

# Westfair Business Journal

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BY JUSTIN MCGOWN / [jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)



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Participants in the Fordham/BCW virtual forum on artificial intelligence in real estate.



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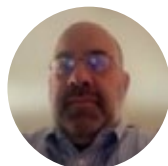
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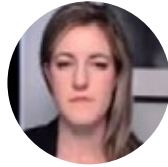
Marsha Gordon



Sergio Reda



Sanjay Gandhi



Nikki Greenberg



Anthony R. Davidson

# AI in real estate discussed during virtual forum

BY PETER KATZ / pkatz@westfairinc.com

The impact of artificial intelligence on the real estate industry came up for discussion in a recent virtual forum hosted by Fordham University's School of Professional and Continuing Studies and The Business Council of Westchester (BCW).

Dr. Anthony R. Davidson, dean of the School of Professional and Continuing Studies, said, "Artificial intelligence is reshaping the commercial real estate landscape and we want to support business professionals and prepare future industry leaders to leverage AI's potential."

The forum was titled "Revolutionizing Real Estate: The Smart Solutions of AI" and featured: Nikki Greenberg, founder and chief innovation officer, Real Estate of the Future; Ravi Bhatia, business development manager, Skanska USA Civil and adjunct professor at the Fordham Real Estate Institute (REI); Sanjay Gandhi, senior managing director of property management at Besen Partners; and Serge Reda, co-founder of AlphaRithm AI and adjunct professor at Fordham REI and chair of its Technology Committee. The discussion was moderated by Dr. Joshua Harris, executive director of Fordham REI and managing partner of Magnolia Hill Partners.

Greenberg noted, "We're at a turning point in terms of where technology is and the impact it is going to have. Is AI revolutionary? I believe it is. But, while the technology

is getting better, human beings should not be flatlining – we all have to evolve along with this. AI is math, not magic. There's an algorithm behind the scenes, a set of instructions. It relies on information it's given to make an analysis. If you

give it wrong information, it's going to give you a wrong outcome. We need to be thinking about the quality of data we give to AI to enable it to give us a quality outcome."

Bhatia saw great opportunities to improve efficiencies and reduce risk through the use of AI.

"We've all gone through the supply-chain shocks of a post-Covid world. As information becomes more readily available, there's going to be more transparency in pricing, in terms and conditions, and in streamlining contracts," said Bhatia. "That's huge. If we can reduce transaction costs, improve safety and improve efficiencies in the supply chain, it is going to be game-changing."

Gandhi said, "A lot of the research tools can be automated, and, if we can reduce transaction costs – that's great. These are exciting times. But, real estate has been traditionally a hand-shake industry and that is going to be one of the challenges."

Reda pointed to real estate investing and development as an area where AI could have a significant impact, in terms of identifying opportunities and reducing risks.

"Investing in real estate is an enormous investment so it requires a lot of information and analysis. AI could be extremely impactful in the incorporation of data that humans are just not capable of analyzing on their own. Those who can leverage that kind of capability will have an advantage in the market."

When it comes to the impact of AI on jobs, Greenberg said, "Jobs are going to evolve. We're going to learn to use new tools. Some will lean in, others won't. What we're going to see with AI is a combination. AI is great at crunching numbers, analysis, very quickly. Humans are great at relationships, trust, ambiguity. Combine them, and you're super-charged."

According to Gandhi, "AI can do the back-office work you need to better communicate with your clients, partners and tenants, but it's not going to replace the human interaction. You still need to be on top of the game."

Reda said, "As with any new technology, or idea, there are going to be people who adopt it and those who don't. It's a choice to learn or not learn. There's no right or wrong, but AI is here to stay. Those who embrace it and push it forward will enjoy a competitive advantage."

Marsha Gordon, BCW's president and CEO, told the forum, "Artificial intelligence is impacting every industry. We're delighted to partner with Fordham's School of Professional and Continuing Studies and its Real Estate Institute to explore strategies and innovative solutions to maximize AI's potential."

# Holtec files federal suit against NY over Indian Point wastewater law

BY PETER KATZ / pkatz@westfairinc.com

Holtec, the company that is decommissioning the Indian Point nuclear power facility, through the entities Holtec International, Holtec Indian Point 2 LLC, Holtec Indian Point 3 and Holtec Decommissioning International LLC, is suing New York state for what it calls the state's "blatant infringement on the federal government's exclusive right to regulate the discharge of radioactive materials from nuclear power plants." The lawsuit was filed in United States District Court for the Southern District of New York.

Holtec had wanted to dispose of radioactive wastewater from Indian Point in the Hudson River but has been blocked by a recently enacted New York state law that prohibits such discharges. Holtec says that the Atomic Energy Act of 1954 grants the federal government the exclusive responsibility for regulating radioactive discharges from nuclear plants.

Holtec claims that the New York state

law "infringes on the exclusive authority of the federal government and the Nuclear Regulatory Commission ... under the Atomic Energy Act." It says that the state law "is federally preempted and must be set aside." Holtec charges that in enacting the new law, New York state "attempted to hide its efforts to regulate radiological health and safety under the guise of

economic concerns. This false pretense does not change the fact that the state is attempting to regulate matters with a direct effect on radiological safety."

There was an outcry when it became known that Holtec was planning to dump radioactive wastewater into the Hudson. At the time, Holtec explained that the radioactive contamination was extremely diluted and the wastewater was safe. Government leaders such as

Westchester County Executive George Latimer, Rockland County Executive Ed Day and Gov. Kathy Hochul joined with community and environmental groups in protesting the plan.

In its lawsuit, Holtec explained, "On Nov. 23, 2020, Holtec received approval from the NRC (Nuclear Regulatory Commission) to assume ownership and operation of Indian Point, including responsibility for decommissioning."

Holtec continued, "Decommissioning Indian Point necessarily involves disposing of the plant structures themselves and the water remaining from power plant operations and spent nuclear fuel pool storage. That water is radioactive from the operation of the power plants and the storage of spent nuclear fuel. The water will be treated to remove radioactive materials but will still include tritium, a radioactive isotope of hydrogen, which cannot be removed.

"Tritiated water is regularly released by operating reactors and has been released on numerous occasions from Indian Point in accordance with NRC

regulations. Holtec's plan to treat and dispose of the tritiated wastewater in the Hudson River from Indian Point fully satisfies NRC regulations and is well within federal limits on radiological discharges."

Holtec asks for the court to rule that the law that stops it from its planned disposal of radioactive water that was signed by Gov. Hochul on Aug. 18, 2023, is unconstitutional pursuant to the Supremacy Clause of the Constitution and other federal law. It asks for the court to award it the costs of the litigation and any other relief as the court may deem just and proper. The attorneys filing the lawsuit were Jay Silberg and Anne Leidich of the law firm Pillsbury Winthrop Shaw Littman LLP.

Tracy Brown, president of Riverkeeper, one of the groups that opposed Holtec's wastewater plan, reacted to the lawsuit by saying, "Federal law allows for states to regulate their own interests, including economic interests. The Save the Hudson legislation is not only an appropriate use of state power, it is necessary to protect New York from the economic damages that would come from using the Hudson River as a dumping ground. Riverkeeper continues to advocate for storing the radioactive wastewater on site for at least 12 years, which is one half-life of tritium, while reasonable and advantageous disposal methods can be determined."

"Tritiated water is regularly released by operating reactors and has been released on numerous occasions from Indian Point in accordance with NRC regulations."

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# Big tech and a little farm: ASML contributes to Ambler Farm

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We are thrilled to announce that Friends of Ambler Farm has been awarded a generous grant in the amount of approximately \$324,000 from ASML, located here in our hometown of Wilton.”

Ambler Farm was purchased from its namesake family in 1999 by the town of Wilton as a 22-acre space to preserve the rich agricultural history of the region. On April 23, the farm was visited by a delegation of town officials, representatives of Friends of Ambler Farm, and a contingent from the world spanning European tech company ASML.

“We are thrilled to announce that Friends of Ambler Farm has been awarded a generous grant in the amount of approximately \$324,000 from ASML, located here in our hometown of Wilton,” Executive Director of Friends of Ambler Farm Ashley Kineon said, addressing the mixed crowd on the bright spring morning of April 23 as sheep looked on from their pen.

Wilton First Selectwoman Toni Boucher drew surprising parallels between the Dutch semi-conductor production equipment manufacturer and one of the farm’s former owners.

“As we celebrate ASML’s generosity and investment in our town’s future we must also thank a generation of innovators and risk takers who are responsible for us being here. Mainly Arthur del Prado, the founder of ASM, which ASML spun out of, and Benjamin Gilbert, the founder of Gilbert & Bennett Manufacturing whose fortunes shore up the farm,” said Boucher.

“In hindsight,” the First Selectwoman added, “excellent choices like these can be seen as very wise, perhaps obvious decisions, while in the moment they were often fraught with tre-

mendous risk. We are so grateful that ASML is studying and working here, and we are beyond words of gratitude that they have chosen to make their home here, to become active in our community and schools.”

Boucher pointed out that del Prado blazed a new path for the ma-

terial silicon from a leaky shed in the Netherlands in a way which echoed Gilbert’s innovative use of horsehair in novel applications.

“The ASML grant funding is designed to cover the next four years improve our programming and outdoor learning space, enhance our animal habitats, and provide scholarships for student field trips and enriching learning experiences for generations to come,” Kineon said. She explained that contributions to the nonprofit organization are key to supporting both the town-owned farm and the educational programming it offers.

“There has never been a grant of this size,” said Program Director Kevin Meehan. “It’s going to support our summer program, it’s going to



Friends of Ambler Farm Program Director Program Director Kevin Meehan directs ASML volunteers.

support our apprentice program, our sprout program, our builder program. Literally everything that we do and how we teach about the farm and engaging kids and adults in the community is going to happen better and longer because of this grant.

This grant isn’t just impacting what we’re going to be doing this year, this grant is going to ensure that the next generation of Wilton kids is going to benefit from the farm as well.”

Meehan also expressed hope that the funding could bring Norwalk students to the farm free of charge and explained that the contingent of ASML visitors volunteering at the farm that day would be shoring up work done entirely by student

volunteers.

“The beds that are here are all built by kids. We’ve built 45 garden beds right now, and that’s white oak. The logs are 150 pounds each. Out of the 45 beds I filled two,” he told the volunteers.

“I will be honest,” joked ASML Wilton’s Senior Director of Finance Brian Olson, “I’m here under false pretenses. My team back here didn’t want to be in the office. And then yesterday Brian (Amero, ASML community engagement program manager) said ‘oh by the way there’s a little speech to the press.’”

Olson admitted that he was biased toward the choice of Ambler Farm as a partner for ASML’s efforts to become more involved in the Wilton community.

“This place really means a lot to my family and I,” Olson said. “We actually signed the offer on our house in the first half of the year here in the parking lot.”

“We have over 3,300 employees just here in Wilton, so this community means the world to us, and we want to be a more active member of it.”



The barn at Ambler Farm.  
Photo by Justin McGown.



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# Westchester County Commercial Market Report

As the first quarter of 2024 comes to a close, a robust economy, plentiful employment, and moderating inflation, continue to support the consumer's ability and inclination to spend, creating a virtuous cycle that further contributes to economic growth and financial market confidence. Yet, profound uncertainty persists, an outcome of the pandemic period and present-day geopolitical tensions.

## Westchester Multifamily in a Privileged Position

Boasting a vacancy rate in the low 4% and uninterrupted positive trends in rental rates, fundamentals for Westchester multifamily are strong. Deliveries of new units have slowed markedly, compared to the last few quarters, further tightening supply-demand.

Under construction pipeline has declined to 8.4% of inventory from a high of 12.4% a couple of years ago. Deliveries were 0.2% of inventory during the first quarter, a modest amount compared to deliveries of 1.5-2% of inventory that took place during 2022. This moderating supply of new units contributed to re-accelerating multifamily rent growth during Q1 2024.

## Westchester Retail Appears to Improve

Consistent with better demand and occupancy improvements taking place in Manhattan retail, Westchester enjoyed positive retail space absorption and improved leasing activity during the quarter. Both direct leasing and sub-let spaces experienced increased demand. Businesses are feeling more confident that consumer demand will hold up and are actively committing to new leases.

Westchester has experienced increased demand from successful NYC businesses that are following their clients who have moved north to Westchester. Limited inventory of retail in Westchester has translated on firm pricing for retail assets and low availability rates for quality space.

## Westchester Office Market Remains Depressed

Westchester offices had a difficult quarter with reduced leasing activity and a net supply demand imbalance driven by tenants giving back space to landlords. Despite poor fundamental demand, lease pricing held stable. As businesses reconfigure their approach to offices, we are likely to continue experiencing office footprint reductions for a prolonged period of time. Unfortunately, office to residential conversions have proven to be much more costly and difficult than originally expected, creating hurdles for an adaptive reuse of obsolete office assets.

## Westchester Industrial Supported by Consumer Trends

Industrial space in Southern Westchester is scarce. Zoning changes have reduced the amount of available industrial space for rent and development possibilities are hard to find and costly. At the same time, increased consumption of goods and services has created a collateral demand for industrial assets. During the quarter, a large lease turnover led to a modest increase in industrial vacancies while pricing continued an upwards ascent. According to Costar, during the first quarter, average industrial space leasing rates increased 8% year-over-year and 2.4% versus the prior quarter.

## HOULIHAN LAWRENCE COMMERCIAL TEAM

Commercial real estate has entered a challenging period as low interest rate maturities start to come due. Interesting commercial real estate investment opportunities are likely to become available. Liquidity is only available for strong sponsors and poorly capitalized owners will seek to sell. However, there are numerous market and economic risks that will add to the complexities of acquiring commercial real estate. Understanding the market forces that are shaping the fundamentals for each property requires a deep knowledge of the property, local and regional insights, and close contacts with the right financial partners. Our Team is highly skilled in all these areas.



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# Dime coming to Westchester

BY PETER KATZ / pkatz@westfairinc.com



Dime Community Bank, better known to many just as Dime, is coming to Westchester. The bank plans to open a location at 55 Church St. in White Plains about the middle or latter part of May, which could be the prelude to additional offices being opened in the county.

The bank is a wholly owned subsidiary of Dime Community Bancshares, Inc., and is headquartered in Hauppauge, Long Island.

According to the Federal Deposit Insurance Corporation (FDIC), it had 61 locations in New York and 851 employees as of the end of 2023. The FDIC said its total assets were \$13.6 billion.

Stuart Lubow, Dime's president and CEO, told the Business Journal, "We've been looking at moving into Westchester over the last several years. We think it's

a great place to be, a tremendous opportunity for a community commercial bank. We were able to bring on a Westchester-based team from the former Signature Bank and we're going to open offices in White Plains and make it our starting point in Westchester."

The Dime Community Bank was founded in 1864 in Brooklyn and originally was named Dime Savings Bank of Williamsburg,

"We've gone through world wars and pandemics and financial crises and Dime has stood tall and survived and grown stronger," Lubow said. "We just think Westchester is a natural migration and the next opportunity. Our strength, our history, our ability to be nimble and customer-centric puts us above where the competition is. We've really spent a lot of time in upgrading and making our technology state-of-the-art, second to none, and what we found is that it accrues to the benefit of the customers and the bank. We

probably have the best customer-facing technology in the market today."

Lubow said that the bank is very competitive in terms of fees and the bank believes in the importance of relationships with customers.

"What's the differentiator? All banks have checking accounts. What's different is our technology, our people and the level of service that we provide and the access to local management and senior management. If there's a need, people can get me on the phone," Lubow said. "We can act quickly, we can be nimble, we can be more flexible."

Dime's CFO Avi Reddy told the Business Journal, "What we've built the bank around is being very conservative in our lending philosophy. Back in the 2008 cycle, Dime's net charge-offs were probably one-fifth of what the regional bank index was. People view us as being a very safe bank."

As the Federal Reserve Bank tells it, in 2007, losses by banks on mortgage-related financial assets began to cause strains in global financial markets. In the fall of 2008, the economic contraction worsened, ultimately

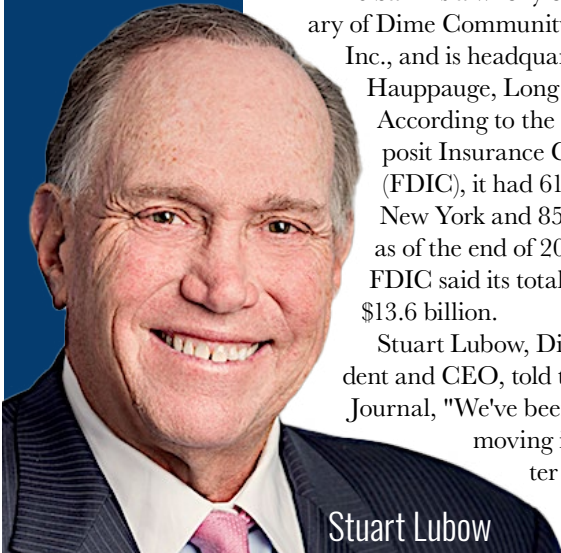
becoming deep enough and protracted enough to acquire the label "the Great Recession."

Reddy said that while some other banks recently have been cutting back, Dime has been growing its financial footprint.

"These days customers are focused on the quality of the bank in terms of the financials. We screen very well from a capital and asset quality perspective for them," Reddy said. "If you look at our deposit market share in greater Long Island we're basically number one. We're going to be the local New York-based bank that can service everybody and build a top-tier market share."

Reddy pointed out they have hired, for the new Westchester location, Michael Maloney, who used to be the chief banking officer at Hudson Valley Bank and is well-versed in the Westchester market.

"We think there are some great towns in Westchester and we have looked at some locations that make sense for us," Lubow said. "Over time we'll look to expand."



Stuart Lubow



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## COMMUNITY SUPPORTS REBUILDING LOCAL BUSINESS AFTER FIRE



◀ Mayor Laura Hoydick stands with Lorenzo Whitby as he recounts the night of the fire and the overwhelming community response.

*Photos by Justin McGown.*

“The community was there for me.”

- Lorenzo Whitby

**Firearms are a divisive issue. They figure prominently in the history of Connecticut, the state that Colt, Winchester, Sturm & Ruger, and a long list of other arms manufacturers and munitions producers once called home.**

Those same companies have an uneasy relationship with the state. Many have shuttered their factories in Connecticut, seeking cheaper workforces elsewhere, although the relationship is also continually strained by the tragedy of the 2012 Sandy Hook Elementary mass shooting continues to be litigated in both court rooms and American culture and law. Some of the country’s strictest gun measures

were imposed in the wake of the shooting as well.

Yet those larger narratives were overshadowed in Stratford by a community coming together in the wake of a fire devastating a local business.

A fire broke out at Stratford Guns & Ammo on April 17, 2023. The fire started in the shooting range and caused substantial damage to the building, closing not just the indoor firing range but also the shooting sports store, imperiling the family business that Lorenzo Whitby launched in 2021. When it opened, Stratford Guns & Ammo first Black-owned shooting range in Connecticut and only the eighth in

## A fire broke out at Stratford Guns & Ammo on April 17, 2023.

the entire country.

A year to the day later in 2024, Whitby was joined by his family, staff, and members of both Stratford’s government and Chamber of Commerce to cut the ribbon for a grand reopening.

