

## The I-95 Fire: Bad luck followed by good

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

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Senator Blumenthal, Mayor Rilling, and Governor Lamont survey the progress of demolition operations. Photo by Justin McGown.

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# Startup Westport names ESPN chairman Jimmy Pitaro Innovator of the Year

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“I made the decision to go work for a music internet company called launch.com.”

- James Pitaro

The world has changed immensely since the Entertainment and Sports Programming Network (now almost universally called ESPN) launched in 1978.

When the channel started satellite, was the exciting new technology that enabled an insurance agent, a former New England Whalers communications director and his son to launch a media empire that disrupted all of sports media.

Today, ESPN is one of the most recognizable brands in the Disney portfolio and a dominant force in sports entertainment. Under the leadership of James Pitaro it is working to expand streaming offerings and pioneer entirely new forms of streaming content leveraging other Disney Intellectual Property.

For those efforts, Pitaro was recognized by Startup Westport as the

2024 innovator of the year on April 30. Startup Westport, which fosters relationships between mentors and mentees among Westport residents and businesses to help the

town grow into a center for innovation across industries.

To mark the occasion, Mike Greenberg, the host of ESPN’s “Get Up!” show interviewed Pitaro on the stage of The Westport Library about his biography and approach to business.

“You were a kid with a dream,” Greenberg said after Pitaro was introduced. “You’re a kid from Edgemont, New York, Westchester, grew up playing sports, loving the Yankees... who became the chairman of ESPN. That is achieving your wildest dream job. So, if you were to speak to the mentees in here tonight about how to go about achieving their dream job, how did you get yours?”

Pitaro recalled how leading ESPN was never part of his long-term plans. He decided to go into law after a professor remarked he would make a good lawyer, and that it was one of the first times he had heard that sort of encouragement outside of his love of sports.

His wife’s acting career eventually took him to the West Coast, and he opted to become an in-house counsel rather than work for a firm.

“I made the decision to go work for a music internet company called launch.com,” Pitaro said. “Ultimately that company got bought by Yahoo. I actually did the deal to sell the company to Yahoo and I just stayed on board and moved from legal affairs to business affairs.”

Pitaro told Green that he pushed to become more involved with the business side of things, and he was ultimately asked to take over Yahoo Sports.

“I went from managing 12 people to managing over 1,000 people overnight, and it was a massive stretch for me. But if you work hard and treat people well things have a tendency of taking care of themselves.”

Eventually, Pitaro, who was not looking for a new job at the time was introduced to Bob Iger, the noted CEO of The Walt Disney Company. Pitaro was intimidated by the prospect of meeting with the owner of Yahoo Sport’s primary competitor but eventually pushed away his misgivings and accepted the invitation. He recalled preparing extensively with the help of his wife.

“I went to his house on a Sunday afternoon. It was supposed to be a half-hour, 45-minute meeting,” Pitaro said. “It was four hours. We hit it off and I walked out of his house thinking I’m in trouble. I really did not want to leave Yahoo and I was now a bit tormented because I wanted to work for this guy.”

“I felt like I could learn a lot from him,” said Pitaro. When he got the offer to move to Disney a couple weeks later it was a difficult choice, but he said he was ultimately glad he accepted the offer. Pitaro was tasked with overseeing the company’s digital division, Disney Interactive, where he said he learned valuable lessons that he has made use of since taking the helm at ESPN in 2018.

“There was no grand plan here,” Pitaro concluded. “The advice I always give younger people is take the job!”



James Pitaro elicits a laugh from Mike Greenberg during his interview as the 2024 Startup Westport Innovator of the Year. Photo by Justin McGown.



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# 2nd exec gets prison time in OrthoNet fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

Goldens Bridge man also ordered to forfeit \$4M

A Goldens Bridge man was ordered on April 30 to forfeit \$4 million and spend seven-and-a-half years in federal prison for defrauding a White Plains healthcare benefits company.

U.S. District Court Judge Nelson S. Román also ordered Joseph Maharaj, 42, to surrender to prison officials on Aug. 9.

Last Fall, a jury found co-conspirator Shawn Rains, 57, of Le Bouscat, France, guilty of conspiracy, fraud and money laundering last fall. He was sentenced on March 8 to 12 years in prison and ordered to pay \$4.6 million in restitution. He is incarcerated in Ashland, Kentucky.

Both men were high-ranking executives at OrthoNet, a benefits manager for thousands of healthcare providers nationally.

Rains was an executive vice president who oversaw the claims review department. Maharaj ran the department and reported to Rains.

From 2009 to 2017, according to court records, they approved bills for

services that were never performed by three shell companies they set up. They also hired Maharaj's stepfather, Edwin Romero, for a no-show job and split his salary among themselves.

Maharaj pleaded guilty to conspiracy to commit mail fraud.

The U.S. Probation Office calculated that he could be imprisoned for eight to ten years, under non-binding sentencing guidelines. His attorney, Stephen J. Riebling Jr., of Mount Kisco, recommended three years and a month, in a sentencing memorandum submitted to Judge Román.

Unlike Rains, he argued, Maharaj cooperated with investigators, accepted his criminal culpability and is extremely remorseful.

Maharaj said as much in a letter to the judge.

"Your honor, I have no excuse for committing these serious crimes," he wrote. "With a contrite heart, I accept full responsibility for the harm I caused to OrthoNet."

Riebling described his client as the



product of a broken home where he and his mother were victims of physical and emotional abuse. Yet, he bettered himself through education, built a happy marriage, and became the "rock" that supported family members suffering from medical conditions.

He has been attending an Alcoholics Anonymous program to confront his abuse of alcohol. He has consulted on rehabilitation with the Prison Professors Charitable Crop. And he has saved \$100,000 to apply to restitution.

Assistant prosecutors Stephanie Simon, Jim Ligtenberg and Benjamin

Klein recommended a sentence within the Probation Office's eight to ten years guideline.

Maharaj played a central role and ran the scheme brazenly for almost a decade. OrthNet paid him a good salary, yet he stole from the very company at which he had spent his entire career by abusing a position of trust.

"It was not a lapse in judgment or a momentary slip-up," the prosecutors advised the judge. "A serious sentencing is necessary to deter Maharaj from engaging in this type of misconduct in the future."

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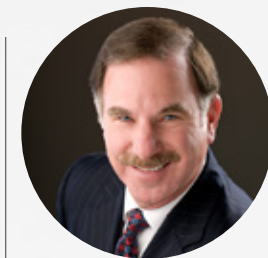
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# Q1 Westchester market report: settling in with the new normal

BY HOWARD GREENBERG



Howard Greenberg

Leasing activity was 300,000 square feet, which was a decrease of 25% vs. last year.

Office availability in Westchester, which includes space offered for sublet has decreased a bit in the first quarter to 26.3%. Vacancies have decreased to 23.1%, but these numbers are skewed by some factors that I will address later. The Q1 vacancy rate decreased from last year primarily due to removal from the inventory of the former MBIA headquarters at 113 King St in Armonk and the property at 2700 Westchester Ave. in Purchase, both of which are slated for residential redevelopment.

A couple of large blocks of space have come on the market, including 89,000 square feet offered for sublease by New York Life at 44 South Broadway in White Plains. This is about one half of the space that the insurance company leased in 2017 when they relocated a portion of their New York City space to White Plains, and adds to the number of large blocks of space available in the White Plains Central

Business District (CBD).

Net absorption was negative 93,000 square feet, in part due to the New York Life sublease block coming to market. The countywide office inventory is now listed at 25.5 million square feet, a significant shrinkage from last year when it was just under 27 million square feet and a bigger drop from the +/- 32 million square feet of inventory that existed before

there were some major repurposings of obsolete buildings.

Leasing activity was 300,000 square feet, which was a decrease of 25% vs. last year. Deals of between 5,000 and 10,000 square feet drove demand and deals of this size range were up 40% from the prior year. Sixty-six of the 71 deals in Q1 were under 10,000 square feet, according to Newmark's report for the quarter.

Medical, education and government are driving the activity, and it appears that leasing volume for traditional

office space will trend lower than average this year. Small size deals are driving the market with mid-size deals fewer in number. Deals of over 50,000 square feet are nearly non-existent, which is consistent with the trends since the pandemic. As usual, lease expirations are driving the market, rather than new leases involving companies moving into Westchester.

Rental rates have remained generally stable. Even though logic would dictate that rates would decline in a soft market, landlord costs (including operating costs, real estate taxes, mortgage interest and tenant space construction) have all risen significantly in recent years, so there is literally no room for rent reductions in Westchester. The good news is that tenants are committing to full-term leases of generally seven years or more, as these longer terms are required to amortize the higher costs of tenant interior construction.

The accounting firm of Citrin Cooperman signed a 22,000-square-foot lease to relocate to RPW's 1133 Westchester Ave. This is another example of a tenant relocating from a building that is de-

linquent in its mortgage to a financially strong one. This represents a shrinkage of about one-third from its former size. I am told that the space will be run on a "hoteling" model, where employees who come into the office will reserve an office or workstation on an app and will occupy it for that day, rather than having reserved personal offices that remain empty much of the time.

Simone Development purchased 1 Executive Blvd. in Yonkers from Robert Martin, which it is repositioning for medical use and has already landed a 9,000 square foot ophthalmology group as its first new tenant. This is a simple repurposing of an office building that will create significant value for its new owner and will continue to shrink the office inventory.

So, nothing major has changed in this year's first quarter. We continue to see new leases and renewals that are typically downsized from their previous spaces by +/- 15% to 20%, as well as some upgrading to higher quality buildings by tenants who are willing to pay a little more per square foot for their now-smaller premises.

Financially stable ownership and buildings with renovated common areas and full amenity packages are what attract tenants today in Westchester. We continue to see large holes in the market where owners are delinquent in their mortgages and do not have the capital to transact new leases and build out space. These spaces (now almost 1 million square feet) are technically available, but you cannot lease them. There will be more of these coming in the future, which will contribute to the "have" and "have not" nature of the market.

The "700 series" of buildings in the East-287 submarket are emptying out, as the current mortgage is in special servicing and there is no money to maintain the buildings and/or to transact new leases. Given today's interest rates and the high cost and long process of securing municipal approvals for new uses, this will leave a huge hole in the market that will take more than a decade to repurpose for one or more different uses.

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Contributing Writer



1 **The I-95 Fire:**  
*Bad luck followed by good—*

Governor Ned Lamont was joined by Norwalk Mayor Harry Rilling, US Senator Richard Blumenthal, and representatives of state and local agencies at the Norwalk fire department on May 3 to provide an update about efforts to reopen Interstate-95 (I-95).



A fiery crash beneath the Fairfield Avenue Bridge in Norwalk on the morning of May 2 resulted in no injuries, but among the three vehicles involved was a tanker truck with a cargo of gasoline which ignited, drawing onlookers from the surrounding area who captured the moment on social media.

The fire was quickly contained and extinguished. The Norwalk Fire Department had facilities located at each end of the Fairfield Avenue Bridge, speeding the initial response time. King Industries, a specialty chemical manufacturer located in Norwalk, was also able to quickly respond to a request for help and bring to bear fire suppressants not only suited to handling fires with fluid fuel sources but also formulated to avoid environmental damage.

Police began their investigation within hours, with subsequent engineering inspections by the Department of Transportation (DOT) revealing that the Fairfield Avenue Bridge, which had been in service for fewer than ten years, would need to be removed. The gasoline fire had caused the steel elements in the bridge to soften and warp. Utility lines also ran across the bridge, requiring input from power and water companies before operations could start in earnest, but the need to remove the bridge became obvious in short order.

“Here we are, a little more than 24 hours later, and that bridge is going to be down very soon,” Governor Lamont said while crews worked to remove asphalt and concrete from the bridge. He noted that a pair of specialized “shears” were en-route from Long Island to cut through the damaged steel beams and complete the removal.

“My only advice to is stay away from this area for at least another 72 hours,” Lamont told the film crews and reporters from behind a podium resembling the hood of a vintage firetruck: Take the train, stay home. I think you can save yourself a lot of stress.”

Even as the full scale of the disruption caused by the fire was clear on the morning of May 2, calls were hurriedly made to find a demolition crew that could work fast, and Yonkers Contracting Company picked up the phone.

By the time the press conference was underway Yonkers Contracting employees working with the DOT had already made significant headway.

“We got the call Thursday morning,” said Senior Vice President of Construction at Yonkers Contracting Company Timothy Caulfield. “We got the call about mid-morning from Connecticut DOT folks to help come up with a plan to do what we can and do it as fast as we can to make the area



Senator Richard Blumenthal, Governor Ned Lamont, and Norwalk Mayor Harry Rilling look on as Connecticut Department of Transportation Commissioner Garrett Eucalitto discusses efforts to reopen I-95 on May 3, flanked by Norwalk first responders and State Troopers. *Photos by Justin McGown.*

safe and also get I-95 open for traffic.”

“We had other projects with the Connecticut DOT, and I guess that relationship and that trust they had played a part,” Caulfield said. “But it also comes down to the fact we were very close when that bridge caught fire, so our resources were very close.”

Heavy equipment and personnel were diverted from doing other work for the DOT roughly a mile away. With the gridlock caused by the shutdown of the highway and subsequent rerouting of the 160,000 cars that typically pass through that section of I-95, Caulfield said that some of the team found it faster to walk to the bridge to begin operations.

Events also worked out in just the right sequence according to Caulfield, preventing logistic log jams or idle equipment. Yonkers Contracting has the mechanical shears necessary to cut through the beams as the final stage of bridge removal, but the concrete and asphalt need to be removed first. By the time the shears arrived from a site on Long Island, the crews that were first on the scene were ready for them.

“We were able to systematically and efficiently take down the bridge with the equipment that was more immediate and when the other equipment arrived a bit later it just steamrolled into place.”

“We basically worked around the clock from Thursday afternoon until Sunday Afternoon,” Caulfield said, noting that rain which arrived later than anticipated allowed them to complete the operation to reopen the highway ahead of schedule.

“We were honored that the DOT asked us to help with resolving this major issue not only for the state of Connecticut but for the Northeast Coast of the United States,” said Caulfield. “I-95 is the main thoroughfare, especially for trucks. The only other highway that can handle any volume of vehicular traffic is the Merritt and that can’t handle trucks.”

Even as the region began to breathe easier with the reopening of I-95 (and the lessening of exhaust from thousands of idling engines) some questions about the future remained.

At the same conference where Lam-

ont urged people to avoid the area for another 72 hours, Senator Blumenthal took the podium to announce that Connecticut residents are not on the hook for the repairs.

“The people of Connecticut should know that the cost of this repair is going to be borne by the federal government,” Blumenthal said. “The money is there, it doesn’t have to be appropriated, it doesn’t have to be authorized. There is federal highway administration money there for emergency relief designed to meet exactly this need.”

