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BY PETER KATZ / pkatz@westfairinc.com

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Greenwich First Selectman Fred Camillo gives fireside chat at water side

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



Greenwich First Selectman Fred Camillo addresses members of the the Greenwich Chamber of Commerce at the Greenwich Water Club. Photo by Justin McGown.

Fred Camillo, Greenwich's First Selectman, gave his annual Fireside Chat to members of the Greenwich Chamber of Commerce at the Greenwich Water Club on the morning of April 16.

Camillo has held his current position since 2019 and served as State Representative for District 151 for a decade before that. A native of the town, he often provides his perspective as somebody who grew up in the Cos Cob neighborhood.

The First Selectman began the annual event by acknowledging that it serves as an informal "State of the Town" address between him and members of the Chamber.

"Greenwich continues to be a premier place in which to live, work, raise a family, and retire," Camillo said. "So, when we get designations like the first age friendly and dementia friendly town in Connecticut, that's important. When we get chosen as one of the safest towns in America by several organizations, that's important."

Camillo also noted that Greenwich continues to have the lowest mill rate in the state while maintaining an AAA credit rating. Preserving open land and improving pedestrian safety were also among the priorities that Camillo listed.

"Those are all reasons why people move here and why people stay here. But like anything else you have to continue to evolve and stay on top of it because things change," Camillo said. He added that the need to stay adaptable stems from the fact that Greenwich is not a state unto itself.

"We're actually one of 169 municipalities, so we are governed by the state of Connecticut, we work with them but sometimes we also have to deal with mandates," Camillo said, singling out one regulation as a particular issue. "There's a law in the books

that's 33 years old, it's called 8-30g and I'm sure you're sick of hearing about it."

Intended to ensure that at least 10 percent of housing stock in every municipality is deemed affordable, 8-30g has been at the center of numerous legal challenges by smaller, wealthier municipalities. The law allows housing developers to bypass many local zoning regulations if at least 30 percent of new units will be deed restricted, government certified Affordable housing.

Camillo said that since deeds expire and the total number of housing units changes continuously that achieving the goal of 10 percent affordable housing is a near impossibility, "like a dog chasing its tail. You're never going to get there."

However, 8-30g does not apply in 29 Connecticut municipalities that have satisfied the 10 percent affordable housing condition, including neighboring Stamford. According to the latest report from the Office of Legislative Research five Fairfield County municipalities are in compliance with the law.

Camillo stressed the importance of supporting Greenwich Communities, the renamed Greenwich Housing Authority, and praised its efforts at revamping Armstrong Court and increasing the town's affordable housing percentage to 5.8, after being at only 5.2 percent four years prior.

"We have to support Greenwich Communities and what they want to do over at Quarry Knolls and McKinney Terrace. That's going to get us close to seven percent, that will get us a moratorium for four years," said Camillo.

"The other big challenge is flooding," Camillo said, attributing the problem primarily to the town's aging infrastructure, which is in places more than a century old.

"We're continuing to work on that. We've put millions into it. But if you really wanted to fix every single flood issue in every single part of town, you're probably talking over half a billion dollars," Camillo said. "And that's probably a conservative estimate."

In addition to housing and flooding, which he called the two biggest issues facing Greenwich, the First Selectman spoke about crime. He noted that Greenwich was ranked the tenth safest small town in the country by MoneyGeek and ranked in the top 100 safest cities in the United States by Neighborhood Scout.

"But it doesn't matter," he said. "You're still going to always be a target."

Camillo discussed a video that had recently made the rounds of a girl in a Greenwich park being beaten after using racial slurs, calling it disturbing. Despite high profile incidents, Camillo noted that in every case on or near Greenwich Avenue the police made arrests in short order. He defended the decision to stop assigning police to high-visibility traffic direction posts, freeing them up to serve in bicycle mounted positions which improve both community engagement and incident response times.

Camillo also highlighted moves he hopes to implement in the near future, including relocating the Board of Education. It currently occupies the Havemeyer building on Greenwich Avenue.

"We own the building and the building's falling apart," Camillo said. "I took a man who has a big business on the Avenue and does work all across the country through there and he said that a rehab is about \$50 million."

Camillo explained that he is working to convince all parties that moving the Board to new facilities that are a better fit for their current size could be a major positive for Greenwich. "I'd like to see them out of there because it's a beautiful \$100 million estimated property and it's sitting in the middle of our commercial district. It just doesn't make sense."

"That's going to free up a beautiful asset."

Camillo also listed renovations for Veteran's Plaza Park including a statue of Greenwich native and former US President George H.W. Bush and adding hiking trails to wetland adjacent to the Greenwich Community Center as projects he was excited to pursue in the coming year.



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Tax records: what to keep, what to toss

BY NORMAN GRILL

In general, the IRS has three years to audit a tax return from the due date of the return or the date of filing, whichever is later. You can also file an amended return within this time frame if you overlooked something.

FEDERAL TAX RECORDS

Despite the three-year guideline, many tax advisors recommend retaining copies of your finished tax returns indefinitely to prove that you filed. Even if you don't keep returns indefinitely, at least keep them for six years after the returns are due or filed, whichever is later.

It's a good idea to keep the records that support items on your individual tax returns until the three-year statute of limitations runs out. Examples of supporting records include canceled checks, charitable contributions receipts, and documents showing your mortgage interest payments and retirement plan contributions. These documents may also support an amended tax return if you find you

overlooked something.

So which records can you throw away today?

Generally, based on the three-year rule, you will soon be

able to throw out most records associated with your 2020 return if you filed by the due date, which was extended to May 17, 2021, due to the pandemic. Extended 2020 returns could still be vulnerable to audit until October 15, 2024.

Also, some tax issues are still subject to scrutiny even after three years. If the IRS suspects that income has been understated by 25% or more, the statute of limitations for audit rises to six years.

If no return was filed or if fraud is suspected, there's no limit of time for the IRS to launch an inquiry.

Certain records impacting figures that may affect multiple years, such as carryovers of charitable deductions, should be saved until the deductions no longer have effect. Don't toss out

records that support deductions for bad debts or worthless securities that could result in refund claims either. You have up to seven years to claim them.

STATE TAX RECORDS

The previous guidelines are geared toward complying with federal tax obligations. Contact your tax preparer for information regarding your state's statute of limitations.

States also generally have the right to resolve their own issues related to federal tax returns that have been audited. So hold on to records related to an IRS audit for a year after it is completed.

REAL ESTATE RECORDS

Retain real estate records for as long as you own a property, plus three years after you dispose of it and report the transaction on your tax return. Throughout ownership keep records of the purchase, home improvements, relevant insurance claims and refinancing documents.

These documents help prove your adjusted basis in the home, which is needed to figure out any taxable gain at the time

of sale. They can also support rental property or home office deductions.

INVESTMENT ACCOUNT STATEMENTS

To accurately report taxable events involving stocks and bonds you must maintain detailed records of purchases and sales. Records should include dates, quantities, prices, dividend reinvestment and related expenses. Keep these records for as long as you own the investments plus additional time until the statute of limitations for the relevant tax returns expires.

The IRS requires you to keep copies of Forms 8606, 5498 and 1099-R until all the money is withdrawn from your IRAs. It is even more important to retain records of all transactions relating to Roth IRAs, in case you're ever questioned.

PURGE WITH CAUTION

Old tax records take up space and could lead to stolen identities if not properly disposed of. But purging too soon may leave you without a defense if the IRS has questions. When in doubt, hang on to records a little longer than you think is necessary.

This column is for information only and is not intended as advice. Tax matters can be complicated and expensive if not handled correctly. If you have questions, consider contacting a tax professional.

Contributing
Writer



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We can't WAIT.

This is exciting! We have enormous news that we want to share, but we were sworn to secrecy. So keep a look out for the big announcement!

We love a good surprise.



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100 Women Who Care: a high speed charity

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

On April 16 Laura LaVelle, a member of the steering committee for the Fairfield County chapter of 100 Women Who Care admitted that the organization's name was for the moment "aspirational."

Simply a great way to give back right in our own community."

At each of the quarterly meetings three charities are selected to make a presentation

to the group, and afterwards members who have made previous donations vote on which charity should receive a \$100 donation from every member in the chapter.

The presentations themselves are equally streamlined. PowerPoint presentations are explicitly banned, although handouts are permitted, and the organizations only have five minutes to make their case. The audience is permitted to ask questions afterwards, and then the ballots are distributed, filled out, and counted.

The charities themselves are nominated by members who submit a slip of paper which is then picked out of a literal hat. A winning charity is kept out of the hat for two years, but otherwise 100 Women Who Care members are encouraged to choose causes they're passionate about even if they have a personal connection to it.

For the April 16 meeting the charities up for consideration were the Saint Joseph Parenting Center of Stamford, Adam's House in Shelton, and the Aspetuck Valley Rugby Club based in Newtown.

Saint Joseph Parenting Center provides parenting training courses in a variety of languages, with an emphasis on helping parents learn how to break out of patterns or thought processes that could harm their children or lead to State involvement.

Adam's House offers families dealing with grief a space to learn how to handle those feelings, and heal with others

"So many things are just random and dependent on the weather and who's busy and who's just had a grandchild," LaVelle said with a laugh on the porch of the Milestone restaurant in Redding. She noted that the chapter typically sees between 40 and 50 attendees at events including a core of 30 regulars, although several regulars had been unable to attend for reasons, she said, which encompassed the "entire circle of life."

The chapter was founded in 2015, and LaVelle attended her first meeting on a whim, deciding to join a friend and was immediately taken with the way the organization combines having a community impact and a social atmosphere without relying on Robert's Rules of Order and lengthy planning meetings.

"People just come. They speak from the heart about a charity they care about and it's a nice group of people, we always have fun, have dinner afterwards if people want to hang out," Lavelle said. "The theory is we're more powerful giving together than separately. It's nice that it's very democratic."

The organization, which includes chapters which are co-ed or focused around a particular type of issue, enables participants to "make a real impact right here in Fairfield County without time-consuming events and planning," according to the chapter's website. "And it takes only an hour...



John O'Neil delivers the winning pitch on behalf of the Aspetuck Valley Rugby Club. Photo by Justin McGown.

who are experiencing a similar situation.

The Aspetuck Valley Rugby Club has created a club sport enjoyed by a diverse group of boys and girls throughout the valley which has helped students earn vital college scholarships.

As the votes were tallied pizzas from the Milestone kitchen circulated, compliments of the manager.

The members also received an update from President, CEO, and Founder of nOURish BRIDGEPORT Inc., Reverend Sara D. Smith about how the previous donation of almost \$5000 had been put to use. Reverend Smith explained how transformational it had been for food insecure families across Bridgeport to receive fresh produce from the indoor hydroponic farm the non-profit runs, especially in the dead of winter.

After the ballots were counted the winner, by a single vote was the Aspetuck Valley Rugby Club, earning \$4200 which Club President and As-

sistant Coach John O'Neil said would help ensure full participation of each member, even for away games.

"We're an organization that doesn't turn away any kid," O'Neil said. "Many kids come to us that can't afford it but we believe in the importance of every kid being out there playing, learning having fun. We also teach lot of respect of the game."

O'Neil noted that unlike many sports, if a player is ejected from a Rugby game for misconduct or breaking fundamental rules they can't be replaced by a benched player.

"So now your team is forced to play down because of your actions," O'Neil explained. "They learn quickly what they need to do in order to be successful on a successful team."

As those who couldn't stay for dinner began to depart LaVelle encouraged them to consider contributing to the other charities as well if possible. A team works best when it works together.

"Many kids come to us that can't afford it but we believe in the importance of every kid being out there playing, learning having fun. We also teach lot of respect of the game."

- John O'Neil



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BRING ORGANIZATION BACK TO YOUR CLIENT ACCOUNTS WITH ESCROW SOLUTIONS



Managing multiple business transactions, assets, and bank accounts that all require escrow processing, also requires extreme organization.

This element is key for any entity that needs to securely hold funds for a third party - think attorneys, property managers, title companies, real estate developers, resident care operators, etc. - as it helps ensure oversight of account segregation with efficiency and ease.

That's where a strong escrow solution - a unique financial tool that offers both organization and efficiency - can be a critical tool.

For example, attorneys that need to hold client funds in escrow benefit from a process called account segregation, which allows them to create sub-accounts - an account for each client that they have an escrow-based relationship with - within a main bank account. This feature saves the attorney time, as they don't have to open a separate bank account, and they don't have to wait days or weeks to get their client's sub-account up and running.

The attorney can even open sub-accounts for multiple clients in bulk - streamlining the process, while saving time and money.

What does it mean to have a sub-account?

In this scenario, an escrow solution allows the attorney to open, close, and control the cash

flows from each sub-account, all while providing detailed visibility.

Have a need to transfer funds from one sub-account without disrupting the others? An escrow solution makes that possible.

Need to provide reporting on each sub-account? An escrow solution tracks and provides that data, enabling the attorney to download statements and reports all in one place. Statements and 1099s are automatically sent directly to the attorney's client.

"Escrow solutions are a product that most entities don't think of needing right away," said Brian Guaghan, Head of Treasury Solutions Products at Valley Bank. "But the value they bring is immense. When you're managing funds for multiple individuals, say in the case of a property manager who has to manage tenant security accounts, you realize that having a financial tool that simplifies the process of collecting, storing, and tracking those funds is essential to helping your work run smoothly."

"Imagine if every time you welcomed a new tenant that you had to open up a new bank account to store their funds," continued Guaghan. "It is an incredibly cumbersome process and keeping track of all those details would not only be time-consuming and complex but daunting. Escrow solutions help save time and increase

productivity, which ultimately has a positive effect on your bottom line."

If you experience difficulty managing multiple separate accounts, it's probably a great time to consider using a more robust escrow solution.

Here's what to look for:

Independent operation for each sub-account.

The right escrow solution will allow you to open sub-accounts directly and manage each sub-account independently, meaning an action you take on one account won't impact another.

Assimilation is key. You'll also want a solution that's designed to assimilate to your existing business process so that your transactions can be processed without any interruption to your day-to-day operations. Whether facilitating a one-time deal or overseeing transactions is a regular part of your business, you want a solution that makes the process seamless, secure, and successful.

Single sign-on access. Having multiple sub-accounts under one umbrella is great. What's even greater is being able to access them all after signing on one time into one platform. Not every solution offers this feature, so it's important to find one that does.

FDIC insurance at the sub-account level.

Security is a huge part of managing third-party funds not just by protecting it from cyberattacks,

but by making sure the solution and banking partner you choose can insure the funds in every sub-account you have.

Now that you know what to look for, it's time to ask yourself: how are you managing funds held in escrow for your clients? And, do you have the capabilities to manage these funds in an organized way? If the answer is anything less than a resounding "yes," it's time to make a change for the benefit of you and your clients.

Let's get started. Learn more about our Escrow Solutions *and discover how we can improve your business transactions, while you focus on what's important - like your success.*

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Construction begins on \$40M senior affordable housing development in White Plains

BY PETER KATZ / pkatz@westfairinc.com

Mt. Hope Plaza, a \$40 million affordable housing project for seniors at 65 Lake St. in White Plains has now moved from a project that has been in the planning stages for more than five years to a project that is under construction.

Gov. Kathy Hochul, Westchester County Executive George Latimer, White Plains Mayor Tom Roach, State Sen. Shelley Mayer, and Assemblyman Chris Burdick were among the officials lending their names to a joint announcement that shovels are in the ground for the project as of April 12.

Mt. Hope Plaza will offer 56 apartments for adults ages 62 and older who earn at or below 60% of the Area Median Income. There will be 20 units for homeless seniors who also will be able to receive support services through an Empire State Supportive Housing Initiative award administered by the New York State Office of Mental Health. The supportive service provider is Community Housing Innovations, Inc.

The six-story apartment building is being constructed on a parcel adjacent to Mt. Hope A.M.E Zion Church on Lake St. The church sold the land to Westchester County, which contributed it to the project. The County Board of Legislators had unanimously approved the county's acquisition of the 0.75-acre site for \$2.1 million dollars. The county transferred the property to the Mount Hope Community Development Corporation with the stipulation that the housing built there remain affordable for at least 50 years.

"It's vital that our efforts to combat the housing crisis include the types of investments that allow our seniors to live independently in the communities of their choice," Hochul said. "Thanks to our strong partnership with faith-based groups across the state, we are working together to ensure more New Yorkers have access to a safe and secure place to live, and are provided with the services they need to thrive."

The building is designed to be all-electric and solar-ready. Residential amenities include a green roof, a community room, central laundry room, and free internet for the residents with at least one wired connection in each apartment. The development will include a structured parking garage with 72 spaces, of which 47 will be shared with the church.

State financing for the development includes \$18.8 million in Federal Low Income Housing Tax Credits and \$8 million in subsidy from New York State

Homes and Community Renewal (HCR). Westchester County is providing \$2.8 million from the Housing Investment Fund. Mt. Hope A.M.E Zion Church is providing \$1 million, and the City

of White Plains is contributing \$400,000. Additional financing is being provided by Webster Bank. The project's developers are the Mt. Hope Community Development Corporation and Community Housing Innovations, Inc.

Latimer said, "We are thrilled to finally be breaking ground on Mt. Hope Plaza

in White Plains, which took years of working cooperatively with local religious institutions, housing advocates and key community members."

Burdick congratulated Rev. Dr. Gregory Robeson Smith of the church for his leadership in making the development a reality.

Smith said, "Our seniors are the crown jewels of the community with the greatest need for affordable adequate living accommodations. Unfortunately, they are most forgotten. Our mission is without question to minimize and or eliminate this atrocious situation. Mt Hope Plaza design will provide a comfortable living

space during their maturing golden years."

Roach noted that the city has an affordable housing fund, which is where the \$400,000 for this project came from. The fund collects money from developers who opt to pay for affordable housing to be developed elsewhere rather than providing affordable units in their own projects.

"In White Plains, we demonstrate our commitment to affordable housing through our zoning and land use policies and our affordable housing program," Roach said. "The funds contributed by the city to the all-affordable project came from developers not the taxpayer."



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Michael Israel on why he's retiring as president, CEO of Westchester Medical Center

“When I take a look at the institution here today and compare it to what existed (in 2005) I am just so proud and so grateful that the board and the medical staff and the employees entrusted me with the ability to lead this organization. I love this place.”

- Michael D. Israel



Michael D. Israel is retiring as president and CEO of the Westchester Medical Center and the Westchester Medical Center Health Network at the end of next year after serving about 20 years. The organization's board of directors has hired the executive search firm Russell Reynolds Associates based in Stamford to conduct a nationwide search for a successor.

"In June I will be 71," Israel told the Business Journal in an interview. "The last contract that I signed was in June of 2020 and it was a five-year contract and I told the board at that time, 'this will be my last contract.' In 2025 I will have been serving as the president and CEO of first the Medical Center and then WMCHHealth for 20 years. I am a firm believer that there comes a point in time where it is healthy for an organization to be viewed through maybe a different set of eyes. Twenty years is an outstanding amount of time especially since, as search firms were interviewed to determine who will find candidates for this position, it was astonishing to find out that the average tenure of a health care CEO, hospital CEO or health care system CEO in the U.S. is now four years."

Israel said that he has been in health care management for 49 years and his wife has allowed his career to take them from New Jersey to Pittsburgh to Houston to Durham, North Carolina, and then to New York.

"It's time that my wife gets me full-time," Israel said. "Our three children and our soon-to-be fifth grandchild all live in a different part of the country. It's time to make a change."

Israel said that the reason for making the announcement of his retirement about twenty months before it will take place is that the search firm Russell Reynolds Associates does an enormous number of CEO searches in health care and said that the normal time the process takes is between 12 and 15 months.

"We want a smooth transition," Israel said. "The definition of smooth transition is the board does its due diligence and has the opportunity to interview the appropriate number of people, to give the search firm the opportunity to find those individuals, and to hire somebody and then for me to be available. Mind you, I love this place. I love the Medical Center. I'm very, very proud of the work we've done not only in Valhalla and Westchester County but throughout the Hudson Valley and I will be available to the Medical Center for counsel as long as they desire. But, we feel that this is the right amount of time for a smooth transition."

Israel came to the Medical Center at a time when it was in financial trouble and various bailouts and restructuring ideas had been floated. While it was

clear that the Medical Center provided vital medical services to a large population, it was also clear that it would take a major restructuring and new management to get it on its feet. A May 2005 report prepared by State Assembly Member Amy Paulin of Westchester said, "In spite of the

Medical Center's current fiscal crisis and operational difficulties, it is imperative to sustain the ongoing operations of the Medical Center to assure that the people of Westchester County and the surrounding Hudson Valley region are provided with quality health and medical care for many years to come."

Today, the WMC Health Network includes nine hospitals covering eight counties with nearly 1,800 beds. WMCHHealth employs more than 13,000 people and has nearly 3,000 attending physicians. Two medical groups make up WMCHHealth Physicians. WMCHHealth's Westchester Medical Center and Maria Fareri Children's Hospital are affiliated with New York Medical College, training more than 500 residents and fellows each year.

WMCHHealth is home to the Hudson Valley's only: Level I (highest acuity) trauma centers for both adults and children; organ transplant center; full-service heart center; advanced care children's hospital (Maria Fareri Children's Hospital); pediatric intensive care unit; Level IV (highest acuity) regional neonatal intensive care unit; burn center (verified by the American Burn Association and the only burn center in Eastern NYS between NYS and Canada); comprehensive stroke center.

Israel said that one of the hospital's shining moments was in its handling of one of the nation's most traumatic events, the Covid-19 pandemic. New York state selected WMCHHealth to be the vaccine distribution coordinator for the Hudson Valley Region HUB in its Regional Vaccine Network. WMCHHealth led more than 300 hospitals, health care organizations, community associations and others to ensure the equitable and efficient distribution of Covid-19 vaccines to Westchester, Rockland, Orange, Putnam, Dutchess, Ulster and Sullivan counties. With WMCHHealth's oversight more than 2 million doses were distributed throughout the region. WMCHHealth also supported the work of four state-run mass vaccination centers, one of which was at the Westchester County Center.

Among the projects to enhance medical care in the Hudson Valley taking place during Israel's watch have been: affiliations with the HealthAlliance of the Hudson Valley and Bon Secours Charity

Health System; the renovation and upgrading of the network's hospitals and construction of the eight-story, 260,000-square-foot Ambulatory Care Pavilion on the Valhalla campus; a \$113 million expansion and enhancement of the HealthAlliance Hospital in Kingston; planning for a five-story Critical Care Tower at the Medical Center in Valhalla expected to open in the spring of 2026.

Israel said that through its various expansions over the years WMCHHealth has brought to the Hudson Valley a level of medical care that previously was unavailable in the area.

"We do a lot of very, very advanced programs. As an example, we have the second largest heart transplant program in the state of New York," Israel said. "We've been able to put Level II and Level III trauma programs in some of our other hospitals across the Hudson Valley. If done right, networks will increase the level of services and the types of service that are provided in communities."

