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WHITE PLAINS' DRAFT COMPREHENSIVE PLAN CRITICIZED

BY PETER KATZ / pkatz@westfairinc.com

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Fairfield fights United Illuminating upgrade plan

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

When Bill Gerber became Fairfield's First Selectman he anticipated that one of his biggest priorities would be fighting the proposed construction of powerlines strung from structures known as monopoles by United Illuminating (UI) in Fairfield alongside the Metro North Railway.

"We believe we're very justified," Gerber told Westfair in January. "I think there's a misconception by some people that this is just another 'not in my backyard' thing, but this is much more than that. These monopoles are going to really hurt, all across the town. They're huge, and they're going to be quite invasive on commercial, private, and residential property."

As originally proposed, the monopoles, which United Illuminating characterizes as an important part of their regional power transmission infrastructure, would have lined the south side of the rail line with overhead wires stretched across 102 monopoles covering a 7.2-mile stretch.

The original plan was rejected, but the Connecticut Siting Council issued a certificate to UI for the implementation of what is called the Hannon-Morrisette Alternative. The Alternative moves the proposed overhead lines to the north side of the tracks and calls for the construction of monopoles, to implement it.

This move prompted an appeal from the Town of Fairfield filed in Superior Court on March 26, disputing the ability of the siting council to grant a Certificate of Environmental Compatibility and Public Need for the construction.

"They already approved something, but there's no plan in place. People don't know the impact on their properties. There's no opportunity to file as an intervener or to bring in expert witnesses," Gerber said of what prompted the escalation to Superior Court.

Gerber also noted that the lines will pass through Fairfield but will most likely not directly serve it.

"There might theoretically be a need far out into the future, but it appears that the real purpose of this project is to carry lines that will transmit electricity to other states where UI will get the benefit but not Connecticut," Gerber added.

The opposition also extends into neighboring Bridgeport, where the transmission lines will connect with other pieces of infrastructure.

"I am supportive of the lawsuits by Bridgeport, Fairfield and dozens of area neighborhood, environmental, historical and church groups challenging the Connecticut Siting Council (CSC) over its decision to allow United Illuminating to put up large monopoles

to carry electric transmission lines across sections of these two communities," said State Representative Steve Stafstrom, a Democrat of Bridgeport, in a prepared statement.

Stafstrom also noted that he has put forward House Bill 5507, a piece of legislation which would amend statutes to expand the right to intervene in proceedings before the Siting Council.

"This bill was a legislative priority for me this session because it will help environmental justice communities like Bridgeport by ensuring that when utility companies like United Illuminating (UI) or Eversource submit applications to the CSC, they must not only consult city or town leaders where the project is located in, but also notify affected landowners, as well as the members of the Connecticut General Assembly who represent the location of the project," Stafstrom explained.

Manager of Transmission Lines at United Illuminating Shawn Crosbie described the project as both necessary, and the result of balancing multiple factors, including environmental impacts, resiliency, and the impact of the project on ratepayers as considerations alongside the town's opposition to the construction and potential easements.

Crosbie noted that much of the existing transmission infrastructure runs directly above the railroad tracks on the same structures as the overhead catenaries which transmit power to Metro North trains. According to him those structures date to the early 1900s and are unable to support modern conductors.

"We have to install to meet the design requirements of the (National Electric Safety Code) and our Avangrid design requirements to account for certain climate change considerations and wind and load capacities," said Crosbie. "Those catenaries could not withstand that. And we worked with Connecticut DOT, and they would not allow [using the catenaries] as an alternative performed by United Illuminating."

Crosbie disputed the reports present-



Monopoles in Bridgeport alongside a section of Metro North Railroad with catenaries. Photo by Justin McGown.

ed in Fairfield's filings which made the case for building underground transmission infrastructure. While the math used by the experts hired by the town indicated that underground construction would not be significantly more expensive, Crosbie said there were issues that had not been considered.

"When we went through the estimates by the experts from the Town of Fairfield some of those estimates were missing a lot of information," said Crosbie. They were missing management of soil and groundwater, the size and capacity of their [hypothetical] lines and capabilities could not meet what we are held to as a transmission operator. The size of the conductor was much smaller as they were sizing things for a distribution circuit, but we're on transmission, it's a different world."

Crosbie allowed that UI could improve its communications with people who have potentially affected properties, but asserted that real efforts had been made, and will continue to be made as the project moves forward. Even if the process is not delayed by the appeal made by the town, Crosbie said that concrete plans for the project will likely take until early 2025 before they can be submitted and reviewed by all parties.

"We anticipate to start in 2028 maybe, and then be completed in 2030," Crosbie said. "So, still within the original timeframe of 2025 to 2030."

"They already approved something, but there's no plan in place. People don't know the impact on their properties. There's no opportunity to file as an intervener or to bring in expert witnesses."

- Bill Gerber



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Three steps to navigating the great wealth transfer

BY MICHAEL ZIMINSKY, TOMPKINS FINANCIAL ADVISORS

With approximately 70 million baby boomers aging into retirement, \$84 trillion is projected to be passed down from older Americans to millennial and Gen X heirs through 2045, and \$16 trillion of that will be transferred within the next decade, according to several published accounts.

Setting up generational wealth transfers can seem like a colossal undertaking, but following these three simple steps will help you secure your family's financial future.

1. Organize your assets: Generational wealth is defined as any type of asset that is passed down a person's familial line, whether it be cash, investment funds, or entire companies. With such large assets, wealth is often tied up in multiple accounts. It is important to give yourself plenty of time to effectively organize to whom and where specific items will be going.

The best way to determine when you should begin the process is by looking at your current estate and net worth. A great baseline is when you begin retirement, often in your late sixties.

2. Understand the current laws: Once you have decided to begin

the process of transferring your generational wealth, make sure you have an understanding of the current laws on both the federal and state levels. With the introduction of the CARES Act in 2020, the beneficiaries of a generational wealth transfer are now required to take a distribution over time and must liquidate the entirety of the account(s) over a 10-year span, paying income tax on those funds yearly. One way to get around this is to place the funds in a Roth IRA conversion account. While you will pay taxes on those funds upfront, this eliminates stress on

your loved ones, as they will not have to pay those yearly taxes upon liquidation. It is also important to make sure you have a relationship with an attorney who has experience in generational wealth transfers, since they may be your loved one's strongest ally.

3. Develop (and stick to) a plan of action: Once you have an understanding of the current laws and have connected with an attorney, the next step is to create a plan, ideally in conjunction with a financial trust officer. You, your legal team, and your financial officer will prepare an ideal course of action based on the funds you have, expect to have, the charities to which you wish to contribute, and the dividing of your estate among family members. Review your current Will and make sure the beneficiaries are updated. If you suspect there could be estate issues, a way to mitigate that is to place specific amounts of money into trust funds and assign them to key members of your family. This makes sure that your desires are carried out, even if family

members have other ideas.

Making sure that all of your T's are crossed and your I's are dotted now will help your loved ones ensure that your wishes are fulfilled properly in the future.

Michael Ziminsky is a trust officer at Tompkins Financial Advisors, Hudson Valley



Contributing Writer

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Representatives of Norwalk High School, P-TECH, The City of Norwalk and its School District, and the State break ground on the new building for Norwalk High School. Photos by Justin McGown.

Norwalk High School enters its next phase

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“While some of us are nostalgic for our high school experience... we should not walk into the very building we attended decades ago that our children now attend, with the same look, feel and function.”
- Bob Duff

Governor Ned Lamont joined Norwalk Mayor Harry Rilling, State Senate Majority Leader Bob Duff and a host of officials from the city and its school district, including the school mascot, to mark the breaking of new ground at Norwalk High School.

The project is expected to cost \$239 million, and several speakers thanked Senator Duff for earning an unusually high reimbursement rate of 80 percent from the state.

Construction was poised to begin with an already established staging area on the site of the school’s former softball field, once the path many students took to reach school busses at the end of the day, while demolition of the football field and athletic grounds began in earnest after the turning of the first ceremonial shovelful.

The new high school’s primary building will be positioned at the southern end of the property, adjacent to Naramake Elementary School. When the new building is completed, demolition will begin on the current Norwalk High School building which is also home to

Pathways in Technology Early College High-school (P-TECH), an educational program that provides students the opportunity to work towards an associate’s degree in a technical field while earning their high school diploma.

P-TECH and its students will also transfer to the new building.

“This takes a team to do,” said Mayor Rilling to a group of students and dignitaries gathered for the last event to be held on the field where decades of students had run track, watched football games, and received their diplomas. “This is something we’ve waited for quite some time; I believe several years ago now we started talking about this and it’s finally coming to fruition.”

Current Norwalk High student Christian Pierre expressed excitement on behalf of his classmates.

“Although we may not be here to completely enjoy it, I am eager to see the direction the school will be taken in,” Pierre said. “Personally, I’m most excited for the new music department.”

He called finding consistent practice spaces for the school’s award-winning music department a struggle.

Fellow senior Kierra Cunniffe seconded Pierre, and noted “The improved facilities will benefit all of the programs we have been part of for the past four years.”

“From a student’s perspective, although bittersweet, I could not be any more excited and hopeful for the next generation of students and staff,” said Aaron Charles, a P-TECH senior. “This new building will help breed excellence and bring the best out of both schools.

Dr. Alexandra Estrella, the Norwalk Superintendent of Schools explained when asked why this project is so important, that it was for the sake of the students.

“We need to make sure that we have facilities that are equipped to support them, set up experiences that prepare scholars for the future,” Estrella said. “In order to do that we need to have more projects like the one that we’re seeing here today.”

She also addressed current students, saying “Although you may not be the scholars that will be educated in this new facility, you are the scholars that will come back and celebrate with us the important work that will be happening here because you are also part of this important future.”

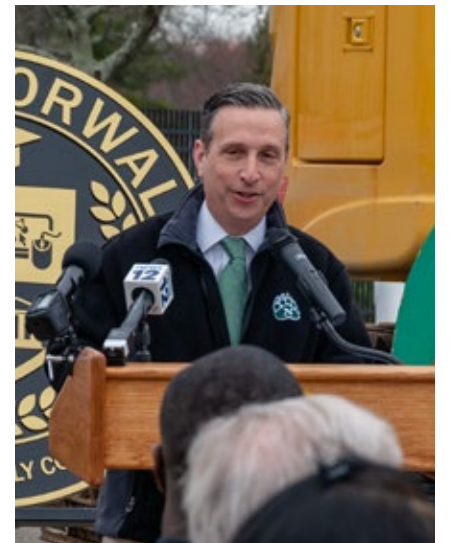
Senator Duff hailed the new construction as a necessary step forward. Most of the current building was completed in the 1970s.

“While some of us are nostalgic for our high school experience... we should not walk into the very building we attended decades ago that our children now attend, with the same look, feel and function,” Duff said.

“In fact, these buildings cannot function the same because time pushes us forward. Technology advances and learning styles adapt. So should our school infrastructure. After 52 years it’s time for a change. This Norwalk High School and P-TECH will be the fourth iteration for Norwalk. My grandmother graduated from the first Norwalk High School on West Avenue. I have cousins who graduated from Norwalk High on East Avenue, now City Hall. And I graduated from the present school, as did my two children.”

Duff cited consistent HVAC problems, windowless rooms, unusable courtyards, an undersized and unsecured cafeteria, and widespread issues that make the current building expensive and difficult to bring into compliance with the Americans with Disabilities Act as key reasons why replacement made more sense than retrofits or upgrades.

As for why the replacements needed to be made now, Duff noted that the



State Senator Bob Duff discusses his family’s history with all four locations occupied by Norwalk High School and the need for a fifth.

library is not as well equipped as some Norwalk middle schools, mounting air quality problems in the pool area, and needed repairs and upkeep to the plumbing made difficult by the past decision to encase many pipes in concrete.

“If we were not here today for a groundbreaking, Connecticut would need to invest at a minimum \$20 million just to maintain the status quo.”

Governor Lamont called Duff the “Teddy Roosevelt” of his delegation, speaking softly and carrying a big stick to accomplish major feats such as an 80 percent reimbursement rate for the project, which he characterized as a worthwhile investment in the state’s future.

I go around and I meet with the other governors,” Lamont told the crowd, “You’ve got Texas going up to a business guy going, ‘we’ve got really cheap gas and oil.’ You’ve got Florida saying ‘well we sell sunshine to tourists.’”

“I get to say, ‘Connecticut has the best trained, most productive workforce in the world.’”

“This,” Lamont said, “is our secret sauce.”



Demolition of the bleachers and Norman J. Sculley Press Box began immediately after the ground breaking.



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Peekskill seeks developers for city-owned land

BY PETER KATZ / pkatz@westfairinc.com

The City of Peekskill is looking for developers to submit concepts to develop transit-oriented projects on four city-owned lots on South Water Street and Railroad Avenue in the center of the city's Waterfront District. The four lots, comprising three parcels currently are used as parking lots for commuters.

housing, commercial, and other mixed uses to the Waterfront District.

One of the parcels consists of two lots totaling 0.88 acre at 22-24 S. Water St. The second parcel is 0.52 acre in size at 28 S. Water St. The third parcel is at 305 Railroad Ave. and is 0.44 acre in size.

Peekskill said, "These Water-

front District potential development parcels, in addition to being a very short walk to the train station, are across the tracks from public waterfront parks and a three-mile continuous waterfront trail containing boat launches, the newly reconstructed Fleischmann Pier, public art installations, Peekskill Yacht Club, and commercial venues such as the Factoria, a Holiday Inn Express, Homestyle Bakery, Early Electric, and other waterfront commercial and recreational uses and the Lincoln Depot Museum."

Peekskill said developers who are interested in submitting a concept must do so by May 8, following the format specified in the RFEI.

Peekskill has issued a Request for Expressions of Interest (RFEI) document inviting developers to submit their ideas along with their qualifications to follow through with site development.

"These parcels are all within easy walking distance of the Metro North train station, magnificent city parks on the Hudson River and have easy access to Route 9A and the Bear Mountain Parkway," Peekskill said in a document requesting that developers submit their concepts.

Peekskill said that it wants to capitalize on its Hudson River waterfront parks and views and regional rail access. It wants to bring



Peekskill waterfront and Metro-North train

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As winter blended into spring, the more than two-year effort to create an updated White Plains Comprehensive Plan was reaching the point at which the city's Common Council would be called upon to vote on whether to adopt it. The council had held two sessions in a public hearing during February and March and then closed the hearing. Most of the comments from the public were negative about the draft. The document is being examined for possible changes and revisions could become public next month.

The city's existing Comprehensive Plan dates from 1997 with updates in 2006 and 2012. There was a consensus that it was time for a complete rewrite rather than just another updating.

A draft document of more than 400 pages under the umbrella title "One White Plains" had been prepared by a 15-member Comprehensive Plan Committee working with the city's planning staff and four consultants: BJJ Planning; Urbanomics; Streetsense; and Ramboll. The public was invited to provide input through a variety of public meetings and outreach efforts. An estimated 2,000 public comments had been received.

The draft Comprehensive Plan describes itself as "a long range planning document that provides policy guidance for future growth and development, housing, infrastructure, and public services. The plan provides the foundation for future city decisions regarding development and zoning, capital spending, and general policy. In short, the plan identifies strategies to make the city a better place for years to come."

The draft devised six elements that would lie at the heart of the document:

connectWP,

that provides an accessible, safe, pedestrian and multi-modal transportation network in White Plains;

greenWP, that identifies and supports environmental resources and green initiatives;

liveWP, that promotes livable neighborhoods that offer a variety of housing options while also balancing an appropriate mix of neighborhood uses that support diverse needs of the community;

playWP, related to parks, recreation and cultural programming;

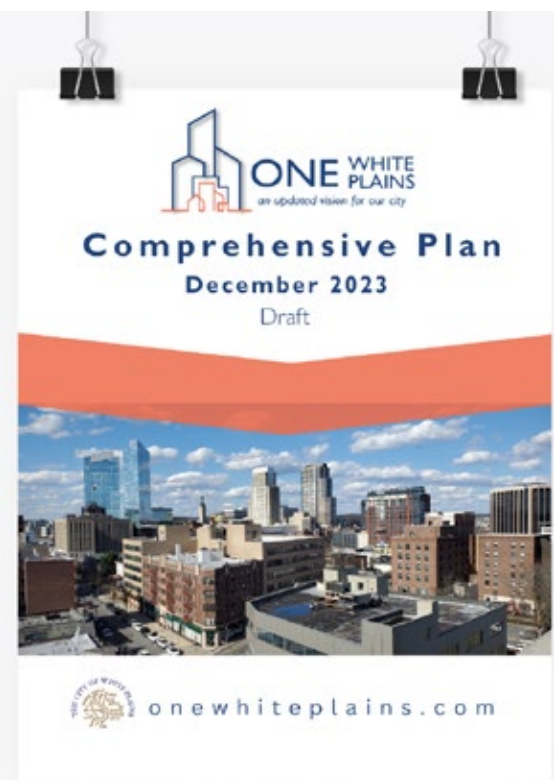
strengthen WP, that addresses the physical and social infrastructure needs of the city;

workWP, that supports a diverse economy, attracts jobs and strengthens the role of the city as a regional economic hub.

City Planning Commissioner Christopher Gomez had described the content of the draft as basically suggestions covering broad ideas of what would be possible. Some activists in the city's single-family neighborhoods, however, saw in the plan a change in philosophy from previous comprehensive plans and from the hallmark of White Plains administrations, which has been protecting the existing character of the neighborhoods. Neighborhood protection was done through zoning and the practice of keeping dense and high-rise developments downtown.

The draft plan was seen by many as opening the door for developers who may want to build multifamily and high-rise projects in single-family neighborhoods by suggesting that zoning changes could be allowed for single-family-zoned parcels of over five acres. When residents of one neighborhood learned that a developer had already started buying up

single-family homes to assemble a large parcel, criticism of the draft



Comprehensive Plan draft

plan soared. One resident, Anthony Fiorenza, gathered signatures on a petition expressing concern about the potential for a new Comprehensive Plan to become a justification for dense developments in single-family neighborhoods.

The White Plains Council of Neighborhood Associations sent a letter signed by President Michael Sanchez that had the support of 11 neighborhood association presidents outlining their concerns to Mayor Tom Roach and members of the Common Council.

"Preserving the integrity of single-family neighborhoods is crucial as sacrificing them would be detrimental to the long-term viability of White Plains," the letter said. It also expressed concerns about the draft plan promoting accessory dwelling units that could be built onto single-family homes to convert them into multifamily homes.

In another letter to the mayor and council, a resident noted that when the 1997 Comprehensive Plan was being created numerous citizen committees were formed undertaking analysis of key issues such as housing and open space, a technique that was missing during creation of the new draft.

Most of those making comments during the two sessions of the Common Council's public hearing on the draft were critical of the document. As an example, Ron Rhodes, a 45-year resident of the Gedney Farms

section of White Plains, said that "tinkering round with the residential area" makes him nervous.

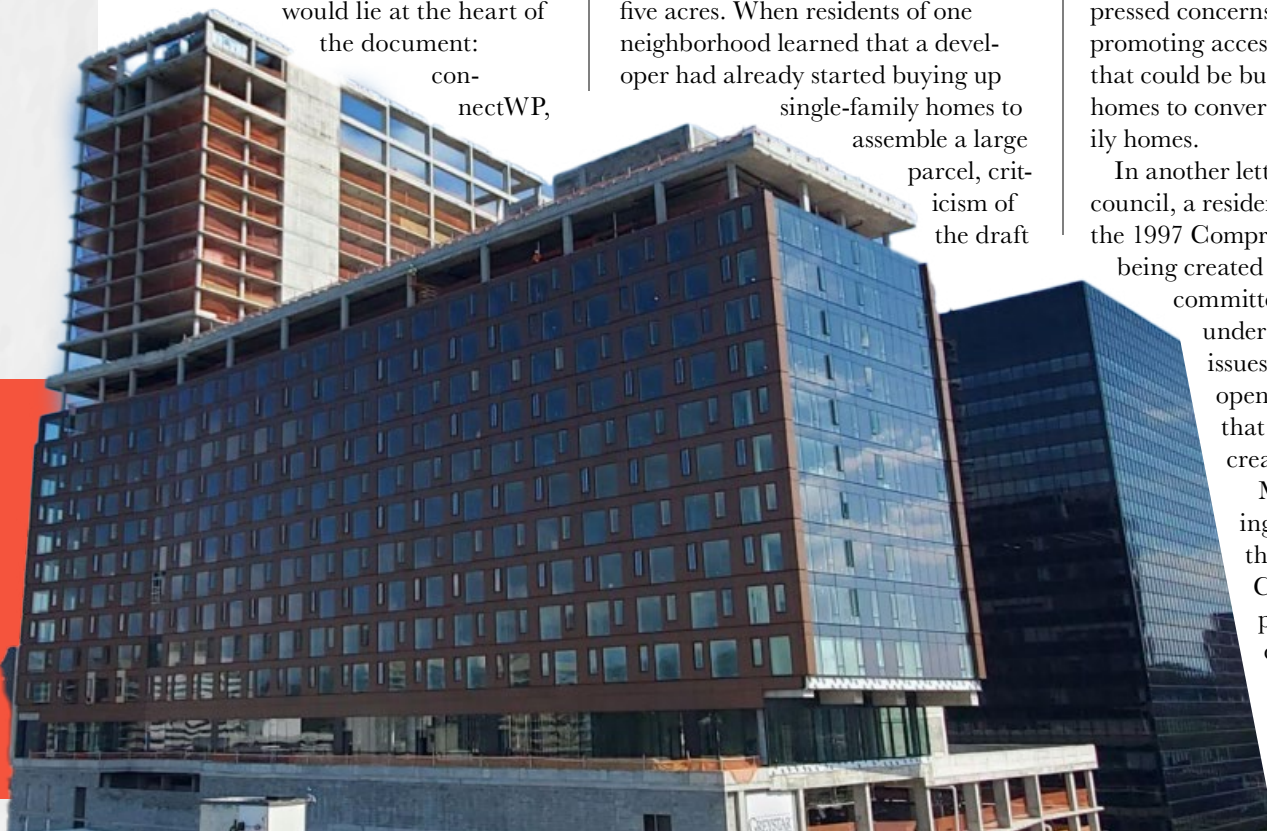
"If it's not broken let's not fix it," Rhodes said. "Years go when we worked on the Comprehensive Plan changes and revisions it was strictly residents from all neighborhoods working together with other residents on numerous committees without city staff and outside consultants inserting their own agendas and wish lists into the process as appears to have happened now."