“We’re going to be demanding money to cover all the costs, probably in the tens of millions of dollars, at least \$20 million. And we have every assurance that the Department of Transportation will provide this emergency relief so none of the cost is borne by Connecticut taxpayers,” said Blumenthal.

Blumenthal said to expect the impact on local traffic will continue to be severe, on par with what occurred after the collapse of the Mianus River Bridge in 1983.

Fortunately, the senator’s comparison to the disaster in Greenwich was not entirely accurate. Traffic in both directions across all six lanes resumed Sunday morning, and the state had already received \$3 million in quick response funds from the Federal Highway Administration.

While there will likely be traffic impacts as a result of replacing the Fairfield Avenue Bridge, which is an important local roadway, it is anticipated to be a far cry from the effort required to completely replace a major portion of the highway itself. As of yet no indication that any aspect of the emergency response or level of preparedness could be any higher.

Beyond the ultimate price of demolition and reconstruction, the economic impact of the disruption is not yet clear, but it will likely be eclipsed by that caused by the collapse of Baltimore’s Francis Scott Key Bridge in late March.

Work on the replacement for the Fairfield Avenue Bridge is anticipated to begin in roughly a year, at which point partial lane closures may occur to enable construction.



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## Bellefield hotel opens; second phase of \$1B Hyde Park project underway

BY PETER KATZ / pkatz@westfairinc.com

The Inn at Bellefield, a \$55 million Residence Inn by Marriott International has had its formal opening at the Bellefield at Historic Hyde Park project. A ribbon-cutting was held at the hotel at 25 Old Vineyard Place in Hyde Park. The 137-room hotel was developed by Shaner Hotel Group, LP, an international hotel owner and operator.

“The opening of the Inn at Bellefield Residence Inn is a signature first milestone for Bellefield, which will advance Hyde Park’s reputation as an extraordinary tourism destination,” said Lance T. Shaner, chairman and CEO of the Shaner Hotel Group. He said that it will not only “reflect wonderfully on the community, but on Dutchess County and the Hudson Valley as a whole.”

The Inn at Bellefield features original artwork from the Franklin D. Roosevelt Presidential Library and Museum, which are located nearby along with the former Roosevelt home at the FDR National Historic Site. Recordings of FDR’s fireside-chats are played at the hotel on loudspeakers alongside outdoor fire pits. Sycamore

wood in the hotel is repurposed from a 230-year-old sycamore tree on the property.

“The Inn at Bellefield, and Bellefield overall, represent singularly spectacular attractions,” said Manuela Roosevelt, director of public

relations for Bellefield and the wife of David Roosevelt, a grandson of FDR. “President Roosevelt had a grand vision for Hyde Park’s future, including that the United Nations be located here.”

Thomas Mulroy, chairman and CEO of Bellefield developer T-Rex Capital Group, LLC, said Bellefield will have more than 2 million square feet of development. There will be 801 residential units, accounting for about 60% of the project. About 20% will be retail space, and 20% is earmarked for hospitality attractions. In addition to a second hotel, an event space for 500 people is planned. Almost two-thirds of the property’s 340 acres will remain as undeveloped woods, and more than



A ribbon-cutting was held to formally open The Inn at Bellefield.

10 miles of trails will tie into the William R. Steinhaus Dutchess Rail Trail system.

Senate Majority Leader Chuck Schumer sent a video message to the ribbon-cutting in which he said, “As Dutchess County continues to thrive as a world-class agricultural and travel destination, this hotel will help meet the growing hospitality

demands of this area. Moreover, it will generate economic revenue and provide this community with family-sustaining good-paying jobs.”

According to Dutchess County Executive Sue Serino, “Bellefield, as it develops, will continue to add to the fabric of our local community and will be an incredible destination for neighbors and tourists alike.”

## HV arts and cultural organizations sharing in state \$32M funding pool

BY PETER KATZ / pkatz@westfairinc.com

Nonprofit arts and cultural organizations in the Hudson Valley are among those receiving money for 102 projects through the New York State Council on the Arts (NYSCA) Capital Projects Fund.

“The over 100 projects we’re supporting through this funding will showcase arts and cultural organizations across the state and spur economic development for decades to come,” Gov. Kathy Hochul said. “From historic sites to new multi-use arts centers, these diverse projects will expand the accessibility and the sustainability of arts and culture organizations while growing local economies, driving tourism and creating jobs all across New

York state.”

According to Erika Mallin, executive director of NYSCA, “These projects are essential to the prosperity and well-being of our creative industry

and our communities, especially as we continue to navigate the recovery of our creative sector. This support will help stimulate local economies, catalyze investment in our communities and help to ensure the vibrancy of our cultural organizations for now and for the future.”

Since the Capital Fund Project began in 2018, the agency has awarded 473 capital grants, totaling \$214 million. In addition, NYSCA has awarded \$80 million in non-capital

grants to more than 1,000 arts organizations and more than 500 individual artists for Fiscal Year 2024. The Fiscal Year 2025 state budget Enacted Budget includes \$160 million to cover new grants by NYSCA.

Hudson Valley recipients include:

Arc Stages located in Westchester, \$50,000 for acquiring a theater sound system; ArtsWestchester located in White Plains, \$386,000 for accessibility and sustainability improvements at its Arts Exchange building; Bard College in Dutchess County, \$51,000 for safety and accessibility upgrades; Bethany Arts Community in Westchester, \$50,000 for setting up an internet network; Kaatsbaan International Dance Center in Dutchess, \$50,000 for roof replacement at its gatehouse; Katonah Museum of Art in

Westchester, \$25,000 for security system replacement; Opus 40 sculpture park in Ulster, \$350,000 for fortifying and developing the park; Pleasantville Community Television in Westchester, \$50,000 to update equipment and create a new combination studio and classroom; Shandaken Theatrical Society in Ulster, \$25,000 for phase one improvements to enhance the patron experience; The Center for Photography at Woodstock in Ulster, \$50,000 for new ADA-compliant bathrooms; Upstate Films Limited in Ulster, \$50,000 to update the Orpheum Theater marquee; Van Wyck Council on the Arts and Culture in Dutchess, \$50,000 for restoration of a building portico; Yonkers Arts in Westchester, \$25,000 for multimedia equipment and space improvements.

# Building Bridges: Newborn home visit program to expand

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

In October 2023 Connecticut launched Family Bridge, a state pilot program providing at-home nurse and community health worker visits to the families of newborn babies. An update on April 29 in the courtyard of Bridgeport Hospital highlighted both the need for the service and the value it has already provided for growing families.



Bianca Charles, with newborn son Juneau in hand, speaks about the value of Family Bridge at Bridgeport Hospital. Photo by Justin McGown.

“Since [Family Bridge’s] inception in late October of last year, we have served 465 patients, 65 percent of whom live in Bridgeport, and 41 percent list Spanish as their primary language,” said President of Bridgeport Hospital Anne Diamond. “Other towns served by this program are Trumbull, Milford, Monroe, Easton, Fairfield, Stratford, and Shelton. “This integrative program brings nurses and community health workers into the homes of new moms and infants to assess the physical and psychological wellbeing of the mother and child, and while in the privacy of a home setting, the integrative team can evaluate environmental safety, address socioeconomic barriers to health and wellbeing, and connect families to community resources and services to improve overall health outcomes.”

Diamond noted that the program, sponsored by a grant from the state of Connecticut, also helped mothers of newborns access supplies of diapers and formula, and gain referrals to health centers, lactation consultants, diaper banks, and nutritional assistance programs.

Executive Director of the Office of Health Strategy Deidre Gifford called the update an exciting occasion, as the Family Bridge program was on the verge of providing 500 visits to new families.

“This is a program, as you heard, that stemmed from the challenges that families met during the pandemic. One of the things we learned was that families with young children, in particular, had a very difficult time during the pandemic with a number of issues,” said Gifford. Family Bridge has worked to build resilience in young families and coordinate access to the different agencies that can provide vital assistance.

Other speakers pointed out that the program has proven lifesaving, catching early signs of health complications in mothers and babies such as high blood pressure, or signs of post-partum depression.

Bianca Charles, holding her newborn son Juno, described how valuable the program proved for her.

“Although I’m not a new mom, Juno is our third, from the very beginning while I was still in the hospital the nurse came from Family Bridge and I understood immediately how beneficial it will be for myself and for our family,” Charles said.

“I was appreciative that there was an appointment set up for me that

didn’t require me to leave the home,” she said. “It was nice to know that someone was going to care and think about me.”

Charles praised both the professionalism and consideration of the Family Bridge Nurse who worked with her, particularly given the disparities in health outcomes and maternal mortality faced by Black mothers, even in Connecticut.

“It’s another example of the reassurance that comes from being a resident of this state and the standard of excellence that this administration continues to strive for,” Charles said, concluding she planned to stay in Connecticut for a long time to come.

Governor Lamont thanked Charles and noted that he was anticipating the birth of his first grandchild within the next 30 days.

“I always say that we are the most family friendly state in the country, and it starts with giving every single kid the very best opportunity in life,” Lamont said. “That starts right at birth, making sure that moms like Bianca know the support that they have.”

Beth Bye, commissioner of the Connecticut Office of Early Childhood also provided an update on the state of the program which expanded to also cover every child born at Saint Vincent’s hospital as of May 1. It is presently funded throughout 2026 with a combination of funding from federal agencies and American Rescue Plan Act funds. There are also plans to launch the program in Norwich in 2024 in order to provide a comparative study of the effects on different populations.

Bye did not have access to projections about the overall economic impact of the program, but she stressed that there were obvious short-term advantages.

“There’s like a 40 percent reduction in referrals to child welfare, and a 59 percent reduction in emergency room visits,” Bye said. As families are healthier and they get connected to needed services earlier they are better able to participate in our economy and get back to work after getting connected to that care.”

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# 914United opens new location on Central Avenue

BY PETER KATZ / pkatz@westfairinc.com

914United, a nonprofit organization that provides help for formerly incarcerated individuals and other troubled youngsters has opened a new office and programming center at 2025 Central Park Ave. in Yonkers. At the facility, young people being helped by the nonprofit will be exposed to mentoring, community resources and educational programming designed to help them develop skills and be empowered. The new space will be home for a program known as the Leader Lab.

The organization was co-founded by two childhood friends from Yonkers, John Cabrera and Jonathan Alvarez. Alvarez dropped out of high school, got into trouble with the law and eventually was sentenced to prison. While behind bars, mentors encouraged Alvarez to complete his education, which he did, earning a bachelor's degree. Cabrera



Building housing 914United office at 2025 Central Park Ave., Yonkers.

remained a positive influence and when Alvarez was released they joined forces and eventually founded 914United.

Yonkers Mayor Mike Spano was among the local community and government leaders who spoke at a ribbon-cutting ceremony for the new facility.

"I couldn't be more excited about

what you've been able to accomplish here," Spano said. "Today's world we all know is kind of a political crazy world. Sometimes we're a little bit nervous about where everything stands. We know that we have good, solid hard-working kids who want a future. We just have to give them the tools so we can empower them so they can do the things

and accomplish the goals they want to. We believe in what you're doing."

New York State Sen. Shelley Mayer noted that the location on Central Park Avenue is served by public transportation, making it convenient for young people to reach.

Alvarez said the opening of the new facility would not have been possible without the volunteers who serve the organization. He said the Leader Lab program is designed to expose young people to positive influences.

"Most of us are from Yonkers and came through the school system and understand the importance of disrupting the cycles of violence, the importance of positive influences in the space where there's been nothing but negativity," Alvarez said. "This Leader Lab is going to offset that and it takes us together to do that."

Cabrera said that 914United is four years old.

"In 2020 it was an idea; in 2021 it was action; 2022 was action; 2023 was determination and then we started seeing the fruits of our labor," Cabrera said. "In 2024, we now have a home. Without your support we wouldn't be able to do the work that we do and even have a new place to call home. It's not about us; it's about those of our youth who need a second chance."

# Mary J. Blige makes special appearance in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

Popular performer Mary J. Blige, whose hometown is Yonkers, returned to the city to announce that she has joined with Purchase-based PepsiCo to launch Mary J. Blige's "Strength of a Woman Festival and Summit," and the Pepsi x Mary J. Blige Strength of a Woman Community Fund. The fund will provide up to \$100,000 that will be designated for distribution to local organizations whose work elevates and educates underserved women in Yonkers.

Mary J. Blige speaking at Westchester Community College at Cross County Center in Yonkers.

Blige made a surprise appearance at the Westchester Community College facility at the Cross County Center in Yonkers.

"Being able to come home to Yonkers to give back to and invest in the community I grew up in is all I've ever wanted," Blige said. "We hope to provide resources for local organizations striving to support and uplift women for even greater impact this year."

The fund was created in partnership with the nonprofit United Way of Westchester and Putnam (UWWP). The money will be distributed via grants between \$5,000 to \$20,000 to qualifying organizations supporting programs in education, financial sta-

bility, and food security. Applications can be submitted online at UWWP's website. There is a June 1 deadline.

Blige appeared during an event that was part of the Pepsi x Strength of a Woman Community Day, made possible by the PepsiCo Foundation, Pepsi and the YWCA of Yonkers. Participants heard from experts on wellness, confidence building and economic empowerment, followed by a shopping trip to provide the women with business essentials for workplace preparedness. The PepsiCo Foundation also donated \$50,000 to the YWCA of White Plains & Central Westchester, United Way of Westchester and Putnam, and the Westchester Community College Foundation.

"We're excited to deepen our partnership with Mary J. Blige by investing in the very community that has shaped her remarkable journey," said Kent Montgomery, senior vice president of industry relations and multicultural development at PepsiCo.





“Once this project is completed, Yonkers will be home to one of the largest Mediapro studios in the world and will be recognized globally as Hollywood on Hudson.”

**JOE COTTER**

*President and CEO, National Resources*

*Pictured from left, Yonkers Mayor Mike Spano and Joe Cotter, President and CEO, National Resources.*

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Rendering of revised building proposed for Fillmore Street and Yonkers Avenue lots.

## Developer wants to expand proposed Yonkers project

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)

194 Yonkers Avenue LLC, which has its address at the offices of The Stagg Group, a development company in the Bronx, is asking Yonkers to allow it to build a bigger building at 182 to 196 Fillmore St. and 180 to 194 Yonkers Ave. Back in April of last year Yonkers approved plans for a 15-story 156-unit affordable apartment building at the site. The developer now wants to modify the project to be a 13-story building with 350 apartments with 444 parking spaces.

The developer has told Yonkers that it has purchased seven more lots to add to the 11 it owned when the original plan was approved. It said that the revised building would contain 70 studio apartments, 140 one-bedroom units, 105 two-bedroom units and 35 three-bedroom units. The project would be 100% affordable for people earning between 50% and 60% of the Area Median Income.