While giving a tour of the new and heavily upgraded firing range Whitby expressed deep gratitude to Stratford’s Fire and Police departments for their exemplary response to a dangerous fire.

“I think we have one of the fastest responses to a fire in history: four minutes,” Whitby said, standing next to Stratford Mayor Laura Hoydick. “That was a long four minutes, but that four minutes was worth it. We had the police department respond in three minutes. I don’t think anywhere else around here would have responded the way they responded.”

“I remember that night, the mayor came down and she hugged me and she started crying,” Whitby recalled with welling eyes as the mayor patted his arm. “She said, Lorenzo, this is not done. It’s not over. It’s a setback. Build it back bigger and better.”

According to Whitby he did just that, with help from both public officials and neighboring businesses.

“The community was there for me,” Whitby said. “Not only the gun community but everybody in the community my neighbors, everybody.”

Stratford Steel, located just a stone’s throw away, provided the custom fab-

rication for the bays in the shooting range, the armor protecting the new motorized target holders from stray shots, and other structural support.

“I’m a big gun guy so it fit naturally,” said Matt Bagon of Stratford Steel, noting that Whitby had gotten to know neighboring businesses well before the fire. “But our shop is just down the street and Lorenzo has been really tight with a lot of the businesses around here. Once we met we wound up talking about what we can do and how we can help each other and it went from there.”

Pack-Timco, located just across Honeyspot Avenue provided support with installing the HVAC systems in the new firing range which Whitby said were so effective that users reported they couldn’t even smell their own gun smoke.

The range is equipped with extensive soundproofing and a sloped backstop composed of rubber pellets that can safely capture rounds as large as .308, commonly used in hunting rifles.

“Stratford is a great community,” said Mayor Hoydick, “but Lorenzo is a great person and a great business owner. I think all of Stratford supported him because he would give the shirt off his back to support them.”

“Unfortunately we focus on when somebody is in trouble,” Hoydick added. However, she said, the support and sense of community on display during the reopening are the norm in Stratford.

# State supports local journalism in new budget

BY PETER KATZ / pkatz@westfairinc.com

A provision of the newly passed 2024-2025 New York State Budget makes the state the first in the nation to take a tangible financial step toward supporting local journalism. A three-year program provides \$30 million a year in tax credits to help keep eligible newspapers and broadcasters with local news coverage in business. The provision was added as the budget, first proposed in January by Gov. Hochul, worked its way through the approval process.

Eligible local journalism operations can receive a 50% refundable tax credit against the first \$50,000 of an employee's salary, up to a total of \$300,000 per business. Included is \$4 million to be allocated to incentivize print and broadcast businesses to hire new journalists. The remaining \$26 million will be split evenly between journalism businesses with fewer than 100 employees and those with more than 100 employees.

State Assembly Speaker Carl Heastie said, "Local journalism plays an essential role in our communities. Not only does it provide critical coverage of local elections, but it also joins communities together through a shared knowledge of high school sports teams, new businesses coming to the area and issues impacting readers' everyday lives. This funding is the necessary first step in ensuring local journalism is protected and supported for many years to come."

Greenburgh Town Supervisor Paul Feiner noted that two local newspapers, the Scarsdale Inquirer and Rivertowns Enterprise recently went out of business and praised local activists who lobbied for state aid for local journalism.

"The decline of local news is a threat to democracy," Feiner said. "Credit for the new law should go in large part to the efforts of a former opponent of mine, Lucas Cioffi who led the effort to find a way to save local news publications or to start up new local publications. Mr. Cioffi, along with Sandra Nam, QigoChat Inc and the Westchester Youth Congress organized a very impressive virtual community meeting in February that was attended by over 300 residents. The virtual meeting encouraged the community to think of creative initiatives that could help local publications survive."

Zachary Richner, founder of the Empire State Local News Coalition, said, "The objectivity of this credit shows that there is a fair way for public policy to support local news without jeopardizing journalistic integrity. This program is a model for other states across the U.S. to follow as communities across the country raise their voices to save local news."

## EMBRACING INNOVATION IN REAL ESTATE

MAY 30



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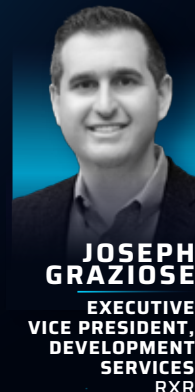


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## Groundbreaking for senior housing in town of Lloyd

BY PETER KATZ / pkatz@westfairinc.com

A groundbreaking ceremony was held to mark the start of construction on a \$22 million affordable senior housing development in the town of Lloyd in Ulster County. The project, known as Silver Gardens, will have 57 apartments with 29 to be occupied by homeless seniors.

The project is a joint venture by the nonprofit RUPCO and developer Richard Gerentine. RUPCO, which is involved in creating affordable housing, also provides services to help people improve their living standards. The organization has worked with Gerentine on four other senior housing developments in Ulster.

When the plans for Silver Gardens were working their way through the approval process by Lloyd's Planning Board and Town Board, local residents and environmentalists raised concerns about clearing the development site, which is in proximity to Franny Reese State Park. The park is owned by the Palisades Interstate Parks Commission



Rendering of Silver Gardens.

and managed by the nonprofit Scenic Hudson. Appearing at some of the hearings on the proposal and said that plants Scenic Hudson wildlife would be adversely affected.

Silver Gardens will consist of a single three-story building with 57 one-bedroom apartments. Twenty-nine of the apartments will be for seniors with incomes at or below 30% of the Area Median Income (AMI). There will be 18 units receiving rental assistance through Project-Based Vouchers and an Empire State Supportive Housing Initiative grant. In addition to the rental subsidy, occupants of those units

will have access to case management and other supportive services. The remaining 28 units will be accessible to seniors whose incomes are at 50% to 60% of AMI.

The building will utilize geothermal energy systems and Energy Star appliances and will be all-electric. Amenities will include a community room with an outdoor patio, a laundry room, computer lab, bike room, and access to free high-speed broadband throughout the building. The project is less than a quarter mile from Bridgeview Plaza shopping center.

State financing for Silver Gardens

includes \$10.5 million in Federal Low-Income Housing Tax Credits and \$7.1 million in subsidy from New York State Homes and Community Renewal. The project is receiving \$427,000 in Clean Energy Initiative funding. The Community Preservation Corp. is providing \$1.4 million in permanent financing. Ulster County is providing \$600,000 in American Rescue Plan Act funds.

"In the midst of a housing crisis, with seniors facing long waiting lists for housing they can afford, we couldn't be more thrilled to see the Silver Gardens development break ground. This is, moreover, precisely the kind of housing we need most, with wrap-around services for some of our most vulnerable seniors," Ulster County Executive Jen Metzger said.

"Silver Gardens signifies more than just affordable housing; it embodies a beacon of hope and dignity for our seniors," according to developer Gerentine. "Beyond shelter, the site's prime location and supportive services will help create a nurturing community where residents can truly thrive. We're thrilled to collaborate with RUPCO to bring this vital project to life, ensuring our seniors have the supportive and enriching environment they deserve."

## Active shooter situation simulated in Poughkeepsie

BY PETER KATZ / pkatz@westfairinc.com

With the objective of being prepared for something that no one hopes will happen, more than 40 first responders in Dutchess County participated in an active threat integrated response course. The training event took place at 26 Oakley St. in Poughkeepsie, a two-story office building that the county had purchased with the idea of turning it into a homeless shelter. The conversion plan did not come to fruition.

The response training course was taught by instructors from Louisiana State University's (LSU) National Center for Biomedical Research and Training's Academy of Counter-Ter-

rorist Education. It is offered at no cost to local agencies around the country through a federal grant. Those who take the course then become instructors and teach what they learned to other first responders. Among the exercises were live simulations of active shooter situations based on actual events that have occurred in the U. S. within the past decade. Some of the participants practiced tracking down shooters

while others treated volunteer victims who had simulated wounds.

"Active threat situations require a swift and coordinated response," said Dutchess County Emergency Re-

sponse Commissioner Dana Smith. "It is essential to train for such complex and challenging situations so our first responders can be prepared to effectively respond to save lives."

A total of 14 local agencies participated in the training, including; Dutchess County Department of Emergency Response; Dutchess County Sheriff's Office; New York State Police; City of Poughkeepsie Police; City of Beacon Police; Town of Poughkeepsie Police; Town of Hyde Park Police; Arlington Fire Department; LaGrange Fire Department; Fairview Fire Department; Pleasant Valley Fire Department; City of Beacon Fire Department; City of Poughkeepsie Fire Department; and Castle Point VA Hospital Fire Department.

Dutchess Emergency Response

Deputy Commissioner Shawn Casta noted, "With the completion of this course, we now have trainers available throughout the county to expand this critical training to all emergency response agencies. This significantly strengthens Dutchess County's integrated response capabilities to ensure public safety at large scale events, schools and other areas where an active threat event might occur."

According to Dutchess County Executive Sue Serino, "While we pray there will never be a need for our dedicated first responders to face such situations, we must be prepared. We are grateful to all those who participated in this training and will help us continue to strengthen our readiness and response capacity."

# Judge slaps sanctions on Putnam nursery

BY BILL HELTZEL / bheltzel@westfairinc.com

Workers were fired during Labor Department probe.

A federal judge has imposed sanctions on a Putnam County nursery that disobeyed a previous court order in a U.S. Department of Labor investigation of alleged intimidation of seasonal agricultural workers from Mexico.

"It is troubling," U.S. District Judge Vincent L. Briccetti noted in an April 16 opinion, that Berkshire Nursery & Supply Corp. and owner Jesus Flores violated unambiguous terms of a 2023 order, "just days after the court issued it."

The Labor Department charged Flores and the Patterson nursery with retaliating against workers and obstructing its investigation, in January 2023.

Berkshire Nursery employs foreign seasonal agricultural laborers under the H-2A visa program. Two workers who were hired for the 2022 season claimed that they were forced to work up to 12 hours a day, seven days a week, and used for non-agricultural jobs.

When they complained, Flores allegedly threatened to deport them and use purported connections to a Mexican cartel to intimidate their families back home.

The Labor Department claimed that Flores instructed employees to not speak with investigators, and threatened to deport them unless they lied about their duties and

hours worked.

Judge Briccetti instructed Flores and the nursery in a February 2023 consent order to uphold the requirements of the Fair Labor Standards Act. He ordered them not to harm or threaten employees, obstruct the Labor Department, or fire anyone without first giving the Labor Department seven days notice.

Last June the Labor Department discovered that it had not been notified about an employee who was fired 11 days after Flores consented to Judge Briccetti's order. Then Berkshire identified another employee who had been fired last June, and it conceded that the agency was not notified.

The Labor Department asked the court to find Flores and Berkshire in contempt and to impose sanctions to prevent future disobedience.

Flores responded that he thought the court order applied only to H-2A



Berkshire Nursery & Supply.

visa workers. The first man to leave was not a H-2A visa worker, he said, and the timing of his departure had nothing to do with retaliation for his participation in the investigation.

The second man was the general manager and was not a H-2A worker. Judge Briccetti found the defendants in contempt.

The 2023 consent order was clear and unambiguous, he ruled, and applied to all workers. The defendants conceded that the agency was not notified beforehand and failed to demonstrate reasonable diligence in trying to comply with the order. The

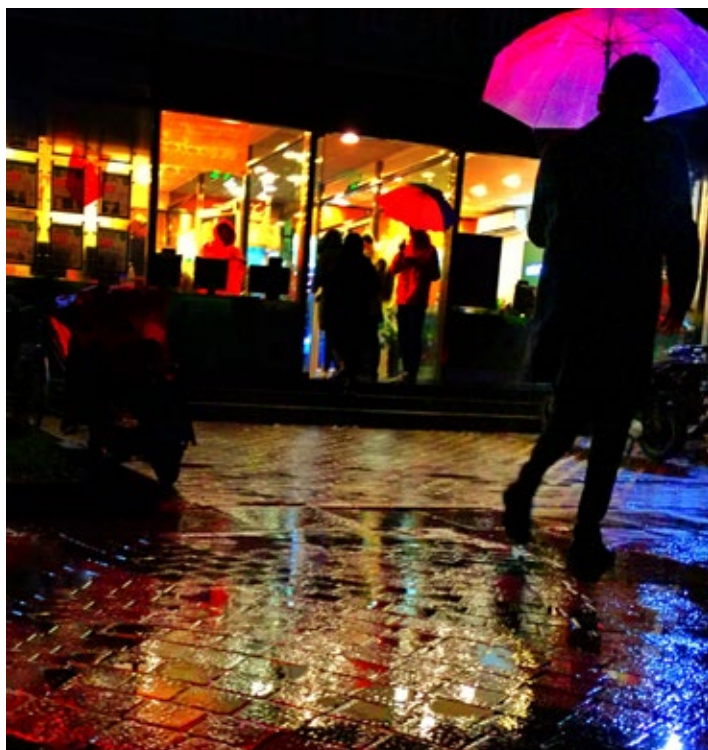
assertion that they misunderstood "is contrary to the plain text of the order."

He ordered the defendants to post a statement about employee rights by May 16; allow someone from the Labor Department to enter the workplace and inform current employees about their rights no later than June 15; and pay a \$500 fine for each new violation of the consent order.

"The above remedial sanctions are proper," Briccetti stated, "because they will impose only a moderate burden on defendants but will incentivize them to abide by the court's mandates."

## Newburgh tiki bar petitions for protection

BY BILL HELTZEL / bheltzel@westfairinc.com



Tiki bars do not fare well during rainy summer, according to a Newburgh establishment.

AMK Tiki LLC, better known as Jet Set, filed for Chapter 11 bankruptcy reorganization on April 10 in U.S. Bankruptcy Court, Poughkeepsie.

"Due to many unforeseen circumstances, including the rise of labor costs and cost of goods and an extremely rainy 2023 summer season," co-owner Margaret Lloyd states in an affidavit, "AMK fell behind on its rent obligation."

A group of investors from Orange and Dutchess counties formed Jet Set in 2022 and opened that September on Front Street along the Hudson riverfront.

The decor, as one would expect, congers a tropical ambiance. A 30-foot

aluminum jet fuselage evokes the bars name and the mid-century heyday of air travel when tiki bars proliferated. The cocktail

list features the standard permutations of rum: daiquiri, Mai Tai, piña colada, zombie and much more.

Jet Set has asked the court for permission to pay wages, benefits and tax deductions owed to eight employees for work already done.

"In order to achieve a successful reorganization," Lloyd says in her affidavit, "it is essential that the debtor's employees work with the same or greater degree of commitment and diligence as they did prior to the petition date."

If the motion is not granted, "significant deterioration in morale among employees would result at this critical time, which undoubtedly would have a

devastating impact on the debtors, its customers ... and the debtor's ability to reorganize."

AMK Tiki declared \$203,505 in assets and \$505,441 in liabilities.

Most of the debt, \$356,740, is in the form of loans owed to 10 people. Jet Set also owes about \$63,000 in back rent to Riverfront Realty Newburgh, \$52,000 in trade debt, and \$32,000 in state sales taxes.

The tiki bar made \$312,653 during 2022's last four months, \$757,298 last year, and \$130,735 as of April 10.

Co-owners include David Lloyd, Joseph and Stephanie Nunnari, and Michael and Alexandra Kelly.

The goal is to "propose a reasonable plan to repay the arrears to the landlord," Margaret Lloyd stated, and reorganize its other obligations.

AMK Tiki is represented by Wappingers Falls attorney Michelle L. Trier.

# 40 UNDER FORTY

FAIRFIELD COUNTY

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EVENT DATE  
**JUNE 13**



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TIME  
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EVENT INFORMATION: Natalie Holland at [nholland@Westfairinc.com](mailto:nholland@Westfairinc.com)  
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# Singing a new tune in medicine

BY KIARA R. THOMAS, NEW YORK MEDICAL COLLEGE

Nadia Briones, Class of 2027 at New York Medical College's School of Medicine in Valhalla, wears many a chapeau – a singer, licensed massage therapist and now a medical student. With an ear attuned to harmony and rhythm and hands adept at healing touch, she has embarked on a career devoted to compassionate care and holistic well-being.

Briones has always had a gift for music. Born into a musical family in Yorktown, she began singing at the age of 5, exploring various genres, including classical music and jazz, while maintaining a connection to her Argentinian roots through tango. Her formal introduction to music took place when she joined the Taconic Opera, a Yorktown Heights-based company that was looking for children to perform. Briones continued her studies at The Hartt School, the University of Hartford's performing arts conservatory in West Hartford, and in Milan. Later, she performed with the New York City Opera and The Metropolitan Opera, enjoying a decade-long career.

"I just look back and think of how much fun I had performing," said the coloratura soprano, the highest female vocal range. "I loved music production and the whole performance environment."

It was during her time spent singing opera in Milan that her passion for the arts dovetailed with her interest in the sciences as a friend



Nadia Briones, Class of 2027 at New York Medical College's School of Medicine in Valhalla, brings her knowledge of music to her study of medicine. *Courtesy NYMC.*

introduced her to the tech start-up Bright Line Eating.

"The idea of people struggling with food and eating intrigued me," she said. "I can't really explain where it came from, but we've all encountered our own struggles with our bodies and eating healthily."

The start-up marked her initial venture into the sciences, as she worked remotely in customer service, research and IT.

Back in New York, Briones continued her work with Bright Line Eating and became more involved in Taconic Opera again, where she helped start a summer opera program for young adults. While she also had performances in between, she started feeling the work from home blues, long before remote employment became the norm in the years of the pandemic.

"Even though I was grateful that I had a job that allowed me a lot of flexibility, I missed human connection," she said.

While looking for new work, she found an advertisement for the Finger Lakes School of Massage. There Briones ran into a family friend who was a massage therapist and encouraged her to make a career change.

"This was a really fun and meaningful way of interacting with the body that I never thought about," Briones recalled.

The school would lose its accreditation in 2019, due in part to high staff turnover and poor record keeping, but not before it provided Briones with her first exposure to anatomy – and she loved it.

"My teachers said, 'You don't belong here. You belong somewhere where you can really study this stuff in an advanced way.'"

At first, Briones shook off the suggestion by her teacher and mentor that she think about a science-based career. Then her massage therapy program was invited by New York

**"I loved music production and the whole performance environment."**

Nadia Briones

Medical College (NYMC) to explore the anatomy lab, though she still thought her teachers were ridiculous when they asked, "Can you see yourself here?"

A few years later, she would be in that same lab, engrossed in anatomy with the same professors she encountered during her tour. After working at an athletic center providing massage therapy for Olympic weightlifters, she wanted to advance her knowledge in health care and interact with health in various ways. The familiarity and homeiness of NYMC made her choice of medical school easy.

With a guitar in hand and a certification in massage therapy, Briones brings a unique perspective to medicine. As a School of Medicine (SOM) student senator, she helped to organize a public speaking workshop this month at the Phillip Capozzi, M.D., Library to teach students ways to communicate with an audience. Inspired by her undergraduate studies in performance, she sees a need for students to master the art of communication in the medical field. And that's just the beginning of what she hopes to impart.