During a Planning Board meeting that discussed the draft, John Ioris, chairman of the Planning Board said, "I think one of the frustrations that a lot of the people, and when this was made public my phone lit up, a lot of people seem to feel that the zoning regulations in the city are a living thing and they can be changed at the drop of a hat for any particular reason and I think that's why some of the initiatives in here frighten people. I can't be specific about what we should change but it's not the easiest planning document to use. It's a little bit more of a social engineering document than I would like to see."

During the public hearing, Mayor Roach said that the draft Comprehensive Plan does not apply to any particular development or site and hinted that there may be changes before a final version is put before the council for a vote.

"It makes recommendations, which can be adopted by the council or not adopted by the council," Roach said. "Even if this document is passed it doesn't mean that any of the provisions here will ever be used. Nothing is carved in stone."

Gateway II under construction in downtown White Plains.



The advance of Earned Wage Access

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

For many Connecticut residents getting hit with an unexpected cost such as a medical emergency or car trouble in between paydays can be disastrous.

Tenisha James, a sales assistant for insurance provider Anthem, found herself in such a situation. She turned to the Earned Wage Access (EWA) app EarnIn for help.

“I found it really convenient to use this app because when I get paid bi-weekly it’s very hard to deal with finances with everything being paid out in just one pay period in the times when I’m falling short,” James said.

“What actually prompted me to use it was because I had some car trouble and I had to get my car fixed. Without a car I can’t make it back and forth to work or do other things,” James said, recalling that she had heard about the app through a radio ad and tried it despite initial skepticism when the costs of auto repair forced her hand.

“As long as the company can verify that I work and actually earn wag-

es then I’m able to get a percentage of my wages that I’ve already earned and be able to not go through the hassle of borrowing money from people, looking for a loan or using a credit card.

The fee that I paid is no more than the fee that you would get from a regular ATM.”

EarnIn technically has no fee structure at all, users are only required to pay back the money they borrowed, although there is a suggested \$13 tip for using the service.

“What made me decide to actually download it was how it was explained that these are your own wages that you have access to. So, it’s not like a loan,” James said.

However, the State of Connecticut’s Banking Commission does not see it the same way, arguing that EWA platforms still qualify as providing loans to customers, particularly since several of the services charge monthly or mandatory fees that can qualify as APRs.

“Connecticut’s Small Loan & Related Activities Act is a broad and

remedial statute intended to protect consumers,” said the Commission in a prepared statement. “The Act has been part of Connecticut law since the 1920s. It allows lenders to exceed the state’s 12 percent usury cap if they are licensed by the Department, adhere to statutory requirements, and refrain from receiving finance charges from consumers that result in Annual Percentage Rates (APR) of more than 36 percent.”

According to the statement, companies are required to become licensed as lenders for advances against future earnings if the value of the advance is at or below \$50,000 or if the APR is more than 12 percent.

The Small Loan and Related Activities Act was amended in 2016 to consider tips, subscription fees and transfer fees as finance charges that can be taken



Car trouble can be a major unexpected cost that drives the use of EWA. Image by Denis from Pixabay

into account for determining the APR. Enforcement began in earnest at the end of 2023.

“As a result of this legislative change, (which applies to many types of small loans and advances, including earned wage access advances), companies that only accept tips or charge subscription or expedited transfer fees are now covered by the Act if the APR on their loans or advances is greater than 12 percent,” a representative of the State Banking Commission said in a state-

Page 8 –

“It doesn’t matter whether the employer signed up, this is something where you can take advantage of without anybody being able to say, ‘I’m sorry your company is not a partner with us.’”

- Tenisha James



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ment. “Some companies that had not been covered by the Act prior to P.A. 23-126 had routinely imposed finance charges on Connecticut consumers resulting in APR’s exceeding 300%.”

This means that the smaller the advance taken through an EWA service, the higher the APR in the state’s view. For instance, a \$100 advance through EarnIn would have a 13 percent APR, over the 12 percent limit. Sources with the Banking Commission indicated that the average amount EWA users ask for is between \$75 and \$100.

Advances are also not solely provided by EWA services.

James noted that prior to Anthem she worked for Amazon and the company has a program that allows employees to receive pay for hours worked ahead of fixed paychecks. Walmart also offers a similar service for employees. However, both of those services are offered to employees for free, with no fees.

“This is available to everybody,” said James of EWA services, which she viewed as partially a matter of fairness. “So, it doesn’t matter whether the employer signed up, this is something where you can take advantage of without anybody being able to say, ‘I’m sorry your company is not a partner with us.’”

According to sources with the State Banking Commission the distinction between an advance without fees and EWA is important, as even low fees paid out repeatedly can add up to high costs.

James said that she became a regular user of EarnIn after she used it to cover her auto repairs. As a result, she said losing access to EWA services at the start of the year has made budgeting difficult even if it means no longer paying fees.

Most EWA providers, including EarnIn, pulled out of the state as a result of these regulations on Jan 1 in response to the amended Small Loan & Related Activities Act.

Representatives of various financial technology companies argued that they should not be considered lenders nor required to go through the process of acquiring a license.

One likened the EWA services as similar to the fee charged at an ATM, arguing that the nature of the business model, which does not accrue additional interest and typically handles failure to pay by disallowing additional advances is fundamentally different, and preferable to the rates charged by pay-day loans.

“It’s a safe, responsible alternative to consumers who are looking for access to finances when they need it on their own terms,” said a representative for a trade association, also noting its immense popularity as one of the fastest growing verticals in many markets.

“It keeps people from having to worry about other options,” James said of her experience with EWA. “The last thing you want to do is incur more debt.”



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JUNE 13

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EVENT INFORMATION: Natalie Holland at nholland@westfairinc.com

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Westfair Business Journal

Acorda seeks buyer as neurological drug sales fall

BY BILL HELTZEL / bheltzel@westfairinc.com



Rockland County pharmaceutical company Acorda Therapeutics Inc. has declared bankruptcy and is proposing a sale.

Acorda and five affiliates filed Chapter 11 reorganization petitions on April 2 in U.S. Bankruptcy Court, White Plains. They declared \$109 million in assets and \$266 million in liabilities.

"It is imperative that the company make a seamless transition into Chapter 11," CFO Michael A. Gesser stated in a filing, "to preserve the patient supply of products, the reputation of

the business, and the loyalty and goodwill of customers, suppliers, patients and employees."

Acorda wants to sell by the end of the year. Merz Pharmaceuticals, of Frankfurt, German, has offered to pay \$185 million for assets and to assume certain liabilities. Gesser said the company will also continue to solicit higher or better bids.

Acorda was founded in 1995 by medical doctor Ron Cohen. It is based in the Blue Hill Plaza in Pearl River.

It has developed medicines that

treat Parkinson's disease and multiple sclerosis.

Ampyra, also known outside the U.S. as Fampyra, is an extended-release tablet that helps adults with multiple sclerosis walk better.

Inbrija is a dopamine replacement powder that treats motor fluctuations in adults with Parkinson's disease.

But the company has struggled financially. Last year, Acorda recorded \$118 million in net revenue, \$253 million in net losses, and an accumulated deficit of \$1.2 billion.

The company's top seller, Ampyra, began losing market share after a court ruled against the company on a patent issue in 2018, allowing generic drug-makers to cut into sales.

In 2017, Ampyra netted \$543 million in revenue. Last year it made \$64 million.

In 2014, Acorda acquired the rights to Inbrija for \$525 million while the drug was undergoing clinical trials. The U.S. Food and Drug Administration approved the product in 2018 and it was put on the market in 2019.

Acorda expected Inbrija to make

\$300 to \$500 a year in net revenues, according to Gesser, but annual sales never exceeded \$38.4 million.

He attributed the results to Covid-19 pandemic travel disruptions that made it more difficult for Parkinson's patients to see doctors and to shelter-in-place orders that decreased patients' mobility needs.

In 2016, the company paid \$363 million for the rights to Tozadenant, a promising Parkinson's drug that was in clinical trials. But in 2017, "after serious adverse events occurred in patients during phase 3 trials," Gesser said, development was discontinued. The medicine never made money.

Acorda reduced its workforce and expenses four times from 2017 to 2021, according to Gesser. But it failed to generate sufficient cash flow or capital, and the company was unable to invest in other products.

The company also owes about \$207 million on a debt that will mature in December.

Selling assets would be the best way to maximize value for company stakeholders, Gesser said, while ensuring that "products would continue to be provided on an uninterrupted basis to patients who benefit from these much-needed medications."

Acorda is publicly traded on the Nasdaq exchange. It's high for the past year was \$17.60 per share on Aug. 7, 2023. It closed at \$13.47 the day before it filed for bankruptcy protection. The day after, it closed at \$1.99 per share.

Dutchess fraudster ordered to pay \$8.9M in bankruptcy case

BY BILL HELTZEL / bheltzel@westfairinc.com

Imprisoned Dutchess County fraudster Bradley C. Reifler has been ordered to pay \$8.9 million to his bankruptcy estate for diverting funds from family trust funds.

U.S. Bankruptcy Judge Cecelia G. Morris issued a default judgment on April 1, based on Reifler's failure to defend himself against charges brought by a U.S. bankruptcy trustee.

Reifler, 64, had petitioned for Chapter 7 bankruptcy liquidation in 2017, claiming \$5 million in assets and \$43 million in liabilities.

Trustee Marianne T. O'Toole accused him in 2019 of moving \$10.6 million in and out of his children's trust accounts and illegally funneling funds to himself, his wife and his mother.

The lawsuit also named his family

members as defendants, arguing that they were complicit in fraudulent activity.

On Jan. 3, Judge Morris approved a settlement in which

Reifler's children, wife and mother agreed to pay \$220,000 to the bankruptcy trustee, and the trustee agreed to drop charges.

Reifler has traded commodities, derivatives and fixed-income investments, and run an investment banking and wealth management firm.

Over the years he cultivated a reputation as a charismatic master salesman and as a free-spender who lived a lavish lifestyle.

He spent a decade and \$8 million, for instance, renovating his horse farm in Millbrook.

In 2022, he pled guilty to defrauding



North Carolina Mutual Life Insurance Co., the oldest black-owned insurance company in the U.S.

He was sentenced to five years in prison and ordered to pay back \$20.3

million.

Reifler is imprisoned at the medium security federal prison in Lewisburg, Pennsylvania. He is scheduled for release in November 2025.

Mother Nature shakes up the area, eclipses past temblors

BY PETER KATZ / pkatz@westfairinc.com

More than 40 aftershocks from the April 5 quake had been recorded as of April 9.

Mother Nature shook the ground from Baltimore to Boston with a magnitude 4.8 earthquake at 10:23 a.m. on April 5 that was felt in Westchester and Fairfield. Then, while putting on a show with the April 8 solar eclipse Mother Nature gave the ground another shake. About 20 minutes after the peak obscuration of the sun caused by the moon passing between it and the Earth there was an earthquake measured at 1.3 that was centered about 2.5 miles west of Bedminster, New Jersey, according to the U.S. Geological Survey.

“Overall, this earthquake was a very short and very quick event compared to some of the others that we’ve seen where it seems like it kind of rings for a long time,” said Prof. Stephen Holler, head of Fordham University’s William Spain Seismic Observatory. “There may be some aftershocks, which will be the ground resettling down after it slipped, but I don’t expect them to be any larger than what we just experienced.”

More than 40 aftershocks from the April 5 quake had been recorded as of April 9. One of the strongest, measured at 3.8, occurred at 5:59 on April 5.

The original 4.8 quake was centered at Whitehouse Station, New Jersey. After the initial earthquake the Metropolitan Transportation Authority (MTA) completed inspections throughout its service area, including subway and vehicular tunnels, bridges, and commuter railroad infrastructure. Following the 3.8 aftershock, standard follow-up inspections of infrastructure were conducted, again finding no issues.

State Department of Public Service staff contacted the major utilities in New York state and found no reported issues with the electric, natural gas or steam systems. In addition, no problems were found at the operating nuclear power plants on Lake Ontario, and at the decommissioned Indian Point power plant in Westchester.

The Port Authority bridges and tunnels were checked for damage. Runways at the Port Authority airports were immediately inspected. Ground stops were temporarily put into effect at John F. Kennedy International and Newark airports. There were no delays or diversions reported at LaGuardia or Stewart airports.

There was some minor damage to a handful of buildings, mostly in Newark, New Jersey. A gas leak reported in Rockland County was repaired by Orange and Rockland Utilities.

Yonkers Mayor Mike Spano said there were no injuries or damage reported in the city. The city’s public school system reported that the school buildings were checked for damage and no issues were found.

“We are working closely with the City of Yonkers to ensure the safety and well-being of all students, staff, and faculty,” the school system said. “Our Facilities Department has confirmed that, based on visual inspections, all our school buildings retain structural integrity, there are no leaks, breaches etc., and all requisite systems are fully online.”

Westchester County Executive George Latimer said, “Understandably, this is an unnerving experience, but Westchester County appears to have no ongoing emergencies due to the earthquake. While the earthquake was prolonged and noticeable, it is not dissimilar to what we have experienced in the past with other earthquakes.”

Gov. Kathy Hochul said that the main earthquake was one of the largest to occur on the East Coast in the last century.

Hochul, a native of Buffalo, went to Niagara Falls to see the total eclipse. While there, she used a model to explain to youngsters that a total solar eclipse occurs when the sun, the moon, and Earth are lined up. The moon moves between the sun and the Earth, casting a shadow on the Earth. During



Gov. Hochul explains to youngsters how the sun, moon and Earth line up.

totality, the sun’s corona is visible. The ground path where totality can be seen is called the cone or umbra.

A thin cirrus cloud layer at about 25,000 feet over the New York Metro area had breaks in it and only partially interfered with viewing. Some areas along the path of totality had thicker clouds. In Rochester, for example, heavy clouds obscured the view of the moon moving in front of the sun.

New York cities along the path of totality included Jamestown, Buffalo, Rochester, Syracuse, Watertown, Lake Placid, and Plattsburgh. The sun in White Plains was 92% obscured by the moon, with New York City seeing 89% totality and Brookhaven on Long Island having 88% totality. In Utica, coverage of the sun was 99% and in the state capital of Albany it was 96%. The eclipse began in the New York Metro area at about 2:10 and lasted until 4:36, with the peak coverage of the sun at 3:25.

The April 8 event was the first total eclipse visible in New York state since 1924.

The Westchester County Parks’ Conservation Division hosted eclipse viewing events at county parks.

County Executive George Latimer said, “It is rare for a total solar eclipse to be viewable to so many people and it’s exciting that it will be partially visible in our area. Experiencing it safely at our parks is a great way to mark this special phenomenon.”

In Connecticut, examples of viewing events included those at the Darien Nature Center, Yale’s Leitner Family Planetarium and Observatory in New Haven, and Bridgeport’s Sacred Heart University’s Discovery Science Center and Planetarium.





80 Grasslands Road. Satellite photo via Google Maps.

WIHD would move to vacant Greenburgh office building

BY PETER KATZ / pkatz@westfairinc.com

The Greenburgh Town Board is being asked to issue a special permit so that a vacant office building can be put to use housing the Westchester Institute for Human Development (WIHD), a nonprofit that provides medical clinic and other services. The building is at 80 Grasslands Road. Lewiston Realty Holdings LLC and Lewiston Holdings LLC own both 80 Grasslands Road and 100 Grasslands Road.

"The property was originally part of a three parcel comprehensive development plan known as Heritage Corporate Park," according to Janet Giris of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP. "The property is located on the south side of Grasslands Road, just east of the intersection of Grasslands Road and Saw Mill River Road."

80 Grasslands Road. Satellite photo via Google Maps.

The owner is asking for a special permit that would allow "medical clinic" uses. If the permit is granted, it would lease the first and second floors of 80 Grasslands Road to WIHD, which currently is headquartered in Valhalla and would relocate to Greenburgh.

There would be 29,072 square feet devoted to clinic space and 29,593 square feet devoted to office space.

"WIHD was established in 1950 and has been operating in Westchester County since 1972 as a key regional resource that provides a wide range of medical, dental, clinical and social services to individuals with disabilities, vulnerable children, families and professionals," Giris said. "WIHD provides direct services for people with intellectual and/or developmental disabilities and their families, including, primary health care, specialty health care, dental services, speech and hearing, assistive technology, behavioral health, service brokerage, and early intervention service coordination. In addition, WIHD serves as the Children's Advocacy Center for Westchester County and provides therapeutic, educational and medical services to children in foster care."

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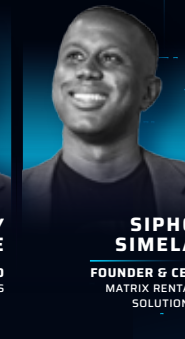
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WCA WORKFORCE SUMMIT

LEVERAGING APPRENTICESHIPS, PARTNERSHIPS TO BOOST TALENT PIPELINES

"Apprentices earn a living while they get training. It's a fabulous program because frankly it works. Getting young people interested in pathways is critical," said **Roberta Reardon, New York State Labor Commissioner (DOL)**, in her address at the WCA Regional Workforce Summit, attended by key business, government and higher education leaders in Westchester.



Keynote takeaways:

- **Assistance for apprenticeships:** Financial and technical resources are available for New York State businesses through the DOL apprenticeship program; registration is free for businesses.
- **Focus on Clean Energy:** The state is experiencing a clean energy boom. The DOL offers a \$45M apprenticeship program for careers in the sector.
- **Support for Business:** The DOL offers consultations on labor laws, health and safety standards, and human resources. They can also help businesses identify relevant grants, tax credits, and upskilling opportunities for their workforce.
- **Collaboration is Key:** Reardon encouraged businesses to participate in an upcoming annual business survey issued by the state, which informs the development of new programs to boost talent programs and promote economic growth.



Business and Academia Bridge the Skills Gap with Partnerships

Partnerships between businesses and academic institutions have emerged as a key strategy in scaling up the talent pipeline in Westchester, connecting the skills students learn with business needs, said a panel of experts at the WCA's Regional Workforce Summit.

Cohn Reznick, for example, now has a direct line to candidates for accounting positions from Mercy University, thanks to a relationship initiated via WCA's Finance Roundtable. Mercy also developed curricula to meet employer needs.

White Plains Hospital partnered with LIU Hudson to offer an MBA program with a healthcare specialization. The hospital covers most of the cost, allowing employees to pursue professional development without financial strain. "It's a great retention opportunity—we invest in the employee, and they have the opportunity to stay and advance in their careers," said Bernadette Amicucci, White Plains Hospital.



Kiegh Dudley
CPA, CohnReznick

"The strategic partnerships we've formed with Mercy University and other higher education institutions are paying off in boosting the accounting talent pipeline. We've filled 20 internships and full-time positions in just two years. And that's a direct result of the WCA's leadership."



Alarming Rise in Cyberattacks Demands Urgent Action: Panel

The WCA's recent All Access Healthcare event spotlighted the spike in cyberhacks targeting healthcare providers. Cybercriminals now value patient data up to ten times more than data from other sectors, posing significant business and national security risks. With cybercrime's toll reaching a staggering \$4.4 trillion and ransomware attacks costing an average of \$1.5 million each last year, the urgency for robust cybersecurity measures has never been greater.

Moderated by Frank Forte, Anatomy IT, the discussion offered strategies and tactics to address healthcare data vulnerabilities. Expert panelists, including Robert Braumuller, Bleakley Platt & Schmidt; Josh Ratner, WMCHHealth | HealthAlliance of Hudson Valley; and Rick Passero, Anatomy IT, shared best practices to prepare for and mitigate any contingency.

Cyberattacks typically originate with social engineering against end users or unpatched or legacy systems. The panelists emphasized a "defense-in-depth" approach, legal compliance, proactive incident response, and the importance of industry collaboration to bolster cybersecurity in healthcare.



Key recommendations included:

- Appoint a Chief Information Security Officer (CISO) to oversee a comprehensive cybersecurity strategy that includes multi-layered defenses and a zero-trust model.
- Emphasize regular staff training, early detection systems, and rigorous risk assessments.
- Quickly investigate, contain, and report breaches, treating non-reporting as intentional.
- Utilize forensic analysis for in-depth understanding and recovery.
- Maintain clear communication, share industry best practices, stay current with technology and legal changes, and get protected through cyber insurance coverage.

Michael N. Romita Named Notable Leader in Sustainability

A longtime leader of sustainable economic development in Westchester, WCA President & CEO Michael N. Romita has been named a Crain's New York Notable Leader in Sustainability. Recognized as a "pacesetter propelling the business community toward a greener future," Romita has leveraged his extensive expertise at the intersection of business, environmental law, and energy policy to spearhead initiatives driving economic growth focused on sustainable business innovation.

Pioneering impactful projects like Westchester's first sustainable business conference, a sustainability "bootcamp," and online curriculum of sustainability management for businesses, he also conceptualized and launched the award-winning Clean Energy Portal, providing businesses access to financial and technical resources. Romita secured Westchester's first solar ordinance, facilitated smart infrastructure development to support state climate action goals, and developed a regional clean energy and climate resiliency real estate guide. His leadership has led to tangible improvements in economic vitality and environmental sustainability in the mid-Hudson region. Congratulations!

Real Estate Task Force Moves on Housing Needs and Clean Energy

Housing policy updates, including developments in Albany and details on a Westchester County program to help finance affordable housing projects were the focus of the WCA's recent Real Estate Task Force meeting. Thanks to all who attended!



Upcoming Events

WCA Regional Job Fair



Tuesday, April 23
1:00 pm - 4:00 pm



Westchester County Center
White Plains, NY

Contact Aurora Zahm at
azahm@westchester.org

WCA Real Estate Conference



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



Westchester Country Club
Rye, NY

Register at
westchester.org/events

PLATINUM INVESTORS



SHEPHERD'S PIE BAKED BRIE WITH RASPBERRY JAM

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com



David Cingari, culinary director of the Cingari Family Markets. Photographs courtesy Cingari Family Markets.