Israel expressed a belief that every job he had before coming to Westchester prepared him for the challenges he would be facing in Valhalla. Among the positions he held were executive vice president at St. Luke's Episcopal Hospital/Texas Heart Institute, CEO of Duke University Hospital, Duke University's vice chancellor for health affairs and vice president of the Duke University Health System, and COO the North Shore Long Island Jewish Health System.

"When I take a look at the institution here today and compare it to what existed (in 2005) I am just so proud and so grateful that the board and the medical staff and the employees entrusted me with the ability to lead this organization. I love this place," Israel said. "This is without a doubt the biggest challenge I've had in my career but it is incredibly satisfying and I can only say that I hope that I gave as much to the organization and to the patients we serve as this experience has given me personally."

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History made as Trump's hush money trial gets underway

BY PETER KATZ / pkatz@westfairinc.com

An historic event began to unfold on April 15 in Manhattan Criminal Court as the hush money trial of Donald Trump got underway. It marked the first time in history that any former or current U.S. president has faced criminal prosecution. Judge Juan Merchan began by ruling on a number of motions, including one from Trump's attorneys demanding that Merchan recuse himself in part because of his daughter's employment by a company that has done work for Democrats. Merchan declined to step away from the case.

Jury selection then began and by Tuesday seven jurors had been seated. A total of 12 jurors and six alternates were to be chosen.

Trump is facing 34 felony counts related to allegedly buying the silence just before the 2016 presidential election of porn star Stormy Daniels about a sexual relationship.

"Every legal scholar says this case is nonsense. It never should have been brought," Trump said outside of the courtroom on the first day of the trial. "There is no case. This is a persecution like never before. Nobody has ever seen anything like it. It's a case that should have never been brought. It's an assault on America and that's why I'm very proud to be here. This is an assault on our country and it's a country that's failing."

A new poll from the Marist Institute for Public Opinion at Marist College in Poughkeepsie that was released on the first day of the trial showed that 51% of New Yorkers think Trump engaged in illegal activity to cover up the alleged affair with Daniels. However, 47% said they are not convinced that Trump broke the law.

The Marist Poll found that 60% of New Yorkers think, in general, the investigations into Trump are fair and intended to find out if Trump broke the law, while 39% say they are unfair and are intended to get in the way of Trump's 2024 presidential campaign. When broken down by party affiliation, 71% of Democrats believe Trump broke the law while 17% of Republicans believe he did. In addition, 47% of independents believe he broke the law. Marist interviewed a representative sample of 1,408 New Yorkers between April 8 and April 10.

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Sullivan implements state cybersecurity initiative

BY PETER KATZ / pkatz@westfairinc.com



NYC Mayor Eric Adams at left, Gov Hochul in center at opening of cybersecurity center.

Sullivan County says it is the first county in New York state to “go live” with the New York State Security Operations Center located in Brooklyn. (NYSSOC). NYSSOC, which was dedicated on Feb. 22, 2022, is the first cyber command center built to provide a statewide view of cyber threats and improve coordination on threat intelligence and incident responses.

Potosek said that the county becoming active with NYSSOC “marks a pivotal moment in bolstering the county and state’s cyber defense infrastructure and underscores Sullivan County’s commitment to safeguarding its citizens and digital assets.”

When the center was first opened, New York City Mayor Eric Adams said, “Technology runs our water, controls our electricity, and notifies us during an emergency, so cyber attacks have the ability to bring our entire city to a halt if we are not prepared. The new Joint Security Operations Center will take an integrated and holistic approach to hardening our cyber defenses across the city and the state.”

Gov. Kathy Hochul said at the time that the NYSSOC will serve as the epicenter for the state, counties and municipalities to defend themselves against cyber threats.

Sullivan County Manager Joshua

Lorne Green, commissioner of Sullivan’s Information Technology Services Division and chief information officer explained, “With the increasing sophistication and frequency of cyber-attacks targeting public and private sectors alike, NYSSOC plays a vital role in ensuring the resilience of critical systems and networks across the state, including Sullivan County. This achievement underscores our commitment to the safety and security of our residents, businesses, and critical infrastructure. By collaborating with state and local partners, as well as the private sector, we are enhancing our collective resilience against ever-evolving cyber threats.”

Neuhaus highlights economic growth in State of the County Address

BY PETER KATZ / pkatz@westfairinc.com

“Economic development is thriving, new parks and quality of life projects are in the works, and Orange County’s future looks brighter than ever,” County Executive Steven M. Neuhaus said during his 2024 State of the County Address. Neuhaus delivered the address on two consecutive nights: first at the county’s Emergency Services Center auditorium in Goshen on April 10 and then on April 11 at the Orange County Chamber of Commerce meeting at Woodbury Common Premium Outlets.

“Once again, five out of five labor contracts are agreed upon and signed, taxes are lower, and our financials are the strongest they’ve ever been,” Neuhaus said. “We’ve proven

the importance of investing in public safety and emergency preparedness, which I will continue to do, and land preservation will remain one of my top priorities.”

Neuhaus pointed out that the bond rating agency Standard & Poors upgraded Orange County’s financial bond rating to AA+, the highest rating that S&P has given

to counties in New York state. He said that the rating reflects the strength of the county’s financial reserves and that it has a large tax base that continues to expand. Neuhaus said that the county’s

government workforce is smaller but more efficient than it was 10 years ago. Orange County’s 2024 budget came in at \$923.8 million. The 2023 budget was \$897.6 million.

Neuhaus said that during 2023 the county’s Department of Public Works resurfaced more than 25 miles of county roads and reconstructed or rehabilitated nine county bridges and culverts. He said that the county’s tourism and film industries continue to show significant growth and the county’s Tourism Department will be focusing on promoting sports tourism. He said that the county is investing in communication upgrades in schools to help first responder communication systems work more effectively.

“My family and I feel the pinch at the grocery store just like many residents, and it is a reminder of the im-



Orange County Executive Steve Neuhaus delivers State of the County Address.

portance of focusing on our objectives: lower taxes, smaller government, and less debt,” Neuhaus said. “These three fundamental principles will continue to put us in a position to invest in our infrastructure, to pursue economic development, and to preserve valuable open space. I’m excited about the positive direction of our county.”

Monsey grocer accuses federal officials of discrimination

BY BILL HELTZEL / bheltzel@westfairinc.com

A kosher grocery in Rockland County claims that U.S. Secretary of Agriculture Thomas J. Vilsack is discriminating against Jewish stores.

New Mottys Supermarket, of Monsey, accused Vilsack of violating its civil rights, in a complaint filed April 8 in U.S. District Court, White Plains.

The Department of Agriculture uses Supplemental Nutrition Assistance Program criteria that “disproportionally target retailers serving minority and immigrant communities such as the Jewish community in Monsey,” the complaint states, “because their communities’ shopping habits and household demographics do not conform to what the agency believes the average SNAP household’s habits and composition are.”

Department of Agriculture spokesperson Matthew Spata said in an email that the agency does not comment on pending litigation.

New Mottys was formed in March 2021 by Abraham Klein and is also owned and operated by Mordechai Klein. They depict their store as a large, well-equipped market that is “exceptionally well provisioned,” and

is one of only two large kosher markets in the area.

SNAP replaced the food stamps program, providing food staples for low-income households.

Participants use an Electronic Benefits Transfer card, like a debit card, to pay for the foods.

New Mottys was approved for participating in the program and for accepting EBT payments.

“EBT sales have become a substantial portion of the store’s gross revenue,” the complaint states, “accounting for a substantial portion of all sales for the business.”

On Jan. 31, the Department of Agriculture charged Mottys with trafficking in SNAP benefits from April 2023 to September 2023. An analysis of the store’s characteristics, food stock and pricing had revealed “clear and repetitive patterns of unusual, irregular and inexplicable activity,” according to a notification letter.

The letter referred to several types of trafficking violations in which EBT cards or SNAP benefits are used to obtain ineligible products such as firearms and cash.

If the charges are upheld, the letter stated, New Mottys could be disquali-

fied from the food assistance program, penalized for up to \$59,000, and charged in civil or criminal actions.

New Mottys claims that Anthony Pesini, the Department of Agriculture official who wrote the letter and who is also named as a defendant in the lawsuit, did not identify the specific regulation that the store allegedly violated.

He also acted as both fact-finder and enforcer, according to the Kleins, thus creating a conflicting dual role. And he allegedly cherry picked information to make invalid comparisons to other stores.

The agency does not have to produce some evidence in the early stages of a case, according to the complaint, such as the name of the comparison store or the methods used to analyze data.

New Mottys submitted a response to the charging letter on March 12, including a 59 page legal brief, affidavits and hundreds of pages of data.

On March 19, four business days later, Pesini permanently disqualified New Mottys and stopped its participation in the food program.

The basis for the decision was not disclosed, according to the complaint, and the quick response shows that Pesini could not have evaluated the



retailer’s voluminous response.

New Mottys says it has asked for an administrative review, but in the meantime it is incurring financial losses.

The Kleins claim that Vilsack and Pesini violated their equal protection rights under the U.S. Constitution by using criteria that single out ethnic and religious minorities, and violated due process rights by withholding evidence.

They are demanding that the agency stop using invalid criteria for disqualifying stores from the food program and pay New Mottys unspecified damages.

They are represented by Florida attorney Andrew Z. Tapp.

“EBT sales have become a substantial portion of the store’s gross revenue.”

Walmart loses \$101M verdict to New Rochelle business

BY BILL HELTZEL / bheltzel@westfairinc.com

On April 9, after a ten-day trial, the jurors found that Walmart had breached the contract and caused \$101,218,680 in damages to London Luxury.

A federal jury in Arkansas has found Walmart liable to a New Rochelle company for \$101 million for backing out of a deal to buy \$500 million in disposable gloves during the Covid-19 pandemic.

Walmart Inc., the world’s largest retailer, had agreed to buy billions of nitrile examination gloves from London Luxury LLC, New Rochelle, in the early days of the pandemic. Demand for personal protection equipment was high then, and Walmart intended to resell the gloves to health care businesses.

“Walmart executives made a bad bet on PPE prices,” according to a

press release issued after the verdict by London Luxury’s attorneys, Holwell Shuster & Goldberg LLP, of Manhattan.

“When prices dropped, they tried to cancel the

contract and invent excuses rather than take responsibility for their bad business decisions.”

Walmart filed a counterclaim accusing London Luxury of breach of contract by delaying shipments and delivering gloves that failed to satisfy quality standards.

The retail giant also claimed that London Luxury had bribed the Walmart employee who led the gloves

deal, according to London Luxury’s law firm.

The New Rochelle business was founded in 2002 by London native Marc Jason. It designs and makes consumer health and wellness products, according to its website, and employs 278 people in 12 countries.

The lawsuit was filed in Westchester Supreme Court in 2022, moved to federal court in White Plains at Walmart’s behest, then transferred to federal court in Fayetteville, Arkansas near Walmart’s Bentonville headquarters.

On April 9, after a ten-day trial, the jurors found that Walmart had breached the contract and caused \$101,218,680 in damages to London Luxury.

The jurors rejected Walmart’s breach of contract counterclaim against London Luxury.

But they also found that London Luxury had interfered with Walmart’s business relationship with its former director of sourcing, Garrett Small, had acted in concert with Small, and had aided and abetted him in breaching his fiduciary duties to Walmart.

The jury awarded \$350,000 for Walmart and against Small.

Walmart does not believe that the evidence supported the verdict for London Luxury, spokesperson Kelly Hellbusch stated in an email. “We are continuing to review the verdict and weighing our post-trial options.”

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Renderings of the courtyard and lobby of the BrightView Senior Living complex, opening in West Harrison in late summer, early fall. Images courtesy BrightView.

Senior living as a five-star resort

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The BrightView Senior Living complex that will open in West Harrison in the late summer, early fall is unique among the 48 others that dot the Northeast. (There are four in New York – Tarrytown, Lake Tappan, Port Jefferson and Sayville – and two in Connecticut, New Canaan and Shelton.)

Not only will the 170,000-square-foot, 739-acre, 143-unit locale offer the full complement of assisted living, independent living and memory care arrangements, said Rosanne Alfano, executive sales director of BrightView Senior Living Harrison; it will also include The Gallery Floor for what BrightView bills as living in a five-star hotel.

“Actually, the whole complex is a like a five-star resort,” said Alfano of amenities that include a beauty salon, a movie theater, a fitness center, a library and sun, game and computer rooms, all in a farmhouse-style facility, the length of two football fields. The building, which has a full generator, is nestled in a natural granite rock scape that has a walking path, gardens set back from winding, wooded Lake Street and a courtyard with a pergola and lighting, a water feature and a fire pit. (The property includes the pond across the street.) The ample parking contains LEED-certified electric vehicle (EV) charging stations. The self-contained site also houses a complement of SPICE (Spiritual, Physical, Intellectual, Cultural and Emotional) programs.

If the location is a five-star resort, Alfano added, then The Gallery

experience is six stars. The Gallery Independent Living Neighborhood features complete, private concierge services and upscale amenities that embrace transportation, errands, room service, biweekly

housekeeping and a communications hub for keeping family, friends and other residents in the loop. There’s even daily bed-making, should you desire it. The 18 apartments – which have crown molding, stainless steel appliances, full kitchens and bathrooms with high-end countertops and brushed nickel fixtures, washer/dryers and smart TVs – range from one bedroom and one bath to two bedrooms and two baths, with monthly rent starting at \$9,200 and going up to \$12,750. This includes utilities (minus a landline) and real estate taxes, plus breakfast, chef-prepared dinner, a late-afternoon wine and cheese station, all-day snacks and beverages, \$100 Mingle Café credit, 24-hour staff, emergency response and an exclusive, penthouse-style lounge and terrace.

Clearly, luxury senior living has its price. But, Alfano added, “There’s not a large buy-in. The community fee is equal to one month’s rent,” which is true for all of the packages. There is a second-person monthly fee of \$1,200.

The Gallery Assisted Living Neighborhood – which offers similar services and amenities, plus 24-hour nursing care, up to five hours of weekly personal care and limited medication management – has a different fee structure. The seven apartments

range from one bedroom and bath to two bedrooms and baths, with monthly rents starting at \$13,750 and going up to \$16,450. The second-person monthly fee is \$2,350. In addition, there are three Gallery AL Service Packages for up to 10 hours of weekly personal care (\$1,100 a month), up to 15 hours (\$2,200 a month) and up to 20 hours (\$3,300 a month). BrightView has the ability to tailor a program to those who need more than 20 hours of weekly personal care, Alfano said.

Apart from The Gallery experience, there are also 48 independent living apartments in six different styles, ranging from \$6,850 to \$10,950, with a second-person monthly fee of \$1,200. The 43 assisted living apartments in five different styles range from \$7,850 to \$14,550. There is a second-person monthly fee of \$2,350. (The AL Service Packages are also available here.)

The 27 suites in the Well-spring Village for memory care patients range from \$11,500 to \$14,500 a month, with up to 20 hours weekly personal care included in the base price. The second-person monthly fee is \$4,700.

BrightView – which has close to 40 deposits so far, Alfano said – is strictly private pay, although long-term care insurance can be applied to assisted living and memory care. (It does not



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cover independent living.) Long-term care benefits can range from \$50 to \$500 a day -- \$1,500 to \$15,000 per month – depending on the policy. Veterans’ benefits may also apply.

For more, contact Rosanne Alfano at 914-435-8388 or ralfano@bvsl.net or visit brightviewharrison.com.

A marketing rebrand for the AI age

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



harry

“When Carolyn founded the agency in 1987, times were different, and a PR agency needed to have a brand that evoked a more masculine and established image.

With an eye to AI, the Armonk-based public relations firm Harrison Edwards has re-branded itself as Harry, billed as “the first marketing agency in Westchester (County) and in the U.S. broadband industry to integrate communications, design, digital, artificial intelligence and virtual reality to deliver thoughtful and innovative marketing campaigns for its clients.”

chief communications officer. “The thoughtful and influential individuals who’ve helped us build the new Harry are ready to bring the next generation of marketing services to Westchester, the region and key industries like broadband, financial services, health care, government and non-profits.”

“The name ‘Harry’ is a nod to our (more than-35 year) history in the marketplace as Harrison Edwards,” Jennifer Galluzzo, Harry’s vice president of digital strategy, said in a statement before the Thursday, April 11, launch at One Martine Gallery in White Plains. “We’ve always stood for excellence in communications and now as Harry, we’re here to deliver dynamic, omnichannel, thoughtful campaigns for entities ready to move beyond the status quo.”

Added Julia Emrick, Harry’s Chief Operating Officer (COO), who managed marketing agencies in her previous roles in economic development and higher education: “Harry is bigger than just one or two people. It’s a collaboration of influential marketing professionals with many strengths. What we’re doing at Harry will have a much greater impact on our clients’ bottom line....”

At the party – attended by some 100 business, nonprofit and political leaders – company officials said the name change reflects the rapidly-evolving way consumers and industries communicate with one another more visually, and how marketing, public relations, design and digital work together with a singular purpose of advancing client ideas and interests. Hence the logo, featuring the name in lowercase and a dialogue box, with pops of orange and azure against a violet and white backdrop. Indeed, officials said, the company has invested in building up its design and digital capabilities to enhance campaigns that will feature not only thoughtful ideas and clever, eye-catching messaging but a strategic digital application and potential enhancements with artificial intelligence and virtual reality to maximize effective messages.

Harrison Edwards was founded in 1987 by journalist-publicist Carolyn B. Mandelker. Over the years, it evolved to serve clients across the country in a variety of high-growth sectors. “She continues to be a valued member of the team,” Account Director Lisa Kaslyn wrote of Mandelker in a follow-up email, adding:

“When Carolyn founded the agency in 1987, times were different, and a PR agency needed to have a brand that evoked a more masculine and established image. She named the company, using the middle names of her two sons, which are Harrison and Edward. Now, bearing the same name as her grandfather, the new brand “Harry” is a nod to the past with a look to the future.”

Those sentiments were echoed by CEO Bob Knight:

“Harry is where marketing is headed both now and in the future.... Westchester wants a new generation of influence. Our community deserves a true integrated marketing partner with innovative ideas that drive business forward. The market craves more, and Harry is delivering it with an energetic and nimble team that’s ready to deliver.”

“Harry represents a fun, energetic and innovative approach to marketing,” said Lisa Buchman, the company’s

The new Harry logo mixes bright colors and lowercase lettering. Courtesy Harry.



Bob Knight, CEO of the rebranded, Armonk-based marketing agency Harry, formerly the public relations firm Harrison Edwards, at the launch party Thursday, April 11, at One Martine Gallery in White Plains. Photograph by Lynda Shenkman.

For more, click here. www.harry.marketing

An Irvington stalwart welcomes in weary travelers.

Mima Vinoteca – a safe haven in Irvington

BY JEREMY WAYNE / jwayne@westfairinc.com

I had just driven 223 miles in near-torrential rain from a conference in Concord, New Hampshire, to Irvington to keep a dinner arrangement with a friend at the new Club Car Grille, only to find the restaurant bolted.

I checked my reservation: Yes, it had been confirmed and reconfirmed by OpenTable. We tried the front door again and peered in through the darkened windows, but no, there was no sign of life. I called the number on the banner outside the restaurant, announcing the “New Opening” – which went to voicemail – and angrily emailed the address below it, putting “Disappointed” in uppercase letters in the subject line. We all know how restaurants dislike customers with reservations who fail to show up – and

rightly so. But what about customers with reservations arriving at restaurants that fail to open up?

“Right,” I said to my friend.

“I’m tired, cold and hungry, and I’m going to have a meltdown if I don’t find food within the next three minutes.” So, we climbed into my car, swung it half a block onto Main Street, and there, like a safe haven in the proverbial “dark and stormy night” was Mima, glowing like a beacon from the outside with the promise of good hospitality within.

Inside, the 16-year-old restaurant looked full to bursting and I said a silent prayer: Please, please, please have a table. We were greeted by a manag-



Carciofi alla Romana at Mima. Photographs by Jeremy Wayne.

er. “Any chance of a table for two?” I whimpered. “Absolutely,” he said, and somehow, out of nowhere, whipped up the last table in the restaurant, which also happened to be one of the best.

Mima’s old-world interior of brick, tray ceiling, embossed wallpaper and wood wainscoting is charming, and while there was no room to spare, we could not have been more comfortable in our window inglenook. A server slapped menus and a wine list on the table within seconds of our being seated and immediately asked what we wanted to drink. Negroni, he suggested? It would have been rude to argue. I went with a classic and the friend said he’d try a white negroni, made here with Solento vermouth and St-Germain Elderflower Liqueur. The evening was already looking up – and how.

We ordered quickly, from a long but cohesive menu. Bread and excellent olive oil were parked on the table. Then came cicchetti of blistered baby shishito peppers with lava salt and a plate of arancini (rice balls), in a beguiling red grappa sauce. A shared appetizer of Roman artichokes was such a generous portion, I think a whole field of artichokes must have been dug up to produce this plateful. Slow-braised with herbs, these carciofi delivered a whopping umami rush.

We moved from negronis to glasses of Cardedu red wine, “Monica,” from

Sicily. Herbs, spice and fruit wrestled with the stubborn Sicilian terroir. It was delicious.

In the pasta course, we loved the gargantuan portions of consummate spaghetti carbonara but thought the pasta in the (also huge) dish of Fettuccine al Limone had spent one minute too long in the pot. I’m not an al dente purist, but in a dish as simple as this, the pasta really does need to be done just right.

When heavy and rather beautiful Corby Hall steak knives landed on the table, we looked at each other. Had we really ordered more? We had. Along came a dish of Pollo Scarpariello for the friend, a beautiful Bell & Evans chicken breast with peppers and roasted potatoes. I was almost as lucky with my heritage duck breast, cooked pink as requested, and served – I’m not sure why – with “fall” vegetables, as the menu called them. This bird was soft as butter, although I would have preferred a little more duck flavor, or gaminess, but I know that is not everyone’s preference when it comes to duck. The whipped potato that I sent back because it was cold came back moments later piping hot, crowned with a melting knob of butter, triumphant on its return.

Weekday promotions, including the Wednesday special of 50% off any wine under \$100 keep the restaurant lively during the week, and the small party room at the rear, I was told by our obliging server, “sees action” most nights of the week.

All in all, then, a round of applause for this Irvington oasis, which legions of Irvingtonians know and love but deserves to be known, for its charm and thoughtful service alone, to a wider audience.

P.S. I received a gracious reply to my email from Club Car Grille’s owner, Matt Kay, saying how genuinely sorry he was. The restaurant opening has been delayed and OpenTable should not have been accepting reservations. The situation has now been rectified, wrote Kay, and I look forward to reviewing Club Car Grille shortly.

For more, visit mimarestaurant.com.



Mima at night.

Photo courtesy Mima Vinoteca: Italian Restaurant & Wine Bar - Irvington, NY

Flying the aloha skies with Hawaiian Airlines

BY DEBBI K. AND WILLIAM D. KICKHAM

Flying to Maui on Hawaiian Airlines – the flagship carrier of Hawaiian travel – is a great choice, for a number of reasons. For starters, consumer surveys by Condé Nast Traveler and TripAdvisor have placed Hawaiian Airlines among the best of all domestic airlines serving Hawaii. The carrier was named Hawaii’s best employer by Forbes in 2022 and has topped Travel + Leisure’s World’s Best list as the No. 1 U.S. airline for the past two years. Those distinguished facts are plenty of reason to book your Maui trip with Hawaiian Airlines.