"I've been a student nonstop almost since I was born," said Briones, who still sings, appearing with Choral Chameleon, smaller local community choirs and the Taconic Opera and Hudson River Opera. "I know it's early in my medical education, but I fantasize about all the different specialties I could pursue. It's hard to choose one now, but I can see myself happily being a physician, knowing that my scope would end at the depths of the field and not the width."

*For more, visit [nymc.edu](http://nymc.edu).*

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# New York Medical College alumna opens local private practice in honor of late sister

BY TYLER J. LANDIS, NEW YORK MEDICAL COLLEGE

“Remember your ‘why’” is Amanda De Alem’s motto. In January, the speech-language pathologist, CCC-SLP, TSSLE-BE – who graduated from New York Medical College (NYMC) in Valhalla in 2013 with a Master of Science degree – opened Speech-Language Lilies, a private practice in Larchmont. But it wasn’t just to fulfill a need in the community or to make use of her trilingual skills (English, Portuguese and Spanish) as the child of Portuguese immigrants.



De Alem’s “why” is her late sister, Lillian, who passed at the age of 22 after a lifelong battle with brain cancer.

“My sister is my guiding light,” De Alem said. “She lost her speech after they resected her tumor, and we tried to communicate with her. I wish we had a speech therapist there for that one last time to say, ‘I love you’ and know that she was OK.”

De Alem was 8 years old when she lost her sister, and eight years later, she was professionally introduced to the world of SLP. She started working at the

Center for Small Jewels, a private speech-therapy practice in New Rochelle, at age 16 and stayed on as a contractor with the organization after earning her M.S. at NYMC.

De Alem’s contract work played a pivotal role in the creation of Speech-Language Lilies. She was a clinical supervisor for the Iona University Speech Language Hearing Clinic. She served as a bilingual SLP for the New York City Department of Education and continues to work as a bilingual SLP for the City School District of New Rochelle.

In the meantime, she said, “I’ve worked really hard to develop the funds to open something for myself.”

Speech-Language Lilies offers direct treatment for a wide range of conditions, including articulation; apraxia of speech, which involves saying sounds correctly; autism spectrum disorders; bilingualism, which has challenges

as well as benefits; traumatic brain injury; accent modification; and more. De Alem designed the facility to be welcoming and easily accessible to community members.

“People can stop by and see that it doesn’t feel so medical,” she said. “It feels homey and safe.”

Early exposure to diverse health-care settings during her time at NYMC was integral to De Alem’s growth. She gained her clinical experience at the Westchester Institute of Human Development (WIHD) at NYMC’s School of Health Sciences and Practice. Situated near Westchester Medical Center, NYMC provided her with the resources she needed to thrive in and out of the classroom.

“It was very nice to have everything programmatic and available,” said De Alem, who returned to NYMC years later to earn an advanced certificate in pediatric feeding.

Indeed, De Alem indicated that she will always be close to the college, as her sister is buried nearby.

“When I was little, every week we would visit her grave, and I would be like, ‘Maybe one day I’ll go to NYMC.’ So, when I had the option, I said I’m going to NYMC, because it’s right near Lillian.”

**For more on Speech-Language Lilies, visit [www.speechlilies.com](http://www.speechlilies.com). And for more on New York Medical College, visit [www.nymc.edu](http://www.nymc.edu).**

Amanda De Alem, CCC-SLP, TSSLE-BE, an alumna of New York Medical College (Master of Science, 2013), brings her facility with languages – and the memory of a sister who died young – to her private speech-language pathology (SLP) practice in Larchmont.

*Courtesy New York Medical College.*

Amanda  
De Alem

## BCW Podcast Network Is Audio Destination for Business Professionals

The Business Council of Westchester is expanding their communications platform by launching the BCW Podcast Network, a new audio destination for business professionals. The BCW Podcast Network debuted this month with inaugural episodes of six empowering shows, covering a wide range of topics and genres that are trending in the business community. Starting in May, additional episodes of shows will be released throughout the month on Tuesdays and will be available everywhere podcasts are heard. The podcasts

are professionally produced by Purchase-based Sharc Creative Inc. in a studio built at BCW's offices in Rye Brook and will feature engaging discussions, thought-provoking content and insightful commentary.

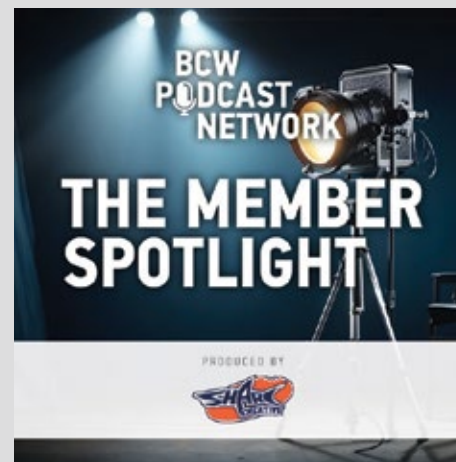
Under the direction of Executive Producer Amanda DePalma, the BCW Media's monthly podcast shows include the programs listed below. To listen and learn more about the podcast series visit [thebcw.org/what-we-do/bcw-podcast-network](https://thebcw.org/what-we-do/bcw-podcast-network)



### **LEADERSHIP UNLEASHED**

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### **THE MEMBER SPOTLIGHT**

With Linda Tyler

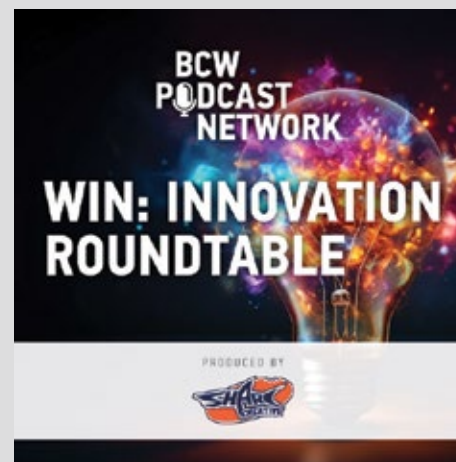
This podcast will introduce the perspectives of both newcomers and seasoned members, provide valuable insights into spotlighting their unique business offerings and focus on how to build a thriving community and foster a supportive network. Inaugural Guests: Bobby Harris The Barley Beach House Rye & Thornwood; and Mark Mathias, The Barley Beach House Rye and Lightbridge Academy Scarsdale.



### **WHAT'S TRENDING?**

With Dr. Marsha Gordon and Amanda DePalma

In this fast-paced world, staying ahead of the curve is essential for success. Welcome to "What's Trending?" with hosts Dr. Marsha Gordon and Amanda DePalma. Sponsored by Thompson & Bender, this will be your go-to podcast for staying informed about what's trending in the ever-evolving landscape of Westchester and beyond. Inaugural Guest: Elizabeth Bracken-Thompson, Thompson & Bender.



### **WIN: THE INNOVATION ROUNDTABLE**

With Luiz Aragon

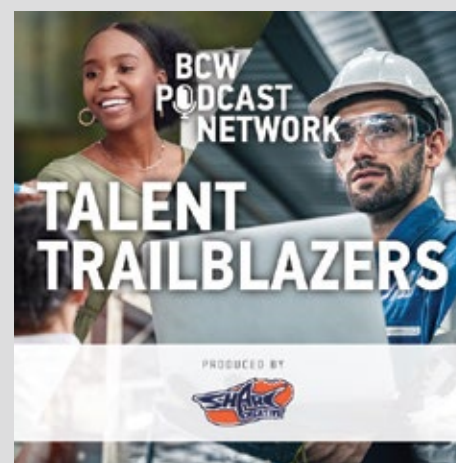
Welcome to the podcast that explores the dynamic world of innovation, creativity, and groundbreaking ideas. In a rapidly changing landscape, innovation is not just a buzzword—it's the driving force behind progress, growth, and transformation in Westchester County and beyond. Inaugural Guest: Dr. Jeannette Mahoney, CatchU and Albert Einstein College of Medicine.



### **ADVOCACY UNPLUGGED**

With John Ravitz

Dive deep into the world of advocacy with "Advocacy Unplugged." Join host John Ravitz and a roster of influential guests as they dissect critical policy issues, explore the art of advocacy, and share insights on how to make your voice heard in today's ever-changing political landscape. Inaugural Guest: Paul Zuber, Business Council of New York State.



### **TALENT TRAILBLAZERS**

With Larry Gottlieb

"Talent Trailblazers" brings you face-to-face with industry leaders and visionaries who have mastered the art of talent acquisition, development, and retention. Host Larry Gottlieb delves into the strategies, tools, and stories that fuel successful talent management. Inaugural Guests: Brian Amkraut, Mercy University; and Shawn O'Riley, Pace University.



**Leadership Unleashed**

From left, BCW President & CEO Marsha Gordon with Josh Ratner, Executive Vice President and Chief Strategy Officer of WMC Health



**The Member Spotlight**

BCW VP of Membership & Programs Linda Tyler with Bobby Harris and Mark Mathias, co-owners of Barley Beach House Rye



**Talent Trailblazers**

Larry Gottlieb of Robert Martin Company with and Shawn O'Riley, VP, Professional Education, Interdisciplinary, and Special Programs. Pace University



**What's Trending?**

BCW President & CEO Marsha Gordon with Thompson & Bender Partner Elizabeth Bracken-Thompson and BCW Senior Vice President of Events and Development Amanda DePalma



**Advocacy Unplugged**

BCW Executive VP and COO John Ravitz interviews Paul Zuber, Executive VP of the Business Council of New York State

# BCW Hall of Fame Celebrates Leaders Transforming Their Industries

Nearly 500 leaders from business, not-for-profits and government were on hand Tuesday evening for the Business Council of Westchester's Annual Hall of Fame Awards Dinner. This year's program, which was held at the Glen Island Harbour Club in New Rochelle, honored business leaders and organizations who have transformed their industries and added to the economic vitality of the region. The focus of this year's awards ceremony was "The Year of AI."

## 2024 Winners

**CORPORATE CITIZENSHIP**

**Greyston**

Accepting the award was Joseph Kenner, President & CEO.

**ENTREPRENEURIAL SUCCESS**

**DelBello Donnellan Weingarten Wise & Wiederkehr LLP**

Accepting the award was Mark Weingarten, Partner.

**FAMILY BUSINESS SUCCESS**

**CClean**

Accepting the Award was Joe Pizzimenti, President.

**MINORITY BUSINESS SUCCESS**

**DACK Consulting Solutions**

Accepting the award was Aleksandra Chancy, Founder.

**SMALL BUSINESS SUCCESS**

**OLA Consulting Engineers LLC**

Accepting the award was Patrick F. Lynch, P.E., President.

**WOMEN IN BUSINESS SUCCESS**

**Maria Paxos-Pampafiko**

Accepting the award was co-owner Maria Paxos-Pampafikos.

**CHAIRMAN'S RECOGNITION AWARD**

**Charter School of Educational Excellence**

Accepting the award was Sobeida Cruz, Founder & Trustee

# Raffles Hotel London at The OWO – where everything old is thrillingly new

BY JEREMY WAYNE / jwayne@westfairinc.com



Raffles Hotel London at The OWO façade.

Even superlatives can't convey the size and historic importance of London's new Raffles Hotel.



Churchill Suite at Raffles Hotel London at The OWO.

Opposite London's 18th century Horse Guards building, a stone's throw from 10 Downing St. and Trafalgar Square, the new 112-room Raffles Hotel at The OWO (The Old War Office) has been the most exciting London hotel development in a generation. Opened in the fall of 2023, the first United Kingdom property for Raffles Hotels & Resorts is now beyond a doubt the most thrilling historic hotel in the capital.

Superlatives are somehow not enough for The OWO. Commissioned in 1899 and opened in 1906 as the British Army's new headquarters, The OWO was made of 25 million bricks, 26,000 tons of Dorset West of England stone and 50 acres of plasterwork. The most exceptional thing about it today is that almost everything you see – bar curtains, carpets and soft furnishings – is original.

The exceptions are new bedroom suites – designed by the late Thierry Despont, who sadly died one month before the hotel opened – and the majestic Murano glass chandelier above the grand staircase, designed by Idogi

of Venice. It represents the two hemispheres and the great Venetian and British trading empires. The small balcony above the staircase was where Winston Churchill would stand to address his staff when he was Secretary of State for War in 1920-21 (and again, when he was Secretary of State for War in 1939, before becoming

Prime Minister in 1940). Roll the clock back to 1522 and the time of Henry VIII, and this 27-acre site was part of the Palace of Whitehall, which burnt down in a fire in 1698. Still, Tudor and modern history come alive here.

Back to the present day and the original piano nobile (second floor) offices now house the hotel's epic "heritage" suites. One is the magnificent Haldane Suite, named for the Scottish Liberal Richard Burdon Haldane, first Viscount Haldane, who was a Secretary of State for War, a great supporter of the suffragists and founder of the London School of Economics.

The Granville Suite, formerly the

levee rooms, where the professional head of the British Army would have had his office, is named for the Polish aristocrat Krystyna Skarbek, known as Christine Granville, who at the outbreak of World War II wanted to support the Allies and became an agent of the British Special Operations Executive (SOE) – reportedly becoming Churchill's favorite spy. (Working behind enemy lines, especially in occupied Poland, Granville used to ski across the mountains into Allied territory, taking microfilm containing Nazi secrets stitched into her gloves. She would have her cyanide tablet stitched into the hem of her skirt, a hunting bow strapped to her thigh and was allegedly able to calm the Gestapo's Alsatians, as she had grown up on a farm and was used to horses and dogs.)

Other suites are named after notable women and female spies connected with the history of The OWO, such as the American-born Nancy Astor, the first woman to sit in the British House of Commons, Clementine Churchill (Winston's wife) and many brave WWII operatives.

My own suite, number 319, while admittedly more modest, was nevertheless vast, a powder room and a living room leading to a magnificent bedroom and dressing area, with views over Whitehall and the statue of Field Marshal HRH George William Frederick Charles, the second Duke of Cambridge. In the beautiful lacquered cupboard, I found Mozzo coffee, fine British teas and bone china cups and saucers, as well as a china teapot. In the sparkling, marble bathroom, there were top of the line Lefroy Brooks hardware and Raffles' specially commissioned "1906" products, made by La Bottega-Trecastelli in Italy, the soap a heady blend of vetiver, sandalwood and neroli.

New, beautiful elevators – mimicking older ones – have been installed to conform to modern standards but throughout the building, corridors are broad because, back in the day, Boy Scouts would have actually cycled along them, delivering their various messages to individual offices.

Of course, a hotel of this size and stature needs an outstanding food and beverage program, and with its nine restaurants and three bars, Raffles is no slouch. You could stay here for months and never eat the same meal twice. Of the cuisine I sampled during my short stay, I especially enjoyed a superb smoked salmon club sandwich in the Drawing Room washed down

with a glass of Pol Roger (Churchill's favorite Champagne). A magnificent, Mediterranean-inspired breakfast at Saison, one of three restaurants at the hotel run by Argentine chef Mauro Colagreco, set me up for the day while after-dinner drinks in the subterranean Spy Bar – with its links to James Bond creator Ian Fleming, who along with Secret Service personnel once worked in the building – introduced a note of glamour and mystery. Yes, that's a real Aston Martin DB5 above the bar – or, I should say, half of one.

But the biscuit, so to speak, went to Colagreco's eponymous fine dining restaurant, which the hotel is calling "a dining experience of theater and beauty" and "a creative take on the British terroir." They're legitimate claims: From the first "snack" on Colagreco's tasting menu, apple and celeriac on a cracker sitting on a bed of flowers, to the shimmering white halibut in vin jaune and grilled lamb with stuffed brassica leaf among the main courses, you know you are in supremely talented hands. Colagreco's Mirazur restaurant in Menton in the South of France already holds three Michelin stars, and you feel it won't be very long before stars rain down on his new London establishment, too.

Other places to eat and drink, meanwhile, include Pillar Kitchen, a wellness-focused restaurant that goes beyond healthy food and The Guards Bar and Lounge, which honors The OWO's historic connections with the Household Cavalry, with a focus on British ingredients entwined with flavors from the East.

If my jaw hadn't dropped already at The OWO, it did when I toured its state-of-the-art Guerlain Spa, which spans 27,000 square feet over four floors. That's bigger than Gracie Mansion. These include a cutting-edge gym and movement studio, a vitality pool and steam and sauna rooms. Nine exquisitely designed treatment suites are also available, including three spacious VIP Spa Suites and L'Atelier Guerlain men's and women's hair salons.

Last but not least, Raffles boasts a stunning 20-meter (22-yard) indoor swimming pool. Surrounded by luxurious loungers, I can honestly say it is one of the most stunning hotel pools I have ever seen.

Churchill, a keen bather himself, would certainly have approved.

*For more, visit [raffles.com](http://raffles.com).*



Take 3 Wine Bar and Café. Photographs by Ed Cody.

The new café and wine bar at Jacob Burns adds an extra dimension to filmgoing.

# The Force is strong at Jacob Burns' Take 3 Wine Bar & Café

BY JEREMY WAYNE / [jwayne@westfairinc.com](mailto:jwayne@westfairinc.com)



Counter at Take 3 Wine Bar and Café.

A cornucopia of great movies light up the spring season at the Jacob Burns Film Center in Pleasantville. Look out for Alex Garland's dystopian "Civil War"; the mischievous "Wicked Little Letters"; and "One Life," the extraordinary story of Nicholas Winton and the World War II kindertransport children. (Make sure you have tissues at the ready for this last one.)

But there was another debut at the Burns this April, the launch of its Take 3 Wine Bar & Café.

Located on the top floor of the theater and the culmination of the recent theater renovation project, the new food and drink outlet has been



Charcuterie tray at Take 3 Wine Bar & Café. Photograph by Jeremy Wayne.

made possible thanks in part to a gift from JBFC board member Ginny Gold, in honor of her late husband, Marty Gold, a member of the JBFC board of directors for many years, who also happened to be a wine connoisseur.

Take 3's café menu features sandwiches, salads, pastries and baked goods from

local businesses, including neighboring Second Mouse Cheese Shop and Irving Farm New York, along with bread and pastries from Baked by Susan in Croton-on-Hudson and Balthazar, the Manhattan restaurant and bakery. The wine list is short but eclectic, the whites and Rosés kept on ice on the counter.

On a recent visit, I took in all that was on offer – much of it, like the wine displayed on the counter – and also sampled quite a few of the treats.

Chief among those and presented on an attractive bamboo tray was wonderful charcuterie, with tangy salami slices folded onto two skewers, along with a fine selection of cheese. La Dama Sagrada, a raw goat's milk cheese made near Toledo in Spain, had an almost sweet-sour tang that I enjoyed, and the French Roquefort was at its absolute peak. The Two Red Lines cow's milk cheese with its two thin layers of smoked paprika, cour-

tesy of Lazy Lady's Artisanal cheese in Vermont, was perhaps the most rewarding, though, not least because it was relatively local. With such great cheesemakers and cheeses here in the Northeast, I'd like to see more of it on the café menu.

Hot dishes included a spicy, rich tomato soup and a sizzling mac 'n' cheese, made here with cauliflower, both presented in beautiful pastel blue/gray Le Creuset pots. A generously-sized turkey sandwich, packed with meat and vegetables, was zesty and flavorful. So was Peruvian purple corn Feel Good Booch kombucha tea, brewed locally in Peekskill.