The developer said there would be four floors of parking utilizing the sub-sub cellar to first floor. The building would have tenant amenities such as a laundry room and community room. There will be landscaping within the property lines, which will include some trees and planting beds, according to the developer. The main entrance would

be on Fillmore Street, where there also would be access to the parking garage. The Con Edison utilities on Fillmore Street would be relocated.

The Westchester County Planning Board was asked to review and comment on the plan for the 1.36-acre site. Planning Board Chairman Richard Hyman, in providing comments to Yonkers about the proposal, noted that the site contained six residential buildings that are to be

demolished.

"The site lies between a high-density affordable apartment building to the east, and smaller-scale residential buildings to the west and south," Hyman wrote. "Across Yonkers Avenue to the north are smaller commercial and mixed-used buildings at the intersection with Ashburton Avenue. We appreciate that the development would provide much needed affordable housing in the county. However, we are concerned that this fully-affordable building will be located next door to the existing Parkledge fully-affordable housing building at 220 Yonkers Avenue. We note that a principle of the County's AFFH Model Ordinance Provisions is to ensure a mix of income levels within all neighborhoods in order to avoid the negative outcomes that clustering lower-income residents often yields, such as disinvestment, lack of access and opportunity, and segregation."

Hyman stated that the county's Planning Board recommends that the applicant establish a full pedestrian entrance to the building along

the Yonkers Avenue frontage.

"Such an entrance would provide direct access for residents to the businesses along Yonkers Avenue, as well as serve as a visual break from the monolithic massing that would front the street," Hyman said.

In addition to seeing approval for the revised site plan from the Yonkers Planning Board, the developer is asking the Zoning Board of Appeals for required variances.

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# St. Christopher's child care charity declares bankruptcy

BY BILL HELTZEL / bheltzel@westfairinc.com

St. Christopher's Inc., a Dobbs Ferry children's services charity founded in 1881, has filed for bankruptcy protection as it fights 30 child abuse lawsuits.

"It is our intention to not close or eliminate our existing programs," CEO Sarah Ruback stated in an affidavit. "Rather, we seek to restructure and right-size our current operations to put us on more stable financial footing while resolving our CVA [Child Victims Act] litigation and debts."

St. Christopher's declared \$10 million to \$50 million in assets and \$1 million to \$10 million in liabilities, in a Chapter 11 petition filed on April 29 in U.S. Bankruptcy Court, White Plains. The McQuade Foundation, an affiliate, declared \$1 million to \$10 million in assets and liabilities in a separate petition.

St. Christopher's was founded as a traditional orphanage in New York City and moved to "more bucolic" Dobbs Ferry around 1895.

Since then it has merged with or acquired similar charities, expanded and evolved its services, and sold assets and scaled back as it adapted to changing circumstances.

Now it operates three programs: The Jennie Clarkson Residential Treatment Center in Valhalla that provides therapy and special education for hard-to-place youths; Welcoming Arms for Unaccompanied Minors, a New Windsor shelter for children who migrated to the U.S. without adults; and Health Homes Cares Management Agency, based in Dobbs Ferry, that coordinates health services for families.

The organizations serve 80 children and 170 families. St. Christopher's has 148 full-time and 43 part-time employees. McQuade has no employees.

Ruback said St. Christopher's has been operating with monthly deficits for a few years and its cash reserves are almost exhausted.

She attributed financial stresses to low governmental reimbursement rates, shifting regulations, rising labor and insurance costs and the 30 pending child abuse lawsuits that are collectively seeking millions of dollars for damages that the organizations dispute.

The charities are trying to sell the 15-acre Dobbs Ferry campus, and they are negotiating a loan for up to \$4 million to support reorganization.

Ruback sees three options for when the charities emerge from bankruptcy. They could reorganize as a standalone organization. They could make an alliance with a like-minded organization. Or they could wind down their affairs.

"The greatly desired outcome at this point is to reorganize as a standalone organization," she said. It is of utmost importance to continue serving the children "with the most limited interruption possible so that the debtors' mission can continue to be fulfilled."

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# Handholding homeowners from renovation start to finish

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

When Jerome Zaccaria Sr. started Remodeling Consultants Inc. 60 years ago, he wanted to ensure that the family-owned, design-build company, serving Westchester and Fairfield counties, would control every aspect of a project.

highly educated professionals, 30s to 50s, with a growing family in Westchester and Fairfield counties, Davis said, though the company does have older clients looking to fulfill the renovations of their dreams at last.

Remodeling Consultants occupies a Goldilocks niche, as it were, in the home design world, he added. Its services would be “overkill” for, say, a small bathroom renovation. And owners of \$15 million homes have their own people to do the work. Remodeling Consultants’ clients are right in the middle, with large-scale projects that average in excess of \$300,000. Their first step is a free at-home consultation with the personable Davis. The follow-up would take place either at the Mamaroneck headquarters, where the showroom is located, or at the satellite office in Stamford.

As far as trends in remodeling are concerned, Davis said, “It’s been pretty consistent for quite a while. Most of the homes in this area were built in the 1920s. The needs of families are different now.”

They want an open-floor plan that connects the kitchen, an informal dining area and a family room. That desire may have dipped during the pandemic as people scurried into separate spaces, but it never really left, Davis said. Mud rooms that collect everything from car keys to lacrosse equipment are also still a must, he added. Primary suites with a bedroom, walk-in closets and a bathroom that is “calm and relaxing to start and end your day” are also desirable, as are outdoor living areas – terraces, decks and patios – which Remodeling Consultants outsources. (It also does not do roofs, siding and windows unless these are part of a project.)

As for those homeowners who wish to eliminate the soaking tub – a feature that can cost \$10,000 when you add on the plumbing and possible electrical work – and confine the bells and whistles to an expanded shower, he said he has cautioned them that you must have a tub for children for the home’s resale value. Indeed, Davis – who took every engineering and architecture course at F.D. Roosevelt High School in his native Hyde Park, New York; holds a bachelor’s degree in architecture from the Wentworth Institute of Technology in Boston; and has been with the company for 26 years -- has a lot to say to homeowners in consultation.



Richard E. Davis III, partner, vice president and manager of design, sales and architecture at Remodeling Consultants in Mamaroneck and Stamford.

## HERE ARE HIS TIPS BEFORE YOU REMODEL:

- 1. Prioritize the scope or objective of the project** – This requires differentiating between your needs and your wants, he said. For example, you may want a soaking tub, but what you really need is to fix the bathroom.
- 2. Understand how long you’re going to live in the home** – “It comes down to an investment at the end of the day,” he added. “The longer you stay in a home, the more it makes sense to spend more money on it.”
- 3. Know the value of the homes in your neighborhood** – Davis used the example of a 1950s ranch-style home in Pelham Manor that Remodeling Consultants expanded into a two-story Tudor. The clients spent \$1 million on the house and \$1.5 million on the renovation. But the \$2.5 million outlay was still not the high point of the neighborhood’s houses. Thus, the clients could sell it and “make a killing,” Davis said. The moral: “You never want to be the most expensive property in the neighborhood.”
- 4. Consider your municipality’s requirements from a zoning standpoint** – You may well be restricted on how close you can build to a road or your neighbor’s property.
- 5. Be realistic about what you can afford** – “Most people don’t know what remodeling costs,” Davis said. What you see on TV is an illusion, he added. Knowing your budget and having a cushion are key. “At the end of the day, cost is what we’re talking about.”

For more, visit [remodeling-consultants.com](http://remodeling-consultants.com).



A primary bathroom renovation in Pelham Manor.



A gut kitchen renovation in Larchmont.



Remodeling Consultants Inc. added a full second-story addition to this Pelham Manor home. Photographs by Jorge Ulloa, Remodeling Consultants Inc.



# Brighten every room in your home with plants

BY MELINDA MYERS

## HOUSEPLANTS



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“Anytime is a great time to add a few houseplants to your home,” writes gardening expert and Westfair columnist Melinda Myers.

Anytime is a great time to add a few houseplants to your home. Adding greenery indoors expands your gardening opportunities and provides the many benefits of living with and tending plants. It can boost your mood and reduce stress while adding beauty or nutritious food to your home.

Increase productivity and creativity by including plants in your home or work office. Greenery helps reduce stress even when working at your desk or tackling homework at the end of a long day. Set a few plants on or near your desk or other workspace. Expand your growing opportunities with the help of stylish, energy-efficient, full-spectrum plant lights to fit any décor while directing light where it is needed to promote healthy plant growth.

Boost the flavor and nutrition of meals year-round by growing leafy greens and herbs in a sunny window or under artificial lights. Start plants from seeds or purchase transplants to grow indoors. Place your indoor kitchen garden in a brightly lit location, free of cold drafts and

with easy access to harvest and use. Turn family meals and friend gatherings into unique, memorable experiences by enlisting them to harvest some greens for their salad and herbs to season their meals.

Grow ferns, orchids, bromeliads and other humidity-loving plants in your bathroom. Consider these and other low-light plants like cast iron, pothos and philodendron if natural light is limited. You’ll enjoy stepping out of the shower into a mini tropical zone, allowing you to ease into your day.

Get a good night’s sleep with a bit of homegrown aromatherapy in the bedroom. Grow lavender, rosemary, chamomile and other soothing herbs near a sunny window, on a shelf or in another naturally or artificially lit bright location. Just give the plants a caress to release their fragrance into the air before crawling into bed for a long, restful sleep.

Create a miniature tropical, moss or desert garden in a terrarium to serve as a focal point in any room or as a centerpiece on the dining

room table. Use an open terrarium for succulents and other plants that need airflow, lower humidity and space to grow. Enlist closed terrariums for moss and tropical plants that benefit from the high humidity and condensation that provides continual watering.

Indoor greenery always makes a nice addition when rethinking or refreshing your home décor in any space. You and your family will enjoy the beauty and many other benefits plants provide.

*Melinda Myers has written more than 20 gardening books, including “The Midwest Gardener’s Handbook, Second Edition” and “Small Space Gardening.” She hosts “The Great Courses” “How to Grow Anything” instant video and DVD series and the nationally-syndicated “Melinda’s Garden Moment” TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com/>*

# There's no place like 'gnome' at the gutsy, delightful new Our Place

BY JEREMY WAYNE / jwayne@westfairinc.com



"Make Our Place Your Home" sign. Photographs by Jeremy Wayne.



Patio at Our Place Kitchen & Bar.

Terrific tacos, Norwegian gnomes and a shot of courage are sure to make Yorktown Heights' new Our Place Kitchen & Bar your place.



Shrimp tacos at Our Place Kitchen & Bar.



Caramel cheesecake at Our Place Kitchen & Bar.

It's the thinnest sheet of white tissue that separates courage from sheer bloody madness, and never more so than in the context of launching a restaurant. Especially post-pandemic – after Covid-19 decimated hospitality – and particularly at a time when finding staff, as any industry pro will tell you, is harder than ever.

But that hasn't put off husband-and-wife team Marc Kenyon and Melanie Lahara Kenyon, both industry troopers, whose 15-plus years (in their own words) "managing, serving, bartending, bussing and dishwashing" in restaurants finally gave them the courage to open a place of their own.

That place is 11-months-old Our Place Kitchen & Bar in Yorktown Heights, formerly the Italian restaurant Furci's (and others before it). It stands near the Yorktown Chamber of Commerce in a business plaza that feels nicely upscale.

The Kenyons' motto, "Make Our Place Your Home," is inscribed on a panel of wine corks in the 70-seat

main dining area, which sits between a cheerful bar with a giant screen and a charming patio. Judging by the thoroughly warm welcome I received from Melanie Lahara – who grew up in the area, close to the restaurant – I'd say that motto is more than a hollow catchphrase.

Truth to tell, I already had a feeling I was going to enjoy this restaurant as I walked through the door and my eye fell on the two chef-styled gonks – you may know them as Norwegian gnomes – on a shelf and I looked at Melanie quizzically. "Yes," she nodded, "I have a gnome problem." Right, then – no further explanation necessary.

Out on the covered patio, deliciously warm in the spring sunshine, the Beatles' "Penny Lane" playing on the sound system, three of us got comfortable in basket-weave chairs and glanced through the cocktail list and menu, with its "shareable bites," "handhelds," tacos and salads – both lists short but compelling. Drinks set the summery mood – Serenity Now

cocktails (gin, fennel, rhubarb liqueur and Aperol) and ice-cold, nonalcoholic Bitburger, just the job for a warm day. In the food department, elote – grilled Mexican corn blended with cotija cheese and aioli and served with house-made chips, made a great starter to share, our friendly and engaging server, he of the super-charged smile, enthusiastically suggesting more chips when the first lot ran out.

Under the heading "sammys" and "samiches," a steak sandwich with peppers and horseradish aioli on toasted ciabatta or a turkey sandwich with bacon and brie on toasted sourdough might have been the way to go, and I for one was tempted, but after some deliberation the three of us took another route.

That path consisted of fish tacos with Baja slaw, avocado and tomatillo sauce; and shrimp tacos with coleslaw and a spicy arbol – hot chilli – sauce. "The fish tacos? Fried or grilled?" asked our smiling server, directing my colleague to go with "fried" when she prevaricated. It was good advice and, like the fried shrimp, a great dish, as it transpired. Those beautifully soft and supple flour tortillas made the perfect wrap.

There were plaudits, too, for Cowboy fried chicken, crunchy as peanut brittle. It came with pickles and a bacon and cheese sauce on a gloriously puffed up brioche bun. Crunchy tater tots made a logical side dish.

More substantial entrées to try at dinner might include grilled salmon with cheesy corn grits and grilled ruby onion; and a 10-ounce New York strip steak with maître d'hôtel (flavored) butter.

There were several gluten-free and vegetarian options to choose from as well, while additional daily specials were recited by the server. A cinnamon raisin bread pudding was among them, although we declined that in favour of a great slab of caramel cheesecake. Presented on a white plate with a professional "drizzle" and three strawberry slices, it was like everything else we sampled at Our Place – a generous portion, attractively plated and thoroughly delicious.

In short: Our Place takes a handful of easy classics, prepares them with diligence and serves them up with an award-winning smile in a thoroughly pleasant setting. Not cutting-edge, necessarily, but it sure cuts the mustard. A simple thing well-done is a thing of beauty in my book.

Back to bravery. "Courage is being scared to death but saddling up anyway," as my namesake, (but sadly no relation) John Wayne once said. Of course, I can't speak for the lovely Kenyons – I've no idea if they're scared at all – but with a product this good and a location this pretty, they shouldn't be. If ever a restaurant deserved to succeed, it's this one.

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

# Don't miss these European 'hotspots' this summer

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

Some will like it hot this summer, some not so much

If spring is sprung, can summer be far behind? Sorry to mix my aphorisms, but you get my drift. In short, if you haven't already done so, it's time to book that summer vacation.

