. Filed Feb. 12. Filed Feb. 15.

NEW BUSINESSES

Beer Fests.com, 200 Glover

Ave., Apt. 447, Norwalk 06850,

Beer Trail.com, 200 Glover

Ave., Apt. 447, Norwalk 06850

c/o Kevin Michael Mardorf, Filed

c/o Fests LLC. Filed Feb. 15.

Butterfly Boss LLC, 97 Waniera. Osundwa F.. Richards Ave., Unit D-6, Fairfield, by Simone Lynn Norwalk 06854, c/o Desired Palmer. Lender: Bank of Serrano. Filed Feb. 2. America NA. 100 N. Trvon St., Charlotte, North Carolina,

F&C Customized Gift Property: 37 Donna Drive. **IIC.** 150 Glover Ave. A-349 Fairfield, Amount: \$129,000 Norwalk 06850 c/o Fahiana Filed Feb. 14. Silveira Barbosa, Filed Feb. 2

Wells, Tiffany and Gregory **Infinite One Ministries,** Wells, Fairfield, by Brian 16 Washington St., Norwalk S. Cantor. Lender: US Bank 06854, c/o Sheneane Ragin NA, 2800 Tamarack Road, McClain Filed Feb 9 Owensboro, Kentucky, Property 200 Fencerow Drive, Fairfield. My Lady Hutch, 41 Wolfpit Amount: \$1,477,400. Filed Feb.

c/o Kareen Elizabeth Mason. **Zable, Norell, Stamford, by** Felicia B. Wets. Lender: Total Phoenix Records, 10 Willard Mortgage Services LLC, 185 Road Unit 204 Norwalk Plains Road, Milford, Property 06851 c/o Christina Lee 73 Harbor Drive, Unit 413. Schmohl Filed Feb 9 Stamford. Amount: \$586,537.

> Pokelicious, 100 N. Water St., K320, Norwalk 06854, c/o Rae Cho Chul, Filed Feb. 2.

Ave., Apt. 9-H, Norwalk 06851,

Posicraftivity LLC, 97 Richards Ave Unit D-6 Norwalk 06854, c/o Desiree Serrano, Filed Feb. 7

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



Westfair Business Journal | April 08, 2024 Westfair Business Journal | April 08, 2024

Filed Ian. 29.

Notice of Formation of Juliservice LLC Art. Of Org. filed with SSNY on 01/12/2024. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 12 N GOODWIN AVENUE APT ,ELMSFORD,NY,10523. Purpose: any lawful purpose. #63562

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BrownGirlMarketing LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 09/26/23. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 600 Lorraine St. Mamaroneck. New York 10543, principal business location of the LLC. Purpose: any lawful business activity. #63563

Notice of Formation of PDee Ventures, LLC Art. Of Org. filed with SSNY on 2/10/23. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 225 Mamaroneck Rd. Scarsdale, NY 10583. Purpose: any lawful purpose. #63564

Notice of Formation of Caliber Concierge LLC Art. of Org. filed with NYSS on 2/2/24, for any lawful nurnose. Offc. Loc: Yonkers. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY will mail process to the LLC, 114 Orient Street, Yonkers, NY 10704 #63566

28 Boulder Lane LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/8/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Emily A. Carpentieri, 21 Van Rensselaer Rd, Katonah, NY 10536. General Purpose #63567

47 Armour Villa Property LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/1/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Domenic Alfonzetti, 305 E 86th St, Apt 11CW. New York, NY 10028. General Purpose #63574

Healing Ways, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/24/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 13 Valley Pond Rd, Katonah, NY 10536. General Purpose #63575

Notice of Formation of OMIKA JIKARIA LLC. Arts. of Org. filed with SSNY on 01/15/2024. Office location: WESTCHESTER County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 17 HAMPTON TERRACE, WHITE PLAINS, NY, UNITED STATES, 10607. Purpose: Any lawful activity. #63576

NOTICE OF FORMATION OF Wonder Worker LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 3/7/2024. Office location: WESTCHESTER County. SSNY has been designated as agent upon whom process against it may be served. The Post Office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is: 147 Burkewood Road, Mount Vernon, NY 10552. The principal business address of the LLC is: 147 Burkewood Road, Mount Vernon, NY 10552. Purpose: any lawful act or activity #63577

Notice of Formation of TOP REVOLUTION CLEANING LLC Art. Of Org. filed with SSNY on 01/05/2024. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC. 29 INDEPENDENCE ST. WHITE PLAINS, NY, UNITED STATES, 10601 Purpose: any lawful purpose. #63578

Notice of Formation of MELISSA MASCIA, NURSE PRACTITIONER IN ACUTE CARE, PLLC. Articles of Organization filed with SSNY on 12/28/23. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Melissa Mascia, 46 Bedford Rd, Greenwich, CT 06831. Purpose: any lawful purpose. #63579

Notice of formation of MYLILWRKSHOP.COM, LLC. Arts. of Org. Filed with NY Secy. Of State on 3/6/2024.Office located in Yonkers,NY. Hector Jimenez has been designated as agent of the LLC upon whom process against it may be served. The LLC, 237 Roberts avenue, Yonkers NY 10703, principal business location of the LLC, purpose: any lawful business activity. #63581

Reza Holdings LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/12/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to c/o Banym Inc., 333 Mamaroneck Ave, #438, White Plains, NY 10605. General Purpose #63582

19 Black Hawk LLC. Arts of Org. filed with Sec. of State of NY (SSNY) 2/22/2024. Ctv: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 19 Black Hawk Rd. Scarsdale, NY 10583. General Purpose #63583

Notice of Formation of MCG Cleaning Services, LLC. Arts. Of Org. filed with SSNY on 3/11/24 . Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to 333 Mamaroneck Ave, White Plains, NY 10605. Purpose: any lawful act or activity. #63584

Dumbo Aydin LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/15/2024. Cty: Westchester. SSNY desig. 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

638 Central Ventures LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 2/16/2024. Cty: Westchester. SSNY desig. 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 desig. 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.nv.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/ WBF'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

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

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%