For dessert, there are stuffed Belgian chocolate-covered goodies from Posh Pretzels <https://westfaironline.com/exclusives/where-the-poshabilities-for-pretzels-are-endless/> in Tarrytown – and yes, they were definitely a cut above – besides the aforementioned baked goods. Take 3 also sells the popular Popinsanity artisanal popcorn in a variety of flavors, which makes a great alternative to the generic "movie" popcorn you can still buy at the theater counter at street level. (Popinsanity is also certified kosher.)

Beer drinkers get a good choice of Hudson Valleys brews, including the cleverly-named Freshchester from Captain Lawrence Brewing Co. in Mount Kisco and pales ales from Soul Brewing Co. in Pleasantville. Moving on to wine, a Fogscape Chardonnay from

Monterey – all peaches and jasmine on the nose – got my vote. Again, some local North Fork wines would be fun to add to the list at some point.

Wine tastings, movie quiz nights, promotions such as a glass of wine with your movie ticket, as well as longer opening hours, may all be considered once the café has settled down, said Jesse Modica, Jacob Burns' director of theater operations.

Seated at one of the large communal tables in the Jane Peck Gallery, adjacent to Take 3, I was also able to enjoy an exhibit of Bill Gold's movie posters, including his designs for "Camelot," "Casablanca" and "Mystic River." The exhibit runs through Aug. 31.

With Take 3 an added attraction, the Burns will begin its annual "Star Wars" season on "Star Wars Day," May 4, as in "May the Fourth Be With You."

**Take 3 is open 4 p.m. to 10 p.m. Sundays through Thursdays; and noon to 10 p.m. Fridays and Saturdays. JBFC members enjoy 10% off their bill. For more, visit [burns-filmcenter.org](http://burns-filmcenter.org).**

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Girl Scouts of Connecticut's various Fairfield Troops learn about the inner workings of municipal government and organizations. *Photo courtesy Girl Scouts of Connecticut.*

## GIRL SCOUTS LEARN HOW SOME OFFICIAL OFFICES WORK

Fairfield Girl Scouts of Connecticut (GSOFC) in 5th grade and above in partnership with the town of Fairfield recently received a firsthand opportunity to learn about the town and its officials. Each girl spent the morning with a town department or official learning about their role in town government. The departments included the first selectman's office, animal control, building and maintenance, engineering/planning and zoning, finance/comptroller, health department, library, parks and recreation, senior

center/social services, tax collector and public works.

In the afternoon the girls divided into three groups to tour the police department, the fire department and one of the town's open spaces. The event has been a Fairfield Girl Scout tradition for many years.

All participants were treated to a luncheon with town officials and remarks by GSOFC CEO Diana Mahoney.

Girl Scouts bring their dreams to life and work together to build a better world.

Through programs from coast to coast, Girl Scouts of all backgrounds and abilities can be unapologetically themselves as they discover their strengths and rise to meet new challenges — whether they want to climb to the top of a tree or the top of their class, lace up their boots for a hike or advocate for climate justice or make their first best friends. Backed by trusted adult volunteers, mentors and millions of alums, Girl Scouts lead the way as they find their voices and make changes that affect the issues most important to them.

## NEW STORE REMODELS FOCUS ON SUSTAINABILITY

Big Y Inc. has been making significant strides in enhancing its stores across the region. Since 2022, the company has celebrated the grand re-opening of 26 remodeled stores. These remodels align with the company's broader strategy to focus on sustainability and modernize its retail spaces to create a more enjoyable shopping experience for both customers and associates.

The new store design incorporates modern elements to inspire guests and reflect each store's local community. The remodeled stores have been strategically laid out to benefit both shoppers and associates, streamlining operations and creating a more pleasant environment. "Whenever we remodel or build new stores, we always try to upgrade to energy-efficient equipment, motors, refrigeration systems, etc.," said Maggie D'Amour, senior manager of environmental social governance. "Big Y's commitment to sustainability and community-focused design is evident in these remodels. As we continue to invest in our stores, we aim to meet customers wherever they are, providing a modern, highly connected shopping experience," she said. These remodels have added major energy-ef-

iciency upgrades across Connecticut and Massachusetts. As a result, they are now saving 9.3 million kilowatt-hours of electricity annually, the equivalent of reducing greenhouse gas emissions by removing 840 gasoline-powered vehicles from area roads for a year.

In addition to the remodeled stores, Big Y also installed a 1.4-megawatt solar array on the rooftop of its new Fresh and Local Distribution Center. The installation is comprised of 3,100 solar panels and the renewable energy generated by the system will offset about 70% of the distribution center's electric requirements.

Expanded in 2021, Big Y's Fresh and Local Distribution Center provides local farmers and food producers with an efficient, one-stop location that saves them time and money as they don't need to deliver to individual stores. In addition to supporting their communities, farms and other small businesses, it saves travel time thus cutting down on greenhouse gas emissions. It also serves as a hub for all fresh fruits and vegetables throughout the year.

Big Y Foods is one of the largest independently owned supermarket chains in New England. It operates locations throughout Massachusetts and Connecticut and has been recognized by Forbes as a Best-in-State Employer in Massachusetts and Connecticut, and in 2023 for both Newsweek's America's Greatest Workplaces for Diversity and for Women. It is ranked at No. 72 on Progressive Grocer's PG 100, annual list of North America's top food retailers.

## M.D. NAMED AAA IMPACT™ WINNER



Dr. Marla Koroly

Dr. Marla Koroly, associate ambulatory physician executive for Northwell Health's Westchester and Connecticut regions, has been named the American Heart Association's Go Red for Women Westchester 2024 Woman of Impact Winner for her work to raise funds and spread awareness in the fight against heart disease and stroke in women and improve health and well-being in the local community. In the United States, cardiovascular disease is the leading cause of death in women, claiming the lives of one in three women.

Over the course of nine weeks, Koroly, along with a team of family, friends and colleagues, competed for the Woman of Impact title by participating in various community awareness and fundraising activities. After raising critical funds and driving women's health education initiatives, including a community women's heart health educational event, Koroly was named this year's winner. The Woman of Impact campaign is part of the American Heart Association's signature Go Red for Women's movement, a comprehensive platform designed more than two decades ago to increase women's heart health awareness and serve as a catalyst for change to improve the lives of women globally.

"In participating in the Women of Impact campaign, it was important for me because heart disease is a woman's number one health threat and not enough women recognize that," said Koroly. "...I am proud of what we, all of the women nominated for this recognition, have accomplished together over the last nine weeks to support the Go Red for Women movement and the future of women's heart health."

In Westchester, five community leaders were nominated to participate. Collectively, this year's Westchester nominees trained over 100 people in Hands-Only CPR and raised over \$50,000 for the American Heart Association's Go Red for Women movement.

Women naturally experience unique life stages that increase their risk of developing cardiovascular disease over the course of their lifetime. While the large majority of cardiac events can be prevented, cardiovascular disease continues to be a woman's greatest health threat, as nearly 45% of women over age 20 are living with some form of CVD.

To learn more about the American Heart Association's Go Red for Women movement in Westchester, contact Kristen Alouisa at kristen.alouisa@heart.org.



## COMMUNITY RALLIES IN SUPPORT OF FAMILIES AT RISK OF HUNGER

Feeding Westchester's recent annual benefit "An Evening in Good Taste," to support families at risk of hunger in the county broke records and exceeded goals with 600 attendees, 44 participating restaurants and more than \$420,000 raised for the Elmsford-based organization.

Held at Savor at The Westchester, the event featured a sampling of sweet and savory bites, craft beers, custom cocktails and fine wine from top chefs and drink purveyors from 44 Westchester-based restaurants.

In addition to participating in the tastings, a live auction was held for the opportunity to co-brand on one of Feeding Westchester ubiquitous delivery trucks. Attendees also bid on silent auction items such as sports outings, private dining and travel experiences to raise funds to bring healthy, nutritious food to Westchester families, where one in three households are at risk of hunger.

Planning, hosting and executing the event was done in partnership with The Westchester, IntoxiKate and Feeding Westchester's Event Committee, co-chaired by Lou Gallo, Wells Fargo; and Michael Wilson, Wilson & Son Jewelers. Additional committee members include Brian Anderson, Bank of America; Tatiana Diaz, Empire City Casino by MGM Resorts; Maria "Masha" Gregorius, The Westchester; Peter Herrero, NY Hospitality Group; Leslie Lampert, Ladle of Love; David Milowitz, ESP Creative; Kecia Palmer-Cousins, Aero-Ba Soul; Katie Schlientz, IntoxiKate; Scott Sherman, investment management executive and attorney; and James Vazquez, Bank of America.

An Evening in Good Taste was sponsored by Bank of America; Bleakley Platt LLP, Citrin Cooperman Advisors LLC, Danielle DeMaio and Michael Paskin, David and Meredith Rusoff, Direct Source Marketing, Domino, Dorf & Nelson LLP, Elena and Lou Gallo, ESP Creative, Ellen and Jamie Raboy, Fifth Third Wealth Advisor, Hudson Valley Credit Union, Michelle and Scott Sherman, New York-Presbyterian, Orange Bank & Trust Company, The Rao Family, Stop & Shop, Webster Bank, Wegmans, Wells Fargo, Wilson & Son Jewelers and Yonkers Honda.

Feeding Westchester located at 200 Clearbrook Road, Elmsford, New York, provides food to a hunger-relief network of nearly 300 partners and programs. With a mission to "nourish our neighbors in the fight against hunger," the organization sources and distributes good, nutritious food and other resources to wherever it is needed most.

In fiscal year 2023, Feeding Westchester distributed more than 21 million pounds of food, equivalent to more than 17 million meals through soup kitchens, food pantries, schools, shelters, residential programs and mobile distributions. That served an average of 220,000 neighbor visits, including visits from children, seniors, veterans and hardworking families – every month. The nonprofit, a 4-star Charity Navigator organization, is committed to creating a community where all people have access to the food they need today and the fundamental resources to build a better tomorrow.

## LMC NEW BOARD PRESIDENT



Chris Gianutos

Chris Gianutos, LMC's new board member, said, "LMC strives to be everywhere our residents are. "Between the growth on digital channels and streaming media, and the newly opened Studio on the Avenue, this is an exciting time. I am thrilled to help LMC grow both as an important voice for our community and as a resource to train the next generation of filmmakers and journalists."

Mark Litvin served as president emeritus for 2022-2024 and will resume his previous role as treasurer. LMC is located in the Larchmont and Mamaroneck area.

## MULTIYEAR PINSTRIPE PARTNERSHIP EXTENDED

The Hudson Valley Renegades, the high-A affiliate of the New York Yankees and Westchester Medical Center Health Network (WMCHHealth) recently announced a multiyear pinstripe partnership extension, with WMCHHealth remaining as the official hospital partner of the Renegades. As part of the renewed partnership, WMCHHealth has secured the naming rights to the brand new, state-of-the-art WMCHHealth Club Lounge, located in left field.

"The WMCHHealth Club Lounge is the most transformative upgrade to Heritage Financial Park in our 30-year history, and we are incredibly proud to partner with WMCHHealth on this state-of-the-art events and premium seating area," said Zach Betkowski, general manager of the Renegades. "The WMCHHealth Club Lounge provides the best vantage point of Renegades baseball in left field, and also offers top-notch real estate for community members and business leaders to host their next corporate meeting or family event. WMCHHealth is a beacon of our community and attaching their name to this beautiful facility is the perfect connection to this incredible community asset."

Set to open at the beginning of the 2024 season, the WMCHHealth Club Lounge provides guests with a luxurious and unique ballpark experience with exclusive access to seating in fair territory beyond the left field wall. The 2,300-square-foot space is

climate-controlled and contains a private bar with premium lounge seating throughout the room and also features an elevated all-you-can-eat culinary experience prepared by an executive chef featuring a rotating menu as well as ballpark favorites.

With space to accommodate approximately 200 guests for baseball games, premium membership to the WMCHHealth Club Lounge includes an assigned seat in the club seating area along with VIP parking.

"The Hudson Valley Renegades organization has been a tremendous partner for WMCHHealth. Through this alliance, we've been able to bring our messages of health and wellness directly to the team's fans, many of whom are our Hudson Valley neighbors," said Michael D. Israel, president and CEO, WMCHHealth. "It has been particularly rewarding to see former patients enjoying once-in-a-lifetime opportunities on the field, truly embodying the vitality and resilience we strive to foster in our communities. We were thrilled to be given this opportunity to extend our partnership with the Hudson Valley Renegades and remain the official hospital partner of the team.

As part of the partnership extension, WMCHHealth remains the presenting sponsor of the Renegades' participation in HOPE Week, the New York Yankees' award-winning, annual community service initiative as well as the Renegades Community Program. Also returning is the popular We Care Wednesday promotion, where each week the Renegades and WMCHHealth showcase a local nonprofit community organization at Heritage Financial Park.

## SMALL FIRM, BIG CASES



Yankwitt LLP has been ranked the fourth Best Small Company to Work for in New York state by the Best Companies Group. The announcement was made Thursday, April 18, at an awards ceremony in Albany, New York. This is the fourth consecutive year the firm has ranked in the top 10.

"We are thrilled and honored to be ranked the fourth best small company to work for in New York," said Russell Yankwitt, founder and managing partner. "This award is a testament to our tireless efforts to make Yankwitt a firm that challenges our attorneys with complex, interesting cases and our success in creating and nurturing a culture that prioritizes our team

and their families."

The ranking is based on results from a survey of employee satisfaction and engagement and an assessment of the firm's workplace practices and policies.

"From my first day at Yankwitt I have experienced why the firm is a great place to work," said Partner Jason Swergold, who joined the firm in September from the U.S. Attorney's office. "The level of practice and the types of cases we handle rival the largest New York City firms, and the camaraderie and culture are unparalleled. Living outside of the city, I am thrilled to have found this gem in Westchester County and look forward to what the future holds for me here."

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

Best Companies Group (BCG), created in 2007, is an independent research firm specializing in identifying and recognizing great workplace places. The statewide survey and awards program is designed to identify, recognize and honor the best places of employment with practices that benefit a state's businesses, economy and workforce.

## IT'S GO TIME IN SAUGERTIES!



Happy AF customers enjoy lightning-fast internet speeds.

Archtop Fiber's network is officially launching its 100%-fiber internet service in the town and village of Saugerties, New York. Designed to deliver service to homes packed with smart gadgets and appliances, it promises flawless video streaming, action-packed gaming sessions and symmetrical uploads and downloads. It also means businesses, small and large, can unlock the power of the cloud and collaboration tools to truly embrace digital transformation.

Starting with the Barclay Heights area, Lighthouse Drive, and Latham Circle, Saugerties residents are encouraged to visit its online ordering site, [shop.archtopfiber.com](http://shop.archtopfiber.com).

It's an amazing time for these communities and others who haven't been able to take advantage of the convenience and plethora of opportunities that only 100%-fiber internet can offer.



From left, front row: Ashley Arcuri and Michael P. Enea; back row from left: Robert Arbuco, Stella King, Lauren C. Enea, Sara E. Meyers and Anthony J. Enea.

## ELDER LAW, WESTCHESTER FIRM SPECIALTY

The law firm of Enea, Scanlan & Sirignano LLP, with offices in White Plains and Somers, has been selected by Martindale-Hubbell for inclusion in its 2024 Bar Register of Preeminent Lawyers in the field of elder law. The Bar Register is the definitive guide to the most distinguished law firms in America.

Enea, Scanlan & Sirignano concentrates its practice on elder law planning, asset protection planning, wills, trusts and estates, Medicaid applications (home care and nursing home), guardianships, and special needs planning. Celebrating its 20th anniversary in

2024, the firm has attained Martindale-Hubbell's highest rating, AV Preeminent, for superior ethical standards and legal ability.

For more than 100 years, the Bar Register has been a unique guide to the legal community's most eminent professionals. It includes only those select law practices that have earned the highest rating in the Martindale-Hubbell Law Directory and have been designated by their colleagues as preeminent in their field.

"We are proud to be recognized among the country's premier law firms," said managing partner Anthony J. Enea. "At Enea, Scanlan

& Sirignano, we are committed to upholding the highest standards, both in our practice of the law and in our relationships with clients and peers. Our goal is to ensure that every client receives practical, cost-effective and results-oriented service to safeguard their assets and ensure their wishes are followed."

The Bar Register distinction follows Enea, Scanlan & Sirignano's recent Best Lawyers® "Best Law Firm" ranking and 2024 marks the 14th consecutive year the firm has been recognized in the fields of elder law and trusts and estates for the New York metropolitan region.

## FOUNDATION GRANT CYCLE APPROACHING

Field Hall Foundation of 2302 Catherine St., Cortlandt Manor, is accepting Letters of Inquiry for its Fall 2024 grant cycle. The deadline to submit is May 31. Grantees will be notified of grant decisions at the end of September.

The Foundation supports programs and projects that directly improve the lives of low-income older adults and their caregivers. Priority is given to programs that address their most basic needs, including:

- Food insecurity;
- Home based care and aging-in-place services, including those that address social isolation;
- Respite and support services for nonpaid caregivers;
- Safety, security and elder abuse;
- Social work/case management, including emergency relief funding; and
- Transportation for older adults, caregivers and home health aides.

Funding requests can range from \$5,000 to \$50,000-plus; requests for small capital projects can be for up to \$15,000.

Visit website for eligibility requirements and recent grants: [fieldhallfoundation.org](http://fieldhallfoundation.org).

For more, call or send an email to: 914-813-9103 or [phorvath@fieldhallfdn.org](mailto:phorvath@fieldhallfdn.org).



## FIRM AWARDED FOR PRO BONO EFFORTS

Jackson Lewis PC, a nationwide employment law firm was recently selected by the National Legal Aid & Defenders Association (NLADA) as a 2024 Beacon of Justice Award recipient. This year's recipients were selected for their efforts to address issues related to civil and human rights. Jackson Lewis will be honored at the 2024 NLADA Exemplar Awards Gala on June 6.

"Jackson Lewis is deeply committed to providing pro bono representation to vulnerable communities across the globe," said Principal and National Pro Bono Chair Robyn L. Aversa. "The resilience and determination demonstrated by the refugees that we assisted in 2023 serve as inspiring reminders of one's ability to overcome seemingly insurmountable challenges. We are honored to be a supportive force in the journeys of these individuals."

In 2023 alone, Jackson Lewis attorneys assisted asylum seekers and refugees from countries, including Afghanistan, Kenya, Guatemala and Ukraine with asylum and green card applications. Many of these individuals could not return to their homes because of legitimate threats of violence against them and their families.

Carolina Guiral Cuervo, an associate in the firm's Washington, D.C. office, managed the asylum application of a young Afghan asylum seeker whose family was being targeted as a result of his mother's work advancing women's education. After the Taliban seized control of Kabul, the minor fled to the U.S. and was placed in an immigration shelter. In November 2023, Cuervo prepared and represented her client during his asylum interview — ultimately securing a grant of asylum status for him from USCIS. The minor has since been reunited with his parents and siblings in the U.S.