Europe always seems to be on everyone's list, and while some top hotels are already reporting near record-breaking projected levels of occupancy, a handful of new airline routes will at least make getting to them a little easier.

Departing John F. Kennedy International Airport, Delta Airlines has recently introduced a thrice-weekly flight to Munich, and American Airlines has launched a summer service to Barcelona. United Airlines' offering, out of Newark Liberty International Airport, is a new nonstop to Faro, Portugal, opening up that country's gorgeous Algarve coast. It's a nice addition to last year's new route, a nonstop (from Newark) to Málaga, Spain, for destinations in Andalusia and the fleshpots of the Costa del Sol. Get out the sunscreen, kiddos.

As for where to stay, Europe is your oyster, or would be, were not demand already outstripping supply. At the time of writing, though, there are still rooms to be had at the iconic Carlton Hotel in Cannes on the French Riviera, now branded a Regent Hotel, where the covers are finally off after a two-year renovation. With two striking new wings, landscaped gardens, sunbathing decks, handcrafted cabanas and the largest infinity pool in Cannes, the hotel also has a brand-

new fitness and spa complex, The C Club, which includes a state-of-the-art gym and – get this – a full-size boxing ring.

If you love the South of France but are looking for something a little less

in the heart of the action, consider the strikingly modernist Maybourne Riviera, located on a rocky peninsula high above the picturesque town of Roquebrune-Cap-Martin, nudging the Italian border. Opened in 2021 by Maybourne, (the operators of Claridge's and The Connaught hotels in London), and with dramatic panoramic views of the coastline, the Maybourne Riviera, apart from being a "grand-luxe" property, has garnered a reputation as an outstanding gastronomic destination in its own right. Its host of restaurants are under the creative direction of chef Mauro Colagreco, whose three-Michelin-starred restaurant Mirazur is in nearby Menton.

If five-star hotels are not your speed, but luxury still is, consider a private villa. La Belle Hélène is an exquisite property in Provence. With five bedrooms, myriad terraces, a gorgeous pool and maid and butler service, the villa, one hour from St. Tropez (or 10 minutes by helicopter), this superb house still has some open summer dates from upscale villa rental company Le Marquis.

Le Marquis also has a real stunner for rent in Sardinia. With nine bedrooms and seven bathrooms, Water's Edge overlooks the turquoise sea and coast and has extensive grounds as well as its own private beach. Its interiors

are spacious and contemporary. Located on the peninsula of Capo Coda Cavallo, the area is characterized by a succession of coves with sandy beaches and cliffs covered with perfumed Mediterranean maquis, strawberry trees, junipers and mastic. Oh, and by the way, you know the old gag about "if you have to ask the price..."

Heading east to Greece, the newly-opened Santo Mine, a 37-room hotel with two independent villas on Santorini, in the stunning Cyclades, is winning praise not only for its minimalist, very chic design but also its location. Perched above Ammoudi Bay, just a 10-minute walk from Oia, Santo Mine offers all the attractions of town, should you want them, but none of the disadvantages – namely, those pesky, heaving summer crowds. It's a sanctuary – suites with private pools, superb food and service and, of course, those captivating Santorini sunsets. Book fast.

Bodrum, Turkey's summer playground continues to attract growing numbers of Americans.

And a haven of romance and luxury along the breathtaking Aegean coast of Turkey is Lujo Hotel, an exquisite resort offering both tranquility and elegance. Cool, contemporary and sophisticated, its accommodations go from simple rooms with sea views to



Private beach at Water's Edge. *Courtesy Le Marquis.*

expansive villas boasting complete seclusion and stunning vistas. It also has one of the best spas in the Aegean, just the place for authentic Turkish and Asian-inspired massages. Plus, one of my favorite aspects of this very special resort – Lujo's private jet, which will take you around the islands should you wish to "hop," and its very own seaplane for airport transfers. Talk about arriving in style.

Last but not least, while some – perhaps most – like it hot in summer (and the eastern European Mediterranean will certainly guarantee you heat), for a cooler, more temperate European experience, think of Scotland. Accompanied by a private guide, a Scott Dunn's "Highlights of Scotland" tour will introduce you to the delights of Edinburgh with the magnificent Rocco Forte Balmoral Hotel as your base, before whisking you off to the spectacular heather-clad Scottish countryside and the Isle of Eriska, a hotel located on a private island at the mouth of beautiful Loch Linnhe – a property I've known and loved for 30 years. That's where you can don a fishing jacket, explore the Trossachs or hike through Glencoe, all without working up too much of a sweat.

And JetBlue's new nonstop service from JFK to Edinburgh, with the most legroom in Economy and free Wi-Fi, will make the going easy – as well as the coming back.

*For more, visit [carltoncannes.com](http://carltoncannes.com); [maybourneriviera.com](http://maybourneriviera.com); [le-marquisluxury.com](http://le-marquisluxury.com); [santocollection.gr](http://santocollection.gr); [lujohotel.com](http://lujohotel.com); [scottdunn.com](http://scottdunn.com); [scottdunn.com](http://scottdunn.com).*

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Carlton Cannes, a Regent Hotel. *Courtesy Carlton Cannes.*



Isle of Eriska Hotel. *Courtesy Isle of Eriska Hotel.*



Lujo Hotel, Bodrum, view. *Courtesy Lujo Hotel.*



“Phantom of the Opera” star Rita Harvey, with her composer husband Neil Berg, were among the guests playing for musicians stricken with cancer. *Photo by Kathy Kahn.*

## ROCKLAND ROCKS

Sunny skies, springlike temperatures and a host of musical artists attracted 1,000 guests to the Rockland Bergen Music Festival held at the Gaelic Athletic Association last month. The gates opened promptly at 11:30 a.m. and by mid-afternoon, the facility was jumping to the sound of 20 bands and solo artists who provided the music until sunset.

Hosted by the Dan Sullivan Foundation, in association with musician Joe D’Urso’s Rockland-Bergen Music Festival, the event was a fundraiser for two musicians battling cancer: Tim O’Donohue and Greg Lykins. The all-day music fest, along with food, fun for supporters, friends and family, provided everyone the opportunity to mingle, enjoy the music

and help raise awareness of the obstacles a person can face when hit with a health crisis. In addition to the unexpected costs of doctors, tests and treatment, the loss of income can be devastating, and the overflow crowd responded in kind. “It was a wonderful opportunity to show our support for the musicians and the entire community,” said D’Urso.

## HOSPITAL EARNS TOP GRADE FOR PATIENT SAFETY

White Plains Hospital has once again earned an “A” Hospital Safety Grade from national nonprofit watchdog The Leapfrog Group. The hospital is one of only 17 hospitals in New York state to receive the highest possible rating during this period and has received an “A” each period since the beginning of 2019. White Plains Hospital is the only hospital in Westchester County and the Hudson Valley, and one of only three hospitals in New York state, to earn this top grade 11 consecutive times.

Leapfrog assigns an “A,” “B,” “C,” “D” or “F” grade to general hospitals across the country based on over 30 measures of errors, accidents, injuries and infections as well as the systems that hospitals have in place to prevent them. In March, White Plains Hospital was also awarded the Patient Safety Excellence Award™ from Healthgrades, ranking the Hospital among the top 5% in the nation for patient safety.

“We are so proud to receive the top safety grade from The Leapfrog Group for the 11th time in a row. These acknowledgements reflect our consistency as well our distinctive approach to patient safety and delivering the highest-quality care,” said Dr. Rafael E. Torres, chief quality officer at White Plains Hospital. “Everyone who works at White Plains Hospital should be proud of this ‘A’ Hospital Safety

Grade,” said Leah Binder, president and CEO of The Leapfrog Group. “It takes complete dedication at every level, and an ironclad commitment to putting patients first. I thank the hospital for its leadership, clinicians, staff and volunteers for caring so deeply for its patients and their safety.”

The Leapfrog Hospital Safety Grade is the only hospital ratings program focused exclusively on preventable medical errors, infections and injuries nationally. The Leapfrog Hospital Safety Grade is peer-reviewed, fully transparent and free to the public. Grades are updated twice annually, in the fall and spring.

A member of the Montefiore Health System White Plains Hospital serves as its tertiary hub of advanced care in the Hudson Valley. The hospital is a 292-bed not-for-profit health-care organization with the primary mission of providing exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas.

The Leapfrog Group is a national nonprofit organization driving a movement for giant leaps for patient safety.



## REAL ESTATE LEADER GARNERS DUAL HONORS



Vincent Socci

Vincent Socci, co-president and chief operating officer of William Pitt Sotheby’s International Realty has been honored with two recognitions for emerging leaders under 40 in the real estate industry. Socci was selected for the Westfair Business Journal’s Fairfield County “40 Under Forty” list and HousingWire’s selected him for its 2024 class of Rising Stars.

The Westfair Business Journal’s 2024 Fairfield County 40 Under Forty list celebrates the achievements of young professionals in Fairfield County, Connecticut, who have demonstrated exceptional leadership, innovation and success in their respective fields. Honorees must be under 40 years old and show accomplishments that have measurably impacted growth in their respective fields and within the communities they serve.

Socci’s recognition as a member of HousingWire’s 2024 class of Rising Stars highlights his outstanding leadership and innovation within the real estate sector. Annually, HousingWire’s Rising Stars include entrepreneurs, marketers, operation experts, technology innovators and other leaders under the age of 40 who are driving forces behind the mortgage, real estate and fintech industries.

During his 15 years with William Pitt Sotheby’s International Realty, Socci’s strategic acumen and operational excellence have led to considerable growth in both agents’ and sales’ volume. Previously, Socci who held key roles in marketing, business development and operations, consistently championed shifts and evolutions in digital platforms that have assisted the firm in emerging as a digital innovation leader in the real estate industry.

Paul Breunich, William Pitt — Julia B. Fee Sotheby’s International Realty Chairman and CEO, said, “Vin’s dedication to delivering the exceptional and driving innovation within our organization make him truly deserving of these honors. We’re proud of his achievements and look forward to his continued success.”

Founded in 1949, William Pitt Sotheby’s International Realty and Julia B. Fee Sotheby’s International Realty manages a \$5.8 billion portfolio with more than 1,100 sales associates in 29 brokerages spanning Connecticut, Massachusetts and New York. The company is one of the largest Sotheby’s International Realty(R) affiliates globally and the 35th-largest real estate company by sales volume in the United States. Sotheby’s International Realty’s worldwide network includes 1,075 offices throughout 81 countries and territories on six continents.

## YONKERS ARTS LAUNCHES DOUBLE EXHIBITIONS

Yonkers Arts, the leading nonprofit dedicated to fostering a creative community in the city Yonkers, opened two of its landmark exhibitions on Thursday, May 2, leading to Yonkers Arts Weekend. This year's celebratory event takes place at The Carpet Mills Arts District, spanning both The Mills at 222 Lake Ave. and the Yonkers Arts Project Space.

The double feature of local artworks includes:

• 15th Annual Yonkers Artist Showcase:

More than 45 local artists will be exhibiting a diverse range of mediums, including paintings, sculptures, photography and mixed-media installations.

• 20 Years of YOHO Open Studio: This commemorative exhibition celebrates two decades of YOHO Open Studios and will feature the work of over 35 YOHO studio artists who have participated in the Open Studio tradition since its inception in 2004.

"This double exhibition launch is a testament to the extraordinary artistic talent within our city," said Ray Wilcox, executive director at Yonkers Arts. "By showcasing over 80 local artists across two remarkable venues, we're creating a truly inspiring experience for art enthusiasts and Yonkers residents alike. This marks the perfect beginning to the incredible weekend we have planned for the 10th Anniversary of Yonkers Arts Weekend (YAW)."

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

Since 2014, YAW has raised the bar making the city of Yonkers a prominent arts district in the lower Hudson Valley attracting more than 10,000 visitors a year to city galleries.

## COMMUNITY-MINDED PROFESSIONALS ADDED TO BOARD

United Way of Westchester and Putnam's Board of Directors recently appointed six community-minded professionals to its roster. Joining 24 sitting board members are:

Ellen Bloom, Megan M. Hurley, Sean D. Maloney, Nina M. Patton, Laura C. Picone and Matthew Saidman. Their term is for three years.

"We are extremely fortunate to have a group of highly respected people from our community who have chosen to give back to their communities through the United Way of Westchester and Putnam. Each of them brings valuable skills to our organization. We look forward to their input and working with them as new board members," said William Mooney III, UWWP board chair.

Bloom is the director of Community Affairs

for New York-Presbyterian Hospital in Westchester County. Prior to this, she was the vice president of development at St. John's Riverside Hospital. Bloom serves on several Boards, including the Hudson Valley Gateway Chamber of Commerce, Caring for the Hungry and Homeless of Peekskill, Yorktown Chamber of Commerce, and Association of Development Officers. She holds a bachelor's degree from Lehman College of the City University of New York, a master's degree from New York Medical College, and is a Leadership Westchester Graduate. She lives in Tarrytown.

Hurley is senior vice president, general counsel at PepsiCo Beverages North America. Previously, she was its vice president, assistant general counsel. She has served on the Board of the YMCA of Central and Northern Westchester and the School of the Holy Child in Rye. Hurley holds a bachelor's degree from Providence College and a Juris Doctorate from Rutgers Law School. She lives in White Plains.

Maloney is vice president of marketing and communications at MVP Health Care after serving as vice president of product marketing at Accolade. He holds a bachelor's degree from the University of Rochester and two master's degrees from New York University and Columbia Business School. He resides in White Plains.

Patton is managing director, not-for-profit banking at Webster Bank. Prior to that she was senior portfolio manager, vice president at Sterling National Bank. She earned a bachelor's degree from the University of Scranton and has more than 13 years of experience in not-for-profit commercial banking. She lives in Somers.

Picone is the vice president, senior relationship manager – community banking at TD Bank where she previously served as assistant vice president, Credit portfolio manager/credit analyst. She serves as the treasurer for Open Door's Foundation Board, the Business Line Lead for the Commercial Bank on TD Bank's Metro New York Regional Diversity Council and is a graduate of Leadership Westchester. She holds a bachelor's degree from Mount Saint Mary College.

Saidman is regional vice president at Mutual of America Financial Group responsible for overseeing sales operations in Westchester and Putnam counties and 15 other counties in New York. Previous roles include account representative and financial advisor. He brings strong financial and accounting acumen to the board. He holds a bachelor's degree from Hofstra University.

The submission deadline is Monday, June 3, 2024, by which time the application and all supporting documents must be received.

The evaluation criteria include financial need, public service, and scholastic capacity. Recipients must maintain the minimum cumulative university GPA for the duration of the award. Awards are issued annually, and students are eligible to apply if they have not previously received the scholarship. A change in major or enrollment status (to part-time) will result in losing the scholarship award.