There are two more distinctive reasons worth factoring into your decision to go with Hawaiian. Since the wildfires in Lahaina, Hawaiian Airlines has undertaken to help the island of Maui recover from the disaster. In particular, the carrier’s Mālama Maui Desk has been a pillar in the airline’s ongoing response, helping manage a consistent stream of calls for kōkua (help).

The airline established the Mālama Maui Desk on Aug. 15 as part of its second phase of support for Maui, alongside significant volunteer commitments and donations for local nonprofits. Since its inception, the program has assisted more than 230 individuals and organizations with urgent requests for support related to travel, cargo shipping, baggage waivers, volunteers, sponsorships and more. This has included delivering nearly 19,000 pounds of donations to West Maui.

These efforts overlapped an already-existing Hawaiian Airlines program to encourage responsible tourism in Hawaii, “Travel Pono,” to preserve Hawaii’s natural resources, cultures and communities. Special videos to this effect are played on the seatback video screens on the takeoff and landing of every Hawaiian Airlines flight. They encourage “voluntourism” activities such as cleaning up beaches, planting seedlings for new trees and vegetation, clearing out invasive/destructive species at Haleakala National Park and packing goods at Maui Food Bank.



Hawaiian Airlines’ new 300-seat 787 Dreamliner features a new class of premium service – 34 Leihōkū Suites for the ultimate in luxury. Courtesy Hawaiian Airlines.

On Tuesday, April 16, Hawaiian Airlines launched the first in its fleet of 12 new Boeing 787-9 Dreamliners. The 300-seat Dreamliner is designed to offer a new class of premium service with 34 Leihōkū Suites that feature fully lie-flat seating, an 18-inch in-flight entertainment screen, personal outlets, wireless charging and direct aisle access. Set in a 1-2-1 configuration with doors, the suites can offer privacy or a shared experience, with combined double seats allowing couples to fall asleep while gazing at a starlit ceiling, as leihōkū means “garland of stars.” In developing its Leihōkū Suites, Hawaiian became the first airline to partner with Adient Aerospace – a joint venture between the Boeing Co. and Adient, a world leader in automotive seats.

However, no sooner was the fleet launched than a whistleblower, Boeing engineer Sam Salehpour, testified before the Senate on Wednesday, April 17, that fuselage flaws could cause the plane to fall apart at the joints. For its part, Boeing, which has been plagued with safety concerns and leadership issues since a door plug blew out on an Alaska Airlines 787 Max 9 in January, told The New York Times and Reuters that “claims about the structural integ-

egrity of the 787 are inaccurate and do not represent the comprehensive work Boeing has done to ensure the quality and long-term safety of the aircraft.”

As for us, we traveled back from Maui to Los Angeles on another Hawaiian Airlines plane as part of our recent reporting on recovery efforts on the island. While we didn’t have the opportunity to review Hawaiian’s premium class service, we did book seats in the Extra Comfort class. Most airlines offer this “more comfortable” option above basic Economy, and almost all carriers disappoint: Perhaps one inch more of back-seat pitch and an approximately equal addition (one inch or so) in seat width. To be honest, we expected the same or similarly meager changes with our selection. We are happy to report we were wrong: Hawaiian’s Extra Comfort offered a significantly wider seat (perhaps 2 ½-inches wider than basic Economy), plus a seat-back pitch of at least the same. Additional legroom was an equal surprise and, overall, our experience was a pleasure – far superior to most domestic air carriers’ version of “improved” customer service.

So no matter if you simply lie back – or completely lie down – you’re sure to luxuriate and have a great flight.

Editor’s note:

Westfair luxury travel writers **Debbi K. and William D. Kickham** continue their series on travel to Maui, part of which was devastated by wildfires last August

And did we mention the wonderful pineapple-orange-guava juice that Hawaiian Airlines always serves? It’s a heavenly highlight up in the skies.

There are a wealth of different “voluntourism” opportunities in Hawaii, and they are all easily outlined at Hawaiian Airlines’ special website page. <https://www.hawaiianairlines.com/travelpono>

For more on Debbi, follow her on Instagram @Debbi Kickham.

Two reasons to fly Hawaiian Airlines, luxury travel writers Debbi K. and William D. Kickham write – great service to customers and the kōkua (help) it has provided to the devastated portions of Maui.



Master of Ceremonies Bryan Cranston, Americares President and CEO Christine Squires and Americares Board Member Tony Goldwyn at the 2024 Americares Airlift Benefit. Photo by Bryan Bedder/Getty Images for Americares.

americares for worldwide needs

The 2024 Americares Airlift Benefit hosted by award-winning actor and producer Bryan Cranston raised \$1.9 million to improve health worldwide. The benefit celebrated the organization's 45 years of life-changing health programs and the health workers and partners who make the programs possible. The event highlighted the organization's response to the humanitarian crisis in Ukraine, health clinics in Colombia and its support for uninsured and underinsured patients across the United States. A group of guests departed afterwards on an airlift to Colombia to see Americares work firsthand.

"This year's event was a great success and showcased the incredible generosity of our supporters that allows us to provide health programs, medicine, medical supplies and emergency aid," said Americares President and CEO Christine Squires. "The funds raised will make a meaningful impact for people affected by poverty or disaster worldwide."

Nearly 400 guests attended the April 11 benefit at the historic TWA Hotel at the John F. Kennedy International Airport in New York City. In addition to Cranston — best known for

his iconic roles in "Malcolm in the Middle" and "Breaking Bad"—notable guests included Americares Board Member and Actor, Director, Producer Tony Goldwyn and Americares Board Member and CNN Anchor and National Correspondent Erica Hill.

Cranston and Goldwyn surprised the crowd by auctioning off exclusive access to upcoming premieres. Cranston auctioned backstage passes to the opening night of a Broadway play and an autographed bottle of Dos Hombres — his artisanal mezcal with Aaron Paul. Goldwyn auctioned two tickets to the New York premiere of his latest film, "Ezra," starring Bobby Cannavale, Rose Byrne and Robert DeNiro.

The featured speakers included Americares Colombia Country Director Diana Gutiérrez de Piñeres; Americares Deputy Senior Vice President of Emergency Programs Provash Budden; and Svitlana Pugach, director of strategic partnerships at Tabletochki, a Ukraine-based partner organization that provides treatment for childhood cancer. Longtime Americares supporters Ignacio and Samhita Jayanti, Alexander and Sarah Saint-Amand, Mike and Lisa Ullmann and Eric and Joy Weintz co-chaired this year's successful event, produced by Stamp Event Co.

A leader in the humanitarian sector, Americares is No. 9 on Forbes 2023 list of Top 100 Charities and a four-star rated charity — the highest possible — by Charity Navigator, America's largest independent charity evaluator. Americares helps communities prepare for, respond to and recover from disasters; increase accessibility, availability, affordability and acceptability of medicine and medical supplies; improve and expand health services; and prevent disease and promote good health.

A LEADER WITH NONPROFIT EXPERIENCE



Monica Maccera Filppu

Children's Learning Centers of Fairfield County Inc. (CLC) has appointed Monica Maccera Filppu as CEO effective May 6. Filppu has almost 30 years of education and nonprofit leadership experience serving organizations in New Haven and Bridgeport as well as western Massachusetts and Washington, D.C. She is currently the executive director of Common Ground High School, Urban Farm and Environmental Education Center, a community nonprofit that provides environmental learning and leadership experiences for children of all ages across Greater New Haven.

Previously, she served as project director at The New Teacher Project and was the founding executive director and principal at Great Oaks Charter School of Bridgeport. She began her career as a 1995 Teach For America Corps member, teaching third grade in Spanish at the Oyster Bilingual School in Washington, D.C. She served as managing director of academic affairs at Teach for America-Connecticut, guiding over 400 teachers to earn their teacher certification.

"Our board of directors is thrilled to bring a leader of Monica's caliber and talent into our community to guide CLC through its next chapter," said Board Chair Noah Lapine. "Monica possesses the qualifications and experience to grow CLC into an even greater, more successful organization that will create a lasting impact on early childhood education in lower Fairfield County."

Filppu holds a master's degree in TESOL/Bilingual Education from Georgetown University, a Bachelor of Arts degree in English from the State University of New York at Albany and an Intermediate Administrator Certificate from the Connecticut State Department of Education. She is a Building Hope Impact Award Winner for Community Engagement (2022) and recipient of a Board on Track: Excellence in Governance Award (2016).

The Board of Directors is grateful to Interim CEO, Margo Amgott, for her inspired leadership and care during this transition.

Children's Learning Centers of Fairfield County has been a leader in developing and implementing high-quality and affordable early childhood education and care programs since 1902. All of the nonprofit agency's six locations are accredited by the National Association for the Education of Young Children or approved by Federal Head Start.

WESTCHESTER HONORS ACHIEVEMENTS IN ENVIRONMENTAL STEWARDSHIP

Westchester County Executive George Latimer and Westchester County's Department of Environmental Facilities (DEF) celebrated Earth Day early by hosting the fifth annual Eco Awards at Glen Island Park in New Rochelle. The Eco Awards recognize outstanding contributions to the environment and sustainability made by residents, students, schools, municipalities, businesses and other organizations.

The 2024 Eco Award winners include:

- Greystone Food Scrap Program: For developing a food scrap recycling program at The Greystone Co-op, which resulted in diverting eight tons of food scraps from the waste stream in 2023.
- Melanie Tucker: For a Capstone Project that educates the importance of recycling not only for people but also for animals and our shared natural environment.
- Alpha Kappa Alpha Sorority Incorporated - Zeta Nu Omega Chapter: For the chapter's instrumental role in A Love Letter to Nature, an interdisciplinary garden project designed to educate the community on composting and greenhouse gardening.
- City of White Plains: For the development of a local composting site at the Gedney Way Recycling Center.
- Hilltop Hanover Farm: For developing and hosting the first Community Work Day for Native Plants Care.
- Balaboste: For emphasizing zero waste and sustainability principles in offering space organization services.
- City of Rye: For achieving the highest municipal curbside recycling rate in Westchester County in 2023.
- Village of Irvington: For achieving the highest waste percent reduction in Westchester County in 2023.
- Brightcore Energy: For offering clients environmentally friendly options for meeting energy needs, while providing cost savings, limiting waste and reducing carbon footprint.
- David Tonjes - Stony Brook University: For research designed to improve the management of solid waste in New York State.
- Mom's Organic Market in Dobbs Ferry: For an emphasis on environmental sustainability and locally sourced options and providing customers with an extensive recycling take-back program.
- New Rochelle Parks Department – Green and Sustainable Operations Program: For implementing green practices that emphasize sustainability in operations, achieving a “Green Marina” designation and donating produce to feed the food insecure.

Westchester County, located in the heart of the historic Hudson Valley, covers 500 square miles and has a population of just over one

million. Originally home to Native Americans, who were members of the Lenape tribe, it is today a rich mix of many cultures landscapes and is a blend of bustling cities, quaint villages and picturesque towns as well as open spaces and a network of beautiful parks. It is also an intellectual capital, boasting a highly educated workforce, competitive colleges and universities, Fortune 500 companies, world-changing nonprofits and cutting-edge research centers.

AWARD-WINNING AUTHOR AT UPAC



Rachel Maddow, MSNBC host and award-winning author.

Ready for an in-depth discussion of two authors' take on America's current political climate? Oblong Books, in tandem with the Bardovan Opera House, will host Rachel Maddow at the Ulster Performing Arts Center in Kingston Saturday evening, May 4. The MSNBC host and author will delve into her latest book, “PREQUEL: An American Fight Against Fascism” and will be joined on stage by University of Pennsylvania Professor Anthea Butler, author of “White Evangelical Racism: The Politics of Morality in America.” In her latest book, Maddow charts the rise of an American strain of authoritarianism she says has been alive on the far-right edge of politics for the better part of a century. Butler is the recipient of the 2022 Martin E. Marty Award for the Public Understanding of Religion and is an op-ed contributor for MSNBC. Several of her articles have been featured in The New York Times, The Washington Post, CNN, NBC and The Guardian.

Tickets can be purchased through Ticketmaster or by visiting boxoffice@bardavon.org.

ATTORNEY FROM MAJOR FIRM HONORED

Monte E. Frank, co-chair of the Pullman & Comley LLC litigation practice, has received the John Eldred Shields Professional Service Award from the Connecticut Bar Association (CBA).

Established in 1981 in honor of past CBA president John Eldred Shields, the award is presented to a CBA member who has performed outstanding service through or on behalf of the CBA, for the benefit of the

legal community and the community at large for numerous years. Frank was honored at the CBA's annual awards dinner on April 3 at the Aqua Turf Club in Plantsville.

“The one word that most accurately describes both Monte's personal and professional lives is service,” said Lee D. Hoffman, chair of Pullman & Comley. “Service to his clients, service to his community and service to the CBA and the legal profession. Monte works tirelessly for myriad causes and epitomizes the qualities and reputation of a trusted and respected counselor and advisor.”

Frank is a past president of both the New England Bar Association and the CBA, where he currently serves as the chair of the Federal Judiciary Committee. He serves on the American Bar Association's Advisory Commission to the Task Force on Democracy, serves as a special advisor to the ABA's Committee on Gun Violence, and chairs its policy subcommittee. He has successfully presented many resolutions to the ABA's House of Delegates and has worked on amicus briefs to the United States Supreme Court.

For many years, Frank appeared in various media for his work on gun violence prevention. He has also written numerous op-eds on gun violence, co-authoring many with U.S. senators and members of Congress that have been published by Connecticut, national and international media outlets.

Pullman & Comley is one of Connecticut's largest law firms and, for more than 100 years, has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. The firm has offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; White Plains, New York; Springfield, Massachusetts; and Wakefield, Rhode Island.

CONTINUING LOVE AND RESPECT FOR NATURAL WORLD



Rich Thomas

Stamford, Connecticut, resident Rich Thomas has been named to the Board of Directors for SoundWaters, the region's leader in climate science education.

Thomas is a managing director in Lazard's Capital Markets Advisory group, where he advises corporate clients on preparing for, and responding to, shareholder activism and unsolicited approaches, as well as strategic

investor relations, capital raising and corporate governance and environmental, social and governance, related matters.

A graduate of the U.S. Military Academy (West Point), Thomas served as an officer in the U.S. Army for six years. He was a captain in the 173rd Airborne Brigade, holding multiple command positions across numerous combat deployments. After his time in the military, he attended Harvard Business School before joining Lazard.

This is Thomas' second time serving on the SoundWaters Board. His first term was from 2017-2018 before being relocated to Lazard's Paris office.

SoundWaters prepares the next generation for the future. With our climate in crisis, SoundWaters teaches tomorrow's leaders the science they will need. With Long Island Sound as its classroom, SoundWaters creates love and respect for the natural world.

RESOUNDINGLY SUCCESSFUL GALA

Westchester Jewish Community Services (WJCS) held a hugely successful gala at Brae Burn Country Club in Purchase on April 16 with hundreds of Westchester community and business leaders, government officials and Westchester residents – all passionate advocates for helping those in need in Westchester County.

The event honorees were Meira Fleisch of Larchmont, a child and family advocate and longtime WJCS Board member who was an early learning specialist in the WJCS ParentChild+ program for many years, and Stephanie Marquesano of Ardsley, founder of the harris project and a partner with WJCS in promoting the importance of identifying and treating the co-occurring disorders of substance use and mental health.

The evening was filled with inspiring words and stories shared by WJCS clients who shared their struggles before coming to the agency and how the organization transformed their lives.

“Since 1943, WJCS has been here for the people of Westchester. Today we provide programs and services for 20,000 Westchester residents of all ages and backgrounds. This year's Gala theme was “Support. Resiliency. Well-Being.” That captures the transformative impact that WJCS supporters make possible,” said WJCS CEO Seth Diamond. “With the support of our partners in government, philanthropic foundations, community organizations and donors, we look forward to continuing to fulfill our mission of helping individuals in Westchester address mental health, educational, cognitive, social, aging and financial challenges and shape positive futures,” he said.

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



Good Things Happen

\$10,000 RAISED FOR TINY MIRACLES

Supporting dance-a-thon for Tiny Miracles Foundation

The Star 99.9 morning show recently held its annual “Anna and Raven Maritime Chevrolet Dance-a-thon” at the SoNo Collection in Norwalk, Connecticut. The event raised \$10,000 for the Darien, Connecticut-based Tiny Miracles Foundation, which helps support families with premature babies.

Fourteen dance troops representing Fairfield and New Haven, as well as Westchester County, New York performed in front of an enthusiastic crowd in the SoNo Collection room. All types of dance from jazz, tap, contemporary, acrobatics and Broadway were represented and

each group helped fundraise for the cause.

“It’s always such a highlight to see so many talented, beautiful dancers of all ages come together to perform for a great cause,” said Anna Zap, “Their energy and love of dance is contagious.”

“We are so grateful for our partnership with Star 99.9 and the Anna & Raven Show,” said Tina Tison, executive director of The Tiny Miracles Foundation. “The funds provided by the Dance A Thon this year, and in years past, enable us to support hundreds of families every year in our community with

premature babies in the NICU.”

Anna and Raven, who are heard via Compass Media on 60 radio stations around the country, will now take this concept to Long Island. The WALK-FM version will happen on Saturday, May 18, at the South Shore Mall in Bayshore to benefit Ronald McDonald House Charities.

Westport-based Connoisseur Media owns market-leading radio clusters in regions, including Nassau-Suffolk, New York; Metro Fairfield and New Haven, Connecticut; and Frederick, Maryland.

Based in Darien, The Tiny Miracles Foundation is a nonprofit organization that fulfills the emotional, practical and financial needs of the families of more than 1,200 premature babies born each year in southwestern Connecticut. Founded in 2004 as a response to one in 10 babies born prematurely in our communities, Tiny Miracles supports parents through onsite partnerships with six leading hospitals in Fairfield and New Haven counties. Thanks to generous individual and corporate donors, all Tiny Miracles’ support is available to families free of charge.

EMPOWERING PROGRAMS

More than 370 friends and supporters of the Carver Center came together on Saturday evening, April 13 at the Westchester Country Club, to celebrate the launch of an exciting new vision – creating opportunity for all to learn, work and thrive through programs that nourish, educate and empower.

Guests dined, danced and raised their paddles to support the vital programs and resources that the Carver Center provides to area residents. More than \$580,000 was raised.

As Carver Center’s only fundraising event of the year, proceeds will support Carver programs.



From left: Yvette Hammel, board president, co-chair; Anne Bradner, Carver Center CEO; and Kelly Shaw, co-chair, board member.





Bank officials present Star Inc, Lighting the Way with grant.

BANK FOUNDATION GRANT FOR NEW ASSISTIVE TECHNOLOGY EVALUATION CENTER

With a long history of support for STAR Inc., Lighting the Way, the First County Bank Foundation (FCBF) recently fulfilled a \$25,000 pledge to help underwrite the evaluation center in STAR's new Assistive Technology Lab in its Norwalk Headquarters. The grant, part of the "STARs Above—Campaign for Our Future," was one of the first received to support the state-of-the-art program designed to provide person-centered AT (assistive technology) evaluations that lead to recommendations, demonstrations, training and follow-along supports. STAR's AT professionals match people with intellectual and developmental disabilities (IDD) with the latest technology that can improve their lives, foster communication, increase independence and promote continued learning.

STAR's Executive Director MaryGrace Giuliano said, "We are grateful for First County Bank Foundation's pioneering investment in STAR's technology lab that was a catalyst to other generous donors and, more recently, designation by the Connecticut Department of Developmental Services as its official Fairfield County evaluation location."

Established in 2001 in honor of the bank's 150th anniversary, First County Bank Foundation was created to distribute funds annually to nonprofit organizations that support community and economic development, affordable housing and programs that support educational enrichment for children and families.

Willard Miley, vice president of the First County Bank Foundation, said on his recent tour of STAR's renovated headquarters, "We are very proud to support this trailblazing effort at STAR to leverage technology to improve lives and enhance services to local families. Technology will lead to more successful outcomes and fulfilled dreams for children and adults alike. The new, assistive technology, along with professional supports, will help with school readiness and the teaching of speech, vocabulary, shapes, colors, numbers and other essential learning skills.

Since 1952, STAR, Inc., Lighting the Way has been a leader in providing programs and services to individuals of all ages impacted by intellectual and developmental disabilities in Fairfield County as well as providing support services to their families.



2024 Arts Award honorees from left: Elizabeth Diaz, Larry Salley Photography Award; Theresa Kump Leghorn, representing New Rochelle Council on the Arts, Community Award; Lee Balter, President's Award; Galit Messman, representing Arc Stages, Sophia Abeles Education Award; Andromeda Turre, Advancing Equity Individual Award; Ridvan Idara, representing New Era Creative Space, Advancing Equity Organization Award; Jorge Otero-Pailos, Artist Award; Tracy Fitzpatrick, representing Neuberger Museum of Art, Arts Organization Award; and Ray Wilcox, representing Yonkers Arts, Advancing Equity Organization Award.

HONOREES REPRESENT DIVERSE ARRAY OF TALENTS

"Our region's outstanding quality of life would not be possible without the inspired work of these honorees," said ArtsWestchester CEO Janet Langsam to the guests who had assembled on April 10 at the Brae Burn Country Club in Purchase for this year's ArtsWestchester Arts Awards.

Since its inception in 1976, the Arts Awards have celebrated vision, commitment and leadership in the arts community. This year's winners represent a diverse array of talents and contributions:

Artist Award: George Otero-Pailos of Rye is recognized for his pioneering artwork and experimental preservation practices.

Arts Organization Award: The Neuberger Museum of Art in Purchase is a world-class museum and cornerstone of arts education and engagement since 1974.

Sophia Abeles Education Award: Arc Stages, in Pleasantville has demonstrated an unwavering dedication to providing contemporary theater programming and arts education to local communities.

Community Award: The New Rochelle Council on the Arts has been a catalyst for cultural enrichment in New Rochelle for nearly five decades.

President's Award: Lee Balter of Tarrytown is honored for his extraordinary support of the arts in the Hudson Valley and his tireless advocacy for arts education and access to the arts.

Larry Salley Photography Award: Elizabeth Diaz of Yonkers is recognized for her powerful photographic work and a portrait series celebrating the transgender community.

Advancing Equity Organization Award: Ray Wilcox representing Yonkers Arts and Ridvan Idara representing New Era Creative Space are acknowledged for their commitment to promoting equity and inclusion through the arts.

Advancing Equity Individual Award: Andromeda Turre of Katonah is honored for her groundbreaking work in using jazz as a tool for social change.

CRUSHING CARDBOARD'S CARBON FOOTPRINT

While the recycling rate of cardboard boxes is an impressive 96.5%, 940,000 tons of cardboard was dumped in landfills in 2018 according to the U.S. Environmental Protection Agency. Cardboard releases methane as it decomposes, contributing to global warming. A Connecticut manufacturer is reducing this environmental damage by creating reusable and recyclable corrugated cardboard containers.