Marissa A. Prianti, an associate in the firm's White Plains office, successfully demonstrated to the New York City Immigration Court that the deportation of a Guatemalan father would hinder his family's daughter's access to vital special education resources. In February 2024, Prianti secured relief known as Cancellation of Removal for a Nonpermanent Resident, allowing the father to live and work in the U.S. with his family while he waits for a green card to become available to him.

Meredith K. Stewart, a principal in the firm's Boston office, successfully assisted an Afghan asylum seeker in being granted asylum in September 2023. After arriving in the U.S., Stewart's client has continued her higher-level education and is currently studying criminal justice with aspirations of becoming a human rights lawyer.

The NLADA is America's oldest and largest nonprofit association devoted to delivering legal services to those who cannot afford counsel. The organization has pioneered access to justice at the national, state and local levels and also provides advocacy, training and technical assistance for equal justice advocates across the country.

Focused on labor and employment law since 1958, Jackson Lewis' 1,000-plus attorneys located in major cities nationwide consistently identify and respond to new ways workplace law intersects business. The firm helps employers develop proactive strategies, strong policies and business-oriented solutions to cultivate high-functioning workforces that are engaged, stable and diverse, and emphasize inclusivity and respect for the contribution of every employee.

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# Legal Records

## WESTCHESTER

### COURT CASES

#### U.S. Bankruptcy Court

**White Plains & Poughkeepsie Local business cases, April 17 - 23**

**330 White Plains Realty, Pleasantville,** 24-22333-SHL: Chapter 11, assets and liabilities \$0 to \$50,000. Attorney: pro se.

**Dazco Heating & Air Conditioning Corp., Port Chester, Jesse Dorazio, administrator,** 24-22344-SHL: Chapter 7, assets \$0, liabilities 21,114. Attorney: Anne J. Penachio.

**U.S. District Court, White Plains Local business cases, April 17 - 23**

**Louis A. Montalbano, Ulster County, et al, vs. Sunset Strip, New Windsor,** 24-cv-2907-PMH: Fair Labor Standards Act. Attorney: Jacob Aronauer.

**Holtec Indian Point 2 LLC, et al, vs. State of New York,** 24-cv-2929-KMK: Declaratory judgment. Attorney: James M. Catterson.

**Teamsters Local 456 Funds, Elmsford, vs. C.K. Industries Corp., Garrison, et al,** 24-cv-2933-PMH: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

**CarMax Auto Superstores Inc., Richmond, Virginia vs. Mike Cerreta Auto Sales, New Rochelle, et al,** 24-cv-2959-KMK: Contract. Attorney: Stephen J. Steinlight.

**MB Food Processing Inc., South Fallsburg, vs. Fresh Farms, Worcester, Massachusetts, et al,** 24-cv-2989-PMH: Contract. Attorney: Julie C. Lonstein.

**Leann Blumrath, Middletown vs. Middletown Medical PC,** 24-cv-3097: Fair Labor Standards Act, class action. Attorney: David T. Sirotkin.

### DEEDS

#### Above \$1 million

**29 Church Lane Realty LLC,** Bronxville. Seller: Juthani Rupa, Scarsdale. Property: 29 Church Lane, Scarsdale. Amount: \$3.4 million. Filed April 9.

**Denenberg, Peter D.,** Shelburne, Vermont. Seller: 20 Valley Road Realty LLC, Harrison. Property: 20 Valley Road, Mamaroneck. Amount: \$1 million. Filed April 9.

**Fullerton Realty Corp.,** Scarsdale. Seller: 13 Fullerton Avenue LLC, Yonkers. Property: 13 Fullerton Ave., Yonkers. Amount: \$1.7 million. Filed April 11.

**Hamilton Sixty-Six Homes LLC,** Holis. Seller: Steadfast Ventures LLC, New Rochelle. Property: 66 Hamilton Ave., New Rochelle. Amount: \$1.5 million. Filed April 8.

**JM Rizzo & Son Inc.,** Pound Ridge. Seller: Proven BH LLC, Carmel. Property: 364 Adams St., Bedford. Amount: \$2.7 million. Filed April 11.

**Joflo of North Salem Inc.,** New York. Seller: Reed Road Group LLC, Croton Falls. Property: 34-54 Reed Road, North Salem. Amount: \$1.5 million. Filed April 5.

**Kebrdele, Jerry,** Elmsford. Seller: Gitsit Solutions LLC, Orange, California. Property: 133 Anderson Ave., Eastchester. Amount: \$1.3 million. Filed April 4.

**S Decision LLC,** Bronx. Seller: Jose Batista, Long Island City. Property: 78 Pondview Lane, New Rochelle. Amount: \$1.1 million. Filed April 9.

**SCF Apeg Holdings LLC,** Greenwich, Connecticut. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 30 S. Broadway, Greenburgh. Amount: \$11.2 million. Filed April 8.

**Shedlin, Victor,** Scarsdale. Seller: Myro 1 LLC, Scarsdale. Property: 11 Cayuga Road, Scarsdale. Amount: \$1.9 million. Filed April 11.

**US Bank NA,** Ewing, New Jersey. Seller: Sterling East Building Corp., New Rochelle. Property: 2 Barry Court, Bedford. Amount: \$1.2 million. Filed April 5.

**Wampus Mills LLC,** Pleasantville. Seller: Marko Nuculovic, Red Hook. Property: 585 Main St., North Castle. Amount: \$1.5 million. Filed April 4.

#### Below \$1 million

**156 Bedford Road LLC,** Katonah. Seller: Bedford South 1 Realty LLC, Katonah. Property: 156 Bedford Road, Bedford. Amount: \$800,000. Filed April 8.

**3DP Management LLC,** White Plains. Seller: Nik Gjeloshaj, Astoria. Property: 110 Greenvale Ave., Yonkers. Amount: \$855,000. Filed April 4.

**505 Main Street LLC,** Greenwich, Connecticut. Seller: Joseph Nannariello, West Harrison. Property: 505 Main St., Harrison. Amount: \$875,000. Filed April 11.

**Adams, Lenore M.,** Purdys. Seller: N&B Properties LLC, Purdys. Property: Route 116, Somers. Amount: \$180,000. Filed April 5.

**AMD West First Street Corp.,** Mount Vernon. Seller: 70 West First Street New York LLC, Bronx. Property: 70 W. First St., Mount Vernon. Amount: \$200,000. Filed April 4.

**Aspiration Properties & Equites LLC,** Chester. Seller: Antonio Aguilar, Bronx. Property: 108 High St., Yonkers. Amount: \$599,000. Filed April 10.

**Bunch, Jesse,** Ossining. Seller: Uyaguaris LLC, Carmel. Property: 608 South St., Peekskill. Amount: \$132,000. Filed April 4.

**DMAC LLC,** Carmel. Seller: Ramon Leal, Peekskill. Property: 1335 Lincoln Terrace, Peekskill. Amount: \$25,000. Filed April 11.

**Edson Avenue Development Group LLC,** Mount Vernon. Seller: Annett Riley M.S., Bronx. Property: 18 Nuvern Ave., Mount Vernon. Amount: \$910,000. Filed April 5.

**Frank, Maria J.,** Yorktown Heights. Seller: Lady Home Flipper LLC, Chester. Property: 28 Crestmont Ave., Yonkers. Amount: \$555,000. Filed April 10.

**Higham, Walter S.,** White Plains. Seller: Lord & Chin Properties LLC, Yonkers. Property: 15 Lakeview Road, North Salem. Amount: \$399,000. Filed April 4.

**Homeland Estate Holdings LLC,** Yonkers. Seller: Ashley D. Cole, Yonkers. Property: 2 Ritters Lane, Yonkers. Amount: \$699,000. Filed April 4.

**JC International Holdings Ltd.,** Flushing. Seller: Croton Lane Associates LLC, Montrose. Property: Yale Ave., Ossining. Amount: \$100,000. Filed April 8.

**JC International Holdings Ltd.,** Flushing. Seller: Croton Lane Associates LLC, Montrose. Property: 61 Croton Ave., Ossining. Amount: \$500,000. Filed April 9.

**Lakeview Loan Servicing LLC,** Getzville. Seller: Nexus Point LLC, Yonkers. Property: 14 Russell Ave., New Rochelle. Amount: \$350,000. Filed April 4.

**Lee, Alice,** White Plains. Seller: 210 Martine Elite Corp, Fleetwood. Property: 210 Martine Ave., White Plains. Amount: \$338,000. Filed April 11.

**Lerman, Barbara M.,** Larchmont. Seller: Wilmington Trust NA, New York. Property: 313 Heathcote Ave., Mamaroneck. Amount: \$998,000. Filed April 11.

**MJD Contracting Corp.,** Mahopac. Seller: Amber O. Sena, Elmsford. Property: 3407 Lexington Ave., Cortlandt. Amount: \$470,000. Filed April 10.

**Omara, Shawn.** Seller: Certificate Holders of Cwalt Inc. Property: 237 Catherine St., Cortlandt. Amount: \$349,000. Filed April 8.

**Patino, Carlos A.,** Naples, Florida. Seller: 8 Seymour LLC, Yonkers. Property: 8 Seymour St., Yonkers. Amount: \$975,000. Filed April 11.

**PNM Enterprise LLC,** Mount Vernon. Seller: Michael A. Motilal, Bronx. Property: 46 Esplanade, Mount Vernon. Amount: \$710,000. Filed April 4.

**Poningo Partners LLC,** Armonk. Seller: Antonio Rogliano, Eastchester. Property: 36 Ponigo St., Rye Town. Amount: \$710,000. Filed April 8.

**Rodney Road Holdings LLC,** Farmington, Connecticut. Seller: Grace P. Hodges, Scarsdale. Property: 8 Rodney Road, Scarsdale. Amount: \$800,000. Filed April 5.

**SGB Realty Group LLC,** Monroe. Seller: Thomas Sgueglia, Yorktown Heights. Property: 2399 Loring Place, Yorktown. Amount: \$760,000. Filed April 11.

**Shabaj, Paulin,** Thornwood. Seller: Pville 2 LLC, Thornwood. Property: 300A Washington Ave., Mount Pleasant. Amount: \$275,000. Filed April 10.

**St. Christophers Inc.,** Dobbs Ferry. Seller: 57 Bellaire Drive LLC, Dobbs Ferry. Property: 29 Broadway, Greenburgh. Amount: \$775,000. Filed April 10.

**Suede Strap LLC,** Harrison. Seller: Peter Lukic, Yonkers. Property: 229 Granite Springs Road, Yorktown. Amount: \$600,000. Filed April 9.

**US Bank NA,** Ewing, New Jersey. Seller: Luxe Solutions LLC, Hoboken, New Jersey. Property: 39 Kendall Ave., Mount Pleasant. Amount: \$400,000. Filed April 8.

**Zappico Guild LLC,** Hawthorne. Seller: Pushpa Viswanathan. Property: 268 Saw Mill River Road, Mount Pleasant. Amount: \$765,000. Filed April 11.

**Federal Tax Liens, \$10,000 or greater, Westchester County, April 17 - 23**

**All-Phase Electric of New York Inc.:** Jefferson Valley, 2020, 2022 quarterly taxes, \$34,625.

**Auguste, Jean Robert:** Mount Vernon, 2022 personal income, \$45,230.

**CG Lang Music Inc., c/o Anton Pamer:** White Plains, 2022 quarterly taxes, \$47,942.

**Farley, John O.:** Yorktown Heights, 2018, 2020 - 2022 personal income, \$1,064,547.



### 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

**Integramed America Inc.:** Purchase, 2019 - 2020 failure to file correct information, \$664,980.

**Laptev, Andrei:** White Plains, 2017, 2019, 2022 personal income, \$110,374.

**Lee, Nisa:** White Plains, 2018 - 2019 personal income, \$15,806.

**Lopez, Luis R.:** Port Chester, 2017 - 2020 personal income and failure to collect employment taxes, \$41,765.

**Midway Wine & Liquors LLC:** Scarsdale, 2022 quarterly taxes, \$10,717.

**Ofosu-Benefo, Osei:** Yonkers, 2022 personal income, \$656,940.

**Peekskill LBS Barber Shop Inc.:** Peekskill, 2022 quarterly taxes, \$12,025.

**S Grace Facilities Inc.:** Mount Kisco, 2020 quarterly and corporate taxes, \$35,902.

**Singer, Nicholas:** Purchase, 2021 - 2022 personal income, \$4,211,308.

**Varbaro, Anthony:** New Rochelle, 2019, 2020, 2022 personal income, \$30,773.

**Zern, Erik:** Cortlandt Manor, 2019 - 2020 personal income and failure to collect employment taxes, \$25,682.

## JUDGMENTS

**215 Mount Holding LLC,** Yonkers. \$928,280 in favor of Thomas Kenyetta, Mount Vernon. Filed Feb. 20.

**Aber, Jane,** Scarsdale. \$10,332 in favor of American Express National Bank, Sandy, Utah. Filed March 11.

**Apache Legend Group Corp.,** Mount Kisco. \$76,488 in favor of Preferred Contractors Insurance Co., Billings, Montana. Filed Feb. 23.

**Asad, Raheel,** New Rochelle. \$19,040 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 27.

**Bankhead, Sharon D.,** Yonkers. \$6,810 in favor of Capital One NA, McLean, Virginia. Filed March 11.

**Barkin, Samuel,** New Rochelle. \$11,618 in favor of Capital One NA, Richmond, Virginia. Filed March 14.

**Bhalla, Jasmine,** New Rochelle. \$7,758 in favor of Primitives by Kathy Inc., Lancaster, Pennsylvania. Filed Feb. 22.

**Boyd, Alrick T.,** Mount Vernon. \$3,073 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 16.

**Brock Martin,** Port Chester. \$3,339 in favor of American Express National Bank, Sandy, Utah. Filed March 11.

**Cacinovic, Dragan,** Larchmont. \$6,658 in favor of Capital One NA, Richmond, Virginia. Filed March 11.

**Campos, William F.,** Elmsford. \$5,695 in favor of Capital One NA, McLean, Virginia. Filed March 11.

**Castro, Garfield R.,** Houston, Texas. \$14,657 in favor of Sheridan Gardens LLC, Mount Vernon. Filed Feb. 20.

**Cavalieri, Concetta,** Briarcliff Manor. \$2,871 in favor of Stride Card LLC, Denver, Colorado. Filed Feb. 29.

**Cazho, Alex,** Yonkers. \$1,559 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed March 1.

**Corsino, Jose,** Mount Kisco. \$8,350 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 22.

**Costello Martin,** Hasting-on-Hudson. \$4,979 in favor of American Express National Bank, Sandy, Utah. Filed March 11.

**Cup Top Golf,** Yonkers. \$7,722 in favor of Taylor Made Golf Company Inc, Carlsbad, California. Filed Feb. 27.

**David, Khendra K.,** Mount Vernon. \$3,461 in favor of Rutgers, the State University, Piscataway, New Jersey. Filed March 1.

**Delgado, Maria,** White Plains. \$4,412 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 16.

**Dillon, Kampala G.,** Yonkers. \$8,905 in favor of TD Auto Finance LLC, Jacksonville, Florida. Filed Feb. 27.

**Dillon, Rachel T.,** Yonkers. \$3,831 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 16.

**DiMatteo, Daniele P.,** Mount Vernon. \$23,248 in favor of TD Bank NA, Jacksonville, Florida. Filed Feb. 27.

**Djokovic, Roko,** Yonkers. \$23,559 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 13.

**Estevez, Massiel,** Yonkers. \$7,496 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 11.

**Fearon, Lorenzo A.,** Mount Vernon. \$4,250 in favor of Capital One NA, McLean, Virginia. Filed March 4.

**Foreman, Teesha T.,** Mount Vernon. \$1,951 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 16.

**Freis, Michelle,** Rye. \$1,717 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 6.

**Garcia, Modesto A. L.,** Yonkers. \$26,313 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 6.

**Gonzalez, Adriana,** Yonkers. \$2,929 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 20.

**Griffin, Kathleen A.,** Verplank. \$2,164 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Guzman, Amber,** Cartersville, Georgia. \$6,867 in favor of Stonelea North LLC, Yonkers. Filed Feb. 28.

**Harris, Desedee A.,** Mount Vernon. \$4,139 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 11.

**Infante, Jorge D.,** Stamford, Connecticut. \$11,378 in favor of Qureshi Khalid, Yonkers. Filed Feb. 20.

**Jackson, Clarke S.,** Yonkers. \$24,824 in favor of Via Piave LLC, Yonkers. Filed Feb. 20.

**JP Roche Inc.,** Mount Vernon. \$62,937 in favor of Wesco Insurance Co., New York. Filed Feb. 15.

**Kapla, Howard,** Bethel. \$8,763 in favor of Black Marjeh & Sanford LLP, Elmsford. Filed March 8.

**Kellogg, Crystal,** Peekskill. \$1,874 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Klein, Kathleen,** Verplank. \$2,164 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Koala Insulation of Northern Westchester,** Briarcliff Manor. \$26,229 in favor of Afcatt Group Inc., Lakeland, Florida. Filed March 6.

**Lajqi, Fatmir,** South Salem. \$7,793 in favor of Calvary SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Larkin, Patricia,** Yonkers. \$350,000 in favor of United States of America, Brooklyn. Filed Feb. 28.

**Lee, Marc-Anthony,** Yorktown Heights. \$2,952 in favor of Reliant Community Federal Credit Union, Sodus. Filed Feb. 15.

**Leggieri, Pasquale,** New Rochelle. \$8,524 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 28.

**Lennon, Hugh,** Cortlandt Manor. \$3,702 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 16.

**Lori, J. Semel, M.D. PC,** Yonkers. \$168,172 in favor of TBF Financial LLC, Highwood, Illinois. Filed Feb. 28.

**Luzuriaga, Stalin,** Port Chester. \$21,664 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 27.

**Martinetti, Helen T.,** Montrose. \$1,228 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Maynard, Aul I,** Yonkers. \$1,643 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 22.

**Moore, Kalisa,** Yonkers. \$4,178 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Mount Kisco,** Rye. \$59,416 in favor of Wesco Insurance Co., Cleveland, Ohio. Filed Feb. 23.

**Muldoon, Joan,** Yonkers. \$13,131 in favor of Accelerated Inventory Management LLC, Sarasota, Florida. Filed March 12.

**Mulvaney, Elizabeth,** Yonkers. \$7,798 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 23.

**Ngoh, Marie C.N.,** Yonkers. \$4,829 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 16.

**Nkansah, Genevieve,** Yonkers. \$2,653 in favor of Petro Inc., Woodbury. Filed Feb. 23.

**Reffold, Laurence,** Yonkers. \$50,858 in favor of Thermosteal LLC, Wilton, Connecticut. Filed March 1.

**Rivera, David,** Yorktown. \$5,349 in favor of Bridle Ridge Homeowners Association Inc., Yorktown Heights. Filed March 11.

**Robinson, Kevin,** Bronxville. \$8,554 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 22.

**Rosario, Angelica M.,** Yonkers. \$17,082 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed March 1.

**Ruiz, Victoria,** Massapequa. \$36,421 in favor of Sallie Mae Inc. (administrator), Reston, Virginia. Filed Feb. 23.

**Sawinski, Vincent,** White Plains. \$5,910 in favor of Adira at Riverside Rehabilitation & Nursing, Yonkers. Filed March 12.