Inquiries can be directed to United Way of Westchester and Putnam, Melissa Preudhomme, Program Coordinator, via e-mail at [mpreudhomme@uwwp.org](mailto:mpreudhomme@uwwp.org), or the application and cover letter can be downloaded at [www.uwwp.org/ruthtaylorscholarships](http://www.uwwp.org/ruthtaylorscholarships).

## NATIONAL REBUILDING DAY IN HUDSON VALLEY



Volunteers make repairs to a senior's home during National Rebuilding Day in Poughkeepsie.

The last Saturday in April is National Rebuilding Day and three Dutchess County homeowners received critical home repairs and accessibility modifications at no cost through Rebuilding Together Hudson Valley's (RTHV) program. With the support of volunteers from five local organizations and businesses and the generous donation of in-kind materials and services from five local businesses RTHV was able to make a positive difference throughout the community. The local nonprofit has been serving the Dutchess County region for over three decades and has recently expanded service into Ulster County, where it is currently working on several inaugural projects. Since its founding 32 years ago Rebuilding Together Hudson Valley has repaired almost 1,100 area homes.

"I am profoundly grateful for the incredible dedication and selflessness displayed by our volunteers on National Rebuilding Day," said Darcy McCourt, RTHV executive director. "Their unwavering commitment to lending a helping hand embodies the very essence of community spirit. Our supporters and volunteers are the cornerstone of our mission, serving as the building blocks for the revitalization of homes, lives and communities across the Hudson Valley." Among the organizations lending a helping hand and supplies were Central Hudson Electric & Gas, Herring Sanitation Service, Recycle Depot and Consigli Construction. The program enables qualified low-income homeowners the ability to live in a safe and healthy home. Without such assistance, many would be forced to leave their homes or continue to be cost-burdened by the needed critical home, safety and accessibility repairs.

## TEEN BOUTIQUE OPENS

The Sharing Shelf, the nonprofit clothing bank serving Westchester County, recently held a ribbon-cutting ceremony to celebrate the opening of its Teen Boutique, which will provide free clothes to Westchester teenagers in need. The boutique will operate as a free store specifically tailored for teens, situated onsite adjacent to The Sharing Shelf's clothing bank in Port Chester. It will enable low-income teens, referred by schools and nonprofit organizations, to select their

own clothing at no cost in a private and dignified setting that has the look and feel of a real boutique. Creation of the Teen Boutique was made possible by a transformational grant from Impact100 Westchester.

Clothing insecurity, or the lack of sufficiently sized and seasonally appropriate clothing for teens and children in need, is a major challenge in Westchester. In 2023, The Sharing Shelf received more than 5,500 applications for clothing for teens and children from schools and nonprofits.

Officials who participated in the ribbon-cutting included:

- Deborah Blatt, founder and executive director, The Sharing Shelf.
- Melinda LaBoy Ganeles, co-president, Impact100 Westchester.
- Nancy Winkelstein, co-president, Impact100 Westchester.
- Matt Fasciano, president and CEO, Delivering Good.
- Heath Bloch, president and CEO, Andrus.
- Alexandra Gatti, chair of the Board of Directors, The Sharing Shelf.
- Nancy Barr, legislator, Westchester County Board of Legislators.
- Susan Weisman, Westchester County Youth Bureau.
- Representatives of State Senator Shelley Mayer, Nonprofit Westchester and Westchester Children's Association.

## NEED FOR MORE NURSES CONTINUES



From left: Manhattanville nursing student Sofia Lomedico, lab assistant Teresa Mandarino and clinical coordinator Amanda Delerme.

Nurses Week, May 6 -12, was a time to celebrate nurses for their dedication to the profession. To honor nurses, Manhattanville University nursing students visited Blythedale Children's Hospital and decorated a candy cart for the nurses at the facility.

Manhattanville School of Nursing and Health Sciences recently conducted its first class of Bachelor of Science degree in nursing on May 11.

The nursing profession is complex, specialized and rapidly changing due in part to an unprecedented wave of nursing retirements and aging population in need of care and the need for more primary care physicians. The researchers project that 1 million RNs will retire by 2030 and the federal government is projecting an expansion of the nursing field by 17% each year through 2028.

## BENEFIT SHOP FOUNDATION POP-UP CLOTHING SALE



Vintage items on sale.

The flurry of vintage clothing shows and shopping is a harbinger of spring at big flea markets in Brimfield and Manhattan, where entry lines often wind round the block. Closer to home, the Benefit Shop Foundation Inc. introduced a Pop-Up Fashion Charity Sale onsite that features thousands of fashion items and clothing for men and women.

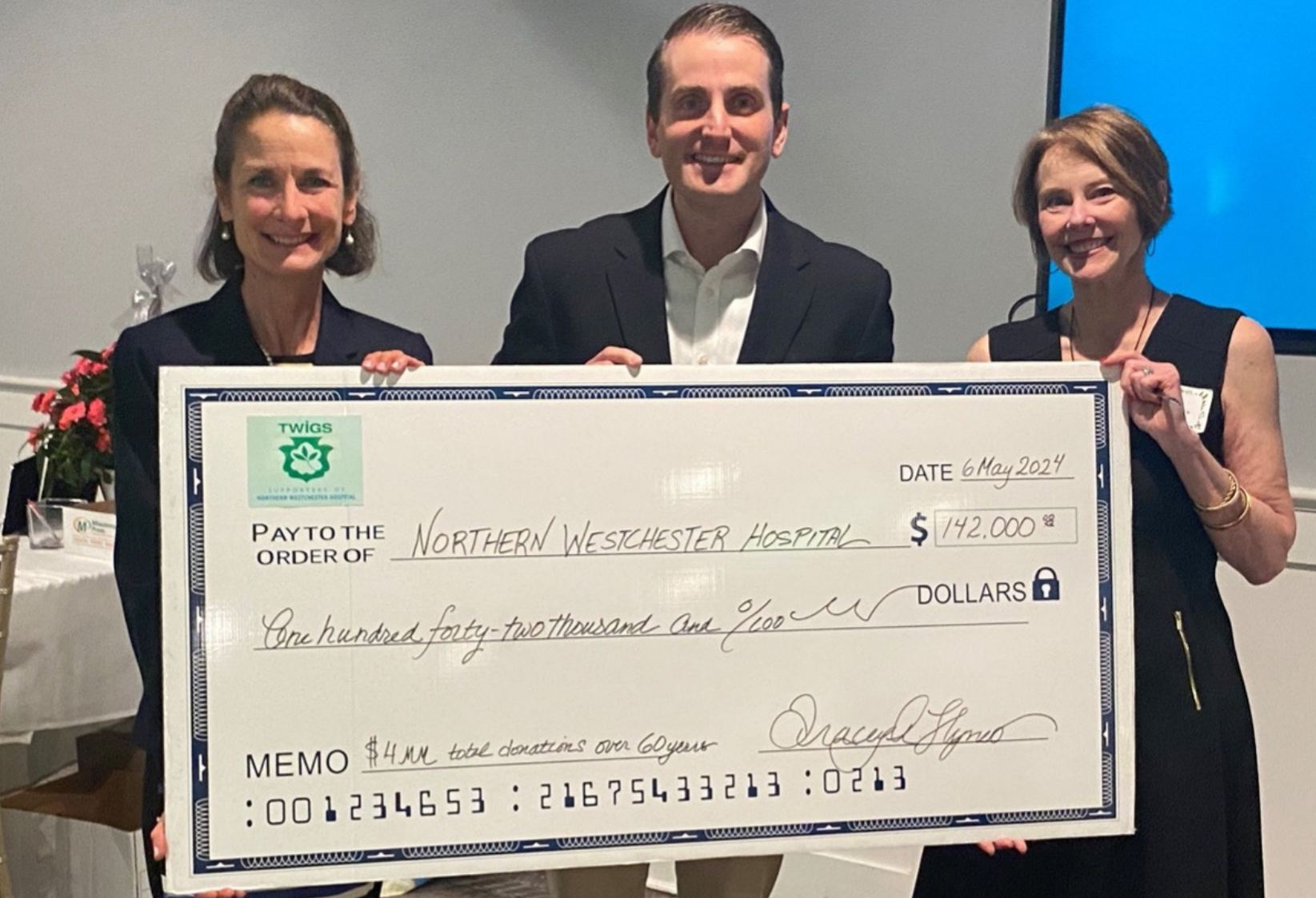
Offering a wide range from formal to casual and street to chic, the sale will take place at 185 Kisco Ave., Suite 101, Friday, May 17, from 10 a.m. to 4 p.m. and Saturday, May 18, from 10 a.m. to 4 p.m.

“From trendy to comfortable, we will have clothes from every decade in every size. This is a great opportunity to make room in your closet, renew your spring style and support a great cause,” said Pam Stone, founder and president of the Benefit Shop Foundation. She explains that proceeds from the sale will benefit dozens of area

nonprofit groups whom she partners with. Rare items from the retro graphic tees that are surging in popularity today to Palm Beach vintage will be showcased along with items not found in most department stores. A large collection of vintage and Y2K clothing will be a featured highlight.

If you’ve ever wished to cherry pick the closets of the most well-dressed Manhattanites and Greenwich residents, this sale is the place to be. Prices also will be a fraction of what vintage shops in Manhattan charge. Most items on the first day will be priced at \$5 and \$10 and items will be half-off the second day.

For more information, visit [benefitshop-foundation.org](http://benefitshop-foundation.org) or call 914-864-0707.



From left: Tracey Hynes, treasurer of Twigs; Derek Anderson, executive director at Northern Westchester Hospital; and Deborah Coffino, president of Twigs. Photo courtesy Northwell Health.

## HOSPITAL THRIFT SHOP REACHES A MILESTONE

Twigs Thriftree thrift shop, an iconic establishment in the community founded by the nonprofit Twigs, reached a significant milestone in its six-decade history of charitable giving with a recent donation of \$142,000 to Northern Westchester Hospital (NWH), the shop’s total contribution to the hospital surpassed \$4 million.

Over the decades, Twigs’ generosity profoundly impacted NWH, enhancing patient care and services across a variety of initiatives. From the establishment of the Twigs Healing Garden at the Cancer Health and Wellness Center and the Twigs Serenity Garden at the hospital’s emergency department to its continuing support of the Ken Hamilton Caregivers Center, Twigs’ contributions have played

a pivotal role in delivering patient-centered, high-quality health care to the community.

“Twigs is an invaluable partner in our mission to provide exceptional medical and surgical health care to our community,” said Derek Anderson, executive director at Northern Westchester Hospital. “Formed from various communities in the region and professional and personal backgrounds, the volunteer team of Twigs is the epitome of our mission. Where else can you find such a committed team of volunteers who are simultaneously serving the community, advancing the hospital’s sophisticated care, while impacting the environmental sustainability of our community?” he said.

Twigs, which was founded in 1945,

opened its thrift store in 1964, offering a variety of preowned clothing, jewelry, art, books, bric-a-brac and small furniture. All profits from the thrift store benefit the vital health-care services provided by Northern Westchester Hospital.

A member of Northwell Health, Northern Westchester Hospital is a full-service 245-bed acute care hospital that serves as a teaching hospital, combined with medical and surgical expertise, leading-edge technology, a commitment to person-centered care, and over 1,400 highly trained medical staff members. It is the only hospital in Westchester County to receive Healthgrades 2024 America’s 250 Best Hospitals Award, placing it among the top 5% in the nation.

## RECOVERY AFTER PRISON

The female residents of the Westchester County Department of Correction (WCDOC) were treated to a special visit from award-winning author, CNN Hero and founder of “A Better Way of Life,” who visited the Westchester County Jail and shared excerpts from her new book, “BE-COMING MS. BURTON: From Prison to Recovery to Leading the Fight for Incarcerated Women.”

Commissioner of WCDOC Joseph K. Spano said, “By all accounts, having Ms. Burton interact with our female residents was inspiring and sure to help them focus on actions that are vitally important to support positive changes in their lives. I can’t thank her enough for providing this unique opportunity for our residents, who got to hear from a renowned author and credible messenger whose personal story of triumph in overcoming obstacles resulted in a successful transition to society. Sharing her story with incarcerated women serves as a vision of hope for individuals who have many struggles and is greatly appreciated by all of us at WCDOC.”

Burton also shared details about how she spent 20 years of her life cycling in and out of the prison system, while battling substance abuse and

mental health issues. She highlighted the tools and services that aided positive changes in her life, and helped pave the way for her to become the person that she is today. The 40 female residents in attendance enjoyed the opportunity to hear Burton’s success story and asked many questions about her life journey. Each female resident in the care of WCDOC also received a signed copy of Burton’s book.

During the group discussion, Burton said, “Every single day women are released from jails and prisons and are left to fend for themselves in a society that can be unfamiliar and unforgiving. I founded “A Better Way of Life” to provide resources and support for formerly incarcerated people reentering society, so we can break the harsh cycle of recidivism and provide people a second chance at life. I am immensely proud that today, we serve 18 states and have provided reentry services to nearly 12,000 formerly incarcerated people.”

WCDCPC is considered a national leader recognized for its robust rehabilitation program system and accreditation certifications through the American Correctional Association, the National Commission on Correctional Healthcare and the Prison Rape Elimination Act.



## HOORAY FOR THE WBDC



From left, WBDC Finance Director, Karen Ham; WBDC Program Manager, West Region, Erin Mercede; Moraima Gutierrez, Deputy Director, U.S. Small Business Administration – Connecticut District Office; WBDC COO, Brenda Thickett, WBDC Director of Marketing & Communications, JoAnn Gulbin; Client Services Manager, Megan Wormser; Program Manager – Central, Kenyetta Banks & Program Manager – East, Laura Blake

The Stamford office of the Women’s Business Development Council (WBDC) received the 2024 Women’s Business Center of the Year award for Connecticut from the U.S. Small Business Administration (SBA). WBDC was officially honored at the Small Business Resource Expo and Award Ceremony in partnership with CBIA May 2 at TPC River Highlands in Cromwell, Connecticut.

The award specifically recognizes WBDC’s Southwestern Business Center in Stamford. Since opening its doors in 1997, it has been offering training and counseling to women-owned small businesses and aspiring women entrepreneurs. In 2023, the Southwestern Business Center served more than 660 clients and supported clients in accessing nearly \$1.3 million in capital.

“We are truly honored by this recognition from the Small Business Administration and are proud of the amazing work being done at our women’s business centers in Stamford and across the state to support and empower Connecticut’s women entrepreneurs,” said WBDC CEO Fran Pastore.

Accepting the award for WBDC, Program Manager Erin Mercede said, “With the powerhouse team at WBDC, led by our founder Fran Pastore, I am so proud that we create a safe space for women of all backgrounds to learn the skills to run profitable businesses, and more importantly, that we help build their confidence in entrepreneurship.”

In addition to its headquarters in Stamford, WBDC operates regional offices in New Haven, New London, and Waterbury. The Stamford, New Haven, and New London offices are each SBA Women’s Business Centers (WBCs), part of a national network of entrepreneurship centers throughout the country, which are designed to assist women in starting and growing small businesses.