"The unfortunate reality is that cardboard boxes are often only used once" said Rodger Mort, chief operating officer of Packaging and Crating Technologies LLC (Pact), a family-owned company in Watertown, Connecticut, that offers a comprehensive line of durable, lightweight and sustainable shipping, crating and packaging systems for

the commercial, industrial and military sectors. "Cardboard that gets wet or has oils or other contaminants on it, can't be recycled. What's more, when contaminated cardboard is placed in the same bin as clean cardboard, the entire contents are rendered useless for recycling."

Pact has solved this problem by developing a specially designed, corrugated crate that is strong and able to withstand extreme pressure. In fact, some of Pact's customers have been able to use their original crates over 100 times.

Mort reveals that Pact's patented process consists of cross-core lamination with triple-wall, double-wall or fiber board to produce a superior corrugated container. In addition to its strength and durability, the bins offer a variety of sizes that can safely transport any-

thing from fine art and glass to motorcycles and furniture. "The inherent cushioning embedded in our corrugated will buffer any vibrations during transit whether it be by boat, plane or truck, so that the goods arrive in perfect condition," he said.

In fact, Pact has taken every protection precaution in the design of its crates from the ground up as it has created special corrugated spiral feet consisting of three layers of the strong material for additional shock absorption, as well as a patented, customized J-Crate that protects merchandise in the event of a tip over, while eliminating dust throughout the supply chain.

Pact's corrugated container systems are able to be stacked flat, thus reducing shipping weight and subsequent pollution caused by transportation. Additionally, when they are ready to be disposed of, Pact's products can be brought to any recycling center or eco-friend-

ly dumpster, unlike traditional wood crates, which can seldom be recycled and often come with hefty disposal fees.

Adopting corrugated shipping crates company-wide addresses another pressing issue: the protracted labor shortage facing not only the logistics industry, but many other sectors worldwide. With companies looking to do more with less manpower, the corrugated crate's simple fold-out process significantly mitigates labor-intensive crate construction.

A member of the Commercial Relocation Network, the Council on Safe Transportation of Hazardous Materials and the International Association of Movers, Pact is a preferred vendor for the US Department of Defense and has been awarded a special permit from the US Department of Transportation for the shipping of lithium-ion batteries, as well as passed the proposed SAE-G-27 test standard.

The Cadillac Queen



The world's leading classic Cadillac restorer was launched in 1984 out of a spare room in a 1744 Hudson Valley farmhouse, where Elsa Mauer Nicodemus began a small mail-order business F.E.N. Enterprises, selling correct Cadillac upholstery and old Cadillac parts. Working hard to maintain a work-family balance between her new enterprise and her established career as an in-demand production pattern maker in the garment industry while raising three young children, the parts business grew and soon flourished.

With a strong entrepreneurial spirit and seeing the demand and needs of many classic Cadillac owners, Mauer Nicodemus decided to add restoration services to her successful parts business and by the end of 1989 had a pole barn constructed to handle both. That was the beginning of what is today known as a world-renowned provider of Cadillac restoration and preservation services.

It was their frame-off restoration of their own Mandan Red 1955 Cadillac Eldorado that put her business on the map. Earning top honors at both Cadillac & LaSalle Club and Antique Automobile of America Grand National Meets, “Bad Girl” as she was affectionately known, was driven by Mick Jagger chauffeuring his bandmates, top-down, over the Brooklyn Bridge for the live internationally televised kickoff of their Bridges to Babylon world tour. Throughout the decades, her Cadillac restoration team is responsible for many of the world's

finest restored and preserved Cadillacs of the 1930s through the 1960s ranging from elite show cars to weekend “drivers.” While they’ve become more known for their “nut and bolt” restoration projects, the maintenance and repair services and Cadillac restoration parts supply offerings continue to thrive. Now located in Poughkeepsie, NY, the business underwent a re-naming and rebranding in 2013 and operates as Cadillac Parts & Restoration, commonly referred to in the industry as CPR.

Today, while Elsa enjoys semi-retirement, her son Frank Nicodemus, Jr. runs CPR's daily operations. He's been around the business and vintage Cadillacs since before he could pick up a broom and his rise in the industry was from the ground up. He's widely considered a leading expert in his field and his expertise is sought from around the world. Working in tandem with and drawing from Elsa's experience and applying his decades-worth of hands-on knowledge, Cadillac Parts & Restoration is planning on even greater accomplishments in the coming years.

BASKETBALL TEAM ACHIEVES ATHLETIC MILESTONE



Tayejon Lynch

Tayejon Lynch of the Rockland Community College (RCC) Hawks men's basketball team has been named an NJCAA All-American. This recognition marks a significant milestone in RCC Athletics, highlighting the first such honor in men's basketball since 2013, and before that, 1991.

Lynch's outstanding performance throughout the season has placed him among the top junior college athletes nationwide, a testament to his hard work, dedication, and exceptional skill on the basketball court. This achievement not only honors Tayejon's personal commitment but also signifies the quality and competitive spirit of RCC's basketball program.

The Rockland Hawks, competing in the Mid-Hudson Conference and part of Region XV of the National Junior College Athletic Association (NJCAA), have a history of nurturing talent that succeeds not only at the junior college level but also in NCAA- and NAIA-sponsored colleges and professional sports.

RCC boasts state-of-the-art athletic facilities on its main campus in Suffern, New York. This includes a grass baseball field, soccer field and a 90,000+ square-foot fieldhouse, which houses a basketball court, two volleyball courts, four tennis courts, an Olympic-size swimming pool, and locker rooms. These facilities support the Hawks' commitment to providing top-tier athletic and academic opportunities for student-athletes.

“Rockland Community College is proud to support Tayejon and all its student-athletes who strive for excellence,” said Dr. Lester Rápalo, president of Rockland Community College. “Tayejon's distinction as an NJCAA All-American isn't just a personal triumph; it's a testament to RCC's unwavering dedication to nurturing excellence and upholding the highest standards in collegiate athletics.”

Rockland Community College welcomes students from diverse backgrounds who appreciate small class sizes and personal attention from a distinguished, award-winning faculty that includes Fulbright scholars and SUNY Distinguished Professors. Many graduates go on to top universities to further their education on their own or through RCC's institutional collaborations. RCC is also proud to provide career training and professional development to adult learners looking to change careers or upgrade their skills through a variety of programs and educational opportunities. Many of the programs are developed with employers in the community in high demand industry areas to enable graduates to move into a new career upon graduation.

ADDRESSING SENIOR CARE CRISIS



State Senator Paul Cicarella



State Rep David Yaccarino

Connecticut has the seventh oldest population in the country, according to the “CT Healthy Aging Report,” and in an effort to meet the growing needs of seniors, political leaders and home care, agencies are advocating for legislation that supports caregivers. One of the state’s largest agencies, Assisted Living Services Inc. (ALS), led the collaboration by inviting human services committee members to observe its award-winning organization in action. State Senator Paul Cicarella (R-North Haven) and State Representative Dave Yaccarino (R-North Haven) met with the owners and caregivers on Thursday, April 19, at the ALS headquarters in Cheshire.

“Our state is facing a care giver crisis that cannot keep pace with the demand for elderly care at home,” said Mario D’Aquila, MBA and chief operating officer of the family-owned homecare agency with offices in Cheshire and Westport. “We are honored to host these proponents of age-friendly policies who share our goal of providing cost-effective, comprehensive home care.”

For more than two decades, ALS has led the charge to raise the standards for quality of care in the homecare industry. In alliance with private and public agencies, D’Aquila is the chairman of the DSS Medicaid Committee for Home Care Association of America, Connecticut Chapter and serves on the Board of Directors for the Connecticut Association for Healthcare at Home (HCAOA Connecticut). The local chapter

has more than 100 members that employ several thousand caregivers and advocates for home care agencies.

“We are asking all legislators to enact any Bill that would assist in the support of the nation’s largest population, seniors,” said D’Aquila. “Most people prefer to age in the comfort of their own homes. As facilitators of that care, we are fostering positive relationships with policy makers to make that possible.”

Since 1996, award-winning home care agency Assisted Living Services, Inc. in Cheshire, Putnam and Westport has provided quality care to residents across Connecticut. Its unique CarePlus program blends personal care by over 600 employees and caregivers with technological safety and monitoring devices from sister company Assisted Living Technologies Inc. ALS was ranked on the 2020 Inc. 5000 list of fastest-growing companies and recognized by Home Care Pulse® as a “Best of Home Care Leader In Excellence,” a designation given to the best home care providers in the nation.

EXPERT JOINS OTOLARYNGOLOGY SPECIALTY GROUP

Joining ENT and Allergy Associates (ENTA) in Tarrytown in September, the nation’s largest otolaryngology specialty and sub-specialty practice, is Mark Boseley, M.D., fellowship-trained pediatric otolaryngologist. Boseley will begin serving patients full time in ENTA’s office located at 200 White Plains Road, Suite 201, Tarrytown. He will serve as the director of pediatric otolaryngology at Sleepy Hollow-based Phelps Hospital of the Northwell Health system.

Boseley joins ENTA from Mary Bridge Children’s Hospital in Tacoma, Washington. He graduated magna cum laude from Southern Illinois University at Edwardsville before obtaining his M.D. from Tulane University in New Orleans. He then completed his residency in otolaryngology – head and neck surgery at the University of Cincinnati, followed by his fellowship in the Department of Otolaryngology and Laryngology at the Massachusetts Eye and Ear Infirmary/Boston Children’s Hospital. At the Harvard School of Public Health, he completed his master’s degree in epidemiology.

Steven Gold, M.D., Vice President of ENTA and chair of the ENTA Recruitment Committee, said, “We are thrilled to bring Dr. Boseley across the country to join our practice. Bringing an experienced fellowship-trained pediatric otolaryngologist will help us better serve the needs of our patients in Westchester.”

As the largest ENT, Allergy, and Audiology practice in the country with over 300 clinicians practicing in more than 50 clinical locations throughout New York and New Jersey, ENTA clinical office is comprised of world-class physicians who are specialists and sub-specialists in their respective fields, providing the highest level of expertise and care.



Kimberly DeMilia, executive vice president, division head, commercial lending; Dominick Petramale, executive vice president, chief retail officer; Lindsay Carden, branch manager, PCSB Bank Mount Vernon; Michael P. Goldrick, PCSB bank president and CEO.

IT’S OFFICIAL, NEW BANK LOCATION

The PCSB Bank Mount Vernon, New York, office hosted clients and board members at its official grand opening Tuesday evening, April 16, at 119 Gramatan Ave. in Mount Vernon.



From left: James R. May, Karena Gore and Katrina F. Kuh.

LAW SCHOOL CONVENES CLIMATE CONSTITUTIONALISM CONFERENCE

A recent timely conference hosted by Pace University Haub School of Law brought together constitutional law experts, climate change activists, environmental law professors and noteworthy legal professionals from around the country to examine the crucial role of federal and state constitutions in responding to the climate crisis. Organized by Distinguished Professor of Environmental Law Katrina F. Kuh and Delaware Law School Distinguished Professor of Law James R. May, the Climate Constitutionalism conference was inspired by the recently released book,

“Democracy in a Hotter Time” edited by David W. Orr, to which they were both contributing chapter co-authors.

The conference’s morning panels focused on state constitutions and climate change and The U.S. Constitution and climate change. The afternoon panel centered on litigating constitutional climate claims. The event culminated with A Public Town Hall meeting featuring keynote speaker Karena Gore, founder and executive director of the Center for Earth Ethics and visiting professor of practice of earth ethics at Union

Theological Seminary in New York. Student reporters from Haub Law, CUNY Law, and Delaware Law kicked off the town hall by presenting the findings of the event’s earlier roundtable discussions. The student reporters are preparing blog posts summarizing the roundtable discussions which will be posted on the Greenlaw Blog.

“Understanding the obstacles and opportunities that constitutions present to the development of effective climate policy is crucial as we orient our democracy to respond to the climate crisis,” said Kuh. “We were honored to welcome scholars, practitioners and judges to examine these issues and to have Karena Gore as our keynote speaker, prompting vital conversations on our constitutions, democracy and climate change.”

Gore founded the Center for Earth Ethics in 2015 to address the moral and spiritual dimensions of the climate crisis. Working at the intersection of faith, ethics and ecology, she guides the center’s public programs, educational initiatives and movement-building. She is also the author of “Lighting the Way: Nine Women Who Changed Modern America.”



WOMAN-OWNED BUSINESS CERTIFIED FOR ALL-NATURAL MOLD REMOVAL



Natural Home Solutions LLC, a woman-owned mold detection, removal and air-quality testing and purification company in Suffield, Connecticut, recently announced that Xspor's proprietary, eco-friendly EnzyCleanse™ mold cleaner has earned the U.S. Department of Agriculture (USDA) Certified Biobased Product Label, the first of its kind in the mold remediation industry. Biobased products help address climate change by offering renewable alternatives to traditional petroleum-based cleaning products by lowering the concentration of greenhouse gases in the atmosphere and are safer for people, pets and the environment. EnzyCleanse™ is created by XSPOR Technologies, a worldwide life sciences company that has partnered with Natural Home Solutions to offer the organic treatment to homes and properties in New England and beyond.

"Everyone's first reaction when they have a mold issue is to dump tons of chemical-based cleaning agents, like chlorine bleach, on the affected areas," said Laura Champagne, owner of Natural Home Solutions and a scientist by trade. "While this may create a sterile smell, most people are not aware that they are causing more damage to their own health and the overall environment, while not fully treating their mold contamination at its source. Also, the traditional rip-and-tear process adds more unnecessary waste into our landfills."

Champagne explains that mold is a living microorganism that thrives in dark, damp places. Using biobased enzymes like those contained in EnzyCleanse™ address the root of the problem by utilizing the mechanisms that nature has spent thousands of years developing. The enzymes in EnzyCleanse™ become atomized when fogged

and permeate through porous materials and into wall cavities to break down and eliminate mold, while continuing to prevent new mold growth long after the treatment. Equally important, since microscopic mold spores travel freely and undetected throughout the air, causing allergies, breathing problems, headaches and other health hazards, natural enzymes unlock the mold on a molecular level and inhibit the production of additional spores, thus improving air quality and preventing recontamination.

"Our green, non-toxic EnzyCleanse™ solution offers a powerful three-part punch to mold issues, treating it both at the surface level, behind the scenes and in the air," said Champagne.

Besides the health, environmental and efficacy benefits, Champagne notes that using an eco-friendly mold removal process is more cost-effective and less intrusive than traditional remediation practices, which often require dangerous chemicals, expensive, labor-intensive tear-down, removal and replacement of affected structures.

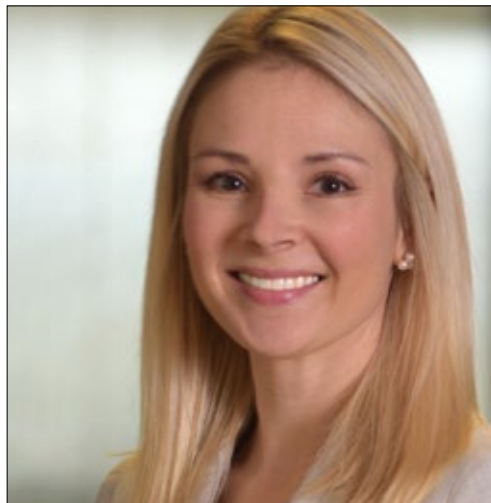
She emphasizes that both the U.S. Environmental Protection Agency (EPA) and the Connecticut Department of Public Health recommend that home and property owners do not use a biocide – a chemical like ammonia and chlorine bleach that kills microorganisms – for mold cleanup because toxic fumes can be produced. Champagne also cautions consumers to read product labels carefully and conduct diligent research on mold removal companies being considered.

"Unfortunately, it's a case of buyer beware with many mold abatement companies which often add chemicals to their product in order to get an EPA registration number," "When in doubt," she advised, "always ask for a Material Safety Data Sheet so that you know what's contained in the product you are using in your home."

In the latest Economic Impact Report released by USDA, the biobased products industry supported 4.6 million American jobs; contributed \$470 billion to the U.S. economy and generated 2.79 jobs in other sectors of the economy for every biobased job. Biobased products also have a substantial environmental impact, displacing about 9.4 million barrels of oil a year, with the potential to reduce greenhouse gas emissions by an estimated 12.7 million metric tons of CO₂ equivalents per year.

Natural Home Solutions' professional team performs high-quality mold testing and nontoxic, nondestructive removal at a cost-effective price. As one of only a few EnzyCleanse™ licensees in the world, the company offers an organic, safe and naturally derived mold elimination solution created by the scientists at XSPOR Life Sciences. It is the only product in the mold abatement industry to earn the authentic USDA Bio-Preferred Certification.

FIRM EXPANDS PRIVATE CLIENTS PRACTICE



Amanda E. Carino



Karina N. Leon



Frederick H. Reeder



Christina M. Rubino

Four new associates have joined Cummings & Lockwood Private Clients Group. “We are excited to have such talented attorneys join our trusts and estates practice,” said Heather J. Rhoades, chairman of the Private Clients Group.

The four new associates are:

Amanda E. Carino, who is based in the firm’s Greenwich office, brings with her several years of experience developing complex estate plans for high-net-worth individuals and families. She advises clients on different planning structures and strategies, including revocable trusts, testamentary trusts, irrevocable trusts, asset protection trusts, trust decanting and planning mechanisms for non-U.S. residents. She also provides general advice regarding a variety of trust and estate matters, including tax planning, generational estate planning, trustee requirements, beneficiary rights, and the impact of trusts in the context of divorce. She received her Juris Doctorate from Quinnipiac University School of Law in 2015 and her Bachelor of Arts degree, cum laude, from Marist College in 2012.

Based in the West Hartford office, Frederick H. Reeder served as an FBI special agent for over 21 years investigating criminal and national security matters. In addition, Reeder served as a JAG officer in the United States Army Reserve (USAR) where he represented soldiers accused of misconduct, as well as preparing estate planning documents for deploying service members. He also assists clients with the estate and probate administration process. Reeder received his L.L.M. in Estate Planning and Elder Law from the Western New England School of Law, his Juris Doctorate from the University of Maine School of Law, and his Bachelor of Science in criminology from the University of Southern Maine.

Based in the Stamford office, Christina M. Rubino has six years of trusts and estates legal experience working with high-net-worth and other individuals in estate planning, estate and trust administration, with particular emphasis on minimizing exposure to income, estate and generation-skipping taxes in order to preserve generational wealth. She earned her Juris Doctorate from the University of Connecticut School of Law in 2018, and her Bachelor of Science degree, cum laude, from Marist College in 2015.

“Based in the Palm Beach Gardens office, Karina N. Leon brings with her several years of trusts and estates legal experience. She counsels high-net-worth clients on complex estate planning matters and focuses her practice on the implementation of tax-efficient estate plans and lifetime gifting techniques. She also assists clients with judicial and non-judicial trust modifications. In addition, she advises clients on all aspects of the Florida probate and trust administration process.

Founded in 1909, Cummings & Lockwood provides sophisticated legal representation to individuals and families, family offices, closely held businesses, other commercial enterprises and charitable entities. The firm has more than 200 attorneys, fiduciary accounts, paralegals and staff located in six offices, including Stamford, Greenwich and West Hartford, Connecticut; and Naples, Bonita Springs and Palm Beach Gardens, Florida.

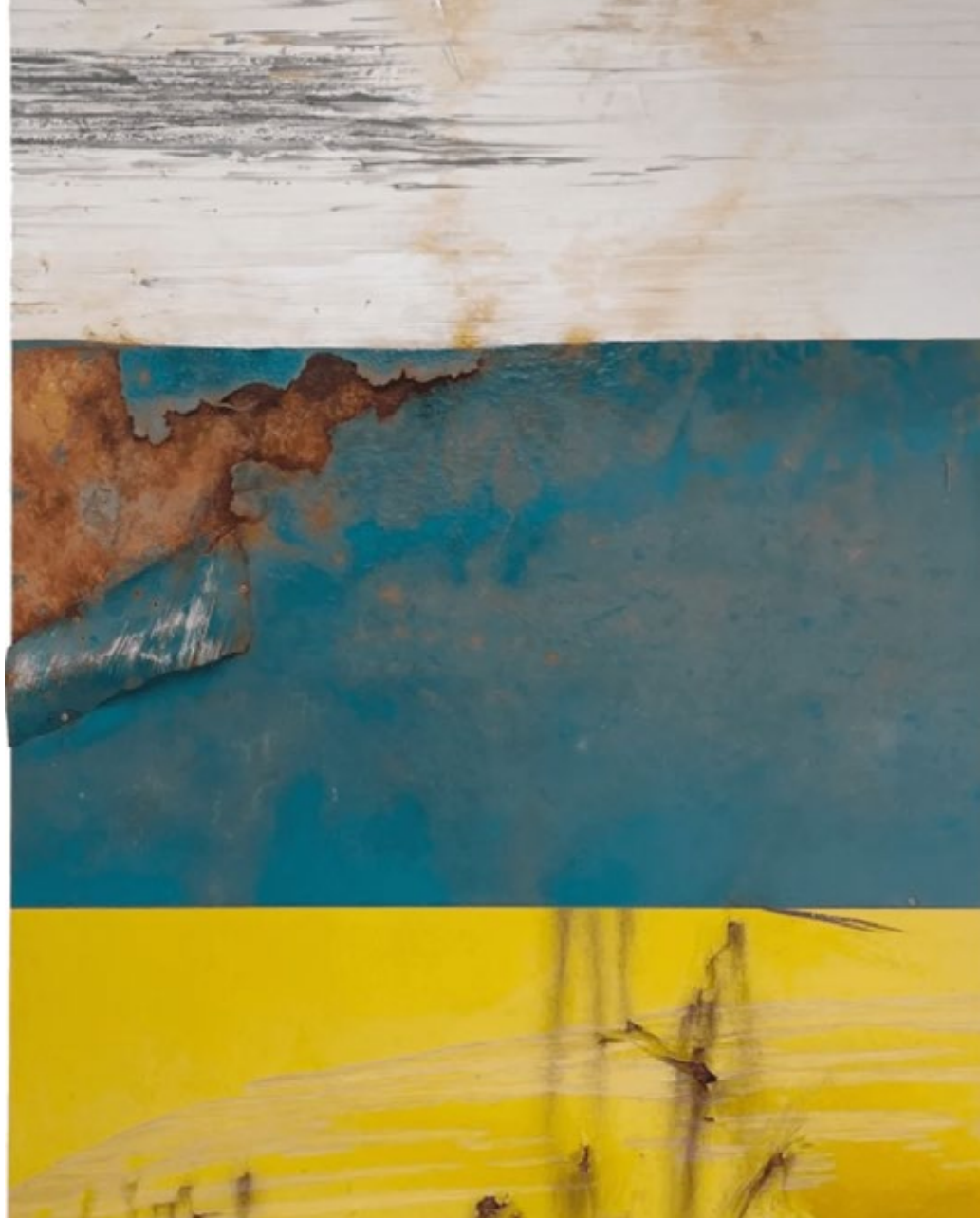


Photo courtesy of Andrea Carson.