**Soriano, Gladys,** Harrison. \$3,558 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 20.

**Tarasz, Elizabeth,** Thornwood. \$6,967 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Feb. 20.

**Teddimmatts Inc.,** Thornwood. \$18,986 in favor of Burlington Insurance Co., Chapel Hill, North Carolina. Filed March 12.

**Velez, Mario A.,** Peekskill. \$14,219 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. 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.

**224-228 Webster LLC,** as owner. Filed by Golden Bridge R2 LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,300,000 affecting property located at 224-228 Webster Ave., Bronx. Filed April 3.

**Baxter Credit Union,** as owner. Filed by Baxter Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$323,000 affecting property located at 333 West St., Harrison. Filed March 28.

**Bellino III, Frank,** as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 35 Winding Lane, Bedford. Filed March 26.

**Borgata,** as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$247,000 affecting property located at 2715 Windmill Drive, Yorktown. Filed April 3.

**Citibank NA,** as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$598,000 affecting property located at 37 Waring Place, Yonkers. Filed March 29.

**Epps Bernard,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 5 Lewis Place, New Rochelle. Filed April 3.

**Frost, Thomas C.,** as owner. Filed by DLJ Mortgage Capital Inc. Action: Foreclosure of a mortgage in the principal amount of \$243,000 affecting property located at 31 Bleakley Drive, Peekskill. Filed March 29.

**Gerber, Jeannette,** as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 55 Van Cortlandt Ave., Ossining. Filed April 2.

**Goyburu, Ana,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$208,000 affecting property located at 22 Sand St., Rye. Filed April 2.

**Green, Timothy A.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 88 Ridgeview Drive, Mount Pleasant. Filed April 1.

**Krause, Tobi J.,** as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$806,000 affecting property located at 508 Palmer Ave., Mamaroneck. Filed April 1.

**Lomiento, Angelo,** as owner. Filed by FC Washington I LP. Action: Foreclosure of a mortgage in the principal amount of \$55,000 affecting property located at 467 West St., Rye. Filed March 29.

**Perez, Fanny,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$284,289 affecting property located at 525 Roosevelt Ave., Peekskill. Filed April 3.

**Sollazzo, Carol W.,** as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$862,000 affecting property located at 14 Meadow St., Harrison. Filed April 4.

**Velardo, Mimmo,** as owner. Filed by US Bank Trust Company National Trust. Action: Foreclosure of a mortgage in the principal amount of \$305,000 affecting property located at 3 Apple Farm Road, New Castle. Filed March 29.

### MECHANIC'S LIENS

**Dippolito, Anthony**, New Castle. \$12,007 in favor of Triboro Contractors Supply Corp. Filed March 25.

**Jones, Vivian**, White Plains. \$5,842 in favor of Plitnick Plumbing & Heating Inc., Dobbs Ferry. Filed March 27.

**Mahajan, Avnish**, Greenburgh. \$6,680 in favor of United City Tech Corp., White Plains. Filed March 25.

**Melmed, Lisa**, Harrison. \$31,250 in favor of Justin McGovern, White Plains. Filed March 25.

**R 587 Main Owner LLC**, New Rochelle. \$5,412 in favor of Desimone Consulting Engineering, New York. Filed March 25.

**Santos, Helen**, Peekskill. \$29,752 in favor of American Builders & Contractors, Beloit, Wisconsin. Filed March 28.

**Sharp, Gregory**, Dobbs Ferry. \$13,512 in favor of Spray Alliance Corp., Stamford, Connecticut. Filed March 27.

**TH Tarrytown LLC**, Greenburgh. \$25,543 in favor of Illuminations Inc., New York. Filed March 25.

### NEW BUSINESSES

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

### Partnerships

**Gymmoney**, 46 Gramatan Ave., 169, Mount Vernon 10550. c/o Lareesha Peters and Larry Batts Jr. Filed March 22.

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

### Sole Proprietorships

**BIP Coltery Design**, 434 Monterey Ave., Pelham 10803. c/o Elizabeth Adams Coltery. Filed March 26.

**Camilas Fashion Style**, 44 Saw Mill River Road, Hawthorne 10532. c/o Rosa Maria Mendez Verdugo. Filed March 27.

**Cleaning Sparkle Co.**, 218 Elm St., New Rochelle 10805. c/o Elaine Sosa. Filed March 28.

**Cycles Books**, 744 Shenandoah Ave., Peekskill 10566. c/o Joseph Ryan Ulsh. Filed March 27.

**Dosins Towing & Auto Body**, 12 Southside Ave., Hastings-on-Hudson 10706. c/o Richard Aidoin Jr. Filed March 26.

**Douglas Richardson Consulting**, 485 Gramatan Ave., No. 3A, Mount Vernon 10552. c/o Douglas T. Richardson. Filed March 25.

**Estate Jewelry Priced Right.com**, 33 Oakwood Ave., White Plains 10605. c/o Daniel Herzner. Filed March 28.

**GGG Elite Home Improvement**, 1 Charles Place, Mount Vernon 10550. c/o Gregory G. Senior. Filed March 22.

**JBD Cargos**, 590 John St., Unit 1, Peekskill 10566. c/o Joseph B. Davis. Filed March 27.

**Magallon's Home Improvement**, 38 Allard Ave., No. 2, New Rochelle 10805. c/o Eduardo Magallon. Filed March 25.

**Metis Career Management**, 14 Jefferson St., West Harrison 10604. c/o Gary Shallo. Filed March 28.

**Prospect Painting Pros**, 1222 Main St., Peekskill 10566. c/o Victor Tigre. Filed March 27.

**PRS Consulting & Estimating**, 10 Southwood Place, White Plains 10607. c/o Justin Sebastian Sarmiento Alvarado. Filed March 25.

**SLRGC Consultant**, 1035 Gambelli Drive, Yorktown Heights 10598. c/o Aamir Mushtaq. Filed March 22.

**Sterling Road Stables**, 16 Sterling Road, Harrison 10528. c/o Traci DeConcini. Filed March 25.

**THS Class of 74 Reunion Fund**, 9 Knapp Road, Pound Ridge 10576. c/o Bruce Reich. Filed March 26.

**Werkheiser Psychological Services**, 426 Fayette Ave., Mamaroneck 10543. c/o Lindsay Werkheiser. Filed March 25.

### HUDSON VALLEY

#### BUILDING LOANS

#### Above \$1 million

**Webster Bank**, as owner. Lender: Liberty Progress LP and Newburgh Progress Housing Development Fund Company Inc. Property: 12 Cascade Trail, Monroe. Amount: \$21 million. Filed March 8.

#### Below \$1 million

**BPL MTG Trust LLC**, as owner. Lender: 108 Helms Hill LLC. Property: 120 Helms Hill Road, Blooming Grove. Amount: \$354,000. Filed March 5.

**Commercial Lender LLC**, as owner. Lender: Pools & Home Builders LLC. Property: in Middletown. Amount: \$415,000. Filed March 7.

**EH Capital LLC**, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$93,000. Filed March 4.

**EH Capital LLC**, as owner. Lender: Equity Homes New York II Inc. Property: Washingtonville. Amount: \$100,000. Filed March 5.

**Equity Homes New York II Inc.**, as owner. Lender: EH Capital LLC. Property: in Miscellaneous. Amount: \$100,000. Filed March 4.

**Oaktree Funding Corp.**, as owner. Lender: Cascade Get Away LLC. Property: in Blooming Grove. Amount: \$115,000. Filed March 7.

**Walden Savings Bank**, as owner. Lender: Scott and Lisa Roisland. Property: in Montgomery. Amount: \$429,000. Filed March 6.

**Walden Savings Bank**, as owner. Lender: Corbett Building & Holdings LLC. Property: in Montgomery. Amount: \$750,000. Filed March 4.

#### DEEDS

#### Above \$1 million

**Galactic Backpackers Coalition Trust**, Tarpon Springs, Florida. Seller: North Farm Way LLC, Stanfordsville. Property: in Stanford. Amount: \$20.5 million. Filed March 4.

**Prime Storage Beacon LLC**, Saratoga Springs. Seller: Guardian Self Storage East LLC, Poughkeepsie. Property: 629 Route 52, Beacon. Amount: \$11.1 million. Filed March 4.

**Prime Storage Pleasant Valley LLC**, Saratoga Springs. Seller: Guardian Self Storage East LLC, Poughkeepsie. Property: 5 Mill Lane, Pleasant Valley. Amount: \$1.8 million. Filed March 1.

**Prime Storage Route 376 Wappingers Falls LLC**, Saratoga Springs. Seller: Guardian Self Storage East LLC, Poughkeepsie. Property: 929 Route 376, East Fishkill. Amount: \$3.5 million. Filed March 1.

**Prime Storage Route 9 Wappingers Falls LLC**, Saratoga Springs. Seller: Guardian Self Storage East LLC, Poughkeepsie. Property: 1634 Route 9, Wappingers Falls. Amount: \$7.6 million. Filed March 1.

#### Below \$1 million

**144 Spring Valley Street LLC**, Beacon. Seller: Janice E. Mackey, Beacon. Property: in Beacon. Amount: \$370,000. Filed March 7.

**16 Fishkill Hook Corp.**, Hopewell Junction. Seller: Thomas Scanlon Trust, Poughquag. Property: 16 Fishkill Hook Road, Wappingers Falls. Amount: \$75,000. Filed March 7.

**1850 Route 52 Corp.**, Hopewell Junction. Seller: Mary Scanlon, Poughquag. Property: 1850 Route 52, East Fishkill. Amount: \$150,000. Filed March 7.

**249 Main Beacon 105 LLC**, Rhinebeck. Seller: 249 Main Street LLC, Armonk. Property: 249 Main St., Beacon. Amount: \$250,000. Filed March 7.

**31 Lumber LLC**, Brooklyn. Seller: Deutsche Bank National Trust Co., Highland Ranch, Colorado. Property: 37 Lindbergh Place, Poughkeepsie. Amount: \$247,000. Filed March 1.

**54IV Carmel LLC**, Mahopac. Seller: William M. Ahearn, Yorktown Heights. Property: in East Fishkill. Amount: \$160,000. Filed March 7.

**66 Ball Street LLC**, Monroe. Seller: Malik J. Young, Poughkeepsie. Property: 48 Marshall St., Poughkeepsie. Amount: \$370,000. Filed March 6.

**715 Freedom Realty LLC**, Middletown. Seller: Jamieryan Properties LLC, Poughkeepsie. Property: in LaGrange. Amount: \$850,000. Filed March 7.

**AWB Properties LLC**, Lafayette, Louisiana. Seller: Louis DiRenzo, Hudson. Property: in Clinton. Amount: \$35,000. Filed March 6.

**Biehle, Frederick**, Brooklyn. Seller: Top Notch Property Management LLC, Red Hook. Property: in Rhinebeck. Amount: \$410,000. Filed March 5.

**Bogucki, James**, Yonkers. Seller: Hurricane Homes LLC, LaGrangeville. Property: in LaGrange. Amount: \$338,000. Filed March 4.

**Cabrera, Freddy P. Niola**, Yonkers. Seller: 246 Waterbury Hill LLC, LaGrangeville. Property: 246 Waterbury Hill Road, LaGrange. Amount: \$500,000. Filed March 1.

**Crecco, Stephen Lee**, Mohegan Lake. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$702,500. Filed March 8.

**Dak Homes LLC**, Clinton Falls, New Jersey. Seller: Bank of America National Association, Houston, New Jersey. Property: 33 Thompson Lane, Stanford. Amount: \$239,000. Filed March 5.

**Dauber, Gabriele A.**, Poughkeepsie. Seller: ABD Stratford LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$589,000. Filed March 8.

**Dion Properties 2 LLC**, Highland. Seller: First Holland LLC, Hopewell Junction. Property: in Fishkill. Amount: \$720,000. Filed March 5.

**Edwards, Daniel**, New York. Seller: WRJG LLC, Beacon. Property: in city of Beacon. Amount: \$730,000. Filed March 6.

**Furever Friends Family LLC**, Wappingers Falls. Seller: Ryan Drive LLC, Hopewell Junction. Property: 5 Ryan Drive, Hopewell Junction. Amount: \$675,000. Filed March 1.

**Hudson Home Buyers LLC**, Salisbury Mills. Seller: Robert R. Ponte, Wappingers Falls. Property: 92 Paggi Terrace, Wappingers Falls. Amount: \$100,000. Filed March 1.

**Hudson Valley Luxury Holdings LLC**, Poughkeepsie. Seller: Kenneth Pagan, Poughkeepsie. Property: 23 Yates Ave., Poughkeepsie. Amount: \$230,000. Filed March 1.

**Hurricane Homes LLC**, LaGrangeville. Seller: Carol Kurto, Saratoga. Property: 4 Bishop Drive, LaGrange. Amount: \$150,000. Filed March 1.

**Hutchinson, Benjamin Aaron**, Brooklyn. Seller: WRJG LLC, Beacon. Property: in city of Beacon. Amount: \$810,000. Filed March 5.

**Liquid Stone Capital Inc.**, Poughkeepsie. Seller: James R. Barrenger, Salt Point. Property: in Pleasant Valley. Amount: \$562,500. Filed March 7.

**Millan, Iris Yolanda Navarro**, New York. Seller: Sycamore Valley LLC, Poughkeepsie. Property: 13 Vervalen Drive, Poughkeepsie. Amount: \$585,000. Filed March 5.

**Moore, Nicholas**, Wappinger Falls. Seller: Yellow Dream Properties LLC, Chester. Property: in Wappinger Falls. Amount: \$270,000. Filed March 6.

**Poughkeepsie Assets Company LLC**, New York. Seller: 30 Conklin Street Holding LLC, Hopewell Junction. Property: in city of Poughkeepsie. Amount: \$290,000. Filed March 8.

**Shen Holdings LLC**, Kingston. Seller: Angelito Sarabia, Red Hook. Property: in Red Hook. Amount: \$514,500. Filed March 4.

**US Bank National Trust Association**, Greenville, South Carolina. Seller: Todd Carpenter, Poughkeepsie. Property: in Union Vale. Amount: \$285,000. Filed March 1.

**Volpe, David**, Mamaroneck. Seller: HMS Homebuyers LLC, New Windsor. Property: 14 Alpine Drive, Wappinger Falls. Amount: \$171,500. Filed March 1.

**Wiccopee General Store Corp.**, Hopewell Junction. Seller: Mary Scanlon, Poughquag. Property: 22-24 Fishkill Road, Hopewell Junction. Amount: \$225,000. Filed March 7.

**Woods, Patricia Anne**, Great Barrington, Massachusetts. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed March 5.

## JUDGMENTS

**Alfisi, Michael**, Newburgh. \$4,670 in favor of Citibank, Sioux Falls, South Dakota. Filed March 19.

**Beers Jr., Robert C.**, Bloomingburg. \$2,289 in favor of Discover Bank, New Albany, Ohio. Filed March 25.

**Birmingham, Frank K.**, New Windsor. \$7,751 in favor of American Express National Bank, Sandy, Utah. Filed March 22.

**Borden, Joel M.**, Newburgh. \$3,815 in favor of Capital One, Glen Allen, Virginia. Filed March 19.

**Carol Excavation LLC**, Goshen. \$1,200,000 in favor of Worth Construction Company Inc., Bethel, Connecticut. Filed March 19.

**CIA Collision Inc.**, Newburgh. \$16,010 in favor of Liberty Mutual Insurance, Dover. Filed March 26.

**Collazo, Eric**, Middletown. \$7,101 in favor of Discover Bank, New Albany, Ohio. Filed March 20.

**Diaz, Marisol**, Monroe. \$4,100 in favor of Citibank, Sioux Falls, South Dakota. Filed March 22.

**Disintonio, Luis**, Middletown. \$2,742 in favor of Citibank, Sioux Falls, South Dakota. Filed March 20.

**Dyer Jr., James E.**, Pine Bush. \$6,916 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

**Englander, Dina**, Monroe. \$52,569 in favor of American Express National Bank, Sandy, Utah. Filed March 19.

**Fabien, Jamalette**, Middletown. \$2,617 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

**Falkowitz, Rifka**, Highland Mills. \$10,736 in favor of Capital One, Glen Allen, Virginia. Filed March 22.

**Figuroa, Gloria**, Greenwood Lake. \$2,035 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

**Fritz, Christopher**, Chester. \$7,597 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

**Garay, Erick**, Highland Mills. \$5,225 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

**Garcia, Elizabeth**, Middletown. \$1,199 in favor of Capital One, Glen Allen, Virginia. Filed March 26.

**Garcia, Glendaliz**, Middletown. \$1,199 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 19.

**Getfield, Daeshawn**, Highland Mills. \$3,306 in favor of Discover Bank, New Albany, Ohio. Filed March 26.

**Greenlight Distribution Corp.** and **Yoel Feldman**, New York. \$61,790 in favor of KeyBank, Buffalo. Filed March 22.

**Guevara, Misael**, New Windsor. \$3,969 in favor of Discover Bank, New Albany, Ohio. Filed March 19.

**Javier, Wendy**, Slate Hill. \$2,994 in favor of Citibank, Sioux Falls, South Dakota. Filed March 19.

**Jeter, Eric**, Middletown. \$4,023 in favor of Portfolio Recovery Association LLC, Norfolk, Virginia. Filed March 21.

**Klein, Aron**, Monroe. \$21,786 in favor of American Express National Bank, Sandy, Utah. Filed March 19.

**Lopez, Anna M.**, Newburgh. \$7,024 in favor of Citibank, Sioux Falls, South Dakota. Filed March 19.

**Lupo, Eloise D.**, New Windsor. \$14,655 in favor of American Express National Bank, Sandy, Utah. Filed March 21.

**Massa, Haleigh C.**, New Hampton. \$13,440 in favor of Discover Bank, New Albany, Ohio. Filed March 26.

**Mera, Cornelia**, New Windsor. \$9,924 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

**Miner, Monique L.**, Middletown. \$24,779 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 22.

**Mitchell, Emani**, Middletown. \$2,182 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 22.

**Negron, Nicholas**, Maybrook. \$5,646 in favor of Discover Bank, New Albany, Ohio. Filed March 26.

**Patrick, Kristen M.**, New Windsor. \$19,609 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 20.

**Perez, Alexis**, Middletown. \$1,294 in favor of Midland Credit Management Inc., San Diego, California. Filed March 19.