David Cingari – culinary director of the Cingari Family Markets, with 12 ShopRites in Fairfield and New Haven counties cingarifamilymarkets.com – is unlikely to forget his interview with the Westfair Business Journal.

While we'd like to think it was our incisive journalism, we know it was because it was a moving experience – literally.

We were in the midst of our phone conversation with Cingari when a magnitude 4.8 earthquake struck the metro area. Though the epicenter was near Whitehouse Station, N.J., Cingari felt the effects at the markets' 6,000-square-foot, state-of-the-art kitchen in Stamford, just as we did in Westchester County, the tea sets rattling on the hutch in our home office. Cingari meanwhile could see telephone poles swaying – it probably wasn't the best thing to run to the window, he said after with a chuckle – and looks of concern on the faces of the 30 workers making the leafy salads that along with prepared meals and sides like white and sweet potatoes are part of the markets' Grade Above brand.

Yet through it all, he kept us calm and laughing – a good quality for someone in the high-pressured world of food preparation. Adding to that challenge: The company is in the midst of renovating all 12 stores, with Norwalk, Shelton and the two in Stamford (Shippan Avenue and Commerce Street) completed. The refurbishment includes redone exteriors and interiors, with new flooring and lighting, upgraded refrigeration and doors on dairy cases for greater energy savings.

"It makes everything look beautiful," he said. And that is a great marketing tool, he added: "We find an increase in traffic once the stores are renovated, 10 to 15% within four weeks of a renovation. We were kind

of surprised. Food service increased 20 to 30%, depending on the location. It's all about the merchandising."

“As soon as Covid prices came down, we came down.”

- David Cingari

of surprised. Food service increased 20 to 30%, depending on the location. It's all about the merchandising."

These have not been the easiest times in the food industry as inflation lingers in pricing for such products as canned goods; fish; and meats, especially beef – although chicken prices, through the roof in Covid, have stabilized, Cingari said. Labor costs, trucking, animal diseases and weather all contribute to the picture, he added.

“As soon as Covid prices came down, we came down,” Cingari said. “Is every supermarket around the country doing this? I can't say. But we stay in line within our margins.”

Still, Cingari added, “You can't stop people from shopping. People have to eat.” What are Cingari customers loving? “All year long, chipotle chicken and black-bean quesadillas. I didn't expect them to be best sellers. We must make hundreds a day.”

Besides this dish, a kind of Tex-Mex answer to pizza, Cingari's Grade Above offerings include chicken pot pie with a puff-pastry crust; fettucine Alfredo with chicken and peas; and a sesame-glazed salmon with basmati rice and roasted carrots that Cingari himself has once or twice a week.

As cool temperatures linger into the early spring, beef stew has flown out the door, he said, along with shepherd's pie, whose recipe is included here. (Cingari has regularly contributed recipes to our newsletters.) Need something handy when guests drop by? Cingari makes a quick baked Brie with raspberry jam, with the recipe also included here.

Cingari has always loved cooking and food. Growing up in Stamford,

SHEPHERD'S PIE

Ingredients:

- 1 and 1/2 pounds ground beef
- 1/2 onion, minced
- 4 ounces green peas, frozen
- 4 ounces frozen corn or fresh, cut off from cob
- 6 slices of white American cheese
- Salt and white pepper
- 1 pound mashed potatoes, store-bought or homemade
- 8 ounces of beef gravy, homemade or jarred



For the mashed potatoes:

Peel and boil until fork tender, about 20 minutes, and drain. Place back into pot or mixing bowl and mash by hand, adding 1/4 pound of butter, cut into pieces, and 4 fluid ounces of milk. Keep mashing and stirring to incorporate. Season with salt and white pepper to taste.

Directions for the filing:

Sauté onions on medium until clear or slightly golden brown and jammy. Add ground beef and cook while mixing beef into the onions. Drain off any excess grease. Season with salt and pepper to taste. Let cool for 15 to 20 minutes.

Place ground beef mixture into a baking dish or pie pan. Combine the frozen peas and corn and mix well. Sprinkle the peas and corn atop the ground beef. Cover with white American cheese slices. Drizzle with 3 to 4 ounces of brown gravy. Top with warm mashed potatoes.

Bake dish in oven at 350 degrees Fahrenheit for 30 to 40 minutes until it is bubbly around the edges or until it registers 165 degrees. Scoop serving into a bowl and top with some hot gravy. Serves four.

BAKED BRIE WITH RASPBERRY JAM

Ingredients:

- 1 sheet frozen puff pastry dough
- 1 cup raspberry jam*
- 1 egg
- 1 8-to-12-ounce Brie cheese, round
- Parchment paper or Silpat baking mat



Directions :

Place puff pastry sheet down on a lightly floured surface. Let it slightly defrost for 10 minutes. Place raspberry jam in the center of the pastry sheet. Place the Brie round atop the jam. Fold the sheets in to cover the Brie, cutting off any excess. Crimp all seams by pressing down or pinching.

Turn covered Brie onto parchment paper. Place Brie in freezer for 30 minutes to firm up the pastry.

When ready to bake, brush the top of the Brie with whipped egg. Place parchment paper and Brie on a baking sheet and bake at 350 degrees Fahrenheit for 30 to 40 minutes. When golden brown, remove from oven and place on a platter with sliced French baguette, crackers, cut vegetables or sliced apples and enjoy.

*(*You can use any flavor of jam or preserves – fig is a natural pairing with Brie – whole berry cranberry sauce or a chutney. You can also add sliced or chopped nuts, such as almonds, pecans, walnuts or pistachios.)*

he'd help his mother make meatballs and man the grill at family barbecues. While at the now-defunct St. Basil's Preparatory School in Stamford, he took cooking classes at night.

Still, his ambition was to be a skateboarder in California, he said, imagining that this must've horrified his parents. But en route, he visited his brother John in Dallas, which led to jobs in a kitchen and at a country club, where the creations of the Culinary Institute of America-trained chef so impressed him that he enrolled in the CIA in Hyde Park, New York. Cingari began his career as a chef in Manhattan. After several years working in hotels and restaurants there, he returned to Fairfield County to open the restaurant David's American Food and Drink (1987-97) and David's Soundview Catering (1990-2021).

In October of 2020, he joined the Cingari Family Markets, a four-generation business that began when Salvatore Cingari, an Italian immigrant, retrofitted an old school bus as a traveling grocery stand in Stamford after losing his construction job during the Great Depression. In 1991, the Cingari stores became part of the Wakefern/ShopRite cooperative.

Today, they're headed by President and CEO Thomas Cingari, David's older brother.

"He's definitely older," Cingari said, laughing, as apparently there is some good-natured ribbing between the two as to whom others think looks older. Thomas' two sons and various cousins are also among the roughly 2,600 employees.

Cingari still makes his home in Stamford with his wife, their three children now grown. They're not in the food business, he said.

And, he added with one final laugh, "they're definitely not skateboarders."

For more, visit <https://cingari-familymarkets.com/>.



Sally's Apizza Stamford interior. Courtesy Sally's Apizza.

Sallying forth to Sally's Apizza in Stamford

BY JEREMY WAYNE / jwayne@westfairinc.com

Sally's Apizza, a long-established pizzeria in New England, is rebranding itself as a pizza-serving Italian restaurant. Table Talk's Jeremy Wayne is on the scene at the Stamford location.

"Have you ever been to Sally's before?" we're quizzed by our server, seconds after being seated in a wide booth in the far corner of the popular pizza restaurant, located in an alley behind Main Street in downtown Stamford. Sally of the Alley, I call it.

"No," my pal and I lied, not, you understand, because we're liars by nature but because, in the interests of good reporting, we want to hear the server's spiel. And very informative it was, too.

"Sally's," he said, "is our New Haven-style pizza, sauce forward, light on cheese, with a touch of char from the open oven." Got it.

sets, the group is transitioning from purveyors of pizza and rebranding as "a rapidly expanding Italian restaurant that also serves pizza."

Not halting there, as several new locales, including Norwalk, Wethersfield, Newington and West Hartford, all in Connecticut, are in the pipeline. So is an outlet in Boston's Seaport.

The Stamford branch looks lovely. It's big and bright with spacious leather booths, a semiprivate dining room, an open kitchen, a mezzanine and a larger bar. On a bright corner site with floor-to-ceiling windows, we also admired its terrazzo floor and generously-sized tables, with ample space between them. Whether by accident or intent, the designer of this restaurant, indeed all the Sally's restaurants, since they all share the same look, has arrived at a brilliant approximation of a trendy Milanese enoteca as opposed to, say, a Neapolitan pizzeria, so much so I felt myself transported to the Italian fashion capital before I'd had a single bite.

So, what did we bite?

Those bruschette made a great starter – four slices piled high with tomato, eggplant, Calabrian salami and mushroom, and something of a bargain if you take advantage of the all-four assortment. The crisp, toasted bread held the toppings well but drizzled with – you could say slathered in – good quality olive oil, be warned: This was a messy snack to eat.

Baked clams looked wonderfully appetizing, splayed in their cast-iron dish, which arrived piping hot with an instruction not to touch it. (Of course, we did.) But they were murderously salty and those golden breadcrumbs, which looked so appealing, turned out to be soggy and a little sad.

Updated and new dishes include panuozzi, which are only available at lunch time. Made with the same dough as Sally's uses for its pizza, the Hot Italian with mortadella, salami, provolone and peppers – and much, much more besides – was just too much of a good thing in my book, although the pal said he rated it. I got the thinking behind it, namely "let's throw everything we got at this," but I found the ingredients to be non-cohesive and slightly overwhelming. Others, like my pal, will doubtless love it.

Thin-crust, coal-fired New Haven pizzas – pizzas as they are known – come on waxed paper on individual metal trays. Our mozzarella and tomato sauce pie, a margherita by any other name, (although the New Haven apizza purists won't like me calling it that), was a joy – a beautiful, blush-rose color and sweet tomato shot with creamy mozz, or "mootz", as they say in New Haven. And thanks to that light "kiss" of char, I even finished the crust, something I tend not to do.

The seasonal apizza special, the Spring Fling, by contrast, was a white pie with mozzarella, sugar and snap peas, pancetta, egg yolk and pea tendrils. "Pizza, bacon and eggs, plus salad all in one," as the pal quipped. Shouldn't have worked, but it did.

My request for a tiramisù to share brought the question, "Are you residents here?" Apparently, dessert is offered free to residents of the building in which Sally's sits. I'll be honest: This



Mozzarella and tomato sauce pie at Sally's Apizza.

was going to have to be a mighty good tiramisù to get me to move to downtown Stamford, since I'm happy where I already live. But you know what? It was so good, it came pretty close. And we loved the stenciled "S" for Sally's in the cocoa powder surround.

Sally's doesn't do espresso, only regular coffee. Brought to the table on a large black plate with a selection of creamers and sugars, this felt almost like a course on its own. Could a coffee course become a thing? Well, not this coffee: It was lukewarm and weak. When I mentioned this, it was graciously removed, an apology was offered and a new cup of hot coffee quickly brought.

This time around it was scalding – and still weak. "Way too hot to drink," I sulked.

"Too cold, too hot, make up your mind," said my pal. "Some people are never satisfied."

That said, there's plenty to satisfy at Sally's, and some room for improvement.

For more, visit sallysapizza.com.



Bruschette at Sally's Apizza. Photographs by Jeremy Wayne.

The smart money's still on Hong Kong and its signature Upper House hotel

BY JEREMY WAYNE / jwayne@westfairinc.com

Great hotelkeeping reaches its zenith at The Upper House in Hong Kong, a city that remains a vital commercial and cultural center.

Hong Kong has not been getting the most favorable press of late, yet the former British colony – handed back to China in 1997, its economic and political independence guaranteed by treaty for 50 years until 2047 – is still a powerhouse. Hong Kong is the world's fourth highest-ranked financial center and boasts one of the world's most significant commercial ports. It is also the world's ninth-largest exporter, its eighth-largest importer and its currency, the Hong Kong dollar, is the world's ninth most traded currency. The former colony is home to more billionaires than Monaco, Switzerland and the United Arab Emirates (UAE) combined – per *Forbes Billionaires* (April 2024) – and, fun fact and with apologies to New York City – has the largest number of skyscrapers of any city in the world.

The flight from New York, which used to take 18 hours with a stop and had you arriving in a near-zombified state at the other end, now takes around 15 hours nonstop, thanks to Cathay Pacific's over-the-Pole routing. And thanks to Cathay's stellar business class service, it also has you arriving into Hong Kong's Chek Lap Kok International Airport as fresh as a plum blossom. Take Cathay's late-night departure from John F. Kennedy International Airport, enjoy a couple of glasses of Drappier Champagne before a light (but not too light) supper of wok-fried cod in sweetcorn sauce, watch a movie or two and catch a seriously good night's sleep under a linen-covered duvet on the comfiest flat bed in the airline business, and you'll wake up just in time for a first-rate breakfast over Beijing – refreshed, ready and positively raring to go.

Whether you head across the Pacific for business or for pleasure, you can't say you know Asia until you know Hong Kong – and you can't say you know Hong Kong until you know the wonderful Upper House hotel in its Admiralty District. In a city where any number of legendary hotels clamor for space and attention with one another, this beauty stands elegantly above the competition.

Swinging in to The Upper House's porte cochère, I was greeted by the very affable Alex, extraordinarily bright-eyed for 6 a.m. – my Cathay flight from New York having arrived a good hour early – who welcomed me like an old family friend and

whisked me to my room on the 40th floor. Designated “Upper,” this suite was more like a small country in the clouds, with its baseball-diamond-size living room, its bedroom and plush dressing area, its soothing white bathroom with separate bath and shower rooms and its expansive Hong Kong Island and Victoria Harbor views. A pegboard propped up on an easel on the consul table announced “Welcome home,

Jeremy,” and I really felt it meant it. (A pegboard with soul.) There was a shaving kit bearing my initials on the box in the bathroom, solid mahogany shoe trees in the closet and, on the living-room table, a breakfast feast laid out, because as Alex so rightly said, “You can get hungry after a flight.”

Even, I might add, when the flight attendants feed you as well as they do on Cathay.

Elsewhere, not only in my exceptional suite but throughout the public spaces of the hotel, the pale wood and pale gray color palette soothed, while service, like almost everywhere in Hong Kong, was superb. At Upper House you never wait more than a few seconds for a taxi (or the complimentary hotel car); and never carry a shopping bag without someone springing to assist you. Generosity in all its forms courses through this hotel's upper-class veins. With clean lines and a sleek aesthetic, swish Upper House struck me as a minimalist hotel with a maximalist heart.

Outside the hotel, there were still reminders throughout of Hong Kong's British past. Driving is on the left, cars have British-style license plates and, with multiple stores throughout the territory, the clothing, home-goods and grocery chain Marks & Spencer is still going strong.

Inside, in the wet bar in my suite at Upper House, I found a British-made electric kettle with a standard 220V British plug for super-quick boiling and packets of McVitie's milk chocolate digestive biscuits for nibbling – McVitie's being to British people what Oreos



View of Hong Kong from The Peak. Courtesy Hong Kong Tourism Board.

are to Americans. Baked beans, an English breakfast staple, were served with the Upper House's first-class “full English” breakfast.

Although the hotel does not have a dedicated spa, a number of top-of-the-line treatments are available in guest rooms. Even more enticingly, Upper House has just entered into a new collaboration with 10x Longevity, a wellness center situated just 50 yards from the hotel, which offers hyperbaric oxygen therapy, infrared sauna and light therapy. Combined, these treatments can support immune health; stimulate the mitochondria, (the part of our cells responsible for energy production); challenge our cardiovascular systems; and get our hearts pumping without doing a workout. Plus, as 10x Longevity's founder, Jill Van Vugt, told me, the most important benefit of all, and the one that informs all others – regenerative skin treatments, which increase cellular regeneration.

Hong Kong, it struck me – where life expectancy, according to 2022 Bloomberg figures, is the highest in the world, along with Japan's – seems a fitting base for her new company.

I was keen to learn more about Hong Kong's financial health, too. Why has the territory's post-Covid-19 recovery been slower than expected and why are prices for luxury apartments, which until recently constituted the most expensive real estate in the world, been dropping?

At the Upper House's polished 49th floor Mediterranean restaurant, Salisterra, I put the question to the hotel's general manager, Kristina Snaith-Lense, over an excellent lunch of Obsiblu prawn crudo, sea snails with Puy lentils and succulent roasted spring chicken. “We bounced back after Covid, but then last year we saw an unexpected dip. Then again, Hong Kong being Hong Kong, everything will be back.” As I speared my Spanish churros with cinnamon dust and took

another bite of the sublime orange blossom meringue dessert, I took in the spectacular view of Hong Kong Island, across Victoria Harbor to Kowloon, the northern section of Hong Kong on the Chinese mainland, and counted more than 40 cranes. In terms of building alone, there is no sense of a downturn.

I got another take on this on the street, when I drew parallel with two grandees, lawyers or bankers possibly, and overheard them talking. “Depression, recession? I don't buy it,” said one. “Ah,” his companion replied, “but a depression, whether you believe it or not, is precisely when you should buy.”

Say you read it here. Because Hong Kong is, and will likely always be, a phenomenon. Its cultural scene is booming, hotels and restaurants continue to open apace, and petty crime – owing to Confucianism-based family-oriented values, a professional police force and strict gun laws – remains low.

“I've heard a few people say the money is going to Japan,” Stephanie Shiu, director of marketing and communications for The Upper House told me, before quickly reminding me that the prestigious (Saudi-backed) LIV Golf Tournament had just been played at the Hong Kong Golf Club and that Art Basel Hong Kong, one of the most important art events in Asia, was opening the following week. Business would be brisk. Upper House would be sold out. “After Hong Kong,” said Shiu, “everywhere seems slow.”

For more, visit cathayair.com; thehousecollective.com; 10x-longevity.com;

...Travel Talk's Jeremy Wayne... is a luxury travel adviser with Superior Travel of New York. Contact him at jeremy@superiortravel.com.



Good Things

Happening



VIBRANT ARTS COMMUNITY ON DISPLAY



Photographs by Elizabeth Diaz. *Courtesy of ArtsWestchester.*

The breadth and diversity of the lower Hudson Valley's cultural landscape will be on display at ArtsWestchester's new group exhibition, which started April 14.

The Open Call exhibition features 22 area artists who represent a thriving art scene. One standout artist to watch is Elizabeth Diaz, recipient of the Larry Salley Photography Award for 2024. Diaz's captivating photographs of members of Yonkers' trans community shed light on a social group that is often invisible to the general public.

"This exhibition is part of ArtsWestchester's Arts Exchange series, which aims to promote and support local artists by providing them with a platform to showcase their work," said Kathleen Reckling, ArtsWestchester's COO. "We are committed to nurturing artistic talent and fostering a vibrant arts community."

The exhibited artists represent a wide spectrum of artistic styles and media, from painters to sculptors, photographers to mixed media artists.

The exhibition runs through May 26. ArtsWestchester is located at 31 Mamaroneck Ave. in White Plains.

NEW BOARD MEMBERS AT THP



Julie M. Murray



Hyde Harper

Two new board members, whose leadership and experience will help guide The Picture House Regional Film Center in Pelham during its second century as a vital arts and community hub in Westchester have been announced. They are

Julie M. Murray, a partner in the Entertainment Group at Frankfurt Kurnit Klein & Selz, who specializes in representing clients in the television, documentary, digital, comedy and branded content industries, and Hyde Harper, a New York City-based creative producer and director specializing in commercial, film and branded work in the sports, culture and lifestyle categories.

Murray offers clients full-service legal representation, handling all transactions from the development of a concept through delivery of the final cut, including the negotiation of network and financing agreements, distribution agreements, content licensing deals (domestic and international), development attachment agreements, talent agreements, employment and executive agreements, clearances and advising clients on complex legal issues along the way. The Legal 500 lists her in the 2021-23 editions as a “Next Generation Partner” in Media and Entertainment and “Super Lawyers” magazine lists her as a 2023 “Rising Star” in Entertainment and Sports.

Harper has produced and directed work across major networks and verticals such as ESPN, FOX, NBC, BBC, Conde Nast Entertainment and Hearst. His documentary “The Nationals,” premiered at Tribeca Film Festival in 2023. His passion resides in telling human stories through the lens of sport and

culture. He currently runs the production department at FanDuel Inc. as executive producer.

In addition to welcoming new members of the board, other changes have been made to the board leadership. Joe Marty will take on the role of chair, Jeffay Chang will serve as vice-chair, and Peter Kohnstamm will assume the role of secretary.

The Picture House is looking forward to the expertise and perspectives these new board members will bring to the organization as well as the leadership that the shift in board roles brings.

Housed in two historic theaters from the 1920s, The Picture House is a thriving regional film center providing dynamic film and education programs to a diverse and multigenerational audience in Westchester County and beyond. Across 5 screens in Pelham and Bronxville, audiences see the best in new, independent and classic cinema. The Picture House has two locations: The Picture House Pelham is at 175 Wolfs Lane, Pelham, and The Picture House Bronxville at 84 Kraft Ave., Bronxville.

CHOICE BUILDING SOLD BY CHOYCE



Choyce Peterson Inc., a commercial real estate brokerage firm, recently announced the successful sale of the 32,000-square-foot building located at 315 Post Road West in Westport, Connecticut, on behalf of the owners Kings-Post Associates, a partnership owned by the DeLuca Family. The buyer is Post West Park LLC, an affiliate of American Bailey Corp., a family office/private equity firm that has been leasing space for its principal office in Stamford for 39 years.

American Bailey’s CEO Doug Bailey, said, “When I was ready to decide on our office relocation, I contacted Choyce Peterson. I wanted our next location to have a strong corporate presence and a Westport address. No other property attracted me as much as 315 Post Road West. It has a timeless design and is situated on a fine parcel of land. My team and I are already hard at work to create many thoughtful improvements.”

In mid-2023, Choyce Peterson’s Capital Markets team of Vice Presidents Scott Peterson and Charlene O’Connell was appointed by the Deluca Family as the exclusive listing agent for this office building situated on a 2.82-acre site along Route 1. The team promoted the sale of the property via a number of channels, including the canvassing of prominent office buildings across lower Fairfield County and the distribution of marketing materials to local, regional and national investors. Through these efforts, Choyce Pe-

erson’s Principal John Hannigan, along with Peterson, introduced Bailey to the building.