AWARD-WINNING FILMMAKER DEBUTED PAINTINGS

Award-winning filmmaker Michael Dweck debuted his first series of paintings on aluminum panels at Heather Gaudio Fine Art during a private VIP event sponsored by Cincoro Tequila. The exhibition titled Blunderbust features 12 works, which opened to the public April 11 and will be on view through June 1. During the event Cincoro Tequila showcased its award-winning portfolio of luxury tequilas, and attendees had the opportunity to view scenes from Dweck’s film “The Last Race.” The event, in partnership with Greenwich International Film Festival, included an artist talk. Dweck explained his process and motivation for creating his new genre of art. The talk was hosted by gallery owner, Heather Gaudio, and Ginger Stickel, executive director at Greenwich International Film Festival.

Compelling. Provocative. Thrilling. Empowering. These are the adjectives that describe the films that play in the minds of tomorrow’s great filmmakers. Greenwich Film (GIFF) celebrates these gifted artists annually and promotes Greenwich, Connecticut, as a film and visual arts epicenter. GIFF was founded by Carina Crain, Colleen deVeer, and Wendy Stapleton to bridge the worlds of film and philanthropy. The festival features a variety of events, including film premieres, panels, networking receptions, parties, special events and more.

Heather Gaudio Fine Art specializes in emerging and established artists, offering painting, works on paper, photography and sculpture.

Dweck, a multidisciplinary artist known primarily for working in photography, most notably for his series documenting niche socio-cultural

identities such as Mermaids, Habana Libre and The End: Montauk “spent 10 years working on this project.” Dweck explained. The inspiration for this multi-media project came from Dweck’s time spent at racetracks with his dad back in the ‘60s and ‘70s. Later, in mid-2010, he learned that the last racetrack on Long Island, the Riverhead Raceway, was in danger of closing and this propelled him to preserve the cultural experience through his artistic abilities. “At a very early age, the racetrack made me feel stimulated. It was the vocabulary of color, sound, texture, movement, form and materials that got me excited.” As an adult, the racetrack became his subject and studio, where he found immersed in the fervor of passionate individuals, embraced by a tight-knit community, and inspired by the artistry of those who craft with their hands.

Dweck, a self-taught visual artist has spanned a range of media and subjects for four decades. In 2012, he became the first American photographer to exhibit in Cuba since the U.S. embargo in 1960. His work has been exhibited to critical acclaim in galleries and museums worldwide and held in numerous permanent collections.

In July 2016, five friendly competitors met for dinner and bonded over their shared passion for tequila. After many more adventures together, this group of five founding partners set out with one mission: to create the finest tequila anyone has ever tasted. Cincoro Tequila is uniquely made with 100% Weber Blue agave from private farms in both the highland and lowland regions of Jalisco, Mexico.



From left: Garry Klein, managing director, associate real estate broker; Charlene Awani, CoStar account executive; and associate real estate brokers Steven Salomone and Tom LaPerch, all with Houlihan Lawrence Commercial Division.

AWARDED FOR CLOSING HIGHEST TRANSACTION VOLUME IN COMMERCIAL REAL ESTATE DEALS IN THEIR MARKETS

Houlihan Lawrence Commercial, a division of Houlihan Lawrence in Rye Brook, a leading real estate firm serving New York City's northern suburbs, was selected for the 2023 CoStar Power Broker Award, which recognizes professionals and firms who closed the highest transaction volume in commercial real estate deals in their respective markets. The CoStar Power Broker Award program has honored the industry's elite for 24 years.

This award is the second CoStar award for Houlihan Lawrence Commercial in the past few weeks. Last month, Houlihan Lawrence

Commercial received the CoStar IMPACT Award Winner - Sale of the Year for the sale of the former Melrose School campus in the town of Southeast in Putnam County.

"I would like to congratulate everyone on our team for this tremendous honor," said Garry Klein, managing director, Houlihan Lawrence Commercial. "This award is a testament to the dedication and hard work of our highly skilled team of professional brokers. We have received this prestigious award consistently since 2018."

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Mohegan Sun Golf Club (MSGC), located at 7 Dows Lane in Baltic, Connecticut, is officially open for the 2024 season for all resort and public play. In addition to enjoying one of the top golf destinations New England has to offer, golfers can indulge in a variety of food and drink options at Greenside Grille & Pub, formerly known as Pautipaug Pub & Grille. Guests can also enjoy a spacious and well-appointed clubhouse, a well-stocked and revamped pro shop, a fitness room, the "Triple Tee Snack Bar" that greets players halfway through their round, top-notch practice areas, a training facility and a complimentary driving range for all players.

Led by PGA Master Professional and Vice President and General Manager Philip Krick Jr., MSGC kicks off the 2024 season with a

variety of public rates.

Mohegan Sun's Momentum members also experience exclusive opportunities such as complimentary rounds of golf, preferred golf guest rates, lessons and discounts at The Golf Shop at Mohegan Sun Golf Club. Signing up for Momentum, Mohegan Sun's loyalty rewards program, is free and guests age 21 and older can visit any Player's Club booth at Mohegan Sun for more information.

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MSGC's clubhouse, stretching 20,000 square feet, has also been significantly updated in recent years, including renovations to the Greenside Grille & Pub and lounge areas. The clubhouse also features a second-floor banquet room, which can be customized for private parties, receptions and group events.

30TH BANK DRAWING WINNER



FirstPrize Savings winner Anite Albert, right, with Shippan Stamford Branch Manager Jennifer Lima.

First County Bank recently awarded \$1,000 to Anite Albert of Stamford. She is the 30th winner of the bank's FirstPrize Savings account drawing said Jennifer Lima, branch manager of the bank's Shippan Stamford location. First County Bank has been holding this quarterly account drawing since 2016, awarding a total of \$30,000 over the past eight years to lucky customers.

The FirstPrize Savings account is designed to encourage personal savings while offering participants a chance to win \$1,000 prize. Each eligible deposit of \$25 or more earns the account holder an entry into the quarterly drawing. The drawing takes place four times a year, with one winner selected per quarter.

The \$1,000 prize is deposited directly into the winner's FirstPrize Savings account, making the money available immediately. The FirstPrize Savings account is one of First County Bank's many personal banking accounts that can be opened online.

First County Bank, headquartered in Stamford, Connecticut, for over 170 years, is an independent mutual community bank with 13 branches in Stamford, Norwalk, Darien, Greenwich, Fairfield, New Canaan, and Westport offering deposit products and a full array of digital banking products.

It has more than 220 employees and assets in excess of \$2 billion.



The castle at Manhattanville University.

\$1 MILLION GRANT TO ENHANCE TEACHER PREPARATION PROGRAMS

Manhattanville University in Purchase has been selected to receive a grant of \$997,439 from the New York State Office of Strategic Workforce Development (OSWD) and the State University of New York (SUNY) to fund the proposal “Teaching Assistant to Teacher of Record: Investing in Our Local Workforce” as part of the Education Workforce Investment Alternative Teacher Certification Program, over a four-year period beginning in July of this year.

The project, a collaboration between Manhattanville’s School of Education, Rockland Teachers’ Center Institute, and Putnam Northern Westchester BOCES, aims to enhance the delivery of teacher preparation programs and ultimately improve K-12 education in Westchester, Rockland, and Putnam counties.

The grant will enable Manhattanville University to further strengthen its partnerships and expand its efforts in preparing highly qualified teachers.

The partnership among Manhattanville University, the Rockland Teachers’ Center Institute and Putnam Northern Westchester BOCES will allow for the development of innovative programs and initiatives that will benefit both aspiring teachers and K-12 students in the region. Central to the proposed project is the development and approval by the New York State Education Department (NYSED) of five

alternative teacher preparation programs leading to a Transitional B teaching certificate.

Manhattanville University has long been known for making a positive impact on the local workforce and the education system, preparing highly skilled and dedicated educators. “At Manhattanville, our mission is to educate ethical and socially responsible leaders in a global community,” said Christine Dehne, M.F.A., provost and executive vice president for academic affairs. “By design this grant will greatly enhance our mission-driven work by directly connecting the education we provide with a tangible impact which is beneficial to area school districts.”

For three years in a row, “U.S. News and World Report” has ranked Manhattanville the No. 1 private, nonprofit institution in New York among Top Performers of Social Mobility in Regional Universities North. It has also been recognized by “U.S. News and World Report” for Ethic Diversity. The university has earned a designation as a Hispanic Serving Institution by the U.S. Department of Education, a recognition of its diverse student population. For more than six consecutive years, Manhattanville has been named to the Colleges of Distinction list, which recognizes colleges that excel in student engagement, great teaching, vibrant communities and successful outcomes.

UCONN MEN’S BASKETBALL OFFICIAL RETAIL BANK

KeyBank, the official retail bank of University of Connecticut’s Men’s Basketball Team, once was a lead sponsor for the recent college Victory Parade in downtown Hartford celebrating UCONN’s back-to-back NCAA titles win against Purdue. The parade, hosted by the Hartford Business Improvement District in collaboration with the state of Connecticut and city of Hartford began at the State Capitol in Hartford and followed a route through downtown to the XL Center, where KeyBank’s Hartford Downtown branch is located and where a rally with

players, coaches and other guests spoke.

“As a long-time supporter of UCONN Athletics and as the Official Retail Bank of the Men’s Basketball team, KeyBank couldn’t be prouder to celebrate the team’s back-to-back title victories,” said KeyBank Connecticut and Massachusetts Market President Matthew Hummel.

KeyCorp’s roots trace back nearly 200 years to Albany, New York. Headquartered in Cleveland, Ohio, Key is one of the nation’s largest bank-based financial services companies, with assets of approximately \$188 billion at Dec. 31, 2023



Darla Lao Paula

ORGANIZATION WORKING TO REGISTER PEOPLE FOR MEDICAID COVERAGE

With one in four people living paycheck to paycheck in the Hudson Valley, more families than ever before are in need of health-care coverage. Westchester Disabled on the Move Inc. is now reenrolling people with disabilities, seniors and low-income residents in Westchester, Putnam, Rockland and Orange counties, free of charge. Many people who rely on Medicaid could lose their coverage if they fail to reenroll. Covid protections for those on Medicaid have ended so they are now required to reenroll in the program, but many people don’t know this and are losing coverage.

Westchester Disabled on the Move (WDOM) recently received a grant from

Community Service Society and Mother Cabrini Health Foundation as part of the Keep New York Covered program, a network of enrollment agencies that conduct marketing and outreach about how New Yorkers can keep their health coverage after the end of the Covid-19 public health emergency.

Darla Lao Paula, lead Medicaid facilitated enroller for WDOM, said that families who depend on Medicaid and Child Health Plus may need to reregister for their health insurance. She said that WDOMI can help with all the forms.

For more information, call 914-968-4717, ext.109 or visit <https://wdom.org/>.



‘PITCH IN FOR PARKS’

Westchester Parks Foundation kicked off its largest volunteer event of the year last week at Ridge Road Park in Hartsdale. Launched in the late 90’s, Pitch in for Parks is the largest multiday volunteer event that helps get parks ready for peak season. The event ran five days and culminated on Earth Day April

22. Park stewards helped 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 included returning Gold Sponsor, Triton International.



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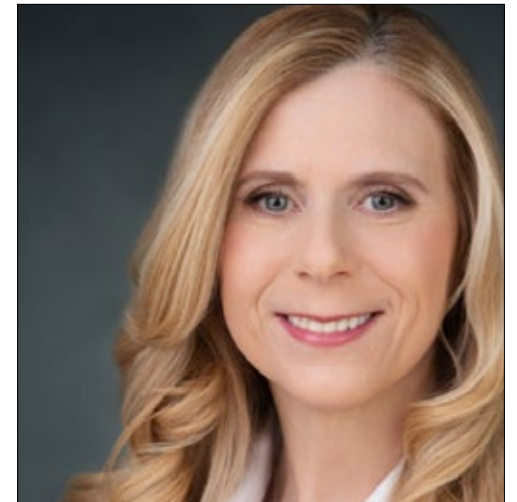
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RE FIRM ADDS 2 TEAM MEMBERS



Jeanette Riniti



Tashecca Winstead

ERA Insite Realty broker and owner Louis Budetti has announced that Tashecca Winstead and Jeanette Riniti have recently joined the sales team of his firm, which is headquartered in White Plains.

Winstead, a real estate associate broker licensed since 2015 earned a Bachelor of Science degree from Syracuse University and a Juris Doctorate from New York Law School. After 11 years practicing law she switched direction to focus full time on her real estate career. She has achieved her Short Sale & Foreclosure Resource (SFR) certification, is certified by NACA to assist home buyers and she is a Notary Public. She provides a full array of services in all types of property purchases, sales and leases and is an expert in the co-op board-application process.

Riniti, licensed real estate salesperson, is a lifelong Yonkers resident with a 30+ years of experience working for a New York City financial services company. She holds FINRA Series 6 and 63 licenses, and a double master's degree in education and human resource management. She has a deep understanding of finance and investment and is actively working from ERA Insite's office in downtown Bronxville.

ERA Insite Realty Services, part of the ERA global network and the region's No.1 ERA company, has been serving the Westchester and Fairfield markets for 39 years out of the same headquarters location at 600 N. Broadway in White Plains, in addition to offices in Bronxville, Pleasantville and Yonkers, New York as well as Bethel, Connecticut.

BIOTECH FIRM PLANS TO EXPAND ITS EVALUATION OF STRATEGIC ALTERNATIVES

Portage Biotech Inc., a clinical-stage immuno-oncology company advancing novel multi-targeted therapies for use as monotherapy and in combination reported that it is expanding its evaluation of strategic alternatives and implementing additional measures to extend its available cash runway. Westport, Connecticut, is among its locations.

After a review of the company's future funding needs for clinical development of its adenosine antagonist platform as well as the current capital raising market for the company, the Board of Directors has made the decision to pause further enrollment in the ADPORT-601 clinical trial of PORT-6 (adenosine 2A inhibitor) and PORT-7 (adenosine 2B inhibitor). The company will explore strategic alternatives, which may include finding a partner for one or more of its assets, a potential sale of one or more of its assets, a sale of the company, a merger, restructurings, both in and out of court, company wind down or other strategic action.

There can be no assurance that the evaluation of strategic alternatives will result in any agreements or transactions or that, if completed, any agreements or transactions will be successful or on attractive terms. If the company is unable to complete a transaction, it may be required to seek a restructuring or company wind down. There is no set timetable for this evaluation and Portage does not intend to disclose developments with respect to this evaluation unless and until it determines that further disclosure is appropriate or legally required.

Portage is a clinical-stage immuno-oncology company advancing multitargeted therapies to extend survival and significantly improve the lives of patients with cancer. The programs are being advanced using innovative trial designs and translational data to identify the patient populations most likely to benefit from treatment. The company's unique business model leverages a strong network of academic experts and large pharma partners to rapidly and efficiently advance multiple products. For more, visit portagebiotech.com.

STATEWIDE AWARDS FOR EXCELLENCE

Barton & Loguidice (B&L), a multi-disciplinary consulting firm, with a location in Somers, New York, which provides technical solutions to public and private clients throughout the Northeast and Mid-Atlantic, received awards for five New York-based projects at the Engineering Excellence Awards Gala in New York City on April 13. All five projects submitted to New York's Engineering Excellence Awards Competition won in their designated categories – from water treatment to emergency operation.

The Engineering Excellence Awards are presented annually to projects that excel in the public and private sectors in several categories. Over 50 ACEC New York member firms submitted projects that were judged by a panel of industry experts on a rigorous set of criteria, which include complexity, innovation and value to society.

Barton & Loguidice, is a multi-disciplinary consulting firm with 350 employees that provides technical solutions to public and private clients from offices in New York, Pennsylvania, Maryland, Connecticut and Maine.

AGENCY PROVIDES LIFE-CHANGING SUPPORT TO PEOPLE WHO HAVE LOST THEIR HOUSING

Lifting Up Westchester (LUW), a nonprofit agency providing life-changing support to people who have lost their housing or are struggling to meet other basic needs, has announced the winners of its Seventh Annual Student Essay Contest, which was open to all 7th-through 12th-grade students attending school in Westchester County. Students were invited to learn about LUW's programs and write a fictional story about an individual or family who benefitted from one of those programs. Titled "Walking in Someone Else's Shoes," this year's essay contest looked to dispel some of the myths and stereotypes associated with the men, women and children LUW serves.

The essay contest was established in 2017 in memory of Beth Massey Rubens, a lifelong resident of Westchester and a teacher, tutor and mentor who had a love for language arts.

"Individuals or families who experience homelessness are often associated with stereotypes and prejudices that perpetuate misconceptions," said Anahaita Kotval, CEO of Lifting Up Westchester. "Misinformation is extremely problematic. It contributes to stigmatization of people who are already marginalized and impacts the resources we, as a society, are willing to devote to help these members of our community get back on their feet. By inviting our students to spend time and 'walk in someone else's shoes,' we hope to dispel some of these myths that have stubbornly remained part of America's collective consciousness."

A panel of 45 judges reviewed the essays submitted from schools all across Westchester. Winners were honored at an Awards Luncheon on April 14 at Buon Amici Italian restaurant in White Plains. The Awards Luncheon was generously underwritten by Salvatore and Ritchie D'Errico, owners of the D'Errico Jewelry stores in Scarsdale and Mount Kisco and loyal supporters of LUW's youth programs.

Founded 45 years ago, Lifting Up Westchester works with over 3,000 men, women and children experiencing homelessness, hunger and extreme poverty to build a more secure future for themselves and their families.

For more information, contact Julianna Armentano at jarmentano@liftingupwestchester.org or (914) 949-3098, ext. 9741.

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, April 10 - 16

AMK Tiki LLC, Newburgh, d.b.a. Jet Set, Margaret Lloyd, company representative, 24-35358-CGM: Chapter 11, assets \$203,505, liabilities \$505,441. Attorney: Michelle L. Trier.

Hilltop West Holding Corp., Cortlandt, Steven Auth, president, 24-22324-SHL: Chapter 11, assets \$1,400,017, liabilities \$1,825,238. Attorney: James J. Rufo.

U.S. District Court, White Plains Local business cases, April 10 - 16

Capstone Logistics, Cook County, Illinois vs. Freight Direct LLC, d.b.a. Go Forward, Monroe, et al, 24-cv-2709-KMK: Contract. Attorney: Rick A. Steinberg.

Jordan Judt, Madison City, Nevada vs. Alchemee LLC, Hawthorne, et al, 24-cv-2718-PMH: Fraud, class action. Attorney: Mark S. Reich.

Teamsters Local 456 Funds, Elmsford vs. K&D Aggregates Inc., Cortlandt Manor, et al, 24-cv-2751-PMH: Employee Income Security Act. Attorney: Daniel E. Kornfeld.

Stephanie Ryan vs. Community Based Services Inc., North Salem, 24-cv-2801-KMK: Family and Medical Leave Act. Attorney: Victoria Spagnola.

Teamsters Local 456 Funds, Elmsford vs. Zero Below Trucking Corp., Melville, et al, 24-cv-2751-PMH: Employee Income Security Act. Attorney: Daniel E. Kornfeld.

Cheryl Burgard vs. International Business Machines Corp., Armonk, 24-cv-2885-PMH: Fair Labor Standards Act, class action. Attorney: Alex J. Hartzband.

DEEDS

Above \$1 million

88 Orchard LLC, South Salem. Seller: 88 Orchard Rye LLC, Rye. Property: 88 Orchard Ave., Rye City. Amount: \$1.6 million. Filed April 2.

Armory Plaza Preservation LP, New York. Seller: Armory Plaza Housing LP, New York. Property: 35 S. Broadway, White Plains. Amount: \$14.3 million. Filed March 28.

Beresford, Diane K., Bedford Corners. Seller: 450 Commerce Street Properties LLC, White Plains. Property: 450 Commerce St., Mount Pleasant. Amount: \$1.5 million. Filed April 2.

DHD Enterprises LP, Somers. Seller: Robert D. Decamp, Baldwin Place. Property: 14 Revere Court, Somers. Amount: \$1.5 million. Filed April 2.

General Electric Co., Boston, Massachusetts. Seller: Crotonville Owner LLC, New York. Property: 25 Old Albany Post Road, Ossining. Amount: \$22 million. Filed April 3.

Samuels, Sandra S., Scarsdale. Seller: 19 Black Hawk LLC, Scarsdale. Property: 19 Black Hawk Road, Scarsdale. Amount: \$1.3 million. Filed March 26.

Stanton Appliance Corp., Elmsford. Seller: HVA Realty LLC, Elmsford. Property: 272 E. Main St., Greenburgh. Amount: \$1.3 million. Filed March 28.

Below \$1 million

1992 East Main Street Associates LLC, Yorktown Heights. Seller: JLR Holding Corp., Mahopac. Property: 1192-1998 E. Main St., Yorktown. Amount: \$715,000. Filed March 27.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Hamilton H. Regen, Brooklyn. Property: 98 Mount Airy Road, Cortlandt. Amount: \$676,000. Filed April 3.

76 Drake Avenue LLC, New Rochelle. Seller: Vila 189 LLC, New Rochelle. Property: 76 Drake Ave., New Rochelle. Amount: \$775,000. Filed April 1.

Anderson, Denise, Mount Vernon. Seller: MEM Flipp Corp., Yonkers. Property: 10 S. 14th Ave., Mount Vernon. Amount: \$363,000. Filed March 28.

Belmonte Realty Corp., Somers. Seller: Juan A. Rodriguez, Bronx. Property: 20 Nelson St., Yonkers. Amount: \$700,000. Filed April 1.

Casa Cerrada LLC, Port Chester. Seller: Veronica Y. Sanguino, Port Chester. Property: 26 College Ave., Rye Town. Amount: \$10. Filed April 3.

Chloe LI Realty LLC, New Rochelle. Seller: Alessio Gjeka, Bronx. Property: 133 Florence Ave., Greenburgh. Amount: \$670,000. Filed April 2.

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.

Galus, Sarah, Kinnelon, New Jersey. Seller: 15 Holland Avenue LLC, Dobbs Ferry. Property: 15 Holland Ave., Mount Pleasant. Amount: \$630,000. Filed March 27.

Goris, Felix, Yonkers. Seller: 44 Vineyard LLC, Brooklyn. Property: 42-44 Vineyard Ave., Yonkers. Amount: \$750,000. Filed April 3.

Highview Street LLC, Monsey. Seller: William Bisordi, White Plains. Property: 127 Highview St., Mamaroneck. Amount: \$990,000. Filed March 27.

Holmstrom, Robert W., White Plains. Seller: Are You Able LLC, Yonkers. Property: 33 Barksdale Road, Greenburgh. Amount: \$499,000. Filed April 1.

Juliejules LLC, Pleasantville. Seller: Mark C. Herzner, Pleasantville. Property: 156 Benedict Ave., Mount Pleasant. Amount: \$750,000. Filed April 3.

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.