**Reich, David**, Rock Tavern. \$1,674 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 22.

**Rios, Samantha M.**, Pine Bush. \$6,208 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

**Ronk, June**, Middletown. \$9,081 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed March 20.

**Sanborn, Robert**, Port Jervis. \$1,593 in favor of Capital One, Glen Allen, Virginia. Filed March 20.

**Sanchez, Miguel A.**, Newburgh. \$3,375 in favor of Citibank, Sioux Falls, South Dakota. Filed March 25.

**Santana, Julio**, Newburgh. \$6,478 in favor of Discover Bank, New Albany, Ohio. Filed March 25.

**Santiago, Miranda T.**, Westtown. \$3,722 in favor of Discover Bank, New Albany, Ohio. Filed March 26.

**Scannell, Yesenia**, Monroe. \$5,515 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

**Scott, Bonnick Sheldon A.**, Walden. \$11,500 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

**Vanterpool, Eric A.**, Harriman. \$5,368 in favor of Capital One, Glen Allen, Virginia. Filed March 26.

**Vargas, Scott**, Middletown. \$3,803 in favor of Capital One, Glen Allen, Virginia. Filed March 25.

**Varghese, Viji**, New Windsor. \$5,954 in favor of Midland Funding LLC, San Diego, California. Filed March 25.

**Vinolas, Joel L.**, Middletown. \$21,845 in favor of Discover Bank, New Albany, Ohio. Filed March 26.

**Wands, Cynthia A.**, Newburgh. \$2,272 in favor of Citibank, Sioux Falls, South Dakota. Filed March 25.

**Wetter, Christine J.**, Middletown. \$3,560 in favor of Capital One, Glen Allen, Virginia. Filed March 25.

**Wilson, James C.**, Middletown. \$10,305 in favor of Capital One, Glen Allen, Virginia. Filed March 22.

**Wood, Matt**, Walden. \$2,708 in favor of UHG I LLC, Williamsville. Filed March 21.

## MECHANIC'S LIENS

**29 Dolson House LLC**, as owner. 4,840 in favor of Roman Glass LLC. Property: 29 Dolson Road, Monsey. Filed March 8.

**Birdsong, Anthony**, as owner. 17,386 in favor of Pickford Contracting Services Inc. Property: 101 Ridge Road, Valley Cottage. Filed March 8.

**Chestnut Ridge Owners**, as owner. 7,751 in favor of Advantage Wholesale Supply LLC. Property: 13 Hubert Humphrey Drive, Chestnut Ridge. Filed March 8.

**Eklecco Newco LLC**, as owner. 51,800 in favor of CV Plumbing Heating and Air Conditioning Inc. Property: 4 Clinton Square, Syracuse. Filed March 4.

**Lefkowitz, Zev**, as owner. 9,296 in favor of Floorit USA Inc. Property: 25 Tweed Blvd., Nyack. Filed March 12.

**Modern Produce Farms**, as owner. \$14,608 in favor of Spray Alliance Corp. Property: 77 Skinners Lane, Warwick. Filed March 21.

**Montebello Gateway LLC**, as owner. 25,891 in favor of MJR Supply LLC. Property: 34 N. Airmont Road, Montebello. Filed March 5.

**Montebello Gateway LLC**, as owner. 19,136 in favor of Decorama Building & Plumbing Supply Inc. Property: 34 N. Airmont Road, Suffern. Filed March 6.

**Sincerity+LLC**, as owner. \$34,099 in favor of Foundation Building Materials LLC. Property: 70, 80, 81 International Blvd., Brewster. Filed March 13.

**Slatewood Apartments LP**, as owner. \$22,501 in favor of Spray Alliance Corp. Property: 579 E. Main St., Wallkill. Filed March 21.

## NEW BUSINESSES

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

## Partnerships

**Hurd Co.**, 49 Gladstone Ave., Walden 12586. c/o Jeffrey J. and Ann M. Hurd. Filed March 27.

**Manns Cleanouts**, 7 Jasmine Drive, Port Jervis 12771. c/o Joseph Mann and Randall Diuguid. Filed March 26.

## Sole Proprietorships

**Fox Construction**, 6 Marne Ave., Newburgh 12550. c/o Gregory T. Liston. Filed March 26.

**Lisa Dalessandro Wellness**, 147 Crans Mill Road, Pine Bush 12566. c/o Lisa A. Dalessandro. Filed March 26.

**Mahopac Trading Post**, 1085 Route 6, Mahopac 10541. c/o Jennifer Marie Viani. Filed March 12.

**McCleaving**, 101 South St., Marlboro 12542. c/o Margarita Vazquez Cadena. Filed March 26.

**Momentum Strategies**, 54 Alexander Road, Monroe 10950. c/o Amberley Ambrosino. Filed March 27.

**MRI Associates**, 20 Kirkwood Road, Mahopac 10541. c/o Mitchell R. Ilardi. Filed March 19.

**Never Too Old**, 2671 Route 22, Patterson 12563. c/o Daphne Olson. Filed March 12.

**Olivers Travels 14**, 2001 New York 17M, Second floor, Suite 7, Goshen 10924. c/o Olivia M. Dubose. Filed March 26.

**Palacios Catering**, 1 Route 6N 2, Mahopac 10541. c/o Palacios Ronni Reyes. Filed March 20.

**Pedro M. Valladares Calderon**, 709 Long Pond Road, Mahopac 10541. c/o Pedro Misael Valladares. Filed March 12.

**Sapphire Landscaping**, 29 Old Dominion Road, P.O. Box 190, Blooming Grove 10914. c/o Kenneth R. Fanning. Filed March 26.

**Vargas Tech**, 6 Glenbrook Road, Carmel 10512. c/o John David Vargas. Filed March 11.

## BUILDING PERMITS

### Commercial

**AP Construction**, Norwalk, contractor for AP Construction. Construct superstructures for four town houses at 164 W. Cedar St., Norwalk. Estimated cost: \$3,223,977. Filed Feb. 23.

**AP Construction**, Norwalk, contractor for AP Construction. Construct superstructures for two buildings at 164 W. Cedar St. Norwalk. Estimated cost: \$1,611,988. Filed Feb. 23.

**CJV LLC**, Norwalk, contractor for CJV LLC. Perform replacement alterations at 240 Connecticut Ave., Norwalk. Estimated cost: \$2,000. Filed March 5.

**Domack Restoration LLC**, Norwalk, contractor for Ledgebrook Condo Association Inc. Remove existing roof and reroof Ledgebrook Drive, Norwalk. Estimated cost: \$70,750. Filed Feb. 27.

**GTL Construction LLC**, Norwalk, contractor for Sono Properties LLC. Perform replacement alterations at 47 Water St., Norwalk. Estimated cost: \$21,000. Filed Feb. 29.

**Horizon Retail Construction Inc.**, Norwalk, contractor for Fairfield County Investment Co. Perform replacement alterations at 235 Main Ave., Norwalk. Estimated cost: \$294,000. Filed Feb. 28.

**Human Services Council Inc.**, Norwalk, contractor for AP Human Services Council Inc. Create three offices and remodel existing office at 1 Park St., Norwalk. Estimated cost: \$10,000. Filed Feb. 26.

**MC Oz LLC**, Norwalk, contractor for MC Oz LLC. Construct structural foundation and repair framing at 3 Isaacs St., Norwalk. Estimated cost: \$25,000. Filed Feb. 27.

**MP Construction LLC**, Norwalk, contractor for Rockland Holdings LLC. Perform replacement alterations at 50 Rockland Road, Norwalk. Estimated cost: \$123,560. Filed March 1.

**Oshana, Gabriel E.**, Norwalk, contractor for the city of Norwalk. Replace fuel dispensers at 15 S. Smith St., Norwalk. Estimated cost: \$423,000. Filed Feb. 28.

**Storms Construction LLC**, Norwalk, contractor for Hotel Zero Degrees Corp. Perform replacement alterations at 353 Main Ave., Norwalk. Estimated cost: \$105,000. Filed Feb. 29.

**TWP Home LLC**, Norwalk, contractor for Kingsley Court Condo Association. Replace 13 windows in the communal area at 11 Bedford Ave., Norwalk. Estimated cost: \$12,090. Filed March 4.

### Residential

**Best Way Siding & Roofing LLC**, Norwalk, contractor for Wayne R. and Elaine P. Johnston. Remove existing shingles and install new shingles at 7 Olive Lane, Norwalk. Estimated cost: \$15,542. Filed March 1.

**Carpentry and Handyman Concepts LLC**, Norwalk, contractor for Jason A. Diffenderfer. Add one wall in garage area at 46 Linden St., Norwalk. Estimated cost: \$28,000. Filed Feb. 28.

**Chino Home Improvement LLC**, Norwalk, contractor for Justin Rapp. Renovate the single-family residence at 277 W. Cedar St., Norwalk. Estimated cost: \$35,000. Filed March 4.

**Costa, Albano R.**, Norwalk, contractor for Albano R. Costa. Expand second floor at 31 Saddle Road, Norwalk. Estimated cost: \$20,000. Filed March 4.

**Country Club Homes Inc.**, Norwalk, contractor for 56 Sammis Street Rowayton LLC. Construct a two-story addition at 56 Sammis St., Norwalk. Estimated cost: \$1,639,000. Filed March 4.

**Home Depot USA Inc.**, Norwalk, contractor for Peter J. Bauers. Remove two existing windows and replace at 22 Park Lane, Norwalk. Estimated cost: \$3,956. Filed March 4.

**Karamanlidis, Konstantinos**, Norwalk, contractor for Konstantinos Karamanlidis. Renovate single-family residence at 45 Osborne Ave., Norwalk. Estimated cost: \$104,000. Filed March 1.

**Long, Matthew and Emily Long**, Norwalk, contractor for Matthew and Emily Long. Replace sheetrock in living room and bedroom walls at 124 Wolfpit Ave., Norwalk. Estimated cost: \$4,000. Filed Feb. 28.

**Maggiore Construction Inc.**, Norwalk, contractor for Jonathan Sable. Construct two and one-half story superstructure for a single-family residence at 10 Shadybrook Lane, Norwalk. Estimated cost: \$380,000. Filed March 4.

**Mawn, Jeffrey and Francesca Mawn**, Norwalk, contractor for Jeffrey and Francesca Mawn. Renovate and revert two-family residence to single-family residence at 25 Neptune Ave., Norwalk. Estimated cost: \$93,200. Filed Feb. 27.

**Momentum Solar LLC**, Norwalk, contractor for Edna Mae P. Vencer. Construct structural support for rooftop solar panels at 4 Broadview Terrace, Norwalk. Estimated cost: \$8,610. Filed March 4.

**NZ Home Improvement LLC**, Norwalk, contractor for Michael Viveiros. Renovate the single-family residence at 30 Birchside Drive, Norwalk. Estimated cost: \$50,000. Filed Feb. 29.

**Newpro Operating LLC**, Norwalk, contractor for Robert Cavaliero. Strip existing roof and reroof 11 Camelot Drive, Norwalk. Estimated cost: \$33,431. Filed March 4.

**Northeast Speciality Corp.**, Norwalk, contractor for William P. and Brandi Hayden. Remove existing windows and replace with 70 windows at 19 N. Taylor Ave., Norwalk. Estimated cost: \$29,000. Filed Feb. 28.

**Stadler, Michael J.**, Norwalk, contractor for Robert and Michelle McKnight. Renovate kitchen and remove bearing wall at 10 Deane Court, Norwalk. Estimated cost: \$50,000. Filed Feb. 28.

**Vinylume Inc.**, Norwalk, contractor for Doreen McKenna. Install rooftop mounted solar panels at 28 Fair St., Norwalk. Estimated cost: \$12,940. Filed March 4.

**Zakhar, Theodore**, Norwalk, contractor for John J. Kenny. Replace roof at 9 Newton Terrace, Norwalk. Estimated cost: \$25,300. Filed Feb. 29.

## COURT CASES

### Bridgeport Superior Court

**382 Greenwich LLC, et al**, Greenwich. Filed by Sandra Newfrock, Ocean City, New Jersey. Plaintiff's attorney: John Nicolas Tieman, Shelton. Action: The plaintiff was an invitee of the defendants who controlled and maintained the premises. The plaintiff was walking on the public sidewalk when suddenly, and without warning, a large amount of ice slid off the awning in front of the building allegedly violently striking the plaintiff in the head causing her to sustain injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6132028-S. Filed March 5.

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

**Boscov's Department Store LLC**, Hartford. Filed by Betty Smith, Bridgeport. Plaintiff's attorney: Gould Law Group LLC, New Haven. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant when she allegedly was caused to slip and fall due to a hazardous or slippery substance or condition on the department store floor, thereby causing her to suffer injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6132660-S. Filed March 25.

**Calhoun, David**, Chattanooga, New Jersey. Filed by Myesha Williams, 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-24-6132158-S. Filed March 8.

**Carter, Ally Ashlyn, et al**, Glasntonbury. Filed By Nicholas Carroll, Meriden. Plaintiff's attorney: John Patrick Casey O'Brien, 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-24-6132106-S. Filed March 7.

**Hocon Gas Inc., et al**, Shelton. Filed by Gino Tarantino, Trumbull. Plaintiff's attorney: Robinson & Cole LLP, Stamford. Action: The plaintiff worked for the defendants and affiliates for 34 years. The valuation of the Hocon companies grew exponentially during plaintiff's tenure. As a result, defendants agreed to compensate plaintiff generously during his employment, including the provision of phantom shares in each of the Hocon companies. Defendant now wants to cash out and sell the Hocon companies. Weeks after the defendants asserted his contractual rights to payment in the event of the expected sale, he was effectively fired allegedly for unspecified and unsubstantiated claims of wrongdoing. Defendants further failed to acknowledge plaintiff's right to distributions. Regardless of the propriety of defendants' baseless accusations, Mr. Tarantino is entitled to immediate payment for his phantom shares and his share of the distributions. 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-24-6132549-S. Filed March 19.

**Pierre, Patrick M.**, Stamford. Filed by Erika Castillo, Bridgeport. Plaintiff's attorney: The Maddox Law Firm Inc., Norwalk. 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-24-6132569-S. Filed March 22.

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



## Danbury Superior Court

**CM Property Management Inc., et al**, Southbury. Filed by Yesenia Santiago, Danbury. Plaintiff's attorney: Thibodeau Beadnell Law Group, Danbury. Action: The plaintiff raised concerns to the defendants about infestation and unpleasant odor coming from the adjacent unit. The defendants controlled and maintained the condominium and ignored the plaintiff's concerns about her health and the safety of the premises and her family. The defendants have not remedied or attempted to rectify the issues raised by the plaintiff. As a result of the ongoing issues, the plaintiff has incurred costs and stress of living at friends' houses and plaintiff and her family have also suffered health issues. 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-24-6049637-S. Filed March 26.

**Chicaizon, Geovonny, et al**, Danbury. Filed by Tasia Novak, Wethersfield. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6049480-S. Filed Oct. 30.

**Costco Wholesale Corp.**, Hartford. Filed by Carmen Quinones, Patterson, New York. Plaintiff's attorney: D'Amico & Pettinicchi LLC, Watertown. Action: The plaintiff was inside the defendant's store and as she went to grab a case of water on a wood pallet, the forklift operator inserted the forks of the forklift into the pallet with great force causing the wood pallet to forcibly bang into the plaintiff's leg and knee, causing her to sustain personal injuries and losses. 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-24-6049299-S. Filed Feb. 27.

**Curillo-chavez, Denis, et al**, Danbury. Filed by Eduardo Vanegas, Danbury. Plaintiff's attorney: Hirsch Andrade LLP, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6048733-S. Filed Jan. 12.

**Fazzone & Harrison Realty LLC, et al**, Sherman. Filed by David Lowenherz, Sherman. Plaintiff's attorney: Bruce Phillip Bennett, Washington Depot. Action: The plaintiffs bought the defendants' property. Defendant sellers and/or the defendant broker completed and executed a Residential Property Condition Report. The sellers represented that the foundation slab did not have any slab problems or settling. However, the they had actual knowledge of or were otherwise aware that the foundation slab on the property suffered from serious structural damages, including damages to the chimney and patio. The defendant sellers allegedly made misrepresentations regarding the design and purpose in order to have the plaintiffs purchase the property. In making the misrepresentations the sellers failed to act in good faith and deal fairly with the plaintiffs and breached the contract. 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-24-6049139-S. Filed Feb. 14.

**Larson Investments LLC**, Danbury. Filed by Pasqualina Bastone, West Redding. Plaintiff's attorney: Guendelsberger Law Offices LLP, New Milford. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant. When the plaintiff was walking on the sidewalk in front of the premises she tripped and fell, thereby causing her to suffer serious injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049164-S. Filed Feb. 15.

**Mass Park Inc.**, Hartford. Filed by Albertina Rwabukamba, Redding. 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-24-6049131-S. Filed Feb. 14.

**Stamford Superior Court Fallaque-Mija, Christopher Karl, et al**, New Canaan. Filed by Nicholas Fiore, New Canaan. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065307-S. Filed Feb. 20.

**Harris, George, et al**, Danbury. Filed by Kimberly Giancaspro, Norwalk. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065703-S. Filed March 14.

**Legal, Samuel**, Stamford. Filed by Jerrica Peterson, Stamford. Plaintiff's attorney: Millman & Millman, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065319-S. Filed Feb. 21.

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

**Stamford Board of Education, et al**, Stamford. Filed by Indira Griffith, Stamford. Plaintiff's attorney: Wofsey Rosen Kveskin & Kuriansky LLP, Stamford. Action: The plaintiff, a minor, was in the defendants' classroom with several other first-grade students when the teacher decided to exit the classroom to visit a teacher in an adjacent classroom, leaving the first-graders, including the plaintiff completely unsupervised. The plaintiff approached the door that directly connects defendant's classroom with the adjacent classroom where she believed defendant to be. Suddenly and without any warning, another one of defendant's unsupervised students also approached the door and slammed it shut while plaintiff's fingers were between the door and the doorjamb, causing significant injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065409-S. Filed Feb. 27.

## DEEDS

## Commercial

**17 Center Road LLC**, Greenwich. Seller: William Ings and Sarah Ings, Old Greenwich. Property: 17 Center Road, Old Greenwich. Amount: \$1,425,000. Filed April 5.

**Bilun, Unal**, Weston. Seller: Sound Cove Property II LLC, Old Greenwich. Property: 71 Strawberry Hill Ave., No. 615, Stamford. Amount: \$240,000. Filed March 28.

**Dream Home Custom Builders LLC**, Harrison, New York. Seller: Locust 57 LLC, Armonk, New York. Property: 57 Locust St., Greenwich. Amount: \$2,061,862. Filed April 2.

**DV 520 LLC**, Delray Beach, Florida. Seller: Michael Goldman and Jenna Goldman, Greenwich. Property: 15 Elm Place, Greenwich. Amount: \$2,300,000. Filed April 3.

**Jones, Tabitha Shantel**, Scarsdale, New York. Seller: Wells Fargo Bank NA, Stamford. Property: 1515 Summer St., No. 603, Stamford. Amount: \$375,007. Filed March 28.

**Sandoval, Oscar**, Stamford. Seller: 27 West Street Associates LLC, Stamford. Property: 27 West St., Stamford. Amount: \$675,000. Filed March 28.

**Vlahakis, Andreas and Briana Vlahakis**, Stamford. Seller: Alexander Charles Canter and Kathryn Rose Canter, Stamford. Property: 100 Ralsey Road, Stamford. Amount: \$1,400,000. Filed March 28.

**West Elm Realty LLC**, Ridgefield. Seller: Harborview 2A LLC, Greenwich. Property: 40 W. Elm St., Unit 2A, Greenwich. Amount: \$800,000. Filed April 2.

## Residential

**Adams, Ryan and Katherine A. Lupardi**, Fairfield. Seller: Thomas Domanick and Stephanie Domanick, Fairfield. Property: 2976 Black Rock Turnpike, Fairfield. Amount: \$727,000. Filed April 11.