WBCs seek to “level the playing field” for women entrepreneurs who still face unique obstacles in the business world.

Other winners of Connecticut SBA awards include:

- Small Business Person of the Year: Maria Miranda, Miranda Creative Inc.
- Small Business Exporter of the Year: Anthony DeFeo, Xcalliber.
- Jeffrey Butland Family-Owned Small Business of the Year: Tyson Francis Belanger, Shady Oaks Assisted Living LLC
- Minority-Owned Small Business of the Year: Ting Luo, The Green Teahouse.
- Manufacturer of the Year: Neviana Zhgaba and Ardian Llomi, Aquila’s Nest Vineyards.
- Microenterprise Business of the Year: Chris DeMartine, Programmatic B2B LLC,
- Young Entrepreneur of the Year: Scott Allen and Brigid Sullivan, Water-Flo Inc.
- Veteran-Owned Small Business of the Year: Eric Lopez, Arrowhead Leadership Consulting LLC.
- Woman-Owned Small Business of the Year: Dr. Dori Gatter, West Hartford Holistic Counseling.

The Women’s Business Development Council’s mission is to support economic prosperity for women and strengthen communities through entrepreneurial and financial education services that create and grow sustainable jobs and businesses across Connecticut. WBDC educates, motivates and empowers women to achieve economic independence and self-sufficiency. Since 1997, WBDC has educated and trained more than 18,900 clients in all of Connecticut’s 169 towns — helping women to launch, sustain and scale over 14,170 businesses, create and maintain more than 31,400 jobs in Connecticut and access more than \$57 million in capital.

## BANK’S NEW LOCATION REAFFIRMS COMMITMENT TO COMMUNITY



Group shot of ribbon cutting in front of new Ridgewood Bank Branch location at 25 Maple Ave., New Rochelle

A recent ribbon-cutting ceremony in New Rochelle attended by numerous officials, local business and community leaders was a tribute to Leonard Stekol, chairman, president and CEO of Ridgewood Savings Bank (Ridgewood) for his efforts in relocating the bank’s New Rochelle branch to a new, state-of-the-art facility spanning nearly 2,000 square feet at 25 Maple Ave., situated conveniently within the city’s bustling central business district. The branch’s innovative design embodies the bank’s commitment to providing comprehensive financial products and services for the community and fostering the growth of small businesses.

“Ridgewood Savings Bank, as a committed community partner, recognizes and supports New Rochelle’s strategic vision for growth. Having served in the New Rochelle community since 2007, we are dedicated to contributing to the city’s development and the prosperity of its residents and businesses,” said Stekol. “New Rochelle is one of Westchester’s most vibrant cities, and we are thrilled to help its residents realize their dreams through our best-in-banking and new state-of-the-art location.”

Deputy Westchester County Executive Ken Jenkins said: “We are pleased that Ridgewood Savings Bank is continuing to provide service to the residents of New Rochelle, just as it has for the past 17 years. ...We look forward to maintaining this partnership and seeing this business continue to grow and thrive at its new site.”

“We are thrilled to celebrate the opening of the Ridgewood Savings Bank in New Rochelle,” said Senator Nathalia Fernandez. “This new branch will be a resource for growth and economic opportunity for our residents and is a welcome

addition to our community.”

Assemblyman Steve Otis said, “Congratulations to Ridgewood Savings Bank for their commitment to New Rochelle and to consumers. With so many banks reducing the number of community branches, Ridgewood Savings Bank is reaffirming their commitment to customers and to our community.”

“I’m so glad to see Ridgewood Savings Bank’s new, state-of-the-art space in New Rochelle become a reality,” said New Rochelle Mayor Yadira Ramos-Herbert. “Their expansion and relocation to one of our signature mixed-use developments in the downtown continues their commitment to neighborhood clients while bringing world-class services and enhancing the vibrancy of our central business district.”

Catherine White, Executive Director, New Rochelle Chamber of Commerce, said “The New Rochelle Chamber of Commerce congratulates our member Ridgewood Savings Bank on their new cutting-edge facility. Their expanded location at 25 Maple Ave. puts them in the heart of our Downtown and will provide greater banking access for our businesses and residents.”

Founded in 1921, Ridgewood Savings Bank continues to serve the community as a strong and stable mutual savings bank with \$7 billion in assets and 36 branches located throughout the New York metropolitan area. It has been ranked as a ‘Best Bank’ by Money (2023, 2024), a ‘Top Regional Bank’ by Bankrate (2022, 2023), a “Best Regional Bank” by Newsweek (2024) and received an ‘Honorable Mention’ designation by the American Banking Association Foundation Community Commitment Awards in recognition of its work protecting older Americans (2023).



Westchester County Executive, second from left, is joined by county economic development staff.

## DIVERSE ABILITIES JOB FAIR DRAWS HUNDREDS OF CANDIDATES

As an extension of Westchester County's commitment to building and maintaining an inclusive workforce, the Westchester County Office of Economic Development recently hosted a Diverse Abilities Job Fair. The event, which took place on April 30 at the Westchester County Center in White Plains, connected more than 300 job seekers of differing abilities with more than 60 employers and resource providers.

Westchester County Executive George Latimer said, "Our Diverse Abilities Job Fairs continue to be tremendously successful at connecting job seekers of differing abilities with employers who can provide them with meaningful work in a welcoming and inclusive environment."

Westchester County Office of People with Disabilities Director Evan Latainer said, "The Diverse Abilities Job Fairs provide a unique opportunity for job seekers to access resources, participate in onsite interviews and learn about the many employers in Westchester County who could welcome them into their workforce. We are committed to helping these job seekers of varying

abilities find work here in Westchester and thank everyone who helped to make this a successful event."

Westchester County Office of Economic Development Director Bridget Gibbons said, "A diverse workforce positively impacts employee morale, productivity and company culture. We continue to be impressed by the crowds of job seekers who join us at the Diverse Abilities Job Fairs and look forward to hosting more of these impactful events in the future."

Westchester County Director of Policy and Programs, Small Business and Chambers of Commerce Shari Rosen Ascher said, "Employers and job seekers consistently ask us to bring back the Diverse Abilities Job Fair and we are happy to fulfill those requests. Our most recent event drew the most attendees of any Diverse Abilities Job fair to date and has supported more than 1,000 job seekers since its inception."

The Diverse Abilities Job Fair is a partnership between the Westchester County Office of Economic Development, the Westchester County Office for People with Disabilities, ACCESS-VR, and several local organizations.

For an up-to-date list of Westchester County's job fairs, and other skills training opportunities, visit: <https://westchestercatalyst.com/events/>.

## FIRM EXPANDS ITS IP PRACTICE TO MEET STATE'S GROWING DEMANDS



Michael Gnibus

Michael Gnibus has joined McCarter & English LLP in Stamford, as a partner in its intellectual property group. Gnibus brings more than 20 years of intellectual property experience, having provided patent counsel for technically diverse global businesses. His domain knowledge and significant in-house experience make him a trusted adviser in patent portfolio strategies and methodologies that yield commercially impactful, cost-efficient portfolios. He also assesses clients' patent operations and processes to measurably enhance their efficiency and productivity.

Gnibus most recently was a partner in Armstrong Teasdale's intellectual property practice where he prepared and prosecuted patents for a variety of industries and global markets. Previously, Gnibus was president and chief revenue officer at Clairvoilex, a global IP asset management company. He also spent more than 15 years as director of the global patent operation for GE where he was responsible for the development and management of the company's extensive patent portfolio.

"Michael's significant in-house experience gives him the inside track on what clients need. He understands their pain points and speaks their language. That makes him an ideal adviser for our clients and a valuable addition to McCarter's IP practice," said Jonathan Sparks, partner and chair, intellectual property practice.

Joining Gnibus in the Stamford office is his four-person patent team composed of a special counsel, an associate, a patent agent and a patent assistant. The group has industry and legal experience in the areas of mechanical, electrical, and chemical patent applications, including a broad range of technologies involving medical devices, automobile components, agricultural equipment, lithium-ion batteries, and power generation equipment.

Gnibus is a member of the Intellectual Property Law Association. He also chairs the Board of Directors of the United Way in Shelton, Connecticut. Gnibus graduated from the New Jersey Institute of Technology with a Bachelor of Arts degree in mechanical engineering and received his Juris Doctorate from Widener University Commonwealth Law School.

## ATTORNEY EARNS ACCOLADES FOR EXCEPTIONAL COURT RESULTS



Brooke Goff

For most companies, achieving the highest accolades within their respective industry can become a lifetime quest. For Attorney Brooke Goff of Goff Law Group however, national recognition has arrived after only seven years of establishing her business. The National Trial Lawyers association recently announced the selection of Goff as a Top 100 Trial Lawyer in Connecticut, a distinction bestowed upon a select group of attorneys who exhibit superior qualifications, exemplary trial results and exceptional leadership in criminal defense and civil plaintiff law.

“In the business world, people often say, build it and they will come, but I completely disagree with that statement,” said Goff, founder and managing partner of Goff Law Group. “I reframe it as build it, work it like a dog, nurture it like it’s your child and invest in and promote it so that they will have no choice but to come at some point. Following this mantra has enabled my firm to enjoy a 99% resolution success rate and has allowed me to grow my one-unit 800-square-foot office to a 15,000-square-foot space with a fully equipped video studio, gym and other state-of-the-art furnishings.”

Goff Law Group is the largest woman-owned, operated and managed, personal injury law firm in Connecticut that boasts a staff consisting of 11 female attorneys with various litigation backgrounds and skillsets.

“I use my position as a female CEO to educate the Connecticut public on anything and everything related to personal injury law. I take profits from the firm and directly invest it into major educational campaigns on billboards, TV and social media sites so that all residents understand their rights when injured. As long as I keep that focus, my firm will continue to be successful.”

As a young, openly gay, mom-preneur, Goff is on a mission to ensure that mothers in the workplace celebrate their life-changing milestones without having to sidetrack their careers. She is an inspiration for girls and strong advocate for women to live their authentic lives.

## NONPROFIT WELCOMES NEW MEMBERS

Nonprofit Westchester (NPW) in White Plains welcomed 18 new nonprofit and business members and three new sponsors, which include Sam’s of Gedney Way, National Advertising & Printing Corp., and The NICO Consulting Inc. In addition, M&T Bank and Westchester Medical Center have increased their support to a funders sponsor level.

“We are excited to welcome our new nonprofit and business members whose combined expertise and experience will fortify NPW and its mission to strengthen Westchester’s nonprofit sector,” said Jan Fisher, executive director of Nonprofit Westchester. “NPW is proud to partner with Westchester Medical Center, M&T Bank, Sam’s of Gedney Way, and National Advertising & Printing Corp., who believe in supporting the nonprofit sector because they understand that when the nonprofit sector thrives our communities and economies thrive.”

### New members:

Center for Justice Innovation works with communities and justice systems to advance equity, increase safety and help individuals and communities thrive. Its work touches all stages of the justice system, from arrest through reintegration into the community.

4 A Better Westchester + NYC Association Inc. is a not-for-profit based in Croton-on-Hudson, dedicated to improving the quality of life in Westchester County and throughout New York state by working with elected officials at the federal, state, county and local levels to improve services provided by those governments, and by encouraging and developing tourism in the state.

Fancy’s Girls Class Inc. is committed to providing opportunities and support to empower girls aged 8-18 living in underserved neighborhoods in The Bronx, northern Manhattan and Westchester County. Its mission is to inspire confidence, leadership and resilience in girls, equipping them with the skills and resources they need to succeed academically, personally and professionally.

Manhattanville University is a private liberal arts institution, rooted in a rich history of academic excellence and innovative programs. With more than 55 undergraduate programs, 70 graduate programs and a doctoral program, it empowers every student to cultivate their intellectual curiosity, sharpen their critical thinking skills and strive for a more just world.

Journeys to Change is a nonprofit organization with a mission to move people to another place in their understanding of people, places and history by getting close to the past, hearing unfiltered narratives, and interacting with local people through volunteer experiences. Their goal is to inspire and empower people to take action and get involved in their community and beyond.

PrideWorks is a nonprofit organization dedicated to informing communities about the realities of growing up gay, lesbian, bisexual or transgender, and to inspire them to respect and support LGBTQ people and to advocate for positive change. Prideworks was organized to produce an annual conference for lesbian, gay, bisexual, transgender and queer/question-

ing (LGBTQ) youth, their allies, and the adults in their lives.

Break the Hold’s mission is to educate, advocate and develop an action plan to promote mental health and raise awareness about depression and its effects in schools and communities.

Rivertowns Playhouse: The Official Theater Wing of the Center for Independent Productions Inc. (CIP) was founded in 1980 as a 501(c)(3) organization with a mission to produce, direct, distribute and raise funds for theater and documentary films that explore social, educational and historical subjects.

Bridges is a community-based, peer-driven, cross-disability, not-for-profit organization dedicated to advocacy and leadership on behalf of people with disabilities.

The Energy Justice Law & Policy Center is an energy justice law and policy firm and think tank working with local communities to address harms caused by energy systems while catalyzing a just clean power transition.

Aflac supplemental insurance policies offer a full suite of products for individuals, families and businesses. Its policies help with everything from routine preventative care to critical illnesses.

Focus on Good is an organization based in Westchester with a mission to visually amplify the work of nonprofits and NGOs dedicated to promoting the well-being of others both in times of crisis and in everyday life.

Real HR Solutions’ mission is to provide customized, high-quality, and efficient HR services that help its clients be successful in meeting their organizational goals and objectives and fostering a culture of engagement and productivity.

DigitalDancer Social Media and Influencer Management, founded by Chloe Wareham-Gordon — a professional dancer turned social media maestra — specializes in shaping and sharing captivating content for small businesses, nonprofits and individual creators/artists across social media platforms.

Human Interest Inc. is an affordable, full-service 401(k) and 403(b) provider that seeks to make it easy for small and medium-sized businesses to assist their employees with investing for retirement.

Right Click Solutions provides a full range of services from email migration to fully maintaining systems. It understands the financial burden and challenges of having a full-time, in-house computer specialist and provides custom services to suit every budget.

The Group Forward helps organizations strategically build positive team dynamics, engaged learners and caring communities. Some call this work organizational development; others call it moving groups forward.

Nonprofit Westchester (NPW) is Westchester’s only membership organization dedicated solely to advancing and advocating for the needs and interests of the county’s nonprofit sector, the people and populations served, and the nonprofit workforce. Representing more than 300 members, NPW’s vision is to build a thriving county with vibrant nonprofits and resilient, inclusive communities that value equity and inclusion, innovation and integrity. The mission of NPW is to strengthen Westchester’s nonprofit organizations as they transform lives, empower communities, and drive positive change.