“While we had offers from potential buyers from as far as Florida, in the end, all the front runners were local. Ultimately, the building was purchased by a longtime Westport resident interested in the property as a new home for his business,” said Peterson. “Bailey saw the vision of owning this building. Just witnessing his exacting due diligence leaves us confident that he will enhance this property beyond what most people might expect.”

“The Choyce Peterson team did a great job,” said the Deluca Family. “We had countless inquiries from a variety of buyers and we’re glad this team found a fitting new owner who will make the building an excellent home for his business and that of his tenants.”

“This is one of those transactions in which everybody wins,” said Peterson. “The Deluca family sells their building at a good price. American Bailey has found a beautiful and convenient new corporate home. The town of Westport benefits by having a reputable company move to town and investing in making this location an even better place to work. It’s even good news for commuters – each person we remove from that southbound morning drive is a win.”

Choyce Peterson, a full-service commercial real estate brokerage with offices in Norwalk, Connecticut, and Rye Brook, New York, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.

THIRTIETH INSPIRATION AWARDS

Created in 1993, the Bridgeport Public Education Fund (BPEF) celebrates the hard work and dedication of educators, administrators and community leaders with its Inspiration Award. Recipients of this year’s awards on May 1 have significantly impacted the Bridgeport community and the public education system.

The awards to be presented include: Outstanding Teacher Awards to eight teachers who have significantly impacted students and the community. Each recipient will receive a \$1,000 certificate for professional development, school supplies and/or student enrichment materials.

The Elizabeth Pfriem Civic Leadership Award in honor of one of the founders of the BPEF goes to a recipient who best reflects visionary leadership and personal investment in the improvement of public education. The recipient receives a golden apple lapel pin symbolizing the quiet yet priceless work of Mrs. Elizabeth “Betty” Pfriem.

The George Bellinger Award in memory of George Bellinger, founder of Bar-Pat Manufacturing and Regional Youth Adult and Social Action Partnership. He was a keen innovator and leader who enjoyed his role as “Principal for a Day.” This award recognizes a principal within the Bridgeport Public Schools who exemplifies the ability to foster and recognize good leadership.

The Theodore and Margaret Beard Excellence in Teaching Award is in honor of the

Beard Family. It is one of the largest educator awards in the country dedicated solely to Bridgeport educators. This award recognizes two Bridgeport educators who have shown extraordinary teaching abilities and a commitment to motivating their students beyond the classroom. Two recipients will receive \$20,000 payable over three years administered by the Fairfield County’s Community Foundation.

For more information about Bridgeport Public Education Fund’s Inspiration Awards, visit bpef.org or contact Faith Villegas at Fvillegas@bpef.org.

PITCHING IN FOR THE PARKS

Westchester Parks Foundation is getting ready for its largest volunteer event of the year. Started in the late ‘90s, Pitch in for Parks is the largest multiday volunteer event that helps get parks ready for peak season. The event kicks off April 18 and culminates on Earth Day April 22. Park stewards will help with trash clean up, clearing trails and shorelines, restoring wildlife habitats, removing invasive vines from trees, painting, raking and preparing and planting flower beds. Participating local businesses include returning Gold Sponsor, Triton International.

The annual event, held in partnership with the Westchester County Parks Department, will take place throughout Westchester County Parks. Projects for volunteers, working as individuals, families, corporations, local businesses or groups, will be held at Wilsons Woods Park, Mount Vernon; Muscoot Farm, Katonah; Glen Island Park, New Rochelle; Tibbetts Brook Park, Yonkers; Bronx River Reservation at Westchester County Center, White Plains; and Croton Point Park in Croton-on-Hudson, among others.

Pre-registration is required to participate. All tools will be provided and volunteers should wear clothes that can get dirty and closed toe shoes. For more information on how to volunteer for Pitch in for Parks, visit thewpf.org/events and scroll down to the park in your neighborhood to sign up.

Westchester Parks Foundation is a 501(c)3 not-for-profit, philanthropic organization, which provides private support to preserve the county’s park system and improve the quality of life in the communities. Westchester Parks Foundation’s mission is to engage the public to advocate for and invest in the preservation, conservation, use and enjoyment of the 18,000 acres of parks, trails and open spaces within the Westchester County Parks system.

Triton International is the world’s largest and most reliable container leasing company. Its mission is to support the supply chains that connect the world. It operates from a global network of more than 21 offices, including its largest U.S. office based in Purchase, New York. Triton’s fleet of more than 7 million 22-foot equivalents (TEUs) is carried by the world’s major shipping lines to facilitate the safe and efficient transport of essential goods and supplies on their journey to support economic growth, bring cultures together, and build a better world.



Good Things Happening

CONSERVATION NONPROFIT RECEIVES ANONYMOUS GRANT

Helping to preserve our trees.

Westchester Land Trust (WLT), a nationally accredited land conservation nonprofit headquartered in Bedford Hills, New York, recently received an anonymous \$100,000 grant to support efforts to improve forest health and combat the many challenges threatening trees across the region.

Forested landscapes throughout Westchester County and beyond are facing increasing struggles, with pests and diseases decimating many of most common trees. In just the last decade, ash trees have become functionally extinct across much of the region. Over the last century, entire tree species, like chestnut, elm and hemlocks, have mostly been erased from the landscape, and beech may be next, due to the emerging spread of beech leaf disease.

When mature trees die off or are damaged, young trees are prevented from taking their place because invasive plants from Europe and Asia seize the opportunity to invade and outcompete native plants for resources. Adding to the pressure, Westchester's forests are severely overgrazed by an unsustainably large deer population, limiting natural tree regeneration. These threats leave forests vulnerable to other stressors, like climate change, which often brings extreme weather events like drought one year, deluges of rain the next, and high winds.

"Although there's no shortage of challenges facing our forests, this transformative grant will play a crucial role in improving the natural places that sustain our communities," said Kara Whelan, president of Westchester Land Trust. "By taking action now, we can ensure that future generations

have trees to shade them, filter the air they breathe, and protect the clean water they drink. We're grateful to our visionary anonymous donor and the many volunteers who are helping to bring this work to life."

The six-figure investment will support an ambitious plan to restore the health of WLT's forested preserves, including vine cutting at 60 targeted areas across 13 preserves to relieve trees of a massive stressor and freeing up their strength to stand tall against other threats; planting 450 trees this spring and fall at 11 preserves; erecting a 10-acre deer fence at WLT's Frederick P. Rose Preserve (Lewisboro) to allow for regeneration in areas that are expected to experience a massive dieback of mature trees due to beech leaf disease; and protecting young trees in forest clearings outside deer enclosures at 10 preserves to encourage their growth with tree tubes that prevent deer browse.

"Our forests are important to our well-being — hiking strengthens our bodies and our minds and provides critical ecosystem services like climate change mitigation and flood protection," said Janelle Robbins, vice president of conservation. "This life-changing grant gives us the opportunity to enact simple, strong practices and we invite the community to join us."

Westchester Land Trust works with public and private partners to preserve land in perpetuity and to enhance the natural resources in Westchester and eastern Putnam counties — a densely populated region under persistent threat from the pressures of development. Founded in 1988, WLT has preserved more than 9,250 acres of open space and 1,112 acres of land are owned by the organization, which are free and open to the public year-round. WLT was one of the first land trusts in the nation to receive accreditation through the Land Trust Accreditation Commission.

HE EARNED A LEADERSHIP POSITION



Colin M. D'Amour

The Board of Directors of Big Y Foods Inc. has appointed Colin M. D'Amour as senior director of asset protection, a role in which he will lead the asset protection team, develop and execute future strategies, deploy new technologies, build relationships with law enforcement and other regulatory agencies and foster both education and growth within the department. He reports to Nicole D'Amour Schneider, senior vice president of retail operations and customer experience.

D'Amour began working as a service clerk at Big Y Supermarkets in 1998 at the age of 14. From there, he held several positions, including produce clerk, warehouse selector and construction/remodel store projects coordinator.

In 2007, he accepted a commission with the United States Marine Corps as Second Lieutenant where he served with distinction, ultimately earning the rank of Captain. In 2010, he was deployed to Helmand, Afghanistan, in support of Operation Enduring Freedom.

In 2014, D'Amour left active duty in the Marines and returned to Big Y and entered its store director training program. Since then, his career has included several important and diverse roles, including store director, corporate center store sales director, senior manager of procurement, and most recently, senior director of the Big Y Express division. He was also a project manager for the expansion of the Fresh and Local Distribution Center and is a member of Big Y's Real Estate and Store Design committees. In addition, he oversees multiple programs and initiatives with Topco, an \$18 billion cooperative that provides aggregation, innovation and management solutions to its leading food industry members across the country.

Big Y Foods is one of the largest independently owned supermarket chains in New England operating in locations throughout Massachusetts and Connecticut. It is ranked No.72 on Progressive Grocer's annual list of North America's top food retailers. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y".

A REFRESHER ON JEOPARDY

The Osborn's WellSpring Series will present "Answers in the Form of Questions: A Definitive History and Insider's Guide to Jeopardy!" with author Claire McNeal on May 2 at 7:30 p.m. Free and open to the public, the event will be held in The Osborn's Auditorium at 101 Theall Road in Rye, New York.

This insider's guide explores the rich history of Jeopardy, the beloved game show that shaped our culture and entertained audiences for years. McNeal chronicles how the show became a cross-generational touchstone and where it's going next. She looks to the past and the future to explain how Jeopardy is a tradition unlike any other.

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

A private, nonprofit continuum of care community founded in 1908 The Osborn offers independent living, assisted living, memory care, and skilled nursing, as well as inpatient and outpatient rehabilitation care. In addition to residential and health care services on its 56-acre campus. It provides home care and companion services in Westchester and Fairfield counties through Osborn Home Care. The Osborn is accredited by CARF and has an "A" rating from Fitch. For more, visit theosborn.org.

ARCHITECTURAL FIRM AWARDS SCHOLARSHIP



Alyssa Duran of New York City College of Technology, recipient of the 2024 Hoffmann Diversity Advancement Scholarship.

Hoffmann Architects + Engineers, a design firm specializing in the rehabilitation of building exteriors, has named the 2024 recipient of its Hoffmann Diversity Advancement Scholarship. Now in its second year, the Hoffmann Scholarship was established in collaboration with the Connecticut Architecture Foundation (CAF) to support students from underrepresented racial or ethnic groups who are seeking degrees in

architecture or engineering.

Alyssa Duran, a fourth-year student pursuing a Bachelor of Architecture degree at the New York City College of Technology, was selected as the recipient of the 2024 Hoffmann Diversity Advancement Scholarship. She was selected from a competitive applicant pool of high-achieving students, many the first in their families to attend college, who were inspired to enter the design professions to pursue environmental justice, protect heritage sites and improve the daily lives of their communities.

"We were captivated by the talent and drive of this year's applicant pool as they overcame challenges to pursue careers in architecture and design," said Alison Hoffmann, chair of the Hoffmann Diversity and Inclusion Committee. "They describe experiences with housing insecurity, with surviving natural disasters and conflict in their country of origin, with the responsibilities of caring for siblings and holding down jobs while managing schoolwork. Yet their narratives overwhelmingly focus on a passion for architecture and for the ways it can shape a community. Many of the applicants cited preserving culturally important structures and uplifting neighborhoods through design as motivations for pursuing their studies. Our committee was inspired and humbled by these ambitious young people."

Duran grew up in the Dominican Republic, where she observed firsthand the challenges of preserving the island's historic architecture. The tropical climate accelerated deterioration and led her to consider how to address the increasing threats to the built environment due to climate change. When she came to New York, she was drawn to historic restoration.

"I became inspired by the innovative methods employed to rehabilitate, give new life, and restore existing structures," Duran said. "I believe historic restoration represents the future of architecture, showcasing that sustainable design can be achieved in this industry in so many ways without having to start from scratch."

With a focus on the rehabilitation of building exteriors, the specialized practice of Hoffmann Architects + Engineers aligns with Duran's goals to reduce climate impact through the restoration and reuse of existing buildings. Hoffmann's scholarship committee was impressed not only with her impeccable academic record and perfect 4.0 GPA, but also with her sense of place. Deeply connected with the spaces where she lives and works, Duran interned with the New York City Department of Design and Construction, contributed to research with NYCCT architecture faculty and currently serves as a digital fabrication specialist for the architecture department. Bilingual in English and Spanish, she brings a forward-thinking design sensibility to the practice of restoration, which Hoffmann champions as a key priority of this scholarship program.

To fund the scholarship, Hoffmann Architects + Engineers contributed \$25,000 in its inaugural year and an additional \$10,000 in the second year. John J. Hoffmann, FAIA, executive chairman of the firm, personally contributed several thousand dollars more and employees joined him in making person-

al donations. CAF also collected contributions from individual donors.

The Hoffmann Diversity Advancement Scholarship is open to applicants who are students entering or enrolled full-time in an NAAB-accredited architecture program or ABET-accredited civil or structural engineering program, and residents / full-time college or university students located in southern New England (Connecticut, Massachusetts, Rhode Island) or the eastern Mid-Atlantic (New York, New Jersey, Pennsylvania, Delaware, Washington, D.C., Virginia, Maryland), regions that form the core of Hoffmann's practice. Eligible applicants represent a minority racial or ethnic group, as defined by the state of New York.

Founded in 1977, Hoffmann Architects + Engineers specializes in the rehabilitation of building enclosures. The firm's work focuses on the exteriors of existing structures, diagnosing and resolving deterioration within facades, roofing systems, windows, waterproofing materials, plazas/terraces, parking garages and historic and landmark structures. It also provides consulting services for new construction, as well as litigation and claim support. The Connecticut Architecture Foundation Inc. was established by the Connecticut Chapter of The American Institute of Architects in 1978. The organization's mission is to raise the public awareness of, and expectations for architecture and the built environment. CAF accomplishes these goals through the funding of programs in education, scholarship, mentorship and research.

FORMER U.S. HOUSE MAJORITY LEADER TO DELIVER COMMENCEMENT KEYNOTE



Former United States Congressman and House of Representatives Majority Leader Richard (Dick) Gephardt.

Former United States Congressman and House of Representatives Majority Leader Richard (Dick) Gephardt will deliver the keynote address and be awarded an honorary degree at Iona University's 80th annual Commencement Ceremony on May 17.

"Iona University is pleased to welcome Dick Gephardt as this year's keynote speaker," said Iona President Seamus Carey, Ph.D. "Throughout his career in Congress

and beyond, Dick has demonstrated the highest commitment to democratic citizenship and integrity. He has been an influential supporter of Iona University and I can see his address will be well-received by our students, faculty and Iona community."

Gephardt served for 28 years in the U.S. House of Representatives from 1977 to 2004, representing Missouri's 3rd Congressional District, home to his birthplace of St. Louis. He was elected to serve as House Democratic leader for more than 14 years, including as majority leader from 1989 to 1995 and minority leader from 1995 to 2003.

In his leadership roles, Gephardt emerged as one of the leading strategists of the Democratic Party's platform and chief architect of landmark reforms ranging from health care, pensions, education, energy independence and trade policy. He also ran as a Democratic presidential candidate twice, in 1988 and 2004.

Gephardt retired from the U.S. Congress in 2005 to establish the Gephardt Group, a privately held labor relations consulting and government affairs firm.

Most recently, Gephardt was a member of the Board of Directors of the Centene Corp., the Ford Motor Company, Spirit AeroSystems, the U.S. Steel Corp. and the Washington Center for Internships and Academic Seminars and was chair of the Board of Trustees of the Scripps Research Institute, a private, nonprofit research organization engaged in basic biomedical science.

In addition, he is a member of the Council on Foreign Relations and is the founder of the Gephardt Institute for Civic and Community Engagement at Washington University in St. Louis.

Widely known for his advocacy for international human rights, Gephardt served as chairman of the National Endowment for Democracy, a private, nonprofit organization that endeavors to strengthen democratic institutions around the world through nongovernmental efforts, from 2009 to 2013.

Gephardt earned his Bachelor of Science degree from Northwestern University in 1962 and his Juris Doctorate from the University of Michigan Law School in 1965.

Founded in 1940, Iona University is a master's-granting private, Catholic, coeducational institution of learning in the tradition of the Edmund Rice Christian Brothers. Iona's 45-acre New Rochelle campus and 28-acre Bronxville campus are just 20 miles north of Midtown Manhattan. With a total enrollment of nearly 4,000 students and an alumni base of more than 50,000 around the world, Iona is a diverse community of learners and scholars dedicated to academic excellence and the values of justice, peace and service. In July 2021, Iona announced the establishment of the NewYork-Presbyterian Iona School of Health Sciences, which is now principally located on Iona's Bronxville campus in collaboration with NewYork-Presbyterian. Connecting to its Irish heritage, the university also recently announced it is expanding abroad with a new campus in County Mayo, Ireland. A school on the rise, Iona officially changed its status from college to university on July 1, 2022, reflecting the growth of its academic programs and the prestige of an Iona education.



DRIVERS, START YOUR ENGINES

Fans and auto buffs are invited to cruise on over to Litchfield Crossings in New Milford, Connecticut, for the opening of another season of the popular Paradise Classic Cruise nights beginning May 7. Join the festivities at 169 Danbury Road in the parking lots between Panera Bread and Webster Bank, Route 7 and Dodd Road, from 5 p.m. until dark for a night of family fun, every Tuesday, all summer long. If you

own a classic car, bring it along — you may win the “Car of the Week” award.

Kristen Gizzi, executive director of Litchfield Crossings, said, “We are pleased to host another season of Cruise Nights and delighted to welcome back Paradise Classic Cruisers. It’s been over a decade and every season just gets bigger and better. Lastly, a big thank you for the support and enthusiasm of the area’s classic car

fans, owners and a special shout-out to first timers.”

Paradise Classic Cruisers, is a member of the Connecticut Council of Car Clubs and arranges car cruises throughout New England, sponsors local car shows and raises funds for charities and nonprofits in the Greater New Milford area.

For more, visit <http://www.paradiceclassiccruisers.org>.

MAKING A WISH COME TRUE

Chaz and AJ, the co-hosts of Connecticut’s most popular morning show “Chaz and AJ in the Morning,” heard on 99.1 WPLR FM and 95.9 WFOX FM

Have teamed up with Make-A-Wish Connecticut to help grant a child’s wish.

Six-year-old Camryn from Guilford bravely battles leukemia. Her one true wish was to have a playhouse in her backyard — “a place for her and her sister to play and hangout without their parents.”

Starting April 4, Chaz and AJ began accepting donations at wplr.com and 959thefox.com. The show hopes to raise \$10,000 to pay for

Camryn’s playhouse.

“Chaz and AJ’s commitment to giving back and the support of their community is amazing,” said Pam Keough, president and CEO of Make-A-Wish Connecticut. “We are grateful to them and their listeners for their passion for our mission and their generosity to help make life-changing wishes come true.”

Make-A-Wish® Connecticut creates life-changing wishes for children with critical illnesses. Research shows children who have wishes granted can build the physical and emotional strength they need to fight their illnesses. Together, generous donors, supporters, staff and volunteers across the state unite to deliver hope to wish kids and their families when they need it most. In total, Make-A-Wish Connecticut has granted more than 4,000 wishes to local children. For more information about Make-A-Wish Connecticut, visit wish.org/ct.



The fifth annual Downtown White Plains Wing Walk supported by the White Plains BID, with the help of the city of White Plains won’t disappoint any taste buds.

Participating restaurants include Alex Lounge Bar & Grill, Archie Grand, Asopao Cuisine, The Brazen Fox, Buffalo Wild Wings, Cantina Taco & Tequila Bar, Delicias del Jireh, Freebird Kitchen and Bar, Hudson Grille, Lazy Boy Saloon, Lilly’s, Mario’s Pizza, The Melting Pot, Ron Blacks Beer Hall, Sundance Kitchen & Cantina, Tepe’s Kitchen, TVB by Pax Romana and Wolf & Warrior Brewing Company.

Participants with a Wing Walk bracelet are permitted to try two wings from every establishment in 2.5-hour rounds, and to vote for their favorite via a public ballot. Bracelet holders will also receive a voucher for six additional mouthwatering wings at a Wing Walk participant restaurant of their choice. The vouchers can be redeemed in the six days after the event, between April 21 and April 26. Flavors beyond the tried-and-true buffalo sauce include Spicy Basil, Tamarind Picante, Sweet and Sour Bourbon, Thai Peanut and Korean BBQ. Over 16,000 wings are expected to be consumed.

To add some festive “feathers” to the event, the event’s coordinator, the Downtown White Plains Business Improvement District, has added on-site entertainment as part of this moveable feathered feast. Live acoustic music by guitarist Gerald Edward and The Slide Stops will be positioned throughout the route downtown. Chuck the Chicken (Wing Walk’s mascot) will be present for selfie snaps with all wing lovers. Additionally, chicken cornhole, life-sized connect four and several other “backyard” games will be present on street corners to add some “zest to the nest” and engage Wing Walkers in a day of play.

“Our restaurants come out in full force for Wing Walk every year,” said Jennifer Furioli, executive director of the downtown business support nonprofit. It’s a great event that builds community and moves people door to door to some of our most dynamic restaurants in town.

Restaurants wishing to win the battle of the wings will have two chances this year to take home a title.

The standard “public’s choice” voting will remain, via ballot, as it has in the past, where after sampling two flavors of wings at each restaurant, diners can cast a vote for their favorite.

In addition, this year a “VIP Judges Panel”, comprised of seasoned culinary professionals and wing lovers, will also select their own champion via group deliberation and debate. The members of the VIP judges panel include Chef Ron Gallo, executive chef of Jean George’s Happy Monkey in Greenwich; Anthony Goncalves, executive chef of Kanopi and a James Beard Finalist for Best New York State Chef; Phil McGrath, chair, Culinary Arts and Hospitality Management-SUNY Westchester; Westchester Community College culinary student Emily Wada; Mayor Thomas Roach; and Jason Bertolini of Dana Distributors.

Wing Walk is sponsored by Stella Artois.

Tickets are priced at \$25 for general admission and \$15 for children 5-10 years old. Children under 5 are free. Online ticket sales end on Friday, April 19 at 11:59 pm. To view the Downtown White Plains Wing Walk Map and purchase tickets, visit wpbid.com/wingwalk.