Makani 42 Post Street Inc., Yonkers. Seller: 42 Post Street LLC, Nyack. Property: 42 Post St., Yonkers. Amount: \$830,000. Filed March 28.

Metu 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. Fafardo, White Plains. Property: 306 Mallard Way, C6, Peekskill. Amount: \$430,000. Filed March 14.

Mount Hope Community Development Corp., White Plains. Seller: Mount Hope Plaza Housing Development Fund Corp., White Plains. Property: 63 Lake St., White Plains. Amount: \$1. Filed April 1.

Northlake Homes LLC, Spring Valley. Seller: Jason J. Gayle, Bronx. Property: 31 Waring Place, Yonkers. Amount: \$675,000. Filed March 29.

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: Danithia M. Cevallos, Ossining. Property: 326 Donald Lane, Ossining. Amount: \$451,000. Filed April 1.

Pleasant Properties LLC, Bronx. Seller: Triple A Construction Consulting Inc., Yorktown Heights. Property: 53-57 Stafford St., Ossining. Amount: \$760,000. Filed March 26.

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

Ruggiero, Joseph, Chappaqua. Seller: Point 62 LLC, White Plains. Property: 79 Orchard St., Yonkers. Amount: \$24,000. Filed March 29.

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., White Plains. Amount: \$429,000. Filed March 26.

Scully, Karl A., Mount Vernon. Seller: FRH Enterprises LLC, Shrub Oak. Property: 318 Highland Ave., Peekskill. Amount: \$385,000. Filed March 27.

Spencer, Matthew, Pleasantville. Seller: The Bank of New York Mellon, Greenville, South Carolina. Property: 37 Storey Lane, Yonkers. Amount: \$586,000. Filed March 28.

Tirone, Anthony R., White Plains. Seller: WW Home Improvement Corp., Elmsford. Property: 110 S. Sixth Ave., Mount Vernon. Amount: \$365,000. Filed March 28.

US Bank NA, Dallas, Texas. Seller: Shulem Schik, Monsey. Property: 224 Sommerville Place, Yonkers. Amount: \$569,000. Filed March 29.

US Bank Trust NA, Eureka, California. Seller: 353 Rich Avenue Corp., Valhalla. Property: 353 Rich Ave., Mount Vernon. Amount: \$460,000. Filed March 27.

Vidal, Vicky, Seller: US Bank Trust NA, Chicago, Illinois. Property: 10 North Lane, New Castle. Amount: \$954,000. Filed April 3.

Vitale, Karen, Yonkers. Seller: 1155-6F Warburton Avenue LLC, Yonkers. Property: 1155 Warburton Ave., 6F, Yonkers. Amount: \$350,000. Filed March 27.

White Plains Equities LLC, Bronxville. Seller: Rastogi Saurabh, New Rochelle. Property: 1-13 Greenridge Ave., 3D7, White Plains. Amount: \$250,000. Filed April 2.



REQUEST FOR PROPOSAL

Avports LLC, the managing agent for Westchester County Airport, seeks qualified companies to provide Janitorial Services at the Terminal Building and related Airport facilities.

View the full RFP via QR code.



Contact:
Lauren Walsh
LKWR@westchestercountyny.gov

WORKERS' COMPENSATION BOARD

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

MNE Management Inc. d.b.a. Premium Management Inc., Mount Kisco. Amount: \$15,000.

R&A Process Serving Inc., Yonkers. Amount: \$21,000.

RM Chestnut House Incorporated, Bedford Hills. Amount: \$21,000.

Sez Consulting Inc., Yorktown Heights. Amount: \$13,500.

Sleek Electric Vehicles LLC, Dobbs Ferry. Amount: \$1,000.

South Ninth Deli Corp., Mount Vernon. Amount: \$4,500.

Stro & Guess Enterprises Inc., White Plains. Amount: \$9,500.

Switchwipe LLC, Mount Vernon. Amount: \$25,000.

Vald-Con Construction Inc., White Plains. Amount: \$3,500.

Federal Tax Liens, \$10,000 or greater, Westchester County, April 10 - 16

Ayala, Maria D.: New Rochelle, 2020 personal income, \$10,683.

Cole, Kenneth D.: Purchase, 2021 gift and generation skipping transfer tax, \$2,343,856.

Flores, Jesus: New Rochelle, 2020 personal income, \$10,683.

Glazer, Joseph A.: Mamaroneck, 2016 personal income, \$85,601.

Heading, George: Bedford, 2021 personal income, \$134,256.

Lehideux, Helene Marie: Chappaqua, 2020 personal income, \$2,032,582.

Luposellos Inc.: Croton-on-Hudson, 2023 quarterly taxes, \$31,178.

Renaissance Team LLC: Croton-on-Hudson, 2021 – 2022 corporate, unemployment and employee withholding taxes, \$73,658.

Weill, M. David (dcd.): Chappaqua, 2020 personal income, \$2,032,582.

Weill, Michel David: Chappaqua, 2022 personal income, \$182,925.

Xaba-Caulker, Christine S.: Yonkers, 2014, 2015, 2017, 2020 personal income, \$223,297.

JUDGMENTS

75 MR Glass Inc., Yonkers. \$73,231 in favor of JDS Building Products Inc., West Palm, Florida. Filed Feb. 20.

ASF Construction & Excavation Corp., New Rochelle. \$47,990 in favor of Manhattan Tool Repair Inc., New York. Filed Feb. 29.

Azcona, Shirley, Yonkers. \$1,769 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 16.

Be Clean LLC, Los Angeles, California. \$61,573 in favor of GCM Capital LLC, White Plains. Filed Feb. 21.

Bellande, Reginald D., White Plains. \$21,831 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 23.

Berg, Simcha M., Yonkers. \$4,959 in favor of Michael Grossbach EA Inc., Croton-on-Hudson. Filed Feb. 26.

Bradshaw, Angelo, White Plains. \$2,190 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Brennan Sr., Peter F., Pleasantville. \$103,169 in favor of Kamco Supply Corp., Brooklyn. Filed Feb. 15.

Brown, Sonja, Yonkers. \$612,871 in favor of Darryl Leak, White Plains. Filed Feb. 20.

Cajamarca, Carlos A. S., Yorktown. \$7,807 in favor of Hall Management LLC, Sleepy Hollow. Filed Feb. 26.

Carosi, Helyna, Montrose. \$1,228 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Chisolm, John, White Plains. \$10,288 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Feb. 15.

Cullen, William, Pelham Manor. \$3,257 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Estuardo, Edgar, Mount Kisco. \$1,667 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 16.

Federico, Rossana, Yorktown Heights. \$6,436 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 1.

Fernandez, Franklin, Peekskill. \$6,094 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Ferrera, Alfredo L., Elmsford. \$9,449 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 1.

Fertil, Bertha, Mount Vernon. \$6,297 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Fields, Jamie, New Rochelle. \$4,278 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 16.

Gallagher, Peter W., White Plains. \$21,317 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 22.

Garofalo, Francesca, Mohegan Lake. \$1,739 in favor of Midland Funding LLC, San Diego, California. Filed Feb. 23.

Gbz Equities LLC, Yonkers. \$13,048 in favor of Need Oil Service Corp., Patterson. Filed Feb. 28.

Gidron, Bridgett A., Scarsdale. \$11,354 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 16.

Grandy, James, Yonkers. \$1,369 in favor of Petro Inc., Woodbury. Filed Feb. 23.

Higgins, Andrew C., Brooklyn. \$2,326 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 20.

Icon Construction Inc., Syracuse. \$455,171 in favor of M&D Door LLC, Brooklyn. Filed Feb. 26.

Johnson-Taylor, W. G., New Rochelle. \$44,254 in favor of M&T Bank, Getzville. Filed Feb. 29.

Kelly, John J., Tarrytown. \$10,340 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Lewis, Everton A., Mount Vernon. \$1,477 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 1.

Malota, Bashkim, Harrison. \$14,147 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 28.

Mendez, Gloria, Elmsford. \$1,820 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 16.

Minaya, Eslayne, Mount Vernon. \$13,115 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Munger, Erica, Bronxville. \$1,540 in favor of Midland Credit Management Inc., San Diego, California. Filed March 1.

Nikpreljaj Sr., Ljek, Yonkers. \$10,398 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Osei-Effah, Patrick, Yonkers. \$2,568 in favor of the Law Offices of Raymond P. Duva, Newark, New Jersey. Filed Feb. 15.

Rheingold, Larry D., Montrose. \$14,127 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 22.

Richard, Benchy, New Rochelle. \$2,505 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 1.

Rivera, Isai, Mount Vernon. \$3,807 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 20.

Sizemore, Ada, Mount Vernon. \$2,362 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 1.

Smallwood, Jerry, Cortlandt Manor. \$5,393 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 23.

Smith, Paul, Mount Vernon. \$1,573 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 15.

Stop N Go Corp., Ossining. \$40,819 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Feb. 29.

Tai, Jimmy M., Thornwood. \$16,903 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 1.

Tocco, Peter, Yonkers. \$3,312 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Feb. 20.

Vega, Charles D., West Harrison. \$5,849 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. 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.

Almanzar, Lorenzo, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$510,000 affecting property located at 16 Stratford Road, White Plains. Filed March 26.

Borja, Maria, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$346,000 affecting property located at 118 Dale Ave., Ossining. Filed March 27.

Bostic, Beatrice D., as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$479,000 affecting property located at 422 Cedar Ave., Mount Vernon. Filed March 26.

Bucchignano, Sharon (distributee), as owner. Filed by Wells Fargo Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$591,000 affecting property located at 71 Henry Ave., Harrison. Filed March 26.

Cuomo, Christopher R., as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$187,000 affecting property located at 1109 Frost Lane, Peekskill. Filed March 27.

Dordick, Rowan, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$458,000 affecting property located at 20 Union St., Briarcliff Manor. Filed March 27.

Espejo, Monica, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$384,000 affecting property located at 29 Juniper Hill Road, White Plains. Filed March 27.

Financial Freedom Senior Funding Corporate-Subsidiary, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$938,000 affecting property located at 2 Danby Place, Yonkers. Filed March 26.

First American National LLC, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 37 Nepera Place, Yonkers. Filed March 27.

Fowlkes, Darryl (estate of) as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$163,000 affecting property located at 413 S. Second Ave., Mount Vernon. Filed March 28.

Heritage Hills Of Westchester Condo 19 Homeowners Association Inc., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 959c Heritage Hills, Unit 959c, Somers. Filed March 27.

Kadnar, Catherine (estate of) as owner. Filed by JPMorgan Mortgage Acquisition Corp. Action: Foreclosure of a mortgage in the principal amount of \$337,000 affecting property located at 207 Gordon Ave., Sleepy Hollow. Filed March 26.

Krasniqi, Fahri, as owner. Filed by Loan Funder LLC Series 37376. Action: Foreclosure of a mortgage in the principal amount of \$344,000 affecting property located at 100 Euclid Ave., Ardsley. Filed March 26.

Miller, Evett, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 308 S. Second Ave., Mount Vernon. Filed March 27.

Palisades Collection LLC, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located at 430 E. Sidney Ave., Mount Vernon. Filed March 28.

Pusz III, Edward A., as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 15 Smith Road Cortlandt. Filed March 27.

MECHANIC'S LIENS

212 Mount Holly LLC, Bedford. \$85,289 in favor of Alfredo LDC Fox Meadow Farms Ltd., Armonk. Filed March 22.

212 Mount Holly LLC, Bedford. \$20,683 in favor of Alfredo LDC Fox Meadow Farms Ltd., Armonk. Filed March 22.

212 Mount Holly LLC, Bedford. \$64,797 in favor of Alfredo LDC Fox Meadow Farms Ltd., Armonk. Filed March 22.

RXR 587 Main Owner LLC, New Rochelle. \$51,774 in favor of Desimone Consulting Engineering, New York. Filed March 25.

TH Tarrytown LLC, Greenburgh. \$61,837 in favor of Natures Cradle Nursery & Farm Street, Eastchester. Filed March 22.

Urra, Marcos A., Cortlandt. \$7,504 in favor of Tri-State Gunita LP, Colleyville, Texas. Filed March 22.

White Plains Hospital Medical Center, White Plains. \$29,685 in favor of M. Falanga Trucking LLC, Middletown. Filed March 22.

NEW BUSINESSES

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

Partnerships

Trap Dollz, 45A E. Third St., Mount Vernon 10550. c/o Vernon Mingo and Khadija Crystal royal. Filed March 12.

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

Twin Realty, 26 Gedney Way, Chappaqua 10514. c/o Helaine Brick-Cabot and Bruce Mindich. Filed March 11.

Sole Proprietorships

A&F Landscaping, P.O. Box 464, Mamaroneck 10543. c/o Francisco J. Zamano. Filed March 26.

Aired Static, 250 Bradley Ave., Mount Vernon 10552. c/o Nicole Bonilla. Filed March 27.

Alexander Escaladas, 13 Cedar Place, Rye 10580. c/o Alexandra Escaladas. Filed March 27.

Angela Seamstress, 119 N. Division St., Peekskill 10566. c/o Angela Mariana Sinchi Qhizhpi. Filed March 22.

Anthony Getting Property Management, 5 Schuman Road, Millwood 10524. c/o Anthony Getting. Filed March 25.

Bailey McAllister Interiors, 52 Stone Hill Road, Bedford 10506. c/o. Filed March 25.

Bare Skin Hair Removal, 110 S. Central Ave., Hartsdale 10530. c/o. Filed March 27.

Rex One, 11 David Lane, Rye Brook 10573. c/o Michael Pigassa. Filed March 18.

Rosabels Hair Salon, 388 Tarrytown Road, White Plains 10607. c/o Rosabel Soriano. Filed March 12.

Silver Fit Plus, 111 Glenwood Ave., Yonkers 10701. c/o Vincent Tyler. Filed March 20.

Storm Group, 18 Travis Ave., Apt. 2, Montrose 10548. c/o Juan Duchitanga. Filed March 15.

Stratedgia, 25 Grace Lane, Ossining 10562. c/o Arnold Bieber. Filed March 18.

Sustainability In Color, 3165 Arbour Lane, Yorktown Height 10598. c/o Jacqueline Garcia. Filed March 20.

Tdaziahcleaninglife, 185 Riverdale Ave., Yonkers 10705. c/o Tonya D. James. Filed March 13.

Tecolutlas Church, 185 Regent St., Port Chester 10573. c/o Johnny Ventura. Filed March 13.

Titos Lemon Cherry Gelato, 65 Lockwood Ave., Yonkers 10701. c/o Angela Sanchez. Filed March 18.

Usssa Westchester Officials, 560 Manhattan Ave., Thornwood 10594. c/o Robert Bertolacci. Filed March 12.

White Plains Taxi Service, 68 Gregory Ave., Mount Kisco 10549. c/o Jonathan Pineda. Filed March 11.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

69 Fairview Ave Holdings LLC, as owner. Lender: Accolend LLC. Property: 69 Fairview Ave., Spring Valley. Amount: \$1.2 million. Filed March 22.

Mill Lane PV Facility I LLC, as owner. Lender: North Easton Savings Bank. Property: in Pleasant Valley. Amount: \$8.8 million. Filed March 20.

Below \$1 million

Ackerbauer, Michael Kevin and Margaret Nargi, as owner. Lender: Homestead Funding Corp. Property: in Pleasant Valley. Amount: \$416,266. Filed March 5.

Blair, Kwesi and John Shafer, as owner. Lender: TEG Federal Credit Union. Property: in Hyde Park. Amount: \$620,000. Filed March 8.

DAK Homes LLC, as owner. Lender: Bayport Funding LLC. Property: in Stanford. Amount: \$160,000. Filed March 20.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Mount Hope. Amount: \$93,000. Filed March 1.

Fairway Independent MTG Corp., as owner. Lender: Anne Marie Robinson Glasscock and Wayne F. Glasscock Sr. Property: in Chester. Amount: \$531,000. Filed March 1.

Gold Score Properties Inc., as owner. Lender: Kiavi Funding Inc. Property: in city of Poughkeepsie. Amount: \$213,000. Filed March 20.

Holder III, Ronald W., et al, as owner. Lender: Mid-Hudson Valley FCU. Property: in Pleasant Valley. Amount: \$232,000. Filed March 6.

Paggi, Christian R., as owner. Lender: Ulster Savings Bank. Property: in Wappinger. Amount: \$900,000. Filed March 14.

DEEDS

Above \$1 million

282 South Broadway LLC, Piermont. Seller: Zee Cafe LLC, Nyack. Property: 282 S. Broadway, Nyack. Amount: \$1.1 million. Filed March 21.

75 Carlton Road LLC, Monsey. Seller: Isaac Perlmutter, Monsey. Property: 75 Carlton Road, Monsey. Amount: \$1.3 million. Filed March 13.

78 West Church LLC, Monsey. Seller: Moses and Faigy Friedman, Spring Valley. Property: 78 Church St., Spring Valley. Amount: \$1.3 million. Filed March 15.

Hybrid Equity Holdings LLC, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 31 Hybrid Road, Monsey. Amount: \$1.3 million. Filed March 15.

MKYZ Realty LLC, Airmont. Seller: Charles and Georgejean Bugbee, Suffern. Property: 114 Route 59, Airmont. Amount: \$1.3 million. Filed March 13.

Below \$1 million

189 Old Nyack LLC, Spring Valley. Seller: N/A, Spring Valley. Property: 189 Old Nyack Turnpike, Chestnut Ridge. Amount: \$975,000. Filed March 15.

21 Bender LLC, Monsey. Seller: Rebecca Klein, New City. Property: 21 Bender Road, New City. Amount: \$742,000. Filed March 25.

25 Liberty Road LLC, Saddle River, New Jersey. Seller: Robert Neumann Irrevocable Trust and Sarah Stewart Trust, Tappan. Property: 25 Liberty Road, Tappan. Amount: \$480,000. Filed March 19.

315 West Main Stony Point LLC, Brooklyn. Seller: Alden H. Wolfe (referee) and East Willi Capital LLC, New City. Property: 314 and 315 W. Main St., Stony Point. Amount: \$500,000. Filed March 21.

34 South Parker LLC, Monsey. Seller: Murray Baron, Monsey. Property: 34 S. Parker Drive, Monsey. Amount: \$725,000. Filed March 14.

55 North Lane LLC and Shaindy Welz, Suffern. Seller: James A. Donnelly, Suffern. Property: 55 N. Lorna Lane, Airmont. Amount: \$950,000. Filed March 22.

61 White LLC, New Fairfield. Seller: Rosalind Wiley and Georgia Grayson. Property: 61 White St., Spring Valley. Amount: \$552,000. Filed March 15.

ACK Realty Properties LLC, Washingtonville. Seller: Griffith East Washington LLC, Pearl River. Property: 15 21 E. Washington Ave., Pearl River. Amount: \$749,000. Filed March 20.

Chalas, Franklin, Nutley, New Jersey. Seller: TCB Realty LLC, Nyack. Property: 19 S. Midland Ave., Nyack. Amount: \$865,000. Filed March 22.

Golden Laffa LLC, Brooklyn. Seller: Dreamland Estates LLC, Monsey. Property: 155 Lafayette Ave., Suffern. Amount: \$580,000. Filed March 12.

Goneconti, Ellen, Allendale, New Jersey. Seller: Rockland County Funding LLC, Bronx. Property: 548 Mountainview Ave., Valley Cottage. Amount: \$678,000. Filed March 21.

JDF Homes LLC, West Nyack. Seller: Mohammad Dareyan, New Windsor. Property: Leeward Drive, Haverstraw. Amount: \$265,000. Filed March 20.

Lax, Moses and Elkuneh Lax, Brooklyn. Seller: Dreamland Estates LLC, Monsey. Property: 34 Sharp St., Haverstraw. Amount: \$565,000. Filed March 13.

Nana Properties LLC, New York City. Seller: April L. Daly, et al, Hyde Park. Property: 138 New Holland Village, Nanuet. Amount: \$339,900. Filed March 13.

Nunez, Altagracia, et al, New York. Seller: ERK Realty Holdings LLC, Fort Myers, Florida. Property: 21 Louise Drive, West Nyack. Amount: \$630,000. Filed March 14.

Pak, Stacey and Kay Kim, Valley Cottage. Seller: NRZ Reo X LLC, et al, Greenville, South Carolina. Property: 102 Crystal Hill Drive, Pomona. Amount: \$380,000. Filed March 21.

Saintalbord, James and Youselie Sainville, Monsey. Seller: Uphill 24 Johnstontown Road LLC, Suffern. Property: 24 Johnstontown Road, Sloatsburg. Amount: \$520,000. Filed March 12.

SDK Properties Corp., Bardonia. Seller: John and Stefano P. Quattrocchi, West Haverstraw. Property: 10 Westside Ave., Haverstraw. Amount: \$330,000. Filed March 22.

St. Joseph Group LLC, Montvale, New Jersey. Seller: Selig Schulmann and Yocheved Schulmann Revocable Living Trust, Nyack. Property: 50 60 Sixth Ave., Nyack. Amount: \$590,000. Filed March 13.

Starco 96 Enterprise LLC, Monsey. Seller: Kenneth J. Murphy (referee), et al, New City. Property: 96 College Road, Monsey. Amount: \$910,000. Filed March 21.

Stern, Elimelech and Nisel Stern, Monsey. Seller: Edison Manor LLC, Nanuet. Property: 89 Meron Road, Monsey. Amount: \$880,000. Filed March 25.

Stewart PI LLC, Spring Valley. Seller: Thomas and Monica Hei, Spring Valley. Property: 14 Stewart Place, Spring Valley. Amount: \$652,000. Filed March 14.

Streicher, Naomi, Pomona. Seller: 27 Lime Kiln LLC, Suffern. Property: 27 Lime Kiln Road, Wesley Hills. Amount: \$999,000. Filed March 14.

Sure Secure New York LLC, Brooklyn. Seller: Joseph Brach II, Monsey. Property: 82 Hempstead Road, Spring Valley. Amount: \$789,000. Filed March 19.

SV Equities New York LLC, Spring Valley. Seller: Samuel Lefkowitz, Spring Valley. Property: 26 Carriage Lane, Spring Valley. Amount: \$785,000. Filed March 19.

SV Equities New York LLC, Spring Valley. Seller: Leib Lefkowitz, Spring Valley. Property: 18 Token Road, Spring Valley. Amount: \$895,000. Filed March 19.

Svara Jr., Frank R., New City. Seller: Primrose Group 298K 3 LLC, Yonkers. Property: 29B High Ave., Nyack. Amount: \$242,500. Filed March 19.

Wosner, Naftalie and Necha B. Wosner, Spring Valley. Seller: 69 South Madison New York LLC, Monroe. Property: 69 S. Madison Ave., Spring Valley. Amount: \$999,000. Filed March 12.

JUDGMENTS

Berkowitz, Shimen, Monroe. \$8,974 in favor of Capital One, Glen Allen, Virginia. Filed March 13.

Brady, Patrick M., Florida. \$3,501 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 14.

Brown Jr., Robert R., Newburgh. \$20,124 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 15.

Clough, Edward G., Chester. \$14,484 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 15.