## COMBINED LAW FIRMS OFFER INNOVATIVE, DIVERSE SERVICES

Harris Beach PLLC, a firm with a strong presence across New York and the tri-state area, and Murtha Cullina LLP, a leading legal presence in Connecticut and Massachusetts, have planned a combination for the creation of one firm designed to be a powerhouse in the region’s legal industry. It will be known as Harris Beach Murtha.

Harris Beach and Murtha Cullina are each leading law firms in their respective geographies and offer complementary services. Together they will offer greater strength and reach throughout an expanded geographical footprint on the Northeast corridor and throughout upstate and western New York, accelerating the growth strategy of both firms. The combination will create more robust capabilities to meet and exceed clients’ needs and support them as they navigate increasingly complex legal and regulatory environments.

The synergies between the two law firms will benefit clients of both firms through a significantly increased knowledge base and expanded service areas. Together, Harris Beach Murtha will have more than 250 attorneys across 15 offices in several states and more than 250 years of combined legal experience.

Harris Beach serves clients throughout New York state and across the nation. The firm has offices in Buffalo, Rochester, Syracuse, Ithaca, Saratoga Springs, Albany, White Plains, Long Island and New York City, as well as New Haven, Washington, D.C. and Newark, New Jersey.

Murtha Cullina serves clients throughout New England and across the United States. The firm has offices in Boston, Stamford, New Haven and Hartford, and White Plains, New York.

Harris Beach and Murtha Cullina will continue to operate as separate, independent entities until the combination has been completed. Both firms are committed to ensuring clients continue to receive high-quality, focused services throughout this process. During this period, Chris Jagel, CEO of Harris Beach, and Andy Corea, managing partner of Murtha Cullina, will co-lead an interim advisory committee.

Founded in 1856, Harris Beach and its subsidiaries provide legal and professional services to clients across New York state, as well as nationally and internationally. It is among the country’s top law firms as ranked by The National Law Journal and ranks as a BTI Elite law firm based on in-depth interviews of more than 600 corporate counsel at the world’s largest and most influential companies. Clients include Fortune 100 corporations, privately held companies, emerging businesses, public sector entities, not-for-profit organizations, and individuals.

Murtha Cullina is a mid-sized firm with full-service capabilities established in 1936, with a deeply rooted culture of collaboration, excellence and inclusion. With offices throughout the Northeast and New England serving local, regional, national and international clients, including public and private companies, institutions, government entities, tax-exempt organizations and individuals, Murtha Cullina is focused on its clients’ business goals and strategic objectives. The firm’s core practice areas include business law, employee benefits, energy, environmental, health care, immigration, intellectual property, labor and employment, litigation, real estate, tax, tax-exempt organizations, trusts and estates, bankruptcy and creditors’ rights, construction, municipal and commercial finance.



Aimee Hofmann

## THE HEALING POWER OF THE ARTS

The Burke Rehabilitation Hospital Award Dinner to be held on Thursday, June 6, at Westchester Country Club in Rye, New York has selected “Healing Power of the Arts,” which highlights the transformative impact of the arts in rehabilitation and recovery as its theme. The honorees reflecting theme are artist Aimee Hofmann and MedRhythms Inc., the innovative providers behind Burke’s Neurologic Music Therapy program.

This highest honor bestowed by the Board of Trustees of Burke Rehabilitation Hospital is awarded annually to individuals or groups who have made significant contributions to the field of rehabilitation celebrating not only the overcoming of physical challenges but also the contributions to the understanding and treatment of physical disabilities.

Hofmann’s unique abstract art has inspired many with its vibrancy and depth, symbolizing the resilience and strength found in the journey of recovery. Her artwork adorns the walls throughout Burke Rehabilitation’s buildings. MedRhythms has been a pioneer in integrating music therapy into neurological rehabilitation, demonstrating the profound effects of music on the brain’s healing process. Since 2021, MedRhythms has been the sole provider of Neurologic Music Therapy at Burke.

The Award Dinner serves as the premier fundraising event for Burke with proceeds directly supporting the hospital’s rehabilitative care services and the Healing Power of the Arts fund. This fund is instrumental in incorporating art into rehabilitation, providing patients with innovative therapeutic options that harness creativity and expression as

pathways to healing.

Burke Rehabilitation is a nationally recognized and accredited not-for-profit health-care organization that provides leading physical rehabilitation treatment, research and graduate medical education. It offers a full spectrum of inpatient and outpatient rehabilitation services to improve the quality of life for people following an injury or surgery and those managing symptoms from chronic conditions. In addition to its hospital in White Plains, Burke, a member of the Montefiore Health System has 13 outpatient locations in the Bronx, Westchester County and the Hudson Valley, with additional sites planned.

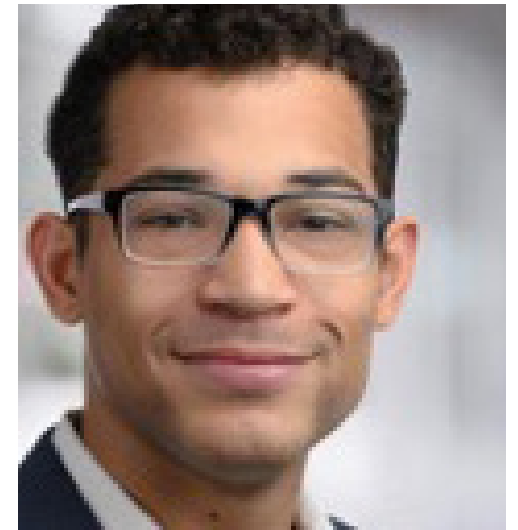
Hofmann is a Westchester-based abstract artist and disability advocate. At 30, she suffered from the neurological condition, transverse myelitis, an inflammation in the spinal cord that caused complete paralysis from level T10 of the spine. After learning she would never walk again, art gave her peace during the difficult stages of loss, grief, self-reflection and re-discovery. Art helped her emotionally heal, as well as find joy again.

MedRhythms, Inc. has been the leading provider of Neurologic Music Therapy (NMT) in the nation since 2013. It exists to restore the lives and quality of life of loved ones with neurologic impairments and focuses on the intersection between music, neuroscience and technology, providing interventions to achieve optimum outcomes in sensorimotor, speech and language, and cognitive goals in patients.

To date, Burke’s inpatient NMT program has treated over 600 patients, and in a survey of over 100 patients, 95% of those believed that NMT contributed to their recovery process.

The NMT program truly aligns with the vision of Burke to lead the field as the most effective and compassionate provider of medical rehabilitation by practicing innovative treatment, pioneering clinical research and inspiring education.

## CMG BUILDING ITS M&A TEAM



Jean-Paul Chiappini

Jean-Paul Chiappini has joined Carter Morse & Goodrich (CMG) in Southport, Connecticut, as an associate where he will play an integral role in merger and acquisition (M&A) transaction execution, valuation analyses and marketing initiatives.

“We welcome JP to the CMG family. We are continuing to build our team with experienced, talented professionals who exemplify our core values,” said Michael Carter, managing partner of CMG. “JP’s experience at two significantly larger firms will help us continue to build our firm and deliver extraordinary results for our clients.”

Before joining Carter Morse & Goodrich, Chiappini spent four years working at Ernst & Young. He began his career on Wall Street at TD Cowen where he worked on middle-market sell-side transactions for technology companies across various verticals.

Chiappini attended Quinnipiac University’s 3+1 Program, where he graduated in three years with a double major in finance and economics. He then earned a master’s degree in financial risk management from the University of Connecticut.

Carter Morse & Goodrich is a boutique M&A advisory firm founded in 1987 that specializes in representing founder-led and family-held businesses valued between \$25 million and \$250 million.

While CMG provides a full range of investment banking services, its primary focus is representing owners who are pursuing their once-in-a-lifetime M&A transactions. CMG specializes in advising leading companies in niche markets to plan, prepare, execute and close successful transactions that maximize shareholder value. It fully understands and appreciates the unique dynamics of closely held businesses and the importance of owner legacies.



Savings Bank of Danbury representatives, from left, Kendal Joseph and Bobby Hagan presenting Stamford Museum & Nature Center's (SM&NC) Director of External Affairs Karen Meizels with a plaque and grant.

## BANK SUPPORTS ALIGNMENT WITH SCHOOLS

Savings Bank of Danbury representatives Kendal Joseph and Bobby Hagan presented Stamford Museum & Nature Center's (SM&NC) Director of External Affairs Karen Meizels, with a plaque and Community Grant in support of the organization's Aligned-With-The-Schools education program. This vital program serves tens of thousands of students annually in nearly 150 community schools, 25% of which are Title I Schools. An SM&NC Business Affiliates

Member, the bank is one of many local businesses partnered with the museum whose commitment supports the mission to bring the wonders of art, nature, astronomy and environmental education to the community and surrounding region. For more information on the Business Affiliates Membership program and the benefits gained by company employees through partnership, call 203-977-6546 or visit [stamfordmuseum.org/businessaffiliates](http://stamfordmuseum.org/businessaffiliates).

## SALUTING SMALL BUSINESSES

The Corporation for New Milford Economic Development's "Best of the Best" Awards on June 6 at 19 Main St., New Milford, recognizes the achievements of small businesses and honors their significant contributions as drivers of economic growth. Proceeds from the event will benefit the corporation's Façade Grant Program, which helps local businesses enhance the aesthetic appeal of their storefronts and facades.

Oley Carpp, chairman of the CNMED Board, said, "The Corporation for New Milford Economic Development is proud to honor the achievements of our small-business community... I wish we could toast them on a daily basis. These businesses are the backbone of our local economy and their perseverance and dedication deserve to be celebrated."

In addition to recognizing and rewarding excellence, the awards event serves as a fundraiser for the Façade Grant program, which assists local businesses in enhancing their store-

fronts and facades. All proceeds from the event will directly benefit this aesthetic initiative and be an investment in the integrity of the town's business landscape.

Nominations for the New Milford's Best of the Best Awards are currently open and can be submitted online through the CNMED website. In addition, the CNMED encourages businesses and individuals not only to attend this special event but to explore sponsorship opportunities. "By sponsoring the CNMED's "Best of the Best Awards", you not only showcase your support for our local business community but also gain valuable exposure to a diverse audience of stakeholders and community members," said Carpp.

The Corporation for New Milford Economic Development is a nonprofit organization composed of community business leaders, representatives of the town government and individuals with a commitment to economic development.

## SPEEDING UP INTERNET CONNECTIONS

A provider of multigig, 100%-fiber internet and phone service to residential and business customers across the Northeast, Archtop, is speeding up construction throughout the village of Rhinebeck, New York. A Memorandum of Understanding (MOU) is in place with the village and Archtop anticipates its service to begin rolling out across the area later this month.

"With Archtop as a trusted and reliable tech partner, village residents will have the option to use them as their internet provider at 1Gb (gigabit) and greater speeds. That's faster than other plans currently available," said Gary Bassett, mayor of the village of Rhinebeck.

Archtop's construction activity over the past several months has involved aerial work on utility poles as well as micro-trenching, a minimally invasive process using a specialized machine to slice a one-inch-wide trench in pavement up to two feet beneath the road surface, but above sewer, water, gas and electrical infrastructure.

"With every new community we reach, the mission of Archtop Fiber continues to build momentum and come to life," said Jeff DeMond, chairman and CEO of Archtop Fiber. "We are not just lighting up neighborhoods. We are igniting connections and empowering growth. Rhinebeck's launch is a celebration of progress, shining a light on new possibilities and the bright future we are building together."

Archtop Fiber was founded with a commitment to bring the fastest, most reliable, environmentally friendly and affordable internet access to those who have traditionally been underserved — or even overlooked. The Archtop team has decades of success partnering with communities, large and small, to create technology-driven opportunities.

## HEALTH-CARE EQUALITY

Illume Fertility recently announced its "LGBTQ+ Healthcare Equality Leader" designation from the Human Rights Campaign Foundation (HRC). The designation was awarded in the 16th iteration of HRC's Healthcare Equality Index (HEI) in which a record 1,065 health-care facilities actively participated in the HEI 2024 survey and scoring process. Of those participants, only 384 received the top score of 100, earning the LGBTQ+ Healthcare Equality Leader designation.

"We are proud to be a nationwide leader in equitable LGBTQ+ reproductive health care," said Suha Buckley, managing director at Illume Fertility. "As the only free-standing fertility center in the New England region to hold the HEI designation, patients across the LGBTQ+ spectrum flock to Illume to receive exceptional fertility and family-building care in an inclusive, welcoming environment."

"As anti-LGBTQ+ extremists look to strip away health-care access at every turn, LGBTQ+ people and their loved ones are looking for health-care providers to offer and champion fully inclusive services. The Healthcare Equality Index is helping people find facilities where welcoming policies and practices are the standard," said Kelley Robinson, president of the Human Rights Campaign. "We know that LGBTQ+ people — especially our trans family — continue to face discrimination in the doctor's office. No one should have to put their health on the backburner for fear of mistreatment in a health-care facility or by their doctor."

This year's HEI comes as LGBTQ+ adults are twice as likely as non-LGBTQ+ adults to be "treated unfairly or with disrespect by a doctor or health-care provider" in the last three years, according to the Kaiser Family Foundation. The impact of anti-LGBTQ+ legislation combined with a history of discrimination in health-care settings has the potential to cause even more LGBTQ+ people to delay or avoid seeking health care, which makes the HEI even more salient for those looking to find LGBTQ+-inclusive care.

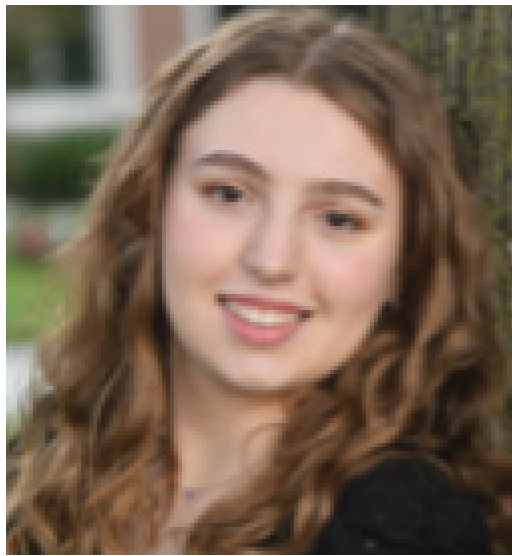
With the announcement of Illume Fertility's seventh year holding HEI leader status, the practice continues to demonstrate its unwavering commitment to providing exceptional care to LGBTQ+ patients looking to preserve their fertility prior to transitioning, build a family through fertility treatment, or access world-class reproductive health care.