Dean Horace Anderson, right, presents the Shining Star Award to Scott Wenzel, senior associate at Yankwitt LLP.

YANKWITT LLP'S SCOTT WENZEL HONORED WITH SHINING STAR AWARD BY THE ELISABETH HAUB SCHOOL OF LAW AT PACE UNIVERSITY

Senior Associate Scott Wenzel of Yankwitt LLP in White Plains was recently honored with the Shining Star Award at the Elisabeth Haub School of Law at Pace University Haub Law School 29th annual Law Leadership Awards Dinner.

The Shining Star Award recognizes up-and-coming leaders in the alumni community who have demonstrated significant contributions to the legal profession, their employers and the community early in their careers.

Wenzel, a 2017 summa cum laude graduate of Haub Law, has exemplified exceptional dedication and leadership both within and outside the legal realm. As a former professional cyclist on the Geox-Fuji Test Team based in Belgium, Wenzel brings a unique blend of competitive spirit and determination to his legal practice at Yankwitt. His commitment to excellence and unwavering advocacy make him a rising star at Yankwitt and an emerging leader in the legal community.

"We are thrilled to see Scott recognized for his outstanding contributions to the legal

profession," said Russell Yankwitt, managing partner. Yankwitt. "He has proven to be an indispensable member of our litigation team with meaningful contributions to many high-profile matters. He has resolved cases with favorable settlements and drafted successful dispositive motions. We congratulate him on this well-deserved honor and look forward to being a part of his continued success."

Prior to joining Yankwitt LLP, Wenzel served as a federal law clerk for Judge Debra M. Brown of the United States District Court for the Northern District of Mississippi and was an associate at Latham & Watkins LLP.

Founded in 2009, Yankwitt LLP is Westchester County's go-to law firm for high-stakes, bet-the-company litigation. With one of the most experienced litigation teams in the county, it represents businesses and high-net-worth individuals across a broad range of matters. The firm also routinely handles complex cases in Westchester on behalf of national law firms and often serves as trial counsel for local law firms.

AWARD FOR SUPPLIER EXCELLENCE

Northrop Grumman Corp. recently recognized All Tech Electronics located in Hawthorne, New York, during the company's Supplier Excellence Awards.

"All Tech Electronics has helped to advance national security solutions and achieve mission success," said Matt Bromberg, corporate vice president, Global Operations Northrop Grumman. "Northrop Grumman's supplier partners connect and protect the warfighter, defining what is possible in the battlespace because of our shared commitment to the highest industry standards across the defense industrial base."

Recognized for Performance Excellence, All Tech Electronics was instrumental in aiding Northrop Grumman with manufacturing

and distribution goals as the industry works to support Department of Defense customers and other commercial entities.

"All Tech is proud to be a recognized partner of Northrop Grumman. We are constantly working on expanding our ability to meet the challenges of our clients and we are happy that our quality control procedures and policy of continuous improvement has been acknowledged," said Michael Weiss, All Tech's vice president and principal.

Northrop Grumman is a leading global aerospace and defense technology company. Its pioneering solutions equip customers with capabilities they need to connect and protect the world and push the boundaries of human exploration across the universe.



From left: Ken Waller, Suzannah Holsenbeck, Norwalk Mayor Harry Rilling, Norwalk City Council President Darlene Young, State Sen. Bob Duff and State Rep. Dominique Johnson.

EXPECTANT MOMS READ TO THE BELLY

Norwalk Community Health Center (NCHC) and Read to Grow Inc. (RTG) launched their new Read to the Belly partnership, March 27 at Norwalk Community Health Center. OB patients, health center and Read to Grow associates joined with community and civic leaders gathered to welcome the program to Norwalk. The program provides books for the health center's prenatal patients promoting early childhood brain development, literacy and bonding. NCHC is a nationally recognized nonprofit health and wellness provider serving all men, women and children in greater Norwalk and beyond, who need its services, regardless of status or ability to pay. RTG is a statewide early literacy nonprofit providing more than 120,000 books to Connecticut children and families each year.

Norwalk Mayor Rilling, State Senator Bob Duff, State Representative Dominique Johnson and Norwalk City Council President Darlene Young spoke to the importance of having Read to the Belly in Norwalk.

Norwalk Community Health Center CEO Waller, Chief Medical Officer and OB/GYN Djana Harp, M.D., and Director of Nursing Ernesta Gadalla and Read to Grow Executive Director Suzannah Holsenbeck talked about

how the partnership will benefit patients.

Studies show that when women read to their belly during pregnancy, it stimulates neuron connections that promote early childhood brain development. Reading aloud has also been shown to reduce stress, benefiting maternal health as well.

"It is Norwalk Community Health Center's mission to ensure we go beyond delivering primary medical care, when addressing the needs of our community and patients," said Waller. "Building literacy from birth is a critical feature in early childhood development. We are excited to be in partnership with Read to Grow."

Norwalk Community Health Center provides services to more than 12,000 patients. An independent nonprofit health-care provider, it launched in 1999 and remains a safety net for 15% of greater Norwalk men, women and children who are uninsured, underinsured or otherwise unable to find health care within reach.

Now in its 24th year, Read to Grow is a Connecticut-based early literacy nonprofit that operates statewide, providing more than 120,000 books a year to children and families through its Books for Babies, Books for Kids, and Bookmobile programs.

HELPING THE HOMELESS

Stepinac High School seniors Riley Colon and Jordan Prado and other members of the school's A Helping Hand Club put needed items in the 120 care bags they contributed to support homeless men, women and children in the White Plains community through the efforts of Lifting Up Westchester. Club members at the all-boys Catholic high school ran a successful bake sale to purchase the contents of the care bags, including warm socks, a thermal blanket, hand and feet warmers, breakfast bars, various snacks and bottled water.



Riley Colon, left, and Jordan Prado.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, April 3 - 9

Eugene M. Cervini, West Nyack, re. Grace Contracting & Development, 24-22297-SHL: Chapter 7, assets \$770,290, liabilities \$1,928,459. Attorney: Wendy M. Weathers.

Paul L. Thompson, Yonkers, re. Paulies Auto Repairs Inc., 24-22298-CGM: Chapter 13, assets \$2,100, liabilities \$94,277. Attorney: Michael H. Schwartz.

571 Sherman Ave. LLC, Airmont, Isack D. Weisz, president, 24-22308-SHL: Chapter 11, assets and liabilities \$100,000 - \$500,000. Attorney: pro se.

BB 23 Hollow Ridge LLC, Mount Kisco, Brad Zackson, manager, 24-22310-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Kevin J. Nash.

U.S. District Court, White Plains Local business cases, April 3 - 9

New Motty's Supermarket, Monsey, et al, vs. U.S. Secretary of Agriculture Thomas J. Vilsack, 24-cv-2632-CS: Due process. Attorney: Andrew Z. Tapp.

Janet Harrison, Westchester vs. UB Eastchester Plaza LLC, Harrison, et al, 24-cv-2637-KMK: Personal injury, removal from Westchester Supreme Court.

Attorney: Craig M. Cepler for plaintiff, Anthony M. Napoli for defendant.

Laborers' International Union, Elmsford vs. Jenco Contracting Corp., Brewster, 24-cv-2641-PMH: Employee Retirement Income Security Act. Attorney: Michele J. Harari.

Laborers' International Union, Elmsford vs. Steven Marcus Concrete Inc., Yonkers, 24-cv-2642-KMK: Employee Retirement Income Security Act. Attorney: Michele J. Harari.

61 East Main Street Associates LLC, Washingtonville vs. the village of Washingtonville, et al, 24-cv-2647-KMK: Fair Housing Act. Attorney: Robert S. Rosborough.

Lionel Thomas, Fairfield County, Connecticut, vs. Hudson Valley Community Services Inc., Cornwall-on-Hudson, et al, 24-cv-2660-CS: Family and Medical Leave Act. Attorney: Joseph Jeziorkowski.

Breakers Stony Point Marina LP, Stony Point vs. Kevin J. and Gina Bradshaw, Maybrook, 24-cv-2667: Marine contract. Attorney: Armand P. Mele.

Petra Gardella, Hamden, Connecticut vs. Manhattanville University, Purchase, 24-cv-2677: Job discrimination. Attorney: Nathaniel K. Charny.

DEEDS

Above \$1 million

127 Harding Ave LLC, Elmsford. Seller: RSB Apartments LLC, White Plains. Property: 127 Harding Ave., White Plains. Amount: \$1.4 million. Filed March 20.

392 North Street LLC, White Plains. Seller: Congregation For the Light, White Plains. Property: 392 North St., White Plains. Amount: \$4.3 million. Filed March 20.

61 Grandview Development LLC, Purchase. Seller: Burgess Neil, New York. Property: 183 Grace Church St., Rye City. Amount: \$5.7 million. Filed March 20.

Felix and Catherine Cristiano Family LP, Harrison. Seller: Town of Harrison. Property: 226 Fremont St., Harrison. Amount: \$1.1 million. Filed March 20.

Gould, Kathleen, Pelham. Seller: Cascade Funding Alternative Holding LLC, Houston, Texas. Property: 94 Greenridge Ave., White Plains. Amount: \$1.8 million. Filed March 20.

I&J Industries LLC, Mount Vernon. Seller: 21 Warren Place LLC, New York. Property: 21 Warren Place, Mount Vernon. Amount: \$2.1 million. Filed March 19.

Lamb Darien, Pelham. Seller: Urban Nest Apartments LLC, Bronxville. Property: 116 Corlies Ave., Pelham. Amount: \$1.3 million. Filed March 21.

Manufacturers & Traders Trust Co., North Salem. Seller: Peter Gunthel, North Salem. Property: 247 Hawley Road, North Salem. Amount: \$2 million. Filed March 19.

Molloy, John G., Somers. Seller: Bank of America NA, Anaheim, California. Property: 326 Roberts Ave., Yonkers. Amount: \$1 million. Filed March 20.

Port Chester Savings Bank, Charlotte, North Carolina. Seller: 133 Main Owner LLC, Port Chester. Property: 133 N. Main St., Rye Town. Amount: \$1.2 million. Filed March 19.

SCTD Properties LLC, Rye. Seller: HMREC 2 LLC, Rye. Property: 66 Central Ave., Rye City. Amount: \$1.4 million. Filed March 22.

Below \$1 million

5AIF Sycamore 2 LLC, Irvine, California. Seller: RRS Capital Partners LLC, New Windsor. Property: 548 Eight Ave., Mount Vernon. Amount: \$275,000. Filed March 26.

5AIF Sycamore 2 LLC, Irvine, California. Seller: RRS Capital Partners LLC, New Windsor. Property: 62 Fourth St., Mount Vernon. Amount: \$300,000. Filed March 26.

73 Spring Street LLC, Mount Kisco. Seller: Gregory M. Alker, Bethel, Connecticut. Property: 73-2H Spring St., Ossining. Amount: \$315,000. Filed March 25.

83 Waller LLC, Eastchester. Seller: Miguel A. Deleon, Bakerfield, California. Property: 83 Waller Ave., White Plains. Amount: \$535,000. Filed March 21.

95 Lisperard Ave LLC, West Nyack. Seller: Manuel DaSilva, Yonkers. Property: 95 Lisperard Ave., New Rochelle. Amount: \$600,000. Filed March 19.

Benedek, Akos I., Thornwood. Seller: 2 Rockhagen Road LLC, Melville. Property: 2 Rockhagen Road, Mount Pleasant. Amount: \$360,000. Filed March 20.

Borrani, Mercedes, Yonkers. Seller: Dream Paradise LLC, Yonkers. Property: 32 Fairfield Road, Yonkers. Amount: \$462,000. Filed March 25.

Deutsche Bank Trust Company Americas, West Palm Beach, Florida. Seller: Leroy Forbes, Sunrise, Florida. Property: 11-10 Granada Crescent, Greenburgh. Amount: \$244,000. Filed March 26.

Edwards, Scott W., Irvington. Seller: 52 Rogers LLC, Bronxville. Property: 52 Rogers St., Eastchester. Amount: \$630,000. Filed March 21.

Fraitag, David L., Seller: 555 Palmer Road Corp., New York. Property: 551 Palmer Road, Yonkers. Amount: \$940,000. Filed March 20.

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.

Iaropoli, Frank V., Yorktown Heights. Seller: Yorktown Estates LLC, Peekskill. Property: 1 Bridge Lane, Somers. Amount: \$5,000. Filed March 14.

Iaropoli, Frank V., Yorktown Heights. Seller: 18 Tighe LLC, Brooklyn. Property: 18 Tighe Road, Somers. Amount: \$840,000. Filed March 14.

Jordan, Stephen, Oak Hill, Virginia. Seller: KM Group Holdings LLC, Staten Island. Property: 33 Matthes Road, Ossining. Amount: \$560,000. Filed March 12.

JPMorgan Chase Bank NA, Anaheim, California. Seller: Keren Itzhak, Spring Valley. Property: 3 Sylvan Place, New Rochelle. Amount: \$421,000. Filed March 12.

Kaiser, Marcio, Boca Raton, Florida. Seller: Sundial Real Estate Holdings LLC, Croton-on-Hudson. Property: 11 Deer Run, New Castle. Amount: \$745,000. Filed March 21.

Koch, Warren, Jackson, Missouri. Seller: 368 S. Riverside LLC, Croton-on-Hudson. Property: 368 S. Riverside Ave., Cortlandt. Amount: \$550,000. Filed March 20.

Lagana, Marian, Carmel. Seller: GCGT LLC, Cortland Manor. Property: 8 Ruth Road, Cortlandt. Amount: \$669,000. Filed March 25.

Mettu Family II LLC, Tarzana, California. Seller: Peter Magaro, Hastings-on-Hudson. Property: 10 Old Jackson Ave., Greenburgh. Amount: \$965,000. Filed March 14.

MJD Contracting Corp., Carmel. Seller: Cristopher O. B. Fajardo, White Plains. Property: 306 Mallard Way, C6, Peekskill. Amount: \$430,000. Filed March 14.

Norwest Bank Minnesota

NA, West Palm Beach, Florida. Seller: Frank Lorono, Rye. Property: 1062 Boston Post Road, Rye City. Amount: \$900,000. Filed March 18.

Peditto, Lillyan, Cochection. Seller: KLB Properties LLC, South Salem. Property: 226 Heritage Hills Drive, Unit D, Somers. Amount: \$445,000. Filed March 18.

Pleasant Properties LLC, Bronx. Seller: Triple A Construction Consulting Inc., Yorktown Heights. Property: 53-58 Stafford St., Ossining. Amount: \$760,000. Filed March 26.

Principal Consulting LLC, Mahopac. Seller: Andrew J. Horowitz, Hoboken. Property: 446 Heritage Hills, Somers. Amount: \$582,000. Filed March 22.

Sapka, Christine, Yorktown Heights. Seller: RE Capital Group Corp., West Harrison. Property: 2539 Gregory St., Yorktown. Amount: \$405,000. Filed March 26.

Scavone, Sinibaldo, White Plains. Seller: Rockledge 811 Elite Corp, Oakland Gardens. Property: 25 Rockledge Ave, 811-B2, White Plains. Amount: \$429,000. Filed March 26.

Somalingam, Manamadurai, Pelham. Seller: BM BH Pelham LLC, Brooklyn. Property: 1 Hillside Ave., Pelham. Amount: \$200,000. Filed March 25.

Upright Interiors LLC, Croton-on-Hudson. Seller: Hillside Street LLC, Dobbs Ferry. Property: 123 Riverside Ave., Cortlandt. Amount: \$185,000. Filed March 25.

US Bank Trust NA, Eureka, California. Seller: Lady Carter Holdings LLC, Yorktown Heights. Property: 2 Sunset Lane, Greenburgh. Amount: \$580,000. Filed March 19.

Wells Fargo Bank NA, Salt Lake City, Utah. Seller: Mitchell Fang, Bedford. Property: 43 Agnew Farm Road, North Castle. Amount: \$860,000. Filed March 20.

Willie, Shanks, Mount Vernon. Seller: Menashe 26 Inc., Great Neck. Property: 451 Columbus Ave., Mount Vernon. Amount: \$350,000. Filed March 21.

Federal Tax Liens, \$10,000

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

or greater,
Westchester County, April 3 - 9

Aristy, Socorro: New Rochelle, 2020 - 2022 personal income, \$38,300.

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

Garcia, Sergio and **Kenia Garcia:** Mount Vernon, 2018 - 2020 personal income, \$194,964.

Lopez, Sandra: Larchmont, 2019 - 2022 personal income, \$84,716.

Raneri, Frank P. and **Judith Raneri:** Bronxville, 2020, 2022 personal income, \$116,763.

Vierno, John J. and **Helene Vierno:** Armonk: 2022 personal income, \$23,953.

WORKERS' 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., Yonkers. Amount: \$3,500.

Laura Paternot, Bedford Corners. Amount: \$5,500.

Lyons & Salky Law LLP, Mount Vernon. Amount: \$3,500.

Michelle Duncan, Mount Vernon. Amount: \$21,000.

JUDGMENTS

Ahamed, M. Nishad, Piscataway, New Jersey. \$5,407 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 28.

Avery Cuisine LLC, Flushing. \$8,944 in favor of Empire Coffee Company Inc., Port Chester. Filed March 1.

Bedford, Dorcas, Yonkers. \$3,496 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 29.

Bronstein, Jason, Cortlandt Manor. \$3,579 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Brown, Kyle A., Katonah. \$8,572 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 16.

Calcutti, Michelle A., Croton-on-Hudson. \$13,383 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 29.

Copra Inc., New York. \$13,130 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed Feb. 29.

Cruz, Anthony G., Sleepy Hollow. \$6,224 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Eden Kosher Foods LLC, Yonkers. \$70,818 in favor of Citibank NA, Irving, Texas. Filed Feb. 15.

Eisenstein, Laura K., Mamaroneck. \$7,477 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Embree, Raymond, Yonkers. \$3,967 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Espinal, Maria, Port Chester. \$10,285 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 16.

Espinosa, Julian D., Tarrytown. \$3,204 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Fitness & Recovery LLC, Eastchester. \$92,084 in favor of East Haven Builders Supply-US LBM LLC, East Haven. Filed March 1.

Giordano, Lisa, Valhalla. \$8,652 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 22.

Gowdie, Sofia M., Chappaqua. \$2,273 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Green, Tyler B., Mount Vernon. \$2,899 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 29.

Hamilton, Norma M., Hartsdale. \$12,480 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Ivanov, Gleb, Yonkers. \$12,332 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Jackson, Latavia, White Plains. \$2,914 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Jimenez, Janitza, Yonkers. \$3,039 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 20.

Kavanah, Stephen, Harrison. \$3,343 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Lais, Rodney, Chappaqua. \$9,606 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Lindsey, Devon, Mount Vernon. \$3,048 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 20.

Loiacono, Sally, Bronxville. \$7,087 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 29.

Malcolm, Richard, Yonkers. \$2,588 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 20.

Maldonado, Jeffrey Y., Yonkers. \$4,083 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 22.

Martin, Radiance, New Rochelle. \$6,174 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 20.

Mastromarino, Nicole, Yonkers. \$15,221 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Mendoza, Kristen A., Yonkers. \$10,150 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 29.

Mercado, Juliet D., New Rochelle. \$3,312 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 1.

Mero, Grace, Yorktown Heights. \$3,628 in favor of Con Edison Company of New York Inc., New York. Filed Feb. 27.

Michael, Jean, Tarrytown. \$2,469 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 16.

Mikovits, Sanu G., New Rochelle. \$3,057 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 20.

Mitchell, Donte R., Yonkers. \$7,886 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Feb. 22.

Montana, Cindy L., Yorktown Heights. \$9,641 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Morel, Alejandro, Sleepy Hollow. \$13,839 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 16.

Nilaj, Engjell, Harrison. \$2,147 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Palladium Management LLC, New York. \$95,007 in favor of Crozier Gedney Architects PC, Rye. Filed Feb. 15.

Pavon, Flormida, Yonkers. \$3,364 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 1.

Perl, Mikaila, Pleasantville. \$7,662 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Feb. 29.

Pestilos, Jose, Tarrytown. \$4,219 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Pufahl, Ryan, Somers. \$2,139 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Ramirez, Danis, Yonkers. \$3,007 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 20.

Rodriguez, Alice P., Yonkers. \$8,361 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 28.

Rodriguez, Samantha J., Bedford. \$2,933 in favor of Discover Bank, New Albany, Ohio. Filed Feb. 20.

Sganga, Michelle E., Mamaroneck. \$1,916 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Smalls, Angela, Katonah. \$3,569 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Feb. 28.

Smith, Alan, Scarsdale. \$4,017 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Feb. 28.

Thompson, Erica L., Mount Vernon. \$2,594 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 1.

Thurman, Irma, Yonkers. \$16,226 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 1.

Valdez, Aleyde, Yonkers. \$4,596 in favor of Discover Bank, New Albany, Ohio. Filed March 1.

Vedock, Eva M., Port Chester. \$1,368 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 1.

LIS PENDENS

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

Arch Capital Funding LLC, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$384,000 affecting property located at 62 Spring St., Greenburgh. Filed March 13.

Arnaud, James F., as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$160,000 affecting property located at 37 Harding Ave., Valhalla. Filed March 18.

The Bank of New York Trust Company NA, as owner. Filed by Landmark Condominium Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$17,000 affecting property located at 1 Landmark Square, Unit 236, Port Chester. Filed March 20.

Byrd, Islyn, as owner. Filed by National Loan Investors LP. Action: Foreclosure of a mortgage in the principal amount of \$427,000 affecting property located in Mount Vernon. Filed March 19.

Cavalry SPV I LLC, as owner. Filed by US Bank National Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$284,000 affecting property located at 84 Croton Lake Road, Katonah. Filed March 15.

Crea Family Trust, as owner. Filed by Suma Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 626 N. Barry Ave., Mamaroneck. Filed March 14.

Davidson II, Bonnie S. (heir) as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 33 Puritan Drive Port Chester. Filed March 22.

Emigrant Savings Bank, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$472,000 affecting property located at 125 Wykagyl Terrace, New Rochelle. Filed March 22.

Gabichvadze, Maia, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$490,000 affecting property located at 11 Gard Ave., Bronxville. Filed March 13.