**ArietaAraunabena, Maria Elizabeth**, New York, New York. Seller: Veronica O'Connell, Southport. Property: 145 Beaumont St., Fairfield. Amount: \$640,000. Filed April 8.

**Bermeo, Galo and Mariana Bermeo**, Stamford. Seller: Carol Ann Mancini, Stamford. Property: 109 Waterbury Ave., Stamford. Amount: \$350,000. Filed March 27.

**Bhatia, Sunny and Vishali Sharma**, Stamford. Seller: Peter J. Ramoglou, et al, Stamford. Property: 911 Newfield Ave., Stamford. Amount: \$1,050,000. Filed March 26.

**Biles, Melissa L. and Andrew P. Sosa**, Old Greenwich. Seller: Robert J. Tolomer, Greenwich. Property: 51 Forest Ave., Unit 97, Old Greenwich. Amount: \$10. Filed April 3.

**Chang, Jacob Daniel and Eliza Murphy Chang**, Fairfield. Seller: Joan Sherman McMahon and James J. MacMahon Jr., Fairfield. Property: 107 Mill Hill Lane, Fairfield. Amount: \$2,195,000. Filed April 12.

**Collins, Paul Andrew**, Stamford. Seller: David Young, Stamford. Property: 127 Greyrock Place, Unit 1402, Stamford. Amount: \$462,500. Filed March 28.

**Diestel, Tucker and Anne Lacey**, Allendale, New Jersey. Seller: Luigi Duarte, Fairfield. Property: 41 Newman Place, Fairfield. Amount: \$655,000. Filed April 9.

**Doyle, Ryan and Magdalena Doyle**, Cos Cob. Seller: 7 Butler LLC, Cos Cob. Property: 7 Butler St., Cos Cob. Amount: \$1,380,000. Filed April 1.

**Fleiss, Alexander and Ariel Silverstein**, Greenwich. Seller: Clayton P. Fisher, Stamford. Property: 223 Jonathan Drive, Stamford. Amount: \$1,550,000. Filed March 27.

**Fowler, James and Andrea DelBello**, Greenwich. Seller: Andrew Sferra, Greenwich. Property: 58 Sherwood Place, Greenwich. Amount: \$1. Filed April 1.

**Gandy, Queenie B. and Trevor S. Gandy**, Stamford. Seller: Elaina Durso, Stamford. Property: 104 Laurel Ledge Road, Stamford. Amount: \$1,225,000. Filed March 28.

**Greaney, Colin P. and Marielle Smith**, Stamford. Seller: Audrey Ann Roco, Redding. Property: 25 Wire Mill Road, Stamford. Amount: \$840,000. Filed March 25.

**Hale, Christopher C.**, New York, New York. Seller: Gloria Myer, Lady Lake, Florida. Property: 352 Sigwin Drive, Fairfield. Amount: \$703,936. Filed April 12.

**Kamdar, Aditi**, Stamford. Seller: Takanori Yokose and Kyoko Yokose, Cos Cob. Property: 7 Tremont St., Cos Cob. Amount: \$1,800,000. Filed April 5.

**Khan, Halim**, Fairfield. Seller: Dennis C. Clayburn Sr. and Marion E. Clayburn, Bolivia, North Carolina. Property: 637 Fairfield Woods Road, Fairfield. Amount: \$505,000. Filed April 8.

**Koether, Elizabeth**, Stamford. Seller: Marian C. Sullivan, Stamford. Property: 85 Riverside Ave., Unit B7, Stamford. Amount: \$360,000. Filed March 25.

**Konstantin, Glen**, Stamford. Seller: Chizuko S. Sahni and Aurobinda S. Ghosh, Rye, New York. Property: 25 Forest St., Unit 7M, Stamford. Amount: \$445,000. Filed March 28.

**Laffin, Christopher and Madeline Laffin**, Astoria. Seller: Thomas Kelly and Gainlin Lafflin Fairfield. Property: 116 Warde Terrace, Fairfield. Amount: \$735,000. Filed April 10.

**Lalic, Sehad and Dina Lalic**, Stamford. Seller: Bijendra Singh Gangwar, Stamford. Property: 63 Standish Road, Unit 3, Stamford. Amount: \$260,000. Filed March 28.

**Manna, Thomas**, Cos Cob. Seller: Michael P. Salvatore, Greenwich. Property: 11 River Road, Unit 115, Cos Cob. Amount: \$10. Filed April 3.

**Mastronardi, Michael Anthony and Lisa Mastronardi**, Shelton. Seller: Alexander M. Testani, Palm Beach Gardens, Florida. Property: 77 Winoca Road, Fairfield. Amount: \$1,275,000. Filed April 11.

**Meyerson, Jane**, Stamford. Seller: Russell D. Hawkins and Eileen M. Hawkins, Stamford. Property: Harbor Drive, Unit Slip B8, Stamford. Amount: \$7,500. Filed March 28.

**Munoz, Casey E. and Michael P. Munoz**, Brooklyn, New York. Seller: RFK Development LLC, Fairfield. Property: 149 High Ridge Road, Fairfield. Amount: \$600,000. Filed April 8.

**Nadel, Matthew**, Stamford. Seller: Ralph Cruz, Stamford. Property: 32-4 Courtland Ave., Unit 4, Stamford. Amount: \$225,000. Filed March 27.

**Orchulli, Andrew and Cristina Orchulli**, Greenwich. Seller: Adam Miller and Jennifer Miller, Greenwich. Property: 191 Otter Rock Drive, Greenwich. Amount: \$10. Filed April 3.

**O'Shea, Madeline**, Southport. Seller: Hillel Aboudi, Fairfield. Property: 16 Hulls Highway, Unit 16, Southport. Amount: \$490,000. Filed April 9.

**Papastavridis, Julia and Derek Vanderwarker**, New York, New York. Seller: Jennifer Linardos, Greenwich. Property: 2 Spring Road, Greenwich. Amount: \$2,497,000. Filed April 1.

**Patel, Pooja**, Greenwich. Seller: Jennifer C. Zarrilli, Greenwich. Property: 71 Bowman Drive, Greenwich. Amount: \$1. Filed April 2.

**Quevedo Gonzalez, Fernando J. and Mariana Eizayaga**, Stamford. Seller: Michael Bitetto and Rose Marie A. Bitetto, Stamford. Property: 40 Coachlamp Drive, Stamford. Amount: \$920,000. Filed March 26.

**Raslan, Basel and Fala Al Urfali**, Stamford. Seller: Saurabh Nigam and Surbhi Golchha, Stamford. Property: 27 Terrace Place, Unit 6, Stamford. Amount: \$910,000. Filed March 28.

**Russell, Sally C.**, Stamford. Seller: Andreas Vlahakis and Briana DeFalco, Stamford. Property: 72 Rockledge Private Drive, Stamford. Amount: \$1,050,000. Filed March 27.

**Shi, Jessica**, Newton, Massachusetts. Seller: Robert Grayson, Purchase, New York. Property: 4 Idar Court, Unit A, Greenwich. Amount: \$1. Filed April 1.

**Solotruk, Nick M.**, Greenwich. Seller: Patrick Solotruk, Yonkers, New York. Property: 17A Windy Knolls, Greenwich. Amount: \$1. Filed April 5.

**Somma, Jurgita**, Stamford. Seller: Jenny Lin, Greenwich. Property: Unit 12, Greenwich Hills Condominium I, Greenwich. Amount: \$935,000. Filed April 5.

**The Revocable Trust of Pamela Putnam Smith**, Branford. Seller: Chi D. Fu and Meilee Fu, Cos Cob. Property: 98 Valley Road, No. 4, Cos Cob. Amount: \$596,000. Filed April 3.

**Van Dyck, John C. and Chelsea L. Van Dyck**, Fairfield. Seller: Madeline O'Shea, Fairfield. Property: Lot 183, Fairfield Avenue Estates, Fairfield. Amount: \$775,000. Filed April 9.

**Vardhineni, Ragarsh**, Stamford. Seller: Alyssa Domini and Christopher Guzowski, Stamford. Property: 105 Knickerbocker Ave., Stamford. Amount: \$554,000. Filed March 28.

**Webb, Jennifer**, Stamford. Seller: Thomas R. Aberle, Stamford. Property: 2289 Bedford St., Unit E5, Stamford. Amount: \$550,000. Filed March 28.

**Weinstein, Gary S. and Margot B. Weinstein**, Old Greenwich. Seller: Phase Two LLC, Stamford. Property: 4 Ford Lane, Old Greenwich. Amount: \$10. Filed April 3.

## MORTGAGES

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

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

**284 Black Rock LLC**, Fairfield, by Cahill, Wilinski, Rhodes & Joyce. Lender: TD Bank NA, 1701 Route 70 East, Cherry Hill, New Jersey. Property: 572 and 600 Commerce Drive, Fairfield. Amount: \$1,176,111. Filed Feb. 26.

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

**Baxter, Maria and Gregory Baxter**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 64 Sleepy Hollow Lane, Stamford. Amount: \$95,000. Filed Feb. 13.

**Bosquet, Synthia and James Jean Baptiste**, Stamford, by Antoinette R. Kaine. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 192 Cold Spring Road, Stamford. Amount: \$613,679. Filed Feb. 12.

**Cepeda, Ana J., et al**, Cavendish, Vermont, by Jonathan T. Hoffman. Lender: Powerhouse Solutions Inc., 11 Grace Ave., Suite 307, Great Neck, New York. Property: 143 Hoyt St., Apt. 4E, Stamford. Amount: \$414,000. Filed Feb. 13.

**Collin, Phillip P. and Samantha Collin**, Fairfield, by Jack Constantinople. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 111 Arbor Terrace, Fairfield. Amount: \$250,000. Filed Feb. 23.

**Dalaly, Anthony and Julie Trombetta**, Greenwich, by David E. Hoyle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 199 Warwick Ave., Fairfield. Amount: \$697,000. Filed Feb. 23.

**Delprato, Jin and Peter N. Delprato**, Gardner, Massachusetts, by Yongmei Shen. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 236 Glenbrook Road, Apt. 10D, Stamford. Amount: \$200,000. Filed Feb. 9.

**Demajo, Mary Ellen**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 19 Woodway Road, Unit 4, Stamford. Amount: \$175,000. Filed Feb. 15.

**Desai, Hemangini R.**, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 91 Ridgeview Ave., Fairfield. Amount: \$375,000. Filed Feb. 23.

**Edwards, Robert C.**, Shelton, by Jessica Nieves. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 52 Wheeler St., Shelton. Amount: \$6,201. Filed Feb. 27.

**Filiberto, Christopher and Lia Filiberto**, Fairfield, by Michael S. Rosten. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 36 Bay Edge Court, Fairfield. Amount: \$1,200,000. Filed Feb. 26.

**Fine, Thomas E. and Michelle Fine**, Stamford, by Priscilla Otoni Rodrigues. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 21 Downs Ave., Stamford. Amount: \$100,000. Filed Feb. 13.

**Gotsch, Suzanne E. and Timothy J. Gotsch**, Fairfield, by Tracey Ann N. Plummer. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 175 Alma Drive, Fairfield. Amount: \$288,000. Filed Feb. 27.

**Houston, Alexander M. and Margaret P. Houston**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 177 Old Logging Road, Stamford. Amount: \$100,000. Filed Feb. 15.

**Kelly, Summer and Dennis Kelly III**, Rye, New York, by David E. Hoyle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Upland Street East, Greenwich. Amount: \$786,250. Filed Feb. 8.

**Kern, John P. and Jennifer C. Kern**, Fairfield, by Thomas B. Noonan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 392 Old Mill Road, Fairfield. Amount: \$1,440,000. Filed Feb. 28.

**Kochian, Mirijan M. and Yevgenia Kochian**, Fairfield, by Katherine M. Macol. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 135 Crane St., Fairfield. Amount: \$620,000. Filed Feb. 26.

**Laroche, Gregory J.**, Stamford, by William P. Tone. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 151 Courtland Ave., Unit 4B, Stamford. Amount: \$180,000. Filed Feb. 12.

**Lee, Melinda and Theodore E. Jackson**, Fairfield, by Grindel Spinks. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 64 Fieldcrest Road, Fairfield. Amount: \$100,000. Filed Feb. 26.

**Lira, Raquel and Ely Lira**, Stamford, by Carolina Fajardo-Calderon. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 9 Aquila Road, Stamford. Amount: \$12,871. Filed Feb. 13.

**Lopez-Castillo de Ramirez, Clara and Juan F. Ramirez-Rivera**, Stamford, by Jose Antonio Pol. Lender: Mutual Security Credit Union Inc., 1000 Bridgeport Ave., Suite 503, Shelton. Property: 81 Van Buskirk Ave., Unit 6, Stamford. Amount: \$325,000. Filed Feb. 14.

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

**Lubas, Robin D.**, Fairfield, by Joyce A. Riccio. Lender: State of Connecticut, 450 Columbus Blvd., Suite 1001, Hartford. Property: 326 Sasapequan Road, Fairfield. Amount: \$176,625. Filed Feb. 28.

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

**McHugh, Molly**, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 155 Fairmount Terrace, Fairfield. Amount: \$50,000. Filed Feb. 23.

**Paight, Gertrude L.**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 194 Joffre Ave., Stamford. Amount: \$50,000. Filed Feb. 13.

**Polak, Klaudia Zofia and Jack Daniel**, Riverside, by Joshua F. Gilman. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 54 Little John Lane, Stamford. Amount: \$572,000. Filed Feb. 14.

**Scanlon Jr., Thomas J. and Mary Ellen Scanlon**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 190 Quarry Road, Stamford. Amount: \$250,000. Filed Feb. 14.

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

**Stein, Katherine**, Fairfield, by Maureen E. Fritz. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 3765 Park Ave., Fairfield. Amount: \$20,608. Filed Feb. 28.

**Swartz, Barbara**, Greenwich, by Frank P. Smeriglio. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 56 Gold St., Greenwich. Amount: \$70,000. Filed Feb. 7.

**Thompson, Donna and Deon Scott**, Stamford, by Clarence Stanley Jr. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 150 Wardwell St., Stamford. Amount: \$17,987. Filed Feb. 12.

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

**Varian, Keith S. and Melanie Varian**, Fairfield, by Ray Cirisoli. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 292 Hemlock Hills Road North, Fairfield. Amount: \$255,862. Filed Feb. 26.

**Wald, Oliver**, Cos Cob, by Robert B. Potash. Lender: Clifford Wald and Adrienne Wald, 24 Gate Field Drive, Greenwich. Property: 270 Bible St., Cos Cob. Amount: \$1,772,500. Filed Feb. 12.

**Watson, Christopher G.**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 54 Hope St., Apt. 2, Stamford. Amount: \$277,500. Filed Feb. 14.

**Wei, Kelly and Hua Jiang**, Old Greenwich, by Danielle Parr. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 1465 E. Putnam Ave., Apt. 520, Old Greenwich. Amount: \$135,000. Filed Feb. 6.

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

## NEW BUSINESSES

**Art of Drawers Southern Connecticut and New York**, 2 Allen Road, Norwalk 06851, c/o Christopher Maroney. Filed Feb. 28.

**Blossom Holistic Salon LLC**, 5 River Road, Suite 6, Sola Salons Studios, Wilton 06897, c/o Daniela Ochoa Quintero. Filed March 1.

**Capoli Cocina Latina**, 86 S. Main St., Norwalk 06854, c/o Andrea Brito. Filed March 5.

**Collaborative Coaching With Christie**, 304 Main Ave., No. 364, Norwalk 06851, c/o Christie Roche. Filed March 4.

**Davenport & Associates Inc.**, 800 Connecticut Ave., Suite 401, Norwalk 06854, c/o John Davenport. Filed Feb. 29.

**Geronda Cigars**, 3 Winnipauk Drive, Norwalk 06851, c/o Demetrios Dassouras. Filed March 5.

**La Home**, 100 N. Water St., No. 0200, Norwalk 06854, c/o John Weiss. Filed Feb. 28.

**Law Offices of Helisch & Zheng**, 40 Ellen St., Norwalk 06851, c/o Friedrich M. Helisch. Filed March 1.

**Reinfinitem**, 9 Country Club Road, Norwalk 06851, c/o Renato Erive. Filed Feb. 28.

**White Feather 11:11 LLC**, 80B Main St., Norwalk 06851, c/o Leidy Vanessa Ramirez Ospina. Filed Feb. 28.

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WE'RE INTO  
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# Legal Notices

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 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

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 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

MV CLEANING LLC Filed 1/11/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 25 Wellesley Ave, Yonkers, NY 10705 Purpose: all lawful #63611

TOOL SOLUTIONS, LLC Filed 8/28/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 212 Manhattan Ave, Tuckahoe, NY 10707 Purpose: all lawful #63612

VRJ PROPERTIES, LLC Filed 7/19/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Rd, Ste 318, White Plains, NY 10603 Purpose: all lawful #63613

MONTAUK PROPERTY GROUP DAVIS LLC Filed 04/10/2024 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1025 Westchester Ave, Ste 320, White Plains, NY, 10604 Purpose: all lawful #63614

Notice of Formation of Remote Video Testimonials LLC Arts. of Org. filed with SSNY on 8/14/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Remote Video Testimonials LLC, 80 Travis Road, Baldwin Place, New York 10505. Purpose: any lawful act or activity. #63615

Notice of formation of Collaborative Psychiatry, PLLC. Arts. of Org. filed with the Secy. of State of NY (SSNY) on 04/09/2024. Office location: Westchester County. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail copy of process to the PLLC at 18 Irvington St, Dobbs Ferry, 10522. Purpose: any lawful activities. #63616

Notice of Formation of LCG Wellness, LLC. Articles of Organization filed with SSNY on 04/18/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Lindsay Gerspach, 13 Dellwood Lane, Ardsley, NY 10502. Purpose: any lawful purpose. #63617

Notice of Formation of Alpine Energy Technologies, LLC. Articles of Organization filed with SSNY on 03/27/2024. Office Location: Kings County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: David Chen, 1521 W. 12th Street, Brooklyn, New York 11204. Purpose: any lawful purpose. #63619

Notice of Formation of Alpine Energy Solutions, LLC. Articles of Organization filed with SSNY on 03/27/2024. Office Location: Kings County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: David Chen, 1521 W. 12th Street, Brooklyn, New York 11204. Purpose: any lawful purpose. #63620

Notice of Formation of Alpine Energy Consulting, LLC. Articles of Organization filed with SSNY on 03/27/2024. Office Location: Kings County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: David Chen, 1521 W. 12th Street, Brooklyn, New York 11204. Purpose: any lawful purpose. #63621

NOTICE IS HEREBY GIVEN that a license number NA 0524 23 52752, for liquor wine beer and cider has been applied for by the undersigned to sell liquore wine beer and cider at retail in a Restaurant under the Alcoholic Beverage Control Law at 15 East Main Street, Mt Kisco NY, Westchester County, for on premises consumption. Olives LLC d/b/a Melike Turkish Cuisine #63623

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, May 23, 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](http://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](http://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](http://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

D265256, PIN 881440, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., MAINTENANCE - GRAFFITI REMOVAL - Where & When, Various Locations, Bid Deposit: 5% of Bid (- \$20,000.00), Goals: MBE: 0.00%, WBE: 0.00%, SDVOB: 0.00%