Cuevas, Gonzalo E., New Windsor. \$1,959 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 18.

Deluca, Jack III, Campbell Hall. \$8,760 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

Diaz, Alejandro Porfirio, Newburgh. \$5,382 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 14.

Dolengewicz, Stacie M., Monroe. \$4,150 in favor of Citibank, Sioux Falls, South Dakota. Filed March 19.

Dorleans, Henry, Middletown. \$3,613 in favor of Con Edison Company of New York Inc., New York. Filed March 15.

Eichengreen, Paul A., Tuxedo. \$24,649 in favor of Discover Bank, New Albany, Ohio. Filed March 14.

Felker, Pearl, Montgomery. \$7,445 in favor of Discover Bank, New Albany, Ohio. Filed March 14.

Flatt, Margarita, Tuxedo Park. \$1,496 in favor of American Express National Bank, Sandy, Utah. Filed March 18.

Floyd, Mozari D., Newburgh. \$1,519 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 18.

Fowler, Brittney, Newburgh. \$1,737 in favor of American Express National Bank, Sandy, Utah. Filed March 15.

Garay, Erick R., Highland Mills. \$12,589 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 15.

Giordano, Nicholas, Montgomery. \$2,146 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 12.

Gray, Wendell, Newburgh. \$5,589 in favor of Citibank, Sioux Falls, South Dakota. Filed March 18.

Guy, Charles, Warwick. \$16,830 in favor of American Express National Bank, Sandy, Utah. Filed March 18.

Howard, Geraldine, Newburgh. \$2,619 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 14.

Hyland, Greg T., Greenwood Lake. \$3,132 in favor of Capital One, McLean, Virginia. Filed March 13.

Jackson, Luisa, Warwick. \$8,538 in favor of Capital One, Glen Allen, Virginia. Filed March 18.

Javier, Wendy, Slate Hill. \$21,005 in favor of Discover Bank, New Albany, Ohio. Filed March 12.

Ludlow, Harvey, Montgomery. \$9,707 in favor of Synchrony Bank, Draper, Utah. Filed March 14.

Lyons, Michael J., Monroe. \$2,595 in favor of Capital One, Glen Allen, Virginia. Filed March 13.

Maffei, Kathleen M., Cornwall-on-Hudson. \$5,363 in favor of Capital One, Glen Allen, Virginia. Filed March 18.

Mckee, Brittany Nicole, New Windsor. \$28,700 in favor of

Mid-Hudson Valley Federal Credit Union, Kingston. Filed March 14.

Mobley, Mark B., Middletown. \$4,354 in favor of Capital One, Glen Allen, Virginia. Filed March 14.

Niasse, Khady, Middletown. \$3,676 in favor of Discover Bank, New Albany, Ohio. Filed March 18.

Obrien, Theodore, Newburgh. \$9,805 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 14.

Ola, Catherine Olawunmi Kofoworola, Brooklyn. \$18,427 in favor of SKMF Bryant Management LLC, Monroe. Filed March 14.

Pesante, Noelba, Highland Mills. \$2,172 in favor of Discover Bank, New Albany, Ohio. Filed March 18.

Pierce, Chanae, Maybrook. \$5,157 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 15.

Pierce, Chanae, Maybrook. \$6,228 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 15.

Pisciotti, Amy L., Port Jervis. \$6,834 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 15.

Rashad, Usman, Cuddebackville. \$6,319 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

Rodriguez, Andrew J., Circleville. \$4,592 in favor of Capital One, Glen Allen, Virginia. Filed March 13.

Sacch, Imani C., Newburgh. \$2,850 in favor of Capital One, Glen Allen, Virginia. Filed March 14.

Sambets, Francis M., Chester. \$13,939 in favor of Midland Credit Management Inc., San Diego, California. Filed March 13.

Severe, Michel N., Walden. \$8,848 in favor of Capital One, McLean, Virginia. Filed March 13.

Solis, Xitlali Ramirez, Newburgh. \$3,924 in favor of Capital One Bank, Glen Allen, Virginia. Filed March 14.

Stewart, Tjuana N. and Damaris Pierce, Newburgh. \$4,739 in favor of Synchrony Bank and Capital One Bank, Draper, Utah. Filed March 14.

Struble, Valeri, Port Jervis. \$1,545 in favor of Midland Credit Management Inc., San Diego, California. Filed March 14.

Sumerville, Rushane, Middletown. \$3,601 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 14.

Traver, Michael B., Port Jervis. \$9,742 in favor of Discover Bank, New Albany, Ohio. Filed March 14.

Turk, Nicole, Warwick. \$3,762 in favor of Midland Credit Management Inc., San Diego, California. Filed March 19.

Vantassel, David B., New Windsor. \$4,130 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

Whiteside, Nichole, New Windsor. \$16,141 in favor of O&R Utilities Empire Federal Credit Union, Monroe. Filed March 14.

MECHANIC'S LIENS

Acevedo, Sorys and Manuel Acevedo, as owner. \$22,780 in favor of LGE Interiors LLC. Property: 210 Howells Turnpike, Middletown. Filed March 15.

Boys & Girls Club of Newburgh Inc., as owner. \$36,480 in favor of Benco Inc. Property: 285 Liberty St., Newburgh. Filed March 11.

Boys & Girls Club of Newburgh, as owner. \$1,689,801 in favor of Standback General Contractors LLC. Property: in Newburgh. Filed March 15.

Excelsior Developers LLC, as owner. \$768,327 in favor of E. Tetz & Sons LLC. Property: 97 Acres Road, Palm Tree-Kiryas Joel. Filed March 15.

Francis Cynthia, as owner. \$21,000 in favor of M&N Construction Group. Property: 404 Lakes Road, Monroe. Filed March 11.

Hudson Valley Golf Foundation, as owner. \$25,147 in favor of Newburgh Winwater Works Co. Property: 18 Ridge Road, Cornwall-on-Hudson. Filed March 15.

Legoland Ny LLC, as owner. \$3,996 in favor of EZ Electric Inc. Property: 1 Legoland Way, Goshen. Filed March 14.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$21,234 in favor of KG Pumping Corp. Property: 5-7 Israel Zupnick Drive, Palm Tree-Kiryas Joel. Filed March 12.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$211,550 in favor of E. Tetz & Sons LLC. Property: 5-7 Israel Zupnick Drive, Monroe. Filed March 15.

Zambrano, Angel and Astrid M. Moronta, as owner. \$5,330 in favor of Connecticut Boarding & Tarping Services Inc. Property: 281-283 Howells Road, Middletown. Filed March 15.

NEW BUSINESSES

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

Partnerships

Eye Candy, 28 Barton St., Newburgh 12550. c/o Jaylen Ziare and Anthony Bushawn White. Filed March 25.

Sole Proprietorships

Branching Out, 353 Third St., Newburgh 12550. c/o Michael R. Brooks. Filed March 18.

C&M Defensive Training, 147 Crans Mill Road, Pine Bush 12566. c/o Claude G. Dalessandro and Michael Joseph Runnalls. Filed March 21.

Chosen Tribes McHudson Valley 84, 74 Lafayette Drive, New Windsor 12553. c/o Kennie Diaz. Filed March 22.

Chosen Tribes McHudson Valley 845, 74 Lafayette Drive, New Windsor 12553. c/o Olga N. DeJesus. Filed March 25.

F&C Construction in General, 203 Genung St., Apt. 1001, Middletown 10940. c/o Franco Lofaro and Claudia Iveth Rojas Martinez. Filed March 22.

Gym Gear Repair & Maintenance, 20 Still Road, Monroe 10950. c/o Anthony Adam Sgambati. Filed March 14.

Inspire To Create, 79 Pike St., Port Jervis 12771. c/o Kimberly Ann Harripersad. Filed March 22.

J.Carey Property Maintenance, 2548 State Route 208, Walden 12586. c/o Justin Michael Carey. Filed March 26.

Lazer Strike Baits, 222 Fostertown Road, Newburgh 12550. c/o Thomas F. McManus. Filed March 18.

My Tidy Nest, 23 Spruce Court, Monroe 10950. c/o Devorah Lebowitz. Filed March 15.

Pog Chat, 120 Pelham Drive, Cornwall-on-Hudson 12518. c/o Michael Baldi. Filed March 15.

Sunrise For Everyone, 15 Crank Road, Wallkill 12589. c/o Sharon Vera Bebe Maduro. Filed March 14.

T&S J2911 Gemz, 787 State Route 17M, Unit 2522, Monroe 10950. c/o Tamara Breal. Filed March 20.

Weddings By Stef, 481 Broadway Apt. 3W, Newburgh 12550. c/o Stefany Julieth Hernandez. Filed March 14.

BUILDING PERMITS

Commercial

Donna, Kelly Love, Stamford, contractor for Kelly Love Donna. Install oval sign at 212 Magee Ave., Stamford. Estimated cost: \$3,500. Filed March 15.

Earthlight Technologies LLC, Ellington, contractor for Fairfield Avenue Storage LLC. Install and wire a rooftop solar array at 432 Fairfield Ave., Stamford. Estimated cost: \$475,000. Filed March 20.

Edgehill Property Corp. c/o Altus Group, Stamford, contractor for Edgehill Property Corp. Remodel and combine two adjacent single-family dwellings at 3214 and 3216 to one dwelling at 122 Palmers Hill Road, Stamford. Estimated cost: \$55,000. Filed March 13.

Frontier Glenville LLC, Stamford, contractor for Frontier Glenville LLC. Perform replacement alterations at 64 High Ridge Road, Stamford. Estimated cost: \$46,280. Filed March 26.

Germain Sr., St. James, West Hartford, contractor for Springdale Center Associates. Perform replacement alterations at 1058 Hope St., Stamford. Estimated cost: \$6,900. Filed March 25.

Gesualdi Construction Inc., Stamford, contractor for Myano West LLC. Perform replacement alterations at 2001 W. Main St., Stamford. Estimated cost: \$200,000. Filed March 11.

Gesualdi Construction Inc., Stamford, contractor for Riverbend South LLC. Perform replacement alterations at 9 Riverbend Drive, Stamford. Estimated cost: \$300,000. Filed March 27.

Glenbrook Center LLC, Stamford, contractor for Glenbrook Center LLC. Install internally lit channel letter sign on face of building along with directory panels at 473 Hope St., Stamford. Estimated cost: \$3,600. Filed March 14.

Grade A Market Commerce Road, LLC, Stamford, contractor for Grade A Market Commerce Road LLC. Renovate exterior facade at 1980 W. Main St., Stamford. Estimated cost: \$250,000. Filed March 6.

HJ Luciano Inc., Norwalk, contractor for Barton Properties LLC. Renovate two dwelling units on second floor by replacing kitchen cabinets and counter tops, bathroom plumbing fixtures and windows at 100 Lockwood Ave., Stamford. Estimated cost: \$28,750. Filed March 22.

Inspirica Inc., Stamford, contractor for Inspirica Inc. Renovate six bathrooms in existing multi-dwelling building at 710 Pacific St., Stamford. Estimated cost: \$65,000. Filed March 6.

King Low Heywood Thomas School Inc., Stamford, contractor for King Low Heywood Thomas School Inc. Perform an installation for annual graduation at 1450 Newfield Ave., Stamford. Estimated cost: \$10,000. Filed March 13.

Residential

G.A. Castro Construction LLC, Stamford, contractor for Miluia Leticia Portillo. Replace roof at 26 Pepper Ridge Road, Stamford. Estimated cost: \$9,196. Filed March 11.

G.A. Castro Construction LLC, Stamford, contractor for Jeremy and Julie Binder. Replace existing vinyl siding at 243 Willowbrook Ave., Stamford. Estimated cost: \$30,000. Filed March 8.

G.A. Castro Construction LLC, Stamford, contractor for Prophet and Wisline Revangil. Replace roof at 46 Grant Ave., Stamford. Estimated cost: \$12,000. Filed March 12.

Guerra, Jose, Stamford, contractor for Lynn B. and Gerald B. Rakos. Upgrade master bathroom and enlarge door opening from kitchen to dining room at 8 Barnes Road, Unit 3, Stamford. Estimated cost: \$31,000. Filed March 25.

Gunner LLC, Stamford, contractor for Jennifer Lin Chang and Mark A. Otrhalek. Remove existing roof and replace and remove existing siding with CertainTeed vinyl siding and install new white aluminum k-style gutters at 30 Rock Spring Road, Unit C1, Stamford. Estimated cost: \$37,000. Filed March 6.

Gunner LLC, Stamford, contractor for Katherine Murphy and Gary Dellacerra. Remove existing roof and replace, and remove and replace existing siding with James Hardie lap siding at 219 Den Road, Stamford. Estimated cost: \$30,512. Filed March 6.

Gunner LLC, Stamford, contractor for Betty Deveson. Remove existing roof, and replace and remove existing skylight and install a new velux manual vented skylight at 118 Alton Road, Stamford. Estimated cost: \$19,000. Filed March 20.

Gunner LLC, Stamford, contractor for Michael and Alla Zhornitsky. Remove existing roof and replace at 1995 High Ridge Road, Stamford. Estimated cost: \$12,500. Filed March 28.

Gunner LLC, Stamford, contractor for Carol Iovanna. Remove existing roof and replace with proper ventilation at 15 Sanford Lane, Stamford. Estimated cost: \$22,916. Filed March 28.

Gunner LLC, Stamford, contractor for Nelson Stewart. Remove existing roof and replace and install new white aluminum K-style gutters at 50 Ridge Park Ave., Stamford. Estimated cost: \$14,491. Filed March 28.

Hemingway Construction Corp., Greenwich, contractor for Richard A. and Judith C. Siegal. Add front porch addition on first floor and a primary bath addition on the second floor at 69 Castle Hill Drive, Unit 27, Stamford. Estimated cost: \$300,000. Filed March 20.

Home Depot USA Inc., Atlanta, Georgia, contractor for New England Realty Services and David Trombetta. Remove and replace three windows without structural change at 16 Nurney St., Unit 4, Stamford. Estimated cost: \$3,573. Filed March 8.

Home Depot USA Inc., Atlanta, Georgia, contractor for Maria Maure. Remove three existing windows and replace without structural change at 94 Liberty St., Unit 9 Stamford. Estimated cost: \$3,759. Filed March 27.

Home Depot USA Inc., Atlanta, Georgia, contractor for Allisan Hoard. Remove and replace three existing windows and one patio door without structural change at 62 Wood Ridge Drive, Stamford. Estimated cost: \$6,548. Filed March 8.

Home Depot USA Inc., Atlanta, Georgia, contractor for Nicole Oberson and Young Jin Um. Perform replacement alterations at 455 Hope St., Unit 2B, Stamford. Estimated cost: \$N/A. Filed March 7.

Home Depot USA Inc., Atlanta, Georgia, contractor for Narasimha D. and Sangeetha N. Kinigurpur. Remove one existing window and replace without structural change at 133 MacGregor Drive, Stamford. Estimated cost: \$1,534. Filed March 18.

Home Depot USA Inc., Atlanta, Georgia, contractor for Sandra L. Cummings. Remove two existing windows and replace without structural change at 16 Leroy Place Stamford. Estimated cost: \$2,676. Filed March 14.

Home Depot USA Inc., Atlanta, Georgia, contractor for Naaji Adzimah and Charlie Vargas. Remove existing windows and replace and remove and replace one existing patio door without structural change at 63 Maple Tree Ave., Unit D, Stamford. Estimated cost: \$6,055. Filed March 28.

Jano Remodeling LLC, Norwalk, contractor for Lindsay C. and Scott W. Stone. Remove existing roof and replace at 79 Trinity Pass, Stamford. Estimated cost: \$28,000. Filed March 20.

Jasmin, Akther, Stamford, contractor for Akther Jasmin. Re-siding and reroof 27 Ann St., Stamford. Estimated cost: \$10,000. Filed March 28.

John C. Landsiedel Construction Company Inc., Stamford, contractor for Pantelis and Georgia Athanasiadis. Rebuild existing deck and extend it with an additional set of stairs, new framing, decking, partial railings and lighting to stairs at 52 Idlewood Drive, Stamford. Estimated cost: \$37,000. Filed March 21.

Kahn, Ray, Stamford, contractor for Ray Kahn. Add second floor over existing enclosed porch at 126 Cedar Wood Road, Stamford. Estimated cost: \$60,000. Filed March 13.

Karp Builders LLC, New Canaan, contractor for Jared and Sondra Mehl. Restore and remediate after fire damage at 64 Sanford Lane, Stamford. Estimated cost: \$630,000. Filed March 8.

Lamoureux Jr., Paul H., Mission, Texas, contractor for Alyce G. Bernstein Revocable Trust. Install six roof-mounted solar panels at 216 Sun Dance Road, Stamford. Estimated cost: \$9,234. Filed March 4.

COURT CASES

Bridgeport Superior Court

520 West Avenue Property LLC, Hartford. Filed by Betty Rivera, Weston. Plaintiff's attorney: Perkins & Associates, Woodbridge Action: The plaintiff was walking from the parking lot, maintained by the defendant, to the exterior walkway to enter the building when she was caused to slip and fall because of a large crack in the walkway causing her to sustain 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-24-6131561-S. Filed Feb. 20.

Butler, Tia Lashae, et al, Bridgeport. Filed by Sarah Joyal, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler 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-24-6131450-S. Filed Feb. 15.

AVP, Finance Application Technology Program Manager, Synchrony Bank, Stamford, CT. Collab wth prjct stkhldrs & Tech Agile teams to build high qlty sol'ns. Req Bach's deg or frgn equiv in Comp Sci, Engg, IT, Info Sys, Bus Admin, or rel fld + 5 yrs of post-bach, prog, rel wrk exp. 100% telecmtnng permitted. To apply, email resume to HR Manager referencing job code CT0042 in subject line to: kristine.mackey@syf.com.

Jamison, Christopher, et al, Bridgeport. Filed by Natalie Annan, Bridgeport. Plaintiff's attorney: Bruce J. Corrigan Jr. Law Office, Westport. Action: The plaintiff suffered a collision 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-24-6131543-S. Filed Feb. 20.

Stamford Health Inc., et al, Hartford. Filed by Julyiah Thomas p.p.a. Tumeka Ford, Stamford. Plaintiff's attorney: Cooper Law Group, Bridgeport. Action: The plaintiff suffered medical malpractice by the defendants. After falling off a trampoline and visiting defendants for an xRay she was discharged for lack of evidence of any fracture. However, at home, plaintiff continued to have difficulty using crutches and had no choice but to put some weight on her leg to get around. Approximately 24 hours later, the plaintiff went to the Stamford Hospital Emergency Department with worsening pain. A CT scan was ordered and confirmed that plaintiff suffered displaced left distal femur fracture involving the growth plate. The plaintiff underwent surgery and additional surgery to remove the hardware that was placed and to revise the scar that had formed. As a result, the plaintiff suffered injuries and 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-24-6131838-S. Filed Feb. 28.

Danbury Superior Court

BRT Park Ridge LLC, et al, Danbury. Filed by Andrew Sweeney, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff was lawfully on the premises controlled by the defendants when she was caused to fall due to the alleged negligence and carelessness of the defendants to ensure that the premise was free of ice, snow and other elements. 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-24-6049060-S. Filed Feb. 9.

Conkey-Giacalone, Lauren Marie, Chicopee, Massachusetts. Filed by Alejandro Rosario-Reyes, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049128-S. Filed Feb. 14.

Delgado, Marcus, et al, Brookfield. Filed by Sabrina Tolppi, Waterford. Plaintiff's attorney: Christopher B. Meagher, White Plains. 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-24-6049037-S. Filed Feb. 7.

Nunes, Maria Da Cruz, Danbury. Filed by Eileen Mayo, Danbury. Plaintiff's attorney: Trantolo and Trantolo LLC, Bridgeport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-24-6049123-S. Filed Feb. 14.

Stamford Superior Court

City Of Stamford, Stamford. Filed by Brendan Keatley, Shelton. Plaintiff's attorney: Maurer & Associates Pc, Ridgefield. Action: The plaintiff The Plaintiffs are retired career members ("Retirees") of the City of Stamford Fire Department, who seek an injunction prohibiting the defendant from depriving them of the retiree medical benefits to which they are entitled under the collective bargaining agreement between the City of Stamford the plaintiff seeks an injunction and such other and further relief as the court deems appropriate. Case no. FST-CV-24-6065468-S. Filed Feb. 29.

Curran, John et al, Norwalk. Filed by Ctpf One, LLC, New York, New York. Plaintiff's attorney: Russo & Rizzio LLC, Fairfield. Action: The plaintiff was assigned the mortgage property of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-24-6065243-S. Filed Feb. 15.

Schuster, Diana, Westport. Filed by Thomas Woodman, Norwalk. Plaintiff's attorney: Paul H McConnell, Hartford. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-24-6065628-S. Filed March 11.

Sierra, Tatiana Ivette, Wallingford. Filed by Noel Blake, Milford. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-24-6065698-S. Filed March 14.

DEEDS

Commercial

150 Fishing Trail LLC, Stamford. Seller: Robert B. Cook and Margaret P. Cook, Stamford. Property: 150 Fishing Trail, Stamford. Amount: \$685,000. Filed March 18.

38 Calhoun Greenwich LLC, Greenwich. Seller: 38 Calhoun Drive LLC, Greenwich. Property: 38 Calhoun Drive, Greenwich. Amount: \$10. Filed March 27.

605 Liberty Ave NDB Brooklyn LLC and Bi Da You, Stamford. Seller: Arther Realty LLC, Greenwich. Property: 9 Arther St., Greenwich. Amount: \$10. Filed March 25.

Adrian, Jessica Ann and Alexander Andreadis-Lambiotte, Westport. Seller: Buy or Sell Realty LLC, Cromwell. Property: 55 Elm Tree Place, Stamford. Amount: \$785,000. Filed March 20.

CDR-328 LLC, West Springfield, Massachusetts. Seller: CDR Properties LLC, Fairfield. Property: 47 Halley Court, Fairfield. Amount: \$1,590,000. Filed April 2.

Harrison, Aislynn and Benjamin Harrison, Stamford. Seller: New England Realty Services LLC, Southport. Property: 16 Nurney St., Unit #4, Stamford. Amount: \$425,000. Filed March 20.

LaFrentz Development LLC, Greenwich. Seller: Fifty LaFrentz LLC, Greenwich. Property: 50 LaFrentz Road, Greenwich. Amount: \$0. Filed March 28.

Metwally, Hala and Yousif Abdulla, Fairfield. Seller: Khair Enterprises LLC, Bridgeport. Property: 127 Jennings Road, Fairfield. Amount: \$620,000. Filed April 2.

Pirraglia, Jon Paul and Sarah Stark Holmberg, Fairfield. Seller: 47 Poplar Owner LLC, Fairfield. Property: 1107 Unquowa Road, Fairfield. Amount: \$1,250,000. Filed April 3.

Rville LLC Series 8, Stamford. Seller: Stanley B. Sattler and Izabella Sattler, Norwalk. Property: 8 Wardwell St., Unit 7, Stamford. Amount: \$197,777. Filed March 18.