Household Finance Realty Corporation of New York Corp., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 1415 Halstead Ave., Mamaroneck. Filed March 13.

Leak, Jennifer, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$337,000 affecting property located at 681 Panorama Drive, Yorktown. Filed March 22.

Miller, Jan, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$456,000 affecting property located at 511 Decatur Ave., Peekskill. Filed March 14.

O'Hagan, William J., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 940 King St., Mount Pleasant. Filed March 20.

Rodriguez, Daniel, as owner. Filed by Selene Finance LP. Action: Foreclosure of a mortgage in the principal amount of \$384,000 affecting property located at 51-53 Hall Ave., West Harrison. Filed March 22.

MECHANIC'S LIENS

2 Elm Hill LLC, Rye. \$41,250 in favor of Vlad Gamez Construction Services, Port Chester. Filed March 18.

Ahmed, Faozia, Yonkers. \$4,435 in favor of Momentum Solar LLC, Plainville. Filed March 15.

Broadpark Lodge Corp., White Plains. \$8,208 in favor of Sonitec Corp., Mount Vernon. Filed March 13.

Feldman, Marsha, Greenburgh. \$80,325 in favor of Maimax Contracting Inc., Dobbs Ferry. Filed March 20.

Hudson Valley Hospital Center, Cortlandt. \$3,696 in favor of Benfield Electric Supply Corp., Mount Vernon. Filed March 14.

White Plains Hospital Association, White Plains. \$33,191 in favor of Benfield Electric Supply Corp., Mount Vernon. Filed March 11.

White Plains Hospital Center Inc., White Plains. \$309,183 in favor of Belway Electrical Contracting Co., Elmsford. Filed March 20.

White Plains Hospital Center Inc., White Plains. \$114,909 in favor of Belway Electrical Contracting Co., Elmsford. Filed March 20.

Zoldan, Benjamin, New Castle. \$21,400 in favor of Vlad Gamez Construction Services, Port Chester. Filed March 18.

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

Questions and comments regarding this section should be directed to:

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

NEW BUSINESSES

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

Partnerships

Pyramid Paradise, 122 S. First Ave., Mount Vernon 10550. c/o Sophia D. Blaine and Robert A. Saunders. Filed March 21.

Sole Proprietorships

From Nics Kitchen, 160 Ravine Ave., 2a, Yonkers 10701. c/o Nicola A. Bennett. Filed March 11.

Gigis Coco Mango Cherry Cart, 65 Lockwood Ave., Yonkers 10701. c/o Angela Sanchez. Filed March 18.

Global Education & Services, 31 Locust Ave., Apt. 2D, New Rochelle 10801. c/o Antony Peter Leo Maria Singam. Filed March 12.

Hershey Speech & Language Coaching, 35 Hillside Terrace, White Plains 10601. c/o Tala Hershey. Filed March 13.

Hoshizora Lone, 404 Summit Ave., Mount Vernon 10552. c/o Gabrielle Mola. Filed March 21.

Ipala Landscaping & Construction, 101 W. Hyatt Ave., Mount Kisco 10549. c/o. Filed March 18.

Kaitlyn Cares Designs, 275 E. Sandford Blvd., Mount Vernon 10550. c/o Karen Smith and Kaitlyn Leslie. Filed March 19.

Kisco Taxi, 68 Gregory Ave., Mount Kisco 10549. c/o Jhonatan Pineda. Filed March 11.

Knightskinstudio, 1005 North Ave., New Rochelle 10804. c/o Elizabeth Knight. Filed March 8.

Kuric Arch Drafting, 137 Alexander St., 222, Yonkers 10701. c/o Toni Kuric. Filed March 13.

La Management Services, 154 Old Army Road, Scarsdale 10583. c/o Luis Adorno. Filed March 13.

Leon Creations, 146 S. Broadway, White Plains 10605. c/o Odalys A. Leon Cortezano. Filed March 14.

Louie's Painting, 205 Trump Park, Shrub Oak 10588. c/o Luis Ortega. Filed March 21.

Maliks Cleaning Services, 146 Beech St., Apt. 4W, Yonkers 10701. c/o Malik Williams. Filed March 8.

Marias, Ices, 4 Glen Road, Eastchester 10709. c/o Maria Montesdeoca. Filed March 21.

Martinez & Music, 1 Old Mamaroneck, White Plains 10605. c/o Jose Roger Martinez Canaza. Filed March 11.

Michael Wernick Transportation & Security, 17 N. Tappan Landing, Tarrytown 10591. c/o Michael Wernick. Filed March 20.

Next Level Pediatric Dentistry, 200 White Plains Road, Tarrytown 10591. c/o Josephine Korlei Mensah. Filed March 8.

Panache Privee, 153 Morris Lane, Scarsdale 10583. c/o Norbert Mehl. Filed March 12.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

134 Union Estates LLC, as owner. Lender: Loan Funder LLC Series 69016. Property: 134 Union Road, Spring Valley. Amount: \$2.6 million. Filed March 15.

19 Westside LLC, as owner. Lender: Northeast Community Bank. Property: 19 Westside Ave., Ramapo. Amount: \$1.4 million. Filed March 19.

Cap Rate 36 North Main LLC, as owner. Lender: Broadview Capital LLC. Property: 36 N. Main St., Spring Valley. Amount: \$1.9 million. Filed March 8.

Harriat Equity Holdings LLC, as owner. Lender: Broadview Capital LLC. Property: 115 Hafflet Teoman Way, Spring Valley. Amount: \$1.3 million. Filed March 14.

Kaufman, Moshe, as owner. Lender: TD Bank NA. Property: 7 East Court, Pomona. Amount: \$2 million. Filed March 13.

Old Nyack Estates LLC, as owner. Lender: Northeast Community Bank and Menachem Flohr. Property: 21 Old Nyack Turnpike, Monsey. Amount: \$1 million. Filed March 12.

West Cole LLC, as owner. Lender: First Federal Savings of Middletown. Property: in Ramapo. Amount: \$1.3 million. Filed March 18.

Below \$1 million

15 Palisades Court LLC, as owner. Lender: Sterling Capital Funding LLC. Property: 15 Palisades Court, Pomona. Amount: \$200,000. Filed March 6.

55 North Lane LLC, as owner. Lender: Broadview Capital LLC. Property: 55 N. Lorna Lane, Suffern. Amount: \$414,000. Filed March 22.

West Cole LLC, as owner. Lender: First Federal Savings of Middletown. Property: in Ramapo. Amount: \$800,000. Filed March 15.

DEEDS

Above \$1 million

15 King Terrace LLC, Spring Valley. Seller: 15 King LLC, Spring Valley. Property: 15 King Terrace, Spring Valley. Amount: \$1.2 million. Filed March 8.

36 40 MASF LLC, Nanuet. Seller: 36 40 North Middletown Road Inc., Nanuet. Property: 36 40 N. Middletown Road, Nanuet. Amount: \$1.3 million. Filed March 7.

Buggeln, Kate and Steve Kulovits, Piermont. Seller: 21 Fifth Avenue LLC, Spring Valley. Property: 21 Fifth Ave., Nyack. Amount: \$1 million. Filed March 11.

Cap Rate 36 North Main LLC, Hurleyville. Seller: 36 North Main LLC, Spring Valley. Property: 36 N. Main St., Spring Valley. Amount: \$1.6 million. Filed March 6.

Friedman, Moses and Faigy Friedman, Spring Valley. Seller: Tenure Equities LLC, Brooklyn. Property: 1 and 3 Tenure Ave., Spring Valley. Amount: \$1.3 million. Filed March 11.

Ganz, Yitty and Moshe Ganz, Monsey. Seller: 73 75 Twin Development LLC, New York. Property: 9 N. Rigaud Road, Spring Valley. Amount: \$1.5 million. Filed March 4.

Harriat Equity Holdings LLC, Brooklyn. Seller: Paiken West LLC, Spring Valley. Property: 115 Harriet Tubman Way, Spring Valley. Amount: \$1.9 million. Filed March 4.

Lane Gardens LLC, Spring Valley. Seller: Ronald M. and Jacqueline Glassman, Monsey. Property: 20 Lane St., Monsey. Amount: \$4.1 million. Filed March 8.

Rai, Arjun and Andrea Foster, Queens. Seller: Comito Homes LLC, Nyack. Property: 8 Mansfield Ave., Nyack. Amount: \$1.2 million. Filed March 4.

Silber, Yehuda, Spring Valley. Seller: 69 South Madison New York LLC, Monroe. Property: 69 S. Madison Ave., Spring Valley. Amount: \$1.2 million. Filed March 1.

Below \$1 million

106 Washington Avenue LLC, Suffern. Seller: Fazal and Shamica Khan, Nanuet. Property: 106 Washington Ave., Suffern. Amount: \$520,000. Filed March 7.

12 Ross LLC, Chestnut Ridge. Seller: Anita L. Underwood, Chestnut Ridge. Property: 12 Ross Ave., Chestnut Ridge. Amount: \$30,000. Filed March 7.

12 Willow Drive LLC, Brooklyn. Seller: Robert and Anna Minugh, Suffern. Property: 12 Willow Drive, Suffern. Amount: \$532,000. Filed March 1.

20 Hempstead Road LLC, Spring Valley. Seller: Norris F. Williams, Spring Valley. Property: 20 Hempstead Road, Spring Valley. Amount: \$999,990. Filed March 7.

29 Hoover LLC, Brooklyn. Seller: Philomena Devine Irrevocable Trust, et al, Stony Point. Property: 29 Hoover Place, Stony Point. Amount: \$575,000. Filed March 6.

36 Jacaruso LLC, Spring Valley. Seller: Henry Schwartz, Spring Valley. Property: 36 Jacaruso Drive, Spring Valley. Amount: \$550,000. Filed March 5.

73 Campbell LLC, Brooklyn. Seller: Broadway Properties 1 Inc., Airmont. Property: 73 Campbell Ave., Airmont. Amount: \$560,000. Filed March 12.

Broadway Properties 1 Inc., Airmont. Seller: Chaim D. and Amy Forcheimer, Airmont. Property: 73 Campbell Ave., Airmont. Amount: \$510,920. Filed March 12.

DeBellis Holdings 2 LLC, Goshen. Seller: 20 North Main Street 1 LLC, Pearl River. Property: 20 N. Main St., Pearl River. Amount: \$645,000. Filed March 11.

Dubois, Lauren E. and Connor J. Bell, New York. Seller: Pro Enterprises Inc., Suffern. Property: 129 Ridge Road, Valley Cottage. Amount: \$775,999. Filed March 12.

ETS 18 Holdings LLC, Brooklyn. Seller: Estate of Dong Joo Chong, West Haverstraw. Property: 17 Roosevelt Drive, West Haverstraw. Amount: \$368,000. Filed March 11.

Far REO Sub 1 LLC, Lansing, Michigan. Seller: Peter A. Hurwitz (referee), et al, New City. Property: 48 Clinton St., Spring Valley. Amount: \$775,434. Filed March 8.

Feferkorn Legacy Trust, et al, Monsey. Seller: Highview Hills LLC, Suffern. Property: 66 Silverwood Circle, Suffern. Amount: \$980,000. Filed March 11.

Francois, Nadine T., Montvale, New Jersey. Seller: Rockland County Funding LLC, Bronx. Property: 554 Mountainview Ave., Valley Cottage. Amount: \$678,000. Filed March 4.

Friedman, Samuel and **Goldy Friedman**, Monsey. Seller: Francis Terrace New York LLC and 35 Francis LLC, Monsey. Property: 35 Francis, Monsey. Amount: \$585,000. Filed March 7.

I and I Realty LLC, Mahwah, New Jersey. Seller: Carmine Riccardi, Suffern. Property: 50 E. Maltbie Ave., Suffern. Amount: \$280,000. Filed March 5.

Jolliffe Lane Holdings LLC, New City. Seller: Nash, John, Congers. Property: 11 Jolliffe Lane, Congers. Amount: \$365,000. Filed March 5.

Ludena, Dario X. A. and **Anirelis Sanchez**, New York. Seller: 89 Washington LLC, Spring Valley. Property: 89 Washington St., Nyack. Amount: \$680,000. Filed March 8.

MJ Developers Inc., Chappaqua. Seller: Elizabeth D. and Kevin M. Steward Trust, Harriman. Property: 30 Farley Drive, Stony Point. Amount: \$320,000. Filed March 5.

Paneth, Yisroel A., et al, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 2108 Corner St., Spring Valley. Amount: \$439,000. Filed March 12.

Ronstein Construction Corp., Stony Point. Seller: Damon and Elsa Salzman, Suffern. Property: 3 Fawn Lane, Wesley Hills. Amount: \$350,000. Filed March 4.

Schwartz, Simcha, Brooklyn. Seller: Mortgage Assets Management LLC, et al, Houston, Texas. Property: 12 Gillis Ave., Nyack. Amount: \$576,000. Filed March 5.

Sjaid Properties LLC, White Plains. Seller: DAF Enterprises Group Inc., Congers. Property: 65 New York Ave., Congers. Amount: \$815,000. Filed March 4.

Spitzer, Meir, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 68 Ostereh Blvd., New Square. Amount: \$804,000. Filed March 8.

Spring Vee Holdings LLC, Brooklyn. Seller: Zazzera Living Trust, et al, Spring Valley. Property: 4 Kingston Drive, New Hempstead. Amount: \$899,999. Filed March 6.

Young, James W and **Marzella Stanley**, Congers. Seller: 3 & 5 Miranda LLC, Monsey. Property: 5 Miranda Drive, Monsey. Amount: \$995,000. Filed March 8.

JUDGMENTS

Adams, John S., Middletown. \$1,865 in favor of Capital One, Glen Allen, Virginia. Filed March 12.

Ali, Williams Ebony C, Middletown. \$3,436 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Benn, Richard, Washingtonville. \$1,860 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Bloss, Valerie C., Monroe. \$29,445 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed March 7.

Bond, Douglas T., Maybrook. \$5,318 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 7.

Breuer, Eli, Chester. \$3,570 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 12.

Brown, Eric C., Middletown. \$8,915 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Caggiano, Debra, Pine Bush. \$6,199 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 11.

Carmines Italian Bakery Inc., et al, Middletown. \$28,650 in favor of David Rosen Bakery Supplies Inc., Maspeth. Filed March 11.

Chiriguaya Jr., Johnny J., Middletown. \$14,043 in favor of Municipal Credit Union, New York. Filed March 8.

Chumas, Patricia M., Newburgh. \$2,881 in favor of Citibank, Sioux Falls, South Dakota. Filed March 11.

Connolly, Michael J., Monroe. \$3,737 in favor of American Express National Bank, Sandy, Utah. Filed March 11.

Delts, Jasmine J., Thompson. \$2,337 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 7.

Desantis, Christine, Newburgh. \$1,267 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 11.

Deutsch, Uri, Monroe. \$13,616 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

Dineen, Lori A., Middletown. \$1,276 in favor of Midland Credit Management Inc., San Diego, California. Filed March 11.

Duggins, Jackie, Middletown. \$1,262 in favor of Second Round Sub LLC, Austin, Texas. Filed March 11.

Farling, Marc L., Newburgh. \$6,021 in favor of Citibank, Sioux Falls, South Dakota. Filed March 5.

Ferreri, Christine, Warwick. \$6,471 in favor of American Express National Bank, Sandy, Utah. Filed March 5.

Foley, Kristin N., Monroe. \$9,948 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Garcia, Carlos, Goshen. \$1,963 in favor of Cavalry SPV I LLC, Valhalla. Filed March 7.

Gennaro, Jaime K., Chester. \$8,117 in favor of Capital One, Glen Allen, Virginia. Filed March 12.

Gonzalez, Francisco, Florida. \$1,448 in favor of Capital One Bank, McLean, Virginia. Filed March 12.

Grant, Reginald, Middletown. \$1,088 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Hernandez, Emma Y., Pine Bush. \$1,698 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 7.

Heron, Carol Coombs and **Michael Logan**, Middletown. \$16,767 in favor of Southgate I LLC, Livingston, New Jersey. Filed March 11.

Innerstate Enterprize LLC and Greenaway Mandrell, Middletown. \$151,971 in favor of Mitsubishi HC Capital America Inc., Norwalk, Connecticut. Filed March 5.

Johnson, Kahlisa, Middletown. \$5,242 in favor of Capital One, Glen Allen, Virginia. Filed March 7.

Kennedy, Isabelle, Walden. \$21,878 in favor of Citizens Bank, Johnston, Rhode Island. Filed March 12.

Lagattuta, Sherri L., Walden. \$2,664 in favor of Discover Bank, New Albany, Ohio. Filed March 7.

Leon, Ashley and **Angel Gonzalez**, Highland Mills. \$18,025 in favor of LMG First Realty LLC, Monroe. Filed March 5.

Lewis, Talaya M., Newburgh. \$2,304 in favor of Capital One, Glen Allen, Virginia. Filed March 7.

Little, Mary, Newburgh. \$1,506 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

M&R Flooring Corp. and **Rosenberg Mordechi**, Brooklyn. \$5,001 in favor of Northfield Bank West, Woodbridge, New Jersey. Filed March 6.

Machrus Inc., et al, Cornwall-on-Hudson. \$57,657 in favor of Key Bank NA, Buffalo. Filed March 11.

Majors, Dashach J., Port Jervis. \$4,451 in favor of 8 Fall LLC, Warwick. Filed March 8.

Mandel, Abraham, Monroe. \$1,849 in favor of Capital One, Glen Allen, Virginia. Filed March 11.

Martinez, Abel, Newburgh. \$4,895 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed March 7.

McNair, Vincent, Newburgh. \$1,430 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Melgar, David, Newburgh. \$7,365 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Milliken, Dawn, et al, Walden. \$7,607 in favor of 845 Area Code LLC, Walden. Filed March 11.

Nation, Jelani, Middletown. \$2,573 in favor of Discover Bank, New Albany, Ohio. Filed March 11.

Nava, Baraquiel, Newburgh. \$1,046 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Pillius, Reehana B., Walden. \$3,454 in favor of Capital One, Glen Allen, Virginia. Filed March 7.

Polatseck, Raizy, Monroe. \$17,356 in favor of Capital One, Glen Allen, Virginia. Filed March 7.

Rose, Kellyann S., Harriman. \$1,840 in favor of American Express National Bank, Sandy, Utah. Filed March 11.

Singletery, Dowong, Middletown. \$1,500 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

Smith, Ebony, Middletown. \$14,259 in favor of Southgate I LLC, Livingston, New Jersey. Filed March 11.

Soto, Tonya, Goshen. \$3,073 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 8.

Taylor, Sandra, Middletown. \$1,568 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 11.

MECHANIC'S LIENS

Belle Estates LLC, as owner. \$12,355 in favor of Colonial Property Management. Property: 6 Belle Court, New Windsor. Filed March 4.

Chester Sports Complex LLC, as owner. \$33,597 in favor of Dynamic Sports Construction Inc. Property: 2 Tetz Road, Chester. Filed March 5.

Coleman Jr., Michael R., as owner. \$5,105 in favor of Colonial Property Management. Property: 19 Meadow View Drive, Walkkill. Filed March 4.

Cornerstone Family Healthcare, as owner. \$57,732 in favor of Tristate Contract Sales LLC. Property: 100 Broadway, Newburgh. Filed March 5.

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

Excelsior Developers LLC, as owner. \$2,250 in favor of Onsite Concrete Supply LLC. Property: 97 Acres Road, Palm Tree-Kiryas Joel. Filed March 11.

Francis, Cynthia, as owner. \$21,000 in favor of M&N Construction Group. Property: 404 Lakes Road, Monroe. Filed March 4.

Port Jervis Terminal LLC, as owner. \$377,257 in favor of Cirone Construction Inc. Property: 131-143 US Route 6, Deerpark. Filed March 4.

Withington William and Rachel Withington, as owner. \$128,645 in favor of Bambrick Builders Inc. Property: 3 Tamara Lane, Cornwall-on-Hudson. Filed March 4.

Zacharia, Magdalini, as owner. \$11,075 in favor of United Rentals Inc. Property: 8 N. Plank Road, Newburgh. Filed March 8.

NEW BUSINESSES

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

Partnerships

Doomstriker For First Responders, 35 456, Port Jervis 12771. c/o Kenneth DeGeorge and Porfirio Rodriguez. Filed March 7.

Sole Proprietorships

Abbys Barber Shop No.2, 55 Quaker Ave., Suite 103, Cornwall-on-Hudson 12518. c/o Karina Belen Gonzalez. Filed March 7.

Aiden Cleaners Services, 706 Lenox Road, Monroe 10950. c/o Heidi Linet Rodriguez. Filed March 13.

Auto Repair Wilson, 4 Knapp Ave., Middletown 10940. c/o Wilson Fernando Suquilanda Muruiucho. Filed March 11.

Chabelitas Deli & Grocery, 46 Liberty St., Newburgh 12550. c/o Mario Garcia Jr. Filed March 8.

Designs By V, 17 Imperial Park Drive, Middletown 10941. c/o Vanessa N. Reyes. Filed March 12.

Ibrahim Trading International, 5316 Route 9w, Newburgh 12550. c/o Ibrahim Mohammad Nasif. Filed March 11.

Lakeside Wellness, 98 School Road, Monroe 10950. c/o Arlene P. Kobylinski. Filed March 7.

McKenzie Cares, 210 Brola Road Middletown 10940. c/o McKenzie Mulcare. Filed March 7.

Olgas Cleaning Services, 18 Freezer Road, Middletown 10941. c/o Olga M. Hernandez. Filed March 7.

Shearcreates, 108 Prospect Ave., Middletown 10940. c/o Marrero Sanchez. Filed March 11.

Succulent Cookies, 835 Blooming Grove Turnpike 13, New Windsor 12553. c/o Rosario Yubelkis. Filed March 12.

Urban Beauty Salon, 108 Prospect Ave., Middletown 10940. c/o Denzel Nelson Clarke. Filed March 8.

BUILDING PERMITS

Commercial

260-292 Long Ridge Road Stamford, Stamford, contractor for 260-292 Long Ridge Road Stamford. Perform replacement alterations at 260 Long Ridge Road, Stamford. Estimated cost: \$400,000. Filed March 19.

A.P. Construction, Norwalk, contractor for A.P. Construction. Construct superstructure for new building at 164 W. Cedar St., Norwalk. Estimated cost: \$1,205,004. Filed Feb. 23.

Accent Signs LLC, Stamford, contractor for CP VII Vela LLC. Install one wall-mounted sign with reverse channel aluminum letters on aluminum background (halo lighting) at 1011 Washington Blvd., Stamford. Estimated cost: \$7,500. Filed March 27.

Antonelli, John E., Stamford, contractor for Annemid RI LLC. Repair and/or replace missing metal facade panels at 25 Atlantic St., Stamford. Estimated cost: \$5,000. Filed March 25.

Ashforth Properties Construction Inc., Stamford, contractor for Wings Real Estate Holdings LLC. Construct new Group A-4 hockey arena and training facility at 23 Barry Place Stamford. Estimated cost: \$8,000,000. Filed March 22.

Bedford East Holdings LLC, Stamford, contractor for Bedford East Holdings LLC. Erected a temporary tent for St. Patrick's parade and St. Patrick's Day celebrations at 175 Bedford St., Stamford. Estimated cost: \$7,000. Filed March 1.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Add a storage closet for an existing tenant space at 400 Atlantic St., Stamford. Estimated cost: \$28,000. Filed March 5.

BLT Management LLC, Stamford, contractor for 777 Canal LLC c/o BLT Management LLC. Replace existing windows on the third floor to match first and second floors at 845 Canal St., Stamford. Estimated cost: \$300,000. Filed March 6.

C. Fidaleo & Son Inc., Stamford, contractor for Rufford 3/9 and GBR Broad & Summer LLC. Perform replacement alterations at 74 Broad St., Stamford. Estimated cost: \$25,000. Filed March 21.

Carpentry Unlimited Inc., Stamford, contractor for Turn of River Fire Department Inc. Install new partitions for chief's office at 268 Turn of River Road, Stamford. Estimated cost: \$9,000. Filed March 11.

Casson Leasing Inc., Norwalk, contractor for The Winston Preparatory School. Construct two modular classrooms at 57 W. Rocks Road, Norwalk. Estimated cost: \$198,520. Filed Feb. 23.

City of Stamford, contractor for the city of Stamford. Install an annual temporary tent by the Stamford Golf Authority for summer events at 1349 Newfield Ave., Stamford. Estimated cost: \$500. Filed March 13.

Culbertson Company of New York, Hawthorne, New York, contractor for Sarah Bernardo and One Strawberry Hill Condominium Association. Replace four doors leading to garage from elevator lobby (2 single doors, 2 double doors) at 1 Strawberry Hill Ave., Stamford. Estimated cost: \$16,985. Filed March 20.

DFW Building Company LLC, Easton, contractor for Baker Properties Ltd. Partnership. Construct a commercial kitchen and two toilet rooms for GE appliance showroom at 49 John St., Stamford. Estimated cost: \$120,000. Filed March 21.

Hillside Plaza LLC, Norwalk, contractor for Hillside Plaza LLC. Perform replacement alterations at 14-16 N. Main St., Norwalk. Estimated cost: \$2,000. Filed Feb. 23.

Residential

A&J Generator and Equipment LLC, Prospect, contractor for Nicholas and Antoinette DiGiorgio. Install one generator with one 100-amp service-entrance automatic transfer switch. Natural gas fueled at 222 Skyview Drive, Stamford. Estimated cost: \$18,000. Filed March 22.

A&J Generator and Equipment LLC, Prospect, contractor for 60 Ocean Drive LLC. Install one 12kw natural gas generator with (1) 100-amp automatic transfer switch to feed panel just for generator at 60 Ocean Drive, Stamford. Estimated cost: \$14,000. Filed March 13.

Aacps Inc., Bridgeport, contractor for Jonathon Miller and Danielle Clemenza. Install a vinyl lined in-ground swimming pool at 551 Webs Hill Road, Stamford. Estimated cost: \$125,000. Filed March 14.

ADJ Exterior Home Improvements LLC, Stamford, contractor for Victor M. and Maria V. Sanchez. Remove existing roof and reroof 91 North St., Stamford. Estimated cost: \$24,000. Filed March 21.

AVM Construction Services Inc., Stamford, contractor for David and Tanya Heigel. Construct a second-floor addition for a bedroom and bathroom with front porch interior renovation at 106 Bouton St., Stamford. Estimated cost: \$250,000. Filed March 22.

Bartlett, Philip, Beacon Falls, contractor for Jeffrey R. and Eda Ergul Peterson. Install a propane-fueled 24kw stand-by generator with 500-gallon underground propane tank at 303 E. Middle Patent Road, Stamford. Estimated cost: \$6,500. Filed March 20.

Bartlett, Philip, Beacon Falls, contractor for Craig McCray. Install 26kw generator, transfer switches and a 500-gallon under-ground propane tank to generator at 9 Spring Hill Lane, East, Stamford. Estimated cost: \$8,000. Filed March 5.

Bob Burns Roofing & Construction LLC, Wolcott, contractor for Johanna Ward and Sean Whitehead. Remove existing roof and reroof 119 Lawton Ave., Stamford. Estimated cost: \$13,550. Filed March 18.

Brank, William L., Greenwich, contractor for Christopher and Marissa Bateman. Construct first- and second-floor addition at 237 Minivale Road, Stamford. Estimated cost: \$200,000. Filed March 7.

Brunetti, William Francis, Newtown, contractor for Evan J. Wyler and Crystal R. Wyler. Alter existing house with new second-floor bedrooms, baths, laundry, partial basement to be finished and relocation of utility area in the basement at 1 Apple Tree Drive, Stamford. Estimated cost: \$350,000. Filed March 4.

Building By Design LLC, Stamford, contractor for Wesley A. Romansky and Kathryn A. Walsh. Perform an expansion of the existing deck at 83 Laurel Ledge Road, Stamford. Estimated cost: \$115,000. Filed March 15.

C and C Roofing LLC, Vernon, contractor for Mark K. and Dianne I. Farley. Remove existing roof and install 49 squares of Owens Corning arches with six nails per shingle at 36 Crofts Lane, Stamford. Estimated cost: \$32,400. Filed March 19.

Caitlin, Frank, Norwalk, contractor for Frank Caitlin. Install a generator at side of single-family residence at 14 Sherwood St., Norwalk. Estimated cost: \$10,000. Filed Feb. 23.

Colucci, Robert, Stamford, contractor for Kenneth M. and Laura A. Considine. Install all necessary, plumbing, electrical, sheet rock, tile and fixtures for a new basement bathroom at 114 Hemlock Drive, Stamford. Estimated cost: \$12,000. Filed March 19.

Construction LLC, Shelton, contractor for Shale A. and Christine A. Breite. Add three walls with a door and one closet at 85 Camp Ave., Unit 18B, Stamford. Estimated cost: \$14,400. Filed March 5.

Cornerstone Construction & Remodeling LLC, Harwinton, contractor for David Hutfless and Kimberly Gustin. Renovate second-floor master bathroom with tub and shower and relocation of toilet, partition wall and sub-floor replacement at 178 Hunting Ridge Road, Stamford. Estimated cost: \$10,000. Filed March 14.

Creative Building & Remodeling LLC, Bethel, contractor for Caroline Faith Reilly. Convert a one-car garage into a playroom and create a door leading into the dining room, no plumbing, just electric at 44 Lawton Ave., Stamford. Estimated cost: \$40,000. Filed March 25.

Cuscuna Jr., Rocco B., Stamford, contractor for David and Sande Baum. Install a Generac generator piped into existing propane tank on the left of the dwelling at 4 Calder Bridge Drive, Unit 6, Stamford. Estimated cost: \$14,000. Filed March 25.

Delaney, David John and Rachel Catherine, Stamford, contractor for David John and Rachel Catherine Delaney. Finish basement at 40 Crestview Ave., Stamford. Estimated cost: \$38,350. Filed March 20.

Digesu Building Contractor LLC, Stamford, contractor for Vanderson and Claudia I. Digesu. Renovate a single-family residence at 23 W. View Lane, Stamford. Estimated cost: \$155,000. Filed March 27.

Dudek, Steven M., Stamford, contractor for Cheryl L. and Jessica Reilly. Perform interior wall demolition, second-floor addition of master bedroom suite, rear dining room addition and entryway at 23 Hirsch Road, Stamford. Estimated cost: \$300,000. Filed March 4.

Erie Construction Mid-West LLC, Norwalk, contractor for Margaret A. O'Neal. Remove existing shingles and replace with new shingles at 89 Comstock Hill Ave., Norwalk. Estimated cost: \$76,695. Filed Feb. 22.

Erie Construction Mid-West LLC, Norwalk, contractor for Darrell Greene. Remove existing roof and reroof 12 Richmond Hill Road, Norwalk. Estimated cost: \$44,553. Filed Feb. 22.

Erie Construction Mid-West LLC, Norwalk, contractor for John Taylor. Install low-slope roofing over existing roofing at 6 Vespucci Road, Norwalk. Estimated cost: \$36,757. Filed Feb. 22.

Erie Construction Mid-West LLC, Norwalk, contractor for Jazmin Arrieta. Remove existing shingles and replace at 112 Newtown Ave., Norwalk. Estimated cost: \$34,176. Filed Feb. 22.

Flying Colors Roofing LLC, Brookfield, contractor for Brian and Jennifer Totilo. Remove existing roof and reroof 112 Overbrook Drive, Stamford. Estimated cost: \$14,500. Filed March 19.

Flying Colors Roofing LLC, Brookfield, contractor for Brian and Jennifer Totilo. Remove existing siding, install Tyvek and clapboard siding at 112 Overbrook Drive, Stamford. Estimated cost: \$23,500. Filed March 18.

Fulton, Lauren and Marshall Fulton, Stamford, contractor for Lauren and Marshall Fulton. Construct a second-story addition at the rear of the one-story house at 113 Alton Road, Stamford. Estimated cost: \$110,000. Filed March 26.

G.A. Castro Construction LLC, Stamford, contractor for Huyhua Nilo. Replace siding at 78 Highview Ave., Stamford. Estimated cost: \$30,000. Filed March 20.

Little, Jason A. and Sarah S. Little, Norwalk, contractor for Jason A. and Sarah S. Little. Perform replacement alterations at 12 Park Lane, Norwalk. Estimated cost: \$250,000. Filed Feb. 23.

Long Neck Custom Homes LLC, Norwalk, contractor for Randolph M. and Robin Bonnist. Renovate single-family residence at 3 Ganfield Crossing, Norwalk. Estimated cost: \$226,491. Filed Feb. 23.

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

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COURT CASES

Bridgeport Superior Court

Alliance Management LLC, et al, Oxford. Filed by Dennis Fiore, Stratford. Plaintiff's attorney: Coles Baldwin Kaiser & Creager LLC, Fairfield. Action: The plaintiff, while walking his dog, was caused to slip on a patch of ice hidden beneath snow and sustained injuries that warranted emergency medical care for treatment and ultimately surgical intervention. As the owner of the property where the plaintiff fell, the defendant had a duty to maintain said property in a reasonably safe and secure condition. 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-24-6131677-S. Filed Feb. 23.

Biafore, Victoria R., et al, Bridgeport. Filed by Rexhe Muriqi, Stamford. Plaintiff's attorney: Balzano & Tropiano PC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6131727-S. Filed Dec. 20.

Ochoa, Darwin, et al, Elmhurst, New York. Filed by Maria Ozkul, Stratford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131112-S. Filed Feb. 2.

Town of Redding, et al, Redding. Filed by Robert Schildt p.p.a. Jackson Schildt, Redding. Plaintiff's attorney: Jonathan Eamon Spodnick, Trumbull. Action: The minor plaintiff was a student attending John Read Middle School and while outside during recess on the school premises the minor defendant, also a student was outside with the plaintiff, during the minor defendant also a student, pushed or shoved the minor plaintiff student, without warning from behind, causing him to fall on frozen ground causing the minor plaintiff to suffer injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131571-S. Filed Feb. 20.

Wilson, Shawn, Higganum. Filed by Cortney Fleming, Bridgeport. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6131279-S. Filed Feb. 9.

Danbury Superior Court

Crown Pointe SPE LLC, et al, East Hartford. Filed by Patrice Schlossman, Cooper City, Florida. Plaintiff's attorney: Hastings Cohan & Walsh LLP, Ridgefield. Action: The plaintiff was on the premises controlled and maintained by the defendants when she fell on the icy surface sustaining serious injury to her right elbow. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049077-S. Filed Feb. 13.

Kenyon, Nicholas W., et al, New Milford. Filed by Adriel D. Rodriguez-Perez, Burlington. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049003-S. Filed Feb. 5.

The Stop & Shop Supermarket Company LLC, et al, Hartford. Filed by Karen Breslin, Ridgefield. Plaintiff's attorney: Christopher John Molyneaux, Ridgefield. Action: The plaintiff, as a business invitee, was lawfully on the defendants' premises where she was caused to fall due to a slippery condition on the store floor, thereby causing her to suffer the injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048507-S. Filed Dec. 19.

Town of Wilton, et al, Wilton. Filed by Christine Vernagallo, Brookfield. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was the operator of a motor vehicle that was traveling in a southerly direction on Seeley Road when suddenly and without warning, a large tree and/or limb located on municipal property, fell onto the road and struck the motor vehicle operated by the plaintiff, causing the plaintiff to veer into the westbound shoulder and flip her car, all of which caused the plaintiff to suffer injuries since the defendant, its agents, servants and or employees failed to act and remove the dead, damaged and/or decaying tree situated alongside Seeley Road. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049222-S. Filed Feb. 20.

Walgreen Eastern Company Inc., et al, Hartford. Filed by Stephanie Simon, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff was on the premises controlled by the defendants when she was suddenly caused to fall due to a dangerous and defective condition, thereby causing her to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049057-S. Filed Feb. 9.

Stamford Superior Court

Aguilar, Gabriel, Stamford. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Schreiber Law LLC, Salem, New Hampshire. Action: The plaintiff is a banking association, which issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6065302-S. Filed Feb. 20.

Legal, Samuel, Stamford. Filed by Jerrica Peterson, Stamford. Plaintiff's attorney: Millman & Millman, Westport. 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-24-6065319-S. Filed Feb. 21.

Pagan, Julio G., et al, Ridgefield. Filed by Chelsia Harris, Norwalk. Plaintiff's attorney: Bert McDowell Injury Law LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065359-S. Filed Feb. 26.

Spatola, Amanda, Darien. Filed by Manuel Berrutti p.p.a. Diego Berrutti, White Plains, New York. Plaintiff's attorney: Kenny O'Keefe & Usseglio PC, Hartford. Action: The minor plaintiff 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 for suffering 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-24-6065300-S. Filed Feb. 20.

DEEDS

Commercial

108 Henry LLC, Greenwich. Seller: Margaret Price, Greenwich. Property: 108 Henry St., Greenwich. Amount: \$1. Filed March 22.

513 Lake Avenue Residence LLC, Greenwich. Seller: 513 Lake Avenue LLC, Greenwich. Property: 513 Lake Ave., Greenwich. Amount: \$10. Filed March 21.

Durso, Elaina, Greenwich. Seller: Summit view Group LLC, Greenwich. Property: 45 Ettl Lane, Unit 203, Greenwich. Amount: \$963,000. Filed March 21.

Fitzgerald, James W. and Ann O'Neil Fitzgerald, Old Greenwich. Seller: 380ML LLC, New York, New York. Property: 38 Old Mill Lane, Stamford. Amount: \$915,000. Filed March 11.

Flanders Homebuyers LLC and Cream City Home Buyers LLC, Fairfield. Seller: 983 Congress Street LLC, Fairfield. Property: 983 Congress St., Fairfield. Amount: \$620,000. Filed March 27.

Gallo, Anna and Ennio Gallo, Greenwich. Seller: The Bank of New York Mellon, Anaheim, California. Property: 47 Grey Rock Drive, Greenwich. Amount: \$1,176,000. Filed March 19.

Ismail, Ayman, Fairfield. Seller: Motcim LLC, Fairfield. Property: 232-234 Melville Drive, Fairfield. Amount: \$595,000. Filed March 26.

New Estate Group LLC, Greenwich. Seller: Michun Yokobori, Greenwich. Property: 295 Davis Ave., Greenwich. Amount: \$730,000. Filed March 20.

Old Greenwich 2 LLC, Westport. Seller: 4 Chasmar Road LLC, Greenwich. Property: 4 Chasmar Road, Parcel A, Greenwich. Amount: \$1,100,000. Filed March 22.

Old Greenwich 2 LLC, Westport. Seller: 4 Chasmar Road LLC, Greenwich. Property: 4 Chasmar Road, Parcel B, Greenwich. Amount: \$1,100,000. Filed March 22.

Skyview Builders LLC, Norwalk. Seller: Lauren Sanger and James Sanger, Greenwich. Property: 421 Field Point Road, Lot 1, Greenwich. Amount: \$4,005,000. Filed March 19.

Valdes, Margaret and Alexander Valdes, Stamford. Seller: Major Oak Builders & Consultants LLC, Milford. Property: 3 Juniper Hill Road, Stamford. Amount: \$10. Filed March 21.

Van Alphen, Susannah Coille, Greenwich. Seller: 120 E. Elm No. 2 LLC, Greenwich. Property: 120 E. Elm St., Unit 2, Greenwich. Amount: \$1,825,000. Filed March 19.

Residential

Alper, Hollie and Barry Alper, Stamford. Seller: Alexander Valdes and Margaret Valdes, Stamford. Property: 77 Havemeyer Lane, Unit 73, Stamford. Amount: \$1,425,000. Filed March 14.

Arroyave, Ruth, Greenwich. Seller: Robert M. Guarino, Stamford. Property: 30 Glenbrook Road, Unit 9E, Stamford. Amount: \$339,000. Filed March 15.

Baughman, Grant C. and Emily H. Williams, Stamford. Seller: Lisa Kappel Grey, Darien. Property: Parcel No. 2, Map 7008, Stamford. Amount: \$925,000. Filed March 12.

Buckley, Lauren H. and Sean P. Buckley, Alford, Massachusetts. Seller: Julienne Fareri Zielinski, Old Greenwich. Property: 4 Cove Ridge Lane, Old Greenwich. Amount: \$10. Filed March 20.

Cecunjanin, Sukrija and Medina Cecunjanin, Shelton. Seller: Danielle Sikes and Patrick Guthrie, Stamford. Property: 76 Maple Tree Ave., No. 3 Stamford. Amount: \$405,000. Filed March 13.

Feng, Wei and Mi Lyu, Stamford. Seller: Stephen Gorman, Greenwich. Property: Home Place, Greenwich. Amount: \$10. Filed March 22.

Gong, Peng and Yang Liu, Stamford. Seller: Kevin Castillo, Carmen de los Santos and Providencia Perez, Stamford. Property: 54 Hope St., No. 1, Stamford. Amount: \$425,000. Filed March 14.

Gruendel, Stephen and Alix Jorgensen, New York, New York. Seller: Jonathan T. Shumaker and Rebecca E. Shumaker, Greenwich. Property: 7 Colonial Lane, Riverside. Amount: \$3,450,000. Filed March 19.

Jacobs, Matthew Hunter, Stamford. Seller: Kyle Thomas McWalters, Stamford. Property: 77 Glenbrook Road, Unit 405, Stamford. Amount: \$380,000. Filed March 15.

Jamieson, William H., Stamford. Seller: Viacheslav Tishchenko, Easton. Property: 328 Delavan Ave., Greenwich. Amount: \$895,000. Filed March 19.

King, A. Forrest, Greenwich. Seller: Diane Hoberman Louie, et al, Santa Cruz, California. Property: 98 Hunting Ridge Road, Greenwich. Amount: \$2,300,000. Filed March 18.

Lothrop, Nancy Stuart, Fairfield. Seller: Matthew E. Gyurko and Erin H. Gyurko, Fairfield. Property: 86 Clinton St., Fairfield. Amount: \$850,000. Filed March 27.

McGuire, Mary, West Palm Beach, Florida. Seller: Josephine Hoh, Cos Cob. Property: 89 River Road, Unit 306, Cos Cob. Amount: \$1,950,000. Filed March 18.

Moutinho, Branden M. and **Marilyn Moutinho**, Fairfield. Seller: Lucila Ford, Fairfield. Property: 71 Vermont Ave., Fairfield. Amount: \$450,000. Filed March 25.

Mwangi, Geraldine, Stamford. Seller: Charles Alt, Ewing, New Jersey. Property: 49 Glenbrook Road, Unit 107, Stamford. Amount: \$412,500. Filed March 12.

Normantas, Lukas and **Kenisha Normantas**, Mount Vernon, New York. Seller: Anke Dew, Westport. Property: 1102 Stillson Road, Westport. Amount: \$700,000. Filed March 26.

O'Farrell, Peter and **Sheila B. O'Farrell**, Cos Cob. Seller: Elizabeth H. Coons, Greenwich. Property: 191 Cat Rock Road, Cos Cob. Amount: \$1,975,000. Filed March 19.

Pednekar, Nilesh and **Dipti Pednekar**, Riverside. Seller: Natalie Kilts, Cos Cob. Property: 24 Maplewood Drive, Cos Cob. Amount: \$1,115,000. Filed March 20.

Pilloni, Joseph Anthony, Riverside. Seller: Paul Lambert, Fairfield. Property: 20 Casmir Drive, Fairfield. Amount: \$542,000. Filed March 26.

Quinn, Shaun and **Allison Powell Quinn**, Stamford. Seller: Christopher Joyce, Fairfield. Property: 114 Middlebrook Drive, Fairfield. Amount: \$1,175,000. Filed March 27.

Reinhardt, Kirsten J., Lewiston, New York. Seller: Elsie Valcour, Stamford. Property: 200 Sylvan Knoll Road, Apt 200, Stamford. Amount: \$281,500. Filed March 12.

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Questions and comments regarding this section should be directed to:

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Resor, Helen and **Alex Sieke**, Wilton. Seller: Bradford Tucker Hastings and Katherine Hastings, Greenwich. Property: 23 Laurel Lane, Greenwich. Amount: \$10. Filed March 18.