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

Residential

Amiti, Elidon and Gjyste Martinaj, Stamford. Seller: Patricia A. Mardi, Stamford. Property: 8 Konandreas Drive, Stamford. Amount: \$740,000. Filed March 18.

Ansell, Nicola and Robert Ansell, Greenwich. Seller: William Todd Coffin, Greenwich. Property: Lot #1, Map #5560, Greenwich. Amount: \$1. Filed March 28.

Beadle, Ashleigh Rena, Fairfield. Seller: Vincent J. Meluzio and Janine McDermott, Fairfield. Property: 24 Adley Road, Fairfield. Amount: \$615,000. Filed April 3.

Bodie, Michael and Sarah Bodie, Vernon. Seller: Stephen B. Curry and Grace T. Curry, Fairfield. Property: 413 Lucille St. North, Fairfield. Amount: \$750,000. Filed April 1.

Britez Cabrera, Arnoldo R., Greenwich. Seller: Ruth E. Golub, Stamford. Property: 155 Fox Ridge Road, Stamford. Amount: \$940,000. Filed March 19.

Cooperman, Paige, Stamford. Seller: Christina Lohmann, Atlanta, Georgia. Property: 0 Harbor Drive, Dock Unit F-16, Stamford. Amount: \$18,000. Filed March 18.

Dabrowski, Colin and Janna Keatseangsilp, Greenwich. Seller: Patricia Ann Lambert, Greenwich. Property: 50 White Birch Lane, Greenwich. Amount: \$2,200,000. Filed March 28.

Dyer, Lowell Kevin and Suzanne Haydel Dyer, Greenwich. Seller: Christian J. Anthony and Margaret Hilton Locke, Greenwich. Property: 24 Calhoun Drive, Greenwich. Amount: \$4,430,000. Filed March 25.

Emmendorfer, Melissa M., Stamford. Seller: Melissa Emmendorfer, Stamford. Property: 76 Davenport Drive, Stamford. Amount: \$0. Filed March 22.

Fiore, George M., Stamford. Seller: Renee Nieto and Barbaro Nieto, Stamford. Property: 71 Coolidge Ave., Stamford. Amount: \$505,000. Filed March 21.

Greiner, Holden E. and Bethany S. Greiner, Fairfield. Seller: Michael J. Goldstein and Charley Lyn Goldstein, Fairfield. Property: 40 Random Road, Fairfield. Amount: \$900,000. Filed April 2.

Gue, Miclasse and Amazile Gue-Vil, White Plains, New York. Seller: Felimon Manimtim, Stamford. Property: 109 Weed Hill Ave., Stamford. Amount: \$590,000. Filed March 22.

Hegde, Ankit and Shloka Shetty, Stamford. Seller: Jacques R. Malette and Marie G. Malette, Stamford. Property: 95 Lafayette St., Unit S, Stamford. Amount: \$465,000. Filed March 20.

Hovnanian, Andrea Nadine, Fairfield. Seller: Maureen Loughlin Jones, Westhampton Beach, New York. Property: 22 Paisley Lane, Fairfield. Amount: \$612,000. Filed April 1.

VP, Solution Architect, Synchrony Bank, Stamford, CT. Dev
PayPal apps by creating & prvdng thoughtfl soltns & maintaining oprtnl excellnc. Req Bach's deg or foreign equiv deg in Comp Engg, Comp Sci, Info Tech, or rel, & 5 yrs of post-bach's, prog, rel work exp. 100% Telecommtng permitted. To apply, email resume to HR Manager referencing job code CT0043 in subject line to: kristine.mackey@syf.com.

Legal Records

Levy, Deborah, Riverside. Seller: Howard C. Levy, Riverside. Property: Lot #21, Map #2295, Greenwich. Amount: \$0. Filed March 28.

Linnan, Janice and William Mark Linnan, Stamford. Seller: Joseph Charles Springer, Stamford. Property: 188 Emery Drive East, Stamford. Amount: \$965,000. Filed March 22.

Lucio, Henrique Tassie, Stamford. Seller: Gerald McLoughlin and Mary Ellen McLoughlin, Stamford. Property: 44 Strawberry Hill Ave., #5M, Stamford. Amount: \$295,000. Filed March 22.

Madden, Julian and Emily Madden, Fairfield. Seller: Whitney M. Keyes, Fairfield. Property: 111 Sasco Hill Road, Fairfield. Amount: \$1,900,000. Filed April 1.

McHale, R. Patrick and Marie E. Mchale, Stratford. Seller: Kristin O'Reilly, West Hartford. Property: 1663 Melville Ave., Fairfield. Amount: \$719,000. Filed April 2.

Megdanis, Angela and Nicholas Megdanis, Stamford. Seller: Angela Megdanis and Nicholas Megdanis, Stamford. Property: 227 Thornwood Road, Stamford. Amount: \$10. Filed March 22.

Meluzio, Vincent J. and Janine M. McDermott, Fairfield. Seller: Ashleigh Beadle, Fairfield. Property: 22 Creconof Road, Fairfield. Amount: \$875,000. Filed April 3.

AVP, Credit Analytics – Loss Forecasting, Synchrony Bank, Stamford, CT. Monitor the key portfolio credit performance metrics on a regular basis at client & segment level. Req Master's degree or foreign equiv degree in Acct, Bus, Econ, Fin, Math, Statistics, Engg, Analytics, or related, & 2yrs rel work exp. 100% telecommuting permitted. To apply, email resume to HR Manager referencing job code CT0044 in subject line to: kristine.mackey@syf.com

Moranski, John J. and Christopher Cocco, Fairfield. Seller: Pamela C. Norman and Jennifer C. Norman Bracy, Fairfield. Property: 168 Kings Drive, Fairfield. Amount: \$752,500. Filed April 3.

Northcutt, Alexander and Morgan Stonebridge, Stamford. Seller: Anagha Nagaraj and Vijay Rathna Kumar, Stamford. Property: 1204 Hope St., Unit 3, Stamford. Amount: \$530,000. Filed March 20.

Quinn, Brian D. and Gail M. Quinn, Fairfield. Seller: Julie L. Vanderblue and Thor Vanderblue, Fairfield. Property: 327 Brookbend Road, Fairfield. Amount: \$2,500,000. Filed April 2.

Reed, Michael Lee, Stamford. Seller: Michael Lee Reed, Stamford. Property: 87 Glenbrook Road, #9A, Stamford. Amount: \$1. Filed March 22.

Robinson, Barbara, Greenwich. Seller: Barbara G. Robinson, Greenwich. Property: 10 Cliffdale Road, Greenwich. Amount: \$1. Filed March 25.

Robson, Matthew C., Danbury. Seller: Sai Kit Ting, Stamford. Property: 22 Glenbrook Road, Unit 211, Stamford. Amount: \$170,000. Filed March 19.

Roggs, Kelsey, West Hartford. Seller: David Kenneth Steffens Jr. and Karen Steffens, Fairfield. Property: 1233 South Pine Creek Road, Fairfield. Amount: \$1,600,000. Filed April 4.

Rohrer, Cara Anne and Jeffrey Rohrer, Stamford. Seller: Joseph Hanna and Cara Hanna, Stamford. Property: 45 Fara Drive, Stamford. Amount: \$880,000. Filed March 20.

Schor Jr., Alfred R. and Christin N. Schor, Fairfield. Seller: Edna May Clarke, Fairfield. Property: 416 Old Mill Road, Fairfield. Amount: \$740,000. Filed April 2.

Sharnoff, Elana and Andrew Sharnoff, Stamford. Seller: Alejandra Wortman and David L. Lopez, Philadelphia, Pennsylvania. Property: 32 Zora Lane, Stamford. Amount: \$1,025,000. Filed March 18.

Silkman, Daniel J. and Bridget S. Mulle, Greenwich. Seller: Joseph R. Silkman and Patricia A. Silkman, Old Greenwich. Property: 21 Pilgrim Drive, Greenwich. Amount: \$850,000. Filed March 25.

Staffieri, Brett S. and Catherine Burger Staffieri, Greenwich. Seller: Sheilah T. Smith, Greenwich. Property: 5 Hill Road, Greenwich. Amount: \$5,500,000. Filed March 28.

Stearns, Craig and Kerry Hensley, Fairfield. Seller: Anthony Martin and Cristina Martin, Fairfield. Property: 79 Lloyd Place, Fairfield. Amount: \$1,120,000. Filed April 1.

Suschinsky, Paul, Yorktown, New York. Seller: Hua Qiu, Stamford. Property: 71 Strawberry Hill Ave., Unit 915, Stamford. Amount: \$207,500. Filed March 20.

Toiriyon, Olim, Stamford. Seller: John Yang, New York, New York. Property: 25 Second St., Unit B4, Stamford. Amount: \$410,000. Filed March 20.

Ushko, Emily Paige and Elias Rios III, Center Moriches, New York. Seller: Prabha M. Cheemalapati, Stamford. Property: 33 Cowing Place, Stamford. Amount: \$825,000. Filed March 22.

Verdiner, Whitley and Joanne D. Verdiner, Fairfield. Seller: Patricia S. Palmer, Fairfield. Property: 2786 Easton Turnpike, Fairfield. Amount: \$750,000. Filed April 3.

LIS PENDENS

Frank, Matthew S., et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 47 Ivy St., Unit B, Greenwich. Action: foreclose defendant's mortgage. Filed March 21.

Hendrickson, Jeanne, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for US Bank NA. Property: 1160 Rock Rimmon Road, Stamford. Action: foreclose defendant's mortgage. Filed March 25.

Kennedy, Yayoi, et al, Stamford. Filed by Mark D. Phillips, Stamford, for Steven Stenquist. Property: 275 Rock Rimmon Road, Stamford. Action: foreclose defendant's mortgage. Filed March 22.

Morales, Yolanda L., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for The Bank of New York Mellon. Property: 10 Meadowpark Ave. West, Stamford. Action: foreclose defendant's mortgage. Filed March 19.

O'Leary, Thomas J., et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Citibank NA. Property: 86 Riverside Ave., Riverside. Action: foreclose defendant's mortgage. Filed March 21.

Shelov, Joshua, et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Citizens Bank NA. Property: 282 Brooklawn Terrace, Fairfield. Action: foreclose defendant's mortgage. Filed April 2.

Solomita, Michael, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 21 Meadowpark Ave. West, Stamford. Action: foreclose defendant's mortgage. Filed March 28.

MORTGAGES

302 Soundview LLC, Chappaqua, New York, by Benjamin K. Potok. Lender: Tompkins Community Bank, 1441 Route 22, Brewster, New York. Property: 300-302 Soundview Ave., Fairfield. Amount: \$430,000. Filed Feb. 20.

Alkadry, Mohamad and Rania Salem, Greenwich, by William Gardner Plunkett. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1 Crawford Terrace, Riverside. Amount: \$100,000. Filed March 4.

Arturi, Perrin and Susan Voll-Arturi, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 88 Indian Harbor Drive, Greenwich. Amount: \$438,640. Filed March 4.

Barkhorn III, Henry C. and Karin J. Barkhorn, New York, New York, by Heather R. Fusco. Lender: BNY Mellon NA, 201 Washington St., 8th Floor, Boston, Massachusetts. Property: 20 Frost Road, Greenwich. Amount: \$1,000,000. Filed March 4.

Bourassa, Christopher, Southport, by Patrick Q. Mitchell. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 185 Woodrow Ave., Southport. Amount: \$101,407. Filed Feb. 21.

Buczek, John and Kathleen Buczek, Fairfield, by Terriann Walker. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 167 Adley Road, Fairfield. Amount: \$42,670. Filed Feb. 23.

Cammarota, Lisa, Fairfield, by Terriann Walker. Lender: Figure Lending LLC, 650 S. Tryon St., 8th Floor, Charlotte, North Carolina. Property: 74 Green Knolls Lane, Fairfield. Amount: \$36,896. Filed Feb. 20.

Catalano, Domenico and Rhiannon Stefanick, Stamford, by Corinne M. Abbott. Lender: Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 99 Woodway Road, Stamford. Amount: \$490,943. Filed Feb. 8.

Cetani, Danielle, Harrison, New York, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 2 Homestead Lane, Unit 207, Greenwich. Amount: \$420,000. Filed March 4.

Congdon, Thomas A. and Eileen L. Congdon, Fairfield, by Scott Rogalski. Lender: Bethpage Federal Credit Union, 899 South Oyster Bay Road, Bethpage, New York. Property: 240 Westport Turnpike, Fairfield. Amount: \$150,000. Filed Feb. 21.

Cummings, Dina, Fairfield, by Susan Kohn. Lender: Fairway Independent Mortgage Corporation, 4750 S. Biltmore Lane, Madison, Wisconsin. Property: 600 Fairfield Beach Road, Fairfield. Amount: \$1,724,737. Filed Feb. 21.

Davis, Ricky, Stamford, by Charles P. Abate. Lender: Leader Bank NA, 864 Massachusetts Ave., Arlington, Massachusetts. Property: 2435 Bedford St., Unit 19E, Stamford. Amount: \$548,000. Filed Feb. 6.

Deigan, John M. and **Silvana Deigan**, Fairfield, by Humberto J. Navarro. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 167 Woodridge Ave., Fairfield. Amount: \$100,000. Filed Feb. 23.

Diamond, James A. and **Ashley M. Diamond**, Greenwich, by Albert T. Strazza. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 47 Lexington Ave., Greenwich. Amount: \$1,400,000. Filed March 5.

Foti, Sheryl Ann, Stamford, by Corey K. Ruffin. Lender: First County Bank, 117 Prospect St., Stamford. Property: 159 Thornwood Road, Stamford. Amount: \$300,000. Filed Feb. 8.

Gamiello, Anthony, Fairfield, by Ganesh Junior Ram. Lender: Secretary of Housing and Urban Development, 451 7th St. SW, Washington DC. Property: 225 Papermill Lane, Fairfield. Amount: \$47,589. Filed Feb. 20.

Gately, Heather and **Colman Gately**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: FundLoans Capital Inc, 12481 High Bluff Drive, Suite 150, San Diego, California. Property: 1445 Fence Row Drive, Fairfield. Amount: \$420,000. Filed Feb. 22.

Hall, Samuel W. and **Jennifer L. Hall**, Brooklyn, New York, by Daniel E. Jacobs. Lender: City National Bank, 350 S. Grand Ave., 5th Floor, Los Angeles, California. Property: 745 Old Academy Road, Fairfield. Amount: \$2,280,000. Filed Feb. 20.

Khoury, Christopher and **Olivia Khoury**, Rye, New York, by Jonathan J. Martin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 18 W Brother Drive, Greenwich. Amount: \$4,150,000. Filed March 4.

Kirpalani, Navita and **Chiraag Kirpalani**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Windsor Lane, Greenwich. Amount: \$1,000,000. Filed March 4.

Lennox, Alanda, Hermosa Beach, California, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 25 New England Ave., Fairfield. Amount: \$427,500. Filed Feb. 22.

Lowe, Ginger and **Ronald S. Lawrence**, Stamford, by Douglas Seltzer. Lender: Farmers Bank & Trust, 1017 Harrison St., Great Bend, Kansas. Property: 126 Sutton Drive, Stamford. Amount: \$99,999. Filed Feb. 6.

Manganiello, Anthony and **Laura Manganiello**, Greenwich, by Scott Rogalski. Lender: Finance of America Reverse LLC, 8023 East 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 47 Ivy St. A, Greenwich. Amount: \$1,402,500. Filed March 4.

Martirosova, Natalia A. and **Ryan Joseph Gallagher**, New York, New York, by William W. Ward. Lender: The Savings Bank of Danbury, 220 East 60th St., 14K, New York, New York. Property: 518 Stillwater Road, Stamford. Amount: \$662,000. Filed Feb. 6.

Mattis Jr., Robert J. and **Doris Mattis**, Fairfield, by John R. Fiore. Lender: Pitney Bowes Employees Federal Credit Union, 27 Waterview Drive, 27-1A, Shelton. Property: 119 North Benson Road, Fairfield. Amount: \$10. Filed Feb. 20.

McDonnell, John P. and **Kerri McDonnell**, Greenwich, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 35 Valleywood Road, Cos Cob. Amount: \$300,000. Filed March 5.

Meilinggaard, Alan and **Diane Meilinggaard**, Greenwich, by James B. Dougherty. Lender: Mutual of Omaha Mortgage Inc, 3131 Camino del Rio North, Suite 110, San Diego, California. Property: 52 Ritch Ave. W, Greenwich. Amount: \$1,724,737. Filed March 4.

Morris, Patricia, Fairfield, by Victoria T. Ferrara. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 206 Glengarry Road, Unit 206, Fairfield. Amount: \$150,000. Filed Feb. 22.

Pacific House Inc, Stamford, by Karin L. Villanueva. Lender: First County Bank, 3001 Summer St., Stamford. Property: 20, 22, 24, 26 and 28 Fairfield Ave., Stamford. Amount: \$650,000. Filed Feb. 6.

Peters, Ryan and **Sara Peters**, Greenwich, by Gina Marie Davila. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 268 Round Hill Road, Greenwich. Amount: \$100,000. Filed March 4.

Pogoreski, Matthew and **Jade Curtis**, Norwalk, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 46 Carter Drive, Stamford. Amount: \$665,000. Filed Feb. 7.

Procaccini, Steven V. and **Lindsay V. Procaccini**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 850 Mountain Laurel Road, Fairfield. Amount: \$123,000. Filed Feb. 22.

Ramalho, Mandry and **Aaron Remson**, Stamford, by David p. Lasnick. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 193 Hamilton Ave., Apt 19, Greenwich. Amount: \$670,000. Filed March 5.

Riano, Marissa and **Guilherme de Oliveira**, Greenwich, by Jonathan J. Martin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 14 Swan Lane, Stamford. Amount: \$730,819. Filed Feb. 7.

Schmitz, Vita M. and **Harold Schmitz**, Fairfield, by Tiana Nicole McKelvy. Lender: Nutmeg State Financial Credit Union, 521 Cromwell Ave., Rocky Hill. Property: 1220 Redding Road, Fairfield. Amount: \$115,000. Filed Feb. 20.

Serfilipi, Coreen and **Claude Serfilipi**, Greenwich, by Eileen M. Pate. Lender: Amerisave Mortgage Corporation, 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 17 Field Road, Cos Cob. Amount: \$735,700. Filed March 4.

Solowey, Scott and **Joanna Solowey**, Greenwich, by Randie P. Paterno. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 17 Barton Lane, Greenwich. Amount: \$1,500,000. Filed March 5.

Somma, Jessica Filomena, Norwalk, by Gary Lorusso. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 114 Woodside Green, Unit 1C, Stamford. Amount: \$272,000. Filed Feb. 8.

Stugart, Ryan P. and **Lisa N. Stugart**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 56 Riverside Ave., Riverside. Amount: \$625,000. Filed March 5.

Sturhahn, Christopher and **Meghan Sturhahn**, Stamford, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, SE, Vienna, Virginia. Property: 74 Valley View Drive, Stamford. Amount: \$148,000. Filed Feb. 7.

Tevolini, Luigi and **Lisa A. Tevolini**, Stamford, by Lisa M. Pierre. Lender: Secretary of Housing and Urban Development, 451 7th St. SW, Washington DC. Property: 44 Dagmar Road, Stamford. Amount: \$7,375. Filed Feb. 7.

Valentino, Rebecca and **Michael Valentino**, Stamford, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., 8th Floor, Charlotte, North Carolina. Property: 65 Tyler Drive, Stamford. Amount: \$99,048. Filed Feb. 6.

Weddell, Katherine, Louisville, Kentucky, by Tamara L. Peterson. Lender: Premia Mortgage LLC, 1111 W. Long Lake Road, Suite 102, Troy, Michigan. Property: 1 Strawberry Hill Court, Apt 5D, Stamford. Amount: \$284,905. Filed Feb. 6.

Wu, San Pin Steve and **Lin Lin**, White Plains, New York, by Eva Lee Chan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 115 Colonial Road, Unit 35, Stamford. Amount: \$550,000. Filed Feb. 8.

Wynter, Kirk Antonio and **Alecia Wynter**, Stamford, by David P. Lasnick. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 261 Sylan Knoll Road, Stamford. Amount: \$236,250. Filed Feb. 7.

NEW BUSINESSES

Artemisia Integrative Wellness Center, 98 Courtland Circle, Stamford 06902, c/o Kenyetta Hayes. Filed March 28.

Boris Kitchen, 33 Bouton St., Norwalk 06854, c/o Ivette Atilas. Filed Feb. 23.

Bright Cleaning, 194 Seaton Road, Stamford 06902, c/o Helen Del Cid. Filed March 27.

Care Around the Roses, 39 Glasser St., Norwalk 06854, c/o Rose Beaty Smalls. Filed Feb. 22.

Davco Custom Audio Video Services Inc, 50 Commerce St., Norwalk 06850, c/o Greg Dellacorte. Filed Feb. 27.

Griffin Books, 283June Road, Stamford 06903, c/o David Greif. Filed March 20.

Guti Construction, 51 William St., Stamford 06902, c/o Jorge Lucas Gutierrez. Filed March 18.

Hands On, 646 Hope St., Unit 3 Stamford 06907, c/o Daniel Hand. Filed March 26.

Harmonic Garden Design, 114 Ludlow St., Stamford 06902, c/o Harmonic Industries. Filed March 13.

Harmonic Gardens, 114 Ludlow St., Stamford 06902, c/o Dylan Hoefler. Filed March 13.

Harmonic Home and Gardens, 114 Ludlow St., Stamford 06902, c/o Dylan Hoefler. Filed March 13.

Huskies Home Improvement, 101 Merritt 7, Norwalk 06851, c/o Steven Wakefield. Filed Feb. 26.

Little Stars Preschool, 350 Roxbury Road, Stamford 06902, c/o Little Stars Preschool Enrichmen. Filed March 13.

Maca Plumbing, 124 Pine Hill Ave., Stamford 06906, c/o MacaMechanical LLC. Filed March 8.

Norcell, 80 Washington St., Norwalk 06854, c/o Joseph P. Hoffman. Filed Feb. 26.

OWL Services USA, 10100 Dixie Highway, Clarkstone, Michigan 48348, c/o Michael Borellis. Filed Feb. 26.

Robert B. Goldman DDS, 1200 High Ridge Road, Stamford 06905, c/o Robert B. Goldman. Filed March 7.

Stars Blunt Record, 17 Freedman Drive, Norwalk 06854, c/o Nathaniel Jackson. Filed Feb. 22.

Westside Cigars & Tobacco, 465 West Main St., Stamford 06902, c/o International Smoke LLC. Filed March 11.

AVP, Technology and Operations Product Owner, Synchrony Bank, Stamford, CT. Supprt the prdct expnsn and grwth of extngn pltfirms wthn Entrprs Ops envrnmt. Req Bach deg or foreign equiv deg in Comp Sci, Comp Engg, Infrmatn Sytms, Tech, or a rel fld + 5 yrs of post-bach, prgrssv, rel wrk exp. 100% Telecommtng permttd. To apply, email resume to HR Manager referencing job code CT0045 in subject line to: kristine.mackey@syf.com.

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%