Riggat, Zachary and **Amanda Riggat**, Cos Cob. Seller: Gail M. Tomberg, Bainbridge Island, Washington. Property: 5 Stonebrook Lane, Cos Cob. Amount: \$1,600,731. Filed March 18.

Robledo, David S., Stamford. Seller: Balakrishnan Nagappan and Vijaya Karlyavulu, Stamford. Property: 71 Strawberry Hill Ave., Unit 316, Stamford. Amount: \$273,000. Filed March 12.

Rottier, Amanda and **Francisco Jose Mira**, Fairfield. Seller: Andrew Piekarski, Fairfield. Property: 140 Hurd St., Fairfield. Amount: \$1,675,000. Filed March 25.

Scenna, Steven, Stamford. Seller: Stephen J. Rutter and Catherine C. Rutter, Stratford. Property: 24 Home Court, Unit 12, Stamford. Amount: \$302,000. Filed March 12.

Schulten, Alexis J. and **Jennifer M. Schulten**, Houston, Texas. Seller: Stephen Fedorko and Stephanie Hawley, Fairfield. Property: 150 Arbor Drive, Fairfield. Amount: \$1,225,000. Filed March 28.

Solorzano, Vilma and **Jose Solorzano**, New Rochelle, New York. Seller: Michael Harrington and Michelle N. Faylo, Stamford. Property: 17 Hope St., Unit 4B, Stamford. Amount: \$325,000. Filed March 15.

Tran, Rose T. and **Brian E. McCarty**, Fairfield. Seller: Luis Antunez and Elizabeth Antunez, Fairfield. Property: 53 New St., Fairfield. Amount: \$750,000. Filed March 28.

Valdespino, Luis F. and **Christina L. Reckdenwald**, Greenwich. Seller: Arthur J. Kean Jr., Norwalk. Property: 205 Sterling St., Fairfield. Amount: \$650,000. Filed March 28.

Yoo, Yanghyun and **Yoo Jin So**, Greenwich. Seller: Halvard Kvaale, Greenwich. Property: 52 Sherwood Place, Unit 1, Greenwich. Amount: \$1,140,000. Filed March 21.

LIS PENDENS

Campanile, Lois Jane, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National. Property: 35 Woodway Road, Unit A4, Stamford. Action: foreclose defendant's mortgage. Filed March 13.

Dube, Kevin John and **Melissa M. Dube, et al**, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 53 Travis Ave., Stamford. Action: foreclose defendants' mortgage. Filed March 18.

Emilien, Jean Claude, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 108 Lawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed March 18.

Gulbin, Julie, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for HSBC Bank USA NA. Property: 428 Jackman Ave., Fairfield. Action: foreclose defendants' mortgage. Filed March 26.

Medoit, Peter, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Mortgage Markets Cuso LLC. Property: 11 Revere Drive, Unit 19-F-2, Stamford. Action: foreclose defendant's mortgage. Filed March 6.

Schleipman, Peter, et al, Fairfield. Filed by Neubert, Pepe & Monteith PC, Hartford, for Webster Bank NA. Property: 257 James St., Fairfield. Action: foreclose defendants' mortgage. Filed March 25.

Ukperaj, Avni and **Lisette Ukperaj, et al**, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for Stamford Water Pollution Control Authority. Property: 173 Frederick St., Stamford. Action: foreclose defendants' mortgage. Filed March 18.

MORTGAGES

775 Atlantic Street LLC, Riverside, by Miguel A. Basalo. Lender: Sharestates Investments LLC, 45 N. Station Plaza, Suite 400, Great Neck, New York. Property: 26 Sinaway Road, Cos Cob. Amount: \$1,004,000. Filed Feb. 28.

ARK Real Estate Holdings LLC, Greenwich, by Joel Gil. Lender: TD Bank NA, 1701 Route 70 East, Cherry Hill, New Jersey. Property: 1171 E. Putnam Ave., Unit 2B, Greenwich. Amount: \$2,300,000. Filed Feb. 27.

Athmaram, Karthick, Fairfield, by Douglas Seltzer. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 442 Surrey Lane, Fairfield. Amount: \$700,000. Filed Feb. 16.

Austin, Chris, Stamford, by John M. Eichholz. Lender: Mortgage Research Center LLC, 1400 Forum Blvd., Suite 18, Columbia, Missouri. Property: 3 Radio Place, Unit 3, Stamford. Amount: \$497,624. Filed Feb. 1.

Bandrowczak, Steven and **Donna Bandrowczak**, Greenwich, by Howard R. Wolfe. Lender: Dime Bank, 290 Salem Turnpike, Norwich. Property: 22 Indian Chase Drive, Greenwich. Amount: \$1,125,000. Filed Feb. 28.

Bower, Frederic J. and **Alexandra L. Bower**, New York, New York, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 49 Lockwood Ave., Old Greenwich. Amount: \$2,500,000. Filed Feb. 28.

Boys & Girls Club of Greenwich Inc., Greenwich, by Catherine Cuggino. Lender: Webster Public Finance Corp., 200 Elm St., Stamford. Property: 4 Horseneck Lane, Greenwich. Amount: \$13,500,000. Filed Feb. 26.

Broadbent, Christopher and **Suzanne Brodbent**, Greenwich, by Scarlett A. Almonte. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 32 Bishop Drive South, Greenwich. Amount: \$103,140. Filed Feb. 28.

Buckley III, Dennis J. and **Whitney T. Buckley**, Fairfield, by Leah M. Parisi. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 10 Westwood Road, Fairfield. Amount: \$708,500. Filed Feb. 12.

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.

Carlson, Paige and **Reed Carlson**, Stamford, by Michael B. Nahoum. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 161 Bridge St., Stamford. Amount: \$728,960. Filed Feb. 1.

Celentano Jr., Robert J. 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.

Chatila, Tarek and **Valeriya Svystun**, Stamford, by Marissa L. Florio. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 199 Courtland Ave., Stamford. Amount: \$1,000,000. Filed Feb. 5.

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

Conover, Gregory C. and **Laura A. Conover**, Fairfield, by Michael A. Gallio. Lender: Alice Ann Fitzpatrick, 245 Unquowa Road, Unit 133, Fairfield. Property: 133 Smedley Road, Fairfield. Amount: \$200,000. Filed Feb. 16.

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.

Cosby, Matthew and **Andrea Cosby**, Old Greenwich, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Rockmere Ave., Old Greenwich. Amount: \$224,000. Filed Feb. 27.

Crochon, Katarzyna and **Bernard Crochon**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Flagler Drive, Greenwich. Amount: \$730,000. Filed Feb. 29.

Crumbley, Michelle and **Levander Crumbley**, Stamford, by Gerardo E. Molla. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 157 Seaside Ave., Apt. 1, Stamford. Amount: \$58,000. Filed Feb. 2.

Digesu, Claudia and **Vanderson Digesu**, Stamford, by Mary Wilcox. Lender: Provident Funding Associates LP, 1235 N. Dutton Ave., Suite E, Santa Rosa, California. Property: 1076 Westover Road, Stamford. Amount: \$765,000. Filed Feb. 1.

Duffy, John M. and **Alexandra G. Duffy**, Greenwich, by Maria C. Miller. Lender: National Banking Association, 100 N. Tryon St., Charlotte, North Carolina. Property: 9 Glen Avon Drive, Riverside. Amount: \$250,000. Filed Feb. 28.

Faucher, Stephen R. and **Kyle Faucher**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 53 ShadowWood Road, Fairfield. Amount: \$116,000. Filed Feb. 16.

Fisher, Benjamin P., Greenwich, by Shetal Nitin Malkan. Lender: Newtek Bank NA, 1981 Marcus Ave., Suite 130, Lake Success, New York. Property: 16 Ridgebrook Road, Greenwich. Amount: \$25,000. Filed Feb. 29.

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

Furtak, Christopher J. and **Ashley R. Furtak**, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 1203 Black Rock Tpke., Fairfield. Amount: \$62,000. Filed Feb. 14.

Geriak, Kenneth B. and **Hannah Geriak**, Fairfield, by Oxines J. Rene. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 46 Youngstown Road, Fairfield. Amount: \$246,000. Filed Feb. 16.

Germain, Ghislaine and **Jean R. Renodo**, Stamford, by Matthew Taylor Recalde. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 186 Seaside Ave., Apt. 1, Stamford. Amount: \$69,800. Filed Feb. 5.

Ginsberg, Andrew and **Elena Ginsberg**, Greenwich, by Rebecca Renee Acosta. Lender: Magnolia Bank Inc., 637 S. Lincoln Blvd., Hodgenville, Kentucky. Property: 48 Summer Road, Greenwich. Amount: \$1,296,000. Filed Feb. 29.

Goldberg, Stephen and **Yuji Goldberg**, East Elmhurst, New York, by David E. Hoyle. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 96 Cat Rock Road, Cos Cob. Amount: \$1,272,000. Filed Feb. 29.

Graham, Anne S., Southport, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 40 Emerald Springs, Southport. Amount: \$450,000. Filed Feb. 15.

Hofmann, Richard J. and **Gail Grosso Hofmann**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 1258-4 Stillwater Road, Stamford. Amount: \$150,000. Filed Feb. 1.

Hossain, Alamgir, Trumbull, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 245 Seaside Ave., Stamford. Amount: \$640,500. Filed Feb. 1.

Hossain, Rafaat, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 40 Culloden Road, Stamford. Amount: \$766,800. Filed Feb. 5.

Hutter Robert and **Lisa Hutter**, Fairfield, by Janet P. Sandella. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 57 Stevenson Road, Fairfield. Amount: \$70,000. Filed Feb. 14.

Katsigiannakis, Konstantinos and **Devan Katsigiannakis**, Greenwich, by James M. Rubino. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 205 Valley Road, Cos Cob. Amount: \$1,477,000. Filed March 1.

Khatun, Moriam, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 58 Dale St., Stamford. Amount: \$592,200. Filed Feb. 1.

Kidd, Carla G., Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 51 Clapboard Ridge Road, Greenwich. Amount: \$3,400,000. Filed Feb. 26.

Lin, Meili, et al, Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 24 Deep George Road, Greenwich. Amount: \$590,000. Filed Feb. 29.

Lucas, John C. and **Allison C. Lucas**, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 82 Southfield Road, Fairfield. Amount: \$275,000. Filed Feb. 14.

Malaver, Segundo, Stamford, by Donna M. Kelly. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 59 Courtland Ave., Unit 1Q, Stamford. Amount: \$228,000. Filed Feb. 5.

Martinez-Alvarez, Santos Esteban, Stamford, by David N. Feliu. Lender: First County Bank, 117 Prospect St., Stamford. Property: 190 West Ave., Stamford. Amount: \$361,250. Filed Feb. 5.

Medina Cueva, Miguel A., Stamford, by John R. Fiore. Lender: Community Savings, 425 Main St., 425 Main St., Caldwell, Ohio. Property: 71 Strawberry Hill Ave., Apt. 614, Stamford. Amount: \$211,875. Filed Feb. 5.

Muldoon, Timothy M., Old Greenwich, by James Kavanagh. Lender: OCMBC Inc., 19000 MacArthur Blvd., Suite 200, Irvine, California. Property: 10 S. End Court, Old Greenwich. Amount: \$1,820,000. Filed Feb. 26.

Nakamura, Shuji and **Reginald Edward Higgins**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 54 London Lane, Stamford. Amount: \$70,700. Filed Feb. 5.

Olsen, Jakob and **Rhonda Hagstedt Olsen**, Armonk, New York, by David W. Hopper. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 10 Maher Ave., Greenwich. Amount: \$2,000,000. Filed March 1.

Pilgrim, Petra, Stamford, by Mayra M. Rios. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1 Strawberry Hill Ave., Apt. 16F, Stamford. Amount: \$329,000. Filed Feb. 1.

Pizano Gonzalez, Juan A., Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 165 Highview Ave., Unit B, Stamford. Amount: \$539,000. Filed Feb. 5.

Powell, Craig B. and **Marie E. Powell**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 28 Walnut Ridge Lane, Stamford. Amount: \$300,000. Filed Feb. 1.

Rich, George M. and **Regina M. Rich**, Greenwich, by Jonathan Siranula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 231 Bedford Road, Greenwich. Amount: \$200,000. Filed Feb. 28.

Santiago, Javier and **Jennifer M. Santiago**, Fairfield, by Elizabeth Ciancimino. Lender: Manufacturers and Traders Trust Co., 1 Fountain Plaza, Buffalo, New York. Property: 59 Argonne St., Fairfield. Amount: \$71,000. Filed Feb. 15.

Shaw, Jeremy T., Mount Vernon, New York, by Andrew S. Gale. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 91 Strawberry Hill Ave., Unit 1128, Stamford. Amount: \$294,500. Filed Feb. 2.

Stark, Clifford D. and **Jamie Gresh-Stark**, New York, New York, by David E. Hoyle. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 16 Horseshoe Road, Cos Cob. Amount: \$2,200,000. Filed Feb. 29.

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

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

Tenreiro, Michael, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 47 Bradley St., Fairfield. Amount: \$200,000. Filed Feb. 16.

Tone, Victoria Elise and **William P. Tone**, Stamford, by Vincent J. Freccia III. Lender: Freedom Mortgage Corp., 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 51 Lenox Ave., Stamford. Amount: \$620,100. Filed Feb. 2.

Vargas, Luis, Norwalk, by N/A. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 35 Lincoln Ave., Stamford. Amount: \$450,000. Filed Feb. 1.

Wanjera, Osundwa, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 37 Donna Drive, Fairfield. Amount: \$129,000. Filed Feb. 14.

Wells, Tiffany and **Gregory Wells**, Fairfield, by Brian S. Cantor. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 200 Fencerow Drive, Fairfield. Amount: \$1,477,400. Filed Feb. 16.

Wesolowski, Daniel, North Creek, New York, by David J. Bisceglia. Lender: Navy Federal Credit Union, 820 Folling Lane Southeast, Vienna, Virginia. Property: 13 Ocean View Ave., Greenwich. Amount: \$556,000. Filed Feb. 29.

NEW BUSINESSES

A.S. Caruso Construction, 21 River Place, No. 6, Stamford 06907, c/o Andrew Caruso. Filed March 22.

Beer Fests.com, 200 Glover Ave., Apt. 447, Norwalk 06850, c/o Kevin Michael Mardorf. Filed Feb. 15.

Business Information Technology Services, 23 Rutz St., Stamford 06906, c/o Otto Goencz. Filed March 26.

Club Pilates Stamford, 1051 Long Ridge Road, Stamford 06903, c/o CTCP Fitness LLC. Filed March 12.

CTBeer.com, 200 Glover Ave., Apt. 447, Norwalk 06850, c/o Fests LLC. Filed Feb. 15.

DC United Home Improvement LLC, 136 Stuart Ave., No. B, Norwalk 06850, c/o Diego Alberto Cordero Vargas. Filed Feb. 15.

Design With Dice, 1177 High Ridge Road, Stamford 06905, c/o Design with Dice LLC. Filed March 11.

Durango Auto Body Spa, 1450 Washington Blvd., Apt. 605-S, Stamford 06906, c/o Kasey Garcia. Filed March 20.

George Comfort & Sons Inc., Stamford c/o Dartcor Enterprises Inc. Filed March 14.

Goldman Orthodontic Arts, 1200 High Ridge Road, Stamford 06905, c/o Dr. Robert B. Goldman. Filed March 7.

Harmonic Garden Design, 114 Ludlow St., Stamford 06902, c/o Dylan Hoefler. Filed March 13.

Home Decorations Services, 2 Avon Lane, Unit 2, Stamford 06907, c/o Raul Arriaza. Filed March 25.

House Cleaning Services, 405 W. Main St., Stamford 06902, c/o Adarly Oliva Brisly. Filed March 4.

Medbillsassist, 23 Rutz St., Stamford 06906, c/o Katalin Goencz. Filed March 26.

Morning Dew Gardens, 25 Loundsbury Ave., Norwalk 06851, c/o Marcos T. Osegueda. Filed Feb. 16.

Nick Blue Events, 900 Pacific St., Stamford 06902, c/o Nicholas Blue. Filed March 18.

Object Refinery, Stamford c/o Belmonte & Company LLC. Filed March 7.

Pina Bird Books, 115 Prudence Drive, Stamford 06907, c/o Pina Basone. Filed March 20.

Post Road Limo, 90 Tunxis Hill Road, Fairfield 06825, c/o Alliance Global Association LLC. Filed March 1.

Post Road Limousine, 90 Tunxis Hill Road, Fairfield 06825, c/o Alliance Global Association LLC. Filed March 1.

Protos Security, 383 Main Ave., Suite 505, Norwalk 06851, c/o Anthony Escamilla. Filed Feb. 15.

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Legal Notices

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 Banyan Inc., 333 Mamaroneck Ave, #438, White Plains, NY 10605. General Purpose #63582

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

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

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 #63585

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

AWHOUSE91 LLC. Art of Org. filed with the SSNY on 04/01/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. WINSTON JIATU 21 KING AVE, YONKERS, NY, 10704 Any lawful purpose. #63591

STERLING CONTENT, LLC Filed 1/24/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 169 Fairview Ave, Port Chester, NY 10573 Purpose: all lawful #63592

Notice is hereby given that NYS Application ID# NA 0340 23 145471 for cider/wine/beer/ liquor has been applied for by the undersigned to sell cider/ wine/beer/liquor at retail in a Restaurant under the alcoholic beverage control law at 73 Crotona Ave Harrison NY 10528 for on premises consumption. GT Events LLC 73 Crotona Ave Harrison NY 10528. #63593

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: THE LINE CONTRACTING LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/21/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: THE LINE CONTRACTING LLC, 127 North 7th Ave, Mount Vernon, NY 10550, principal business location of the LLC. Purpose: any lawful business activity. #63594

Notice of Formation of Benavon Media LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 1/29/24. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process against the LLC to: 5 Dorchester Rd., Rye, NY 10580. Purpose: any lawful act or activity. #63595

Notice is hereby given that a Restaurant/Wine License, NYS Application ID NA 0240 24 110110 has been applied for by 9 Broad Street Group LLC to sell beer, wine and cider at retail in an on premises restaurant. For on premise consumption under the ABC Law at 9 West Broad Street Mount Vernon New York 10552. #63596

Notice is hereby given that an On premise liquor license, Serial #1360620 has been applied for by Culinarian Group NY LLC d/b/a Piccola Trattoria to sell liquor, beer, wine and cider at retail at an on premises Restaurant. For on premises consumption under the ABC Law at 21 Cedar Street Dobbs Ferry NY 10522. #63597

Notice is hereby given that an On Premise Liquor License, NYS Application ID NA 0340 24 105191 has been applied for by Ok Cafe of Albany Post Inc. to sell beer, wine, cider and liquor at retail in an on premises restaurant. For on premise consumption under the ABC Law at 300 Albany Post Rd S, Peekskill New York 10566. #63598

Notice is hereby given that an On Premise Liquor License, NYS Application ID NA 0340 24 108522 has been applied for by IHG LLC to sell beer, wine, cider and liquor at retail in an on premises restaurant. For on premise consumption under the ABC Law at 6 S Broadway, Irvington, New York 10533. #63599

Notice is hereby given that an On Premise Liquor License, NYS Application ID NA 0340 24 103680 has been applied for by Antonio's Restaurant & Bar LLC to sell beer, wine, cider and liquor at retail in an on premises restaurant. For on premise consumption under the ABC Law at 2025 Albany Post Road, Croton on Hudson, New York 10520. #63600

Notice is hereby given that an On Premise Liquor License, NYS Application ID NA 0340 24 104533 has been applied for by Saigon Table LLC to sell beer, wine, cider and liquor at retail in an on premises restaurant. For on premise consumption under the ABC Law at 12 Purdy Ave, Rye NY 10580. #63601

THE MAHER LEGAL GROUP PLLC Filed 4/3/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: c/o Galgano Sharp, 399 Knollwood Rd, White Plains, NY 10603 Purpose: Law #63603

Notice of Formation of MT 22 Holdings LLC. Art. Of Org. filed with SSNY on 01/31/24. Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 45 E Hartsdale Ave, APT 4E, Hartsdale, NY 10530. Purpose: any lawful act or activity. #63604

Notice of Formation of Fiorenzo Management LLC. Art. Of Org. filed with SSNY on 3/10/2024. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 3886 Ettman St. Shrub Oak, NY 10588, principal business location of the LLC. Purpose: any lawful purpose. #63605

Notice of Formation of a NY LLC. Name: DLJM Realty LLC. Articles of Organization were filed with the Secretary of State (SSNY) on December 4, 2023. Office location: Westchester County. SSNY has been designated as agent of LLC upon whom process against it may be served and SSNY shall mail a copy of process to 70 Croton Ave, Apt 2S, Ossining, NY 10562. Purpose is to engage in any and all business activities permitted under NYS laws. #63606

Notice of Formation of Hudson Vaughan, LLC filed with SSNY on 3/27/24. 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, 13 Church Street, Tarrytown, NY 10591. Purpose: any lawful purpose. #63607

D BARRY ENGINEERING SERVICES, PLLC Filed 4/9/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 26 Roundtree Lane, Montrose, NY 10548 Purpose: Engineering #63608

Notice is hereby given that an On Premise Liquor License, NYS Application ID NA 0340 24 111539 has been applied for by L A D Capri Pizza Corp to sell beer, wine, cider and liquor at retail in an on premises restaurant. For on premise consumption under the ABC Law at 228 S Highland Ave Ossining New York 10562. #63609

NOTICE OF FORMATION of Intentional Journey Psychotherapy, LCSW, PLLC. Arts of Org filed with Secy. of State of NY (SSNY) on 4/8/24. Office location: NY County. SSNY designated as agent upon whom process may be served and shall mail copy of process against PLLC to 1374 Midland Ave, Suite 410, Bronxville, NY 10708. Purpose: any lawful act. #63610

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, May 09, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids. Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list. NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs. The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award. BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation 4 Burnett Blvd., Poughkeepsie, NY, 12603 D265254, PIN 810357, FA Proj Y001-8103-573, Westchester Co., HIGHWAY - RESURFACING - Rt 9A from Rt 133 to Maiden Ln, Towns of Cortlandt & Ossining, Villages Of Croton-On-Hudson & Ossining, Bid Deposit: 5% of Bid (- \$750,000.00), Goals: DBE: 10.00%