Illume Fertility, formerly RMA of Connecticut, is a leading modern fertility practice providing an exceptional patient experience, innovative care and expertise to help patients achieve their fertility and family-building goals. Led by an award-winning team of nine highly credentialed, board-certified reproductive endocrinologists, Illume Fertility specializes in a range of assisted reproductive technologies. For the last seven years, Illume Fertility has been recognized as a Leader in Healthcare Equality by the Human Rights Campaign. It is one of the largest fertility clinics and egg donation centers in the region, offering a variety of services, patient support and nutrition counseling, acupuncture and yoga.

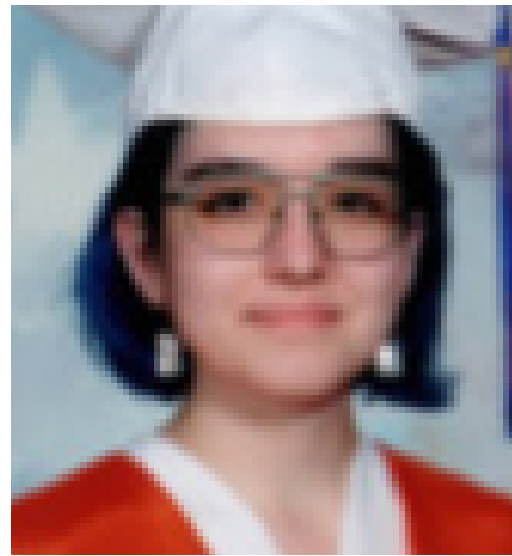
The Human Rights Campaign Foundation is the educational arm of the Human Rights Campaign (HRC), America's largest civil rights organization working to achieve equality for lesbian, gay, bisexual, transgender and queer (LGBTQ+) people. Through its programs, the HRC Foundation seeks to make transformational change in the everyday lives of LGBTQ+ people, shedding light on inequity and deepening the public's understanding of LGBTQ+ issues, with a clear focus on advancing transgender and racial justice.



Adrianna Antenucci



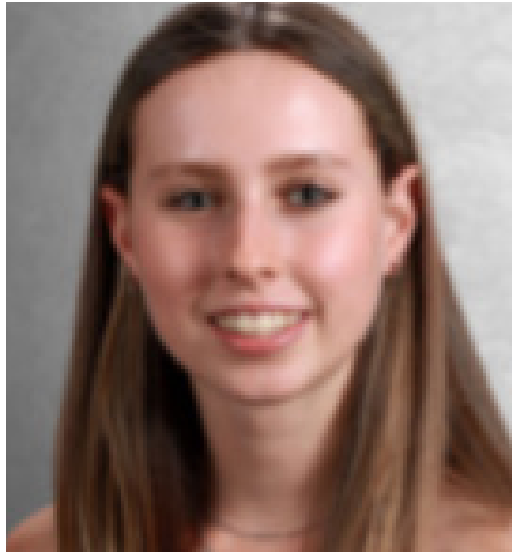
Samantha Barca



Penelope Cloonan



Vincent Daly



Lucia Lammers



Nina Loren Maloney



Emily Moccia



Cassandra Pelosi

## 2024 SCHOLARSHIP RECIPIENTS

Before paying tribute to the students whom the Enrico Fermi Educational Fund in Yonkers, New York, has awarded its 2024 scholarships, recollecting the legacy of the fund's namesake is warranted. Enrico Fermi was born on Sept. 29, 1901, in Rome, Italy. At age 14, he became interested in the study of physics as a way of coping with his grief over losing his brother Giulio during minor surgery. In 1922, he graduated with a doctorate from the prestigious Scuola Normale Superiore of Pisa, a special university-college for selected gifted students. In 1923, Fermi was awarded a scholarship from the Italian government and spent several months with Professor Max Born

in Gottingen, Germany. Later that year he returned to Italy to occupy the post of lecturer in mathematical physics and mechanics at the University of Florence, a position he held for two years. In 1926, Fermi discovered the statistical laws, nowadays known as the "Fermi statistics," governing the particles subject to Pauli's exclusion principles (now referred to as fermions, in contrast with bosons, which obey the Bose-Einstein statistics). The next year, Fermi was elected professor of theoretical physics at the University of Rome, a post that he retained until 1938 when he emigrated to America, primarily to escape Mussolini's fascist dictatorship. Fermi was also awarded the 1938 Nobel Prize in Physics for his demonstrations of the existence of new radioactive elements produced by neutron irradiation and for his related discovery of nuclear reactions brought about by slow neutrons. During Fermi's early career in Rome, he focused on electrodynamic problems and theoretical investigations on various spectroscopic phenomena, but soon turned his attention from the outer electrons toward the atomic nucleus itself.

The Enrico Fermi awardees are:

Adrianna Antenucci, a graduating senior from John F. Kennedy Catholic Preparatory School in Somers, New York, says heritage has helped her to become more resourceful and to not be discouraged by criticism.

Samantha Barca is a graduating senior from The Ursuline School in New Rochelle. She is one of the most academically conscious and diligent students who is described as an intelligent, responsible and hardworking

young woman who is passionate about science and uses her skills to help educate others.

Penelope Cloonan is a graduating senior from Yonkers High School. She is a candidate for the Seal of Bilingualism in English and Italian and is the recipient of The Bausch + Lomb Honorary Science Award from the University of Rochester, which is an award given to students who display academic rigor in science and math while positively contributing to their community. Her passion for science has led to immunology research at Regeneron where she spent 12 weeks over the past two summers working in a full-time position as a mentorship student.

Vincent Daly is a graduating senior from Regis High School where he is taking the most rigorous course load possible at his school, as well as four years excelling and studying the Chinese language. His strong commitment to academics is matched only by his outstanding dedication to his community. As a result of the pandemic, Daly founded a thriving tutoring business and currently has many tutors working for him. Recognizing the importance of education in transcending cycles of poverty, he also created a volunteer branch called DT Cares, a free tutoring service for students from underprivileged families.

Lucia Lammers is a graduating senior from Harrison High School who has won multiple science awards and is a finalist at the 2024 NYSSEF International Science and Engineering Fair. She is a Nationwide Top 300 Scholar in the 2024 Regeneron Science Research Talent Search and at 7 years old, after receiving a sewing machine for Christmas taught herself to sew, which led her to conduct research with the Fashion Institute of Technology and develop methods to dye fabric on her own, demonstrating her impressive ability to integrate an environmental science and chemistry project into the world of fashion.

Nina Loren Maloney is a graduating senior from Maria Regina High School and is the founder and president of the Engineering Club at the school. Her leadership skills and passion for science and math shine through in how she runs the club. She says her Italian heritage has stressed the importance of working for what she believes in, because nothing will come to her if she sits back and waits for it.

Emily Moccia is a graduating senior from Yonkers Montessori Academy. She is a member of the National Honor Society, Spanish Honor Society, Math Honor Society and a Semifinalist for the Ronald Reagan General Electric Scholarship. Emily strives to see change in her environment. Not only does she excel academically, she also performs exceptionally well in a competitive environment and was awarded honors in All Section 1 League Softball for the past three years. She enjoys spending time with her five siblings and hopes to continue the legacy of her parents.

Cassandra Pelosi is a graduating senior from North Salem High School who has an innate curiosity and passion for learning. She has won several excellence awards in numerous AP classes, as well as being the recipient of the Harvard Book Award, RIT Business Leadership Award, NYS Comptroller Award, and HOBY Leadership Award. Inspired by her interest in science and her Italian heritage's strong work ethic and sense of values, Pelosi plans to pursue a pre-med track and major in biology.



## A REWARDING THING TO DO

The Miles of Hope Breast Cancer Foundation recently announced its scholarship awards, which went to 19 Hudson Valley students.

“This is one of the most rewarding things we do,” explained Executive Director Pari Forood.

“Each year, a committee made up of members of our board, former and current teachers and the two co-founders of the foundation get together to review applications and read heartwarming essays from students whose lives have been impacted by breast cancer.”

The Miles of Hope mission is to fund support services, education and outreach for people affected by breast cancer within the nine counties of the Hudson Valley. In 2024, the foundation received 50 applications from six counties –19 students were awarded between \$1,250 and \$5,000 for their college/university expenses.

“This year, we gave away \$45,000 to students whose lives have been affected by breast cancer,” explained Co-Founder and Scholarship Committee Chairman Cathy Varunok.

“We work with guidance counselors in 24 school districts to make sure that any student whose life has been affected by breast cancer has the opportunity to apply for this scholarship. The process is relatively easy. Students submit their grades, class rank and volunteer activities as they relate to breast cancer and an essay telling us how breast cancer has impacted their lives,” Forood said.

“The committee is made up of breast cancer survivors and people who have also been affected by the disease. The entire process takes a few months from receipt of the applications online, to assessing them. It is one of our most important programs along with helping people in treatment with their bills and finances.

The scholarship recipients with their current educational institution and county of residence are:

Schuyler Birrittella, Poughkeepsie High School – Betty Howard Scholarship, Dutchess

Ayden Brown, FDR High School – Miles of Hope Scholarship, Dutchess

Clifford Bush, Rondout High School – Miles of Hope Scholarship, Ulster

Giuliana Calderon, John Jay High School – Miles of Hope Scholarship, Dutchess

Eileen Connolly, Our Lady of Lourdes – Miles of Hope Scholarship, Dutchess

Gabriella DeGuzman, Our Lady of Lourdes – Dana Effron Scholarship, Dutchess

Kaitlyn Eisentraut, Middletown High School – Miles of Hope Scholarship, Orange

Emma Gatta, Arlington High School – Miles of Hope Scholarship, Dutchess

Meghan Hammond, Millbrook High School – Paulette Pettorossi Scholarship, Dutchess

Madison Kaminski, Roy C. Ketcham – Lynne and Bob Kopac Scholarship, Dutchess

Liam Maroney, Red Hook High School –

Betty Benecke Scholarship, Dutchess  
Jahnvi Mundra, Arlington High School – Miles of Hope Scholarship, Dutchess  
Megan Palestro, Arlington High School – Michael Benecke Scholarship, Dutchess  
Merylin Rinaldi, Beacon High School – Paulette Pettorossi Scholarship, Dutchess  
Jordyn Strati, New Milford High School – Miles of Hope Scholarship, Dutchess  
Audrey Trick, John Jay High School – Adele Bayer Scholarship, Dutchess  
Maelia Vasquez, Poughkeepsie High School - Michael Effron Scholarship, Dutchess  
Jaiden Wilson, Horace Mann High School - Adele Bayer Scholarship, Westchester  
Landon Zehr, Highland High School - Miles of Hope Scholarship, Ulster

## SENATOR TO BE AWARDED FOR HER UNWAVERING SUPPORT



Andrea Stewart-Cousins

Friends of the Rockefeller State Park Preserve will honor New York State Senate President Pro Tem and Majority Leader Andrea Stewart-Cousins at their 2024 Gala on Saturday, June 29, at the Rockefeller Estate in Pocantico Hills. She will receive the prestigious John D. Rockefeller Jr. Park Preservation Award for her unwavering support of New York State Parks and commitment to environmental stewardship.

“Andrea Stewart-Cousins has championed not only the Rockefeller State Park Preserve, but all parks in New York state since she was elected to the New York State Senate in 2007,” said George Gumina, founder and president of the Friends, a nonprofit organization dedicated to protecting and maintaining the preserve’s land and historical features. “Her tenure as the longest-serving Democratic Majority Leader in New York State Senate history, and the first woman and African American woman in this role, make her an unstoppable force committed to addressing the needs of all New Yorkers.”

Resources raised by the gala will continue the next steps of a major project at the preserve’s Rockwood Hall section. This unique 88-acre section of the park directly overlooking the Hudson River has become increasingly popular with visitors. The improvement project will provide a formal entrance with a courtyard, an informational kiosk, restroom facilities

and much-needed improved and expanded parking.

The event will be held in the majestic Playhouse, the two-story, Tudor-style mansion that John D. Rockefeller Jr. built in 1927 as a place for his family to gather, host events and enjoy.

“I am deeply honored to receive this recognition from the Friends of the Rockefeller State Preserve for our collective efforts in environmental stewardship and unwavering support of New York’s cherished parks,” said Stewart-Cousins. “As we celebrate the centennial of the New York State Parks system, it is a poignant reminder of the legacy we are entrusted to uphold and the future we must safeguard. As Senate Majority I have championed critical legislation, enhancing transparency in parkland use and introducing innovative programs like the state parks passport and resident curator programs. These initiatives aim to enrich our connection to nature and deepen our commitment to education and inclusivity. Furthermore, we have enacted historic legislation, including the Climate Leadership and Community Protection Act, and made significant investments to combat climate change, ensuring countless more generations of New Yorkers can enjoy places like the Rockefeller Preserve. This accolade belongs to all New Yorkers who value our natural heritage and strive for a greener, more sustainable future. Together, we continue to fortify our dedication to preserving our state’s natural beauty and environmental integrity.”

Under the leadership and guidance of Stewart-Cousins, in the last year alone the Senate passed specific parks-related bills, which will greatly impact the parks’ preservation.

The Friends award reflects the extraordinary contributions that John D. Rockefeller Jr. made in the form of financing, maintaining and protecting the land that now comprises the Rockefeller State Park Preserve, a national treasure enjoyed by more than 400,000 visitors each year. With his father, John D. Rockefeller Sr., John D. Jr. designed the Preserve’s unique 65-mile network of carriage roads. These 16-foot-wide crushed stone pathways give the Preserve its elegant look and overall appeal. The well-engineered loops traverse open fields, dense forests and wetlands, offering stunning vistas of the Hudson River and surrounding landscape. Through the Friends tireless efforts, the New York State Historic Review voted unanimously to include the Preserve and its carriage road system in the State Register of Historic Places in 2018.

Since 1983, more than 1,700 acres have been deeded over to New York State as gifts from the Rockefeller family. The Preserve is open year-round for strolling, hiking, jogging, horseback-riding, fishing (in season) and wildlife-watching and photography.

The Friends of Rockefeller State Park Preserve Inc. is a nonprofit organization that works with the New York State Office of Parks, Recreation & Historic Preservation to protect and maintain the Rockefeller State Park Preserve. The Friends was established in 1996 to encourage public participation in protecting the Preserve’s wildlife and habitat, sustaining its historical and archaeological features, and most importantly — maintaining its unique system of carriage roads. The Friends support educational programs, major exhibits, carriage road maintenance and habitat restoration.

## PINNED INTO NURSING PROFESSION



Manhattanville nursing graduate receives pin at traditional ceremony May 7.

Manhattanville University’s class of four-year nursing students and accelerated students earned official pins marking their entry into the nursing profession.

Fifteen undergraduate students were honored in a Pinning and Award Ceremony that celebrated their accomplishments. Another 10 students also completed an accelerated nursing program for nurses who already had their undergraduate degrees.

“Entering the nursing field is a serious commitment, but when I think that this class of undergraduate students made the decision to become nurses during Covid, I am truly impressed with their passion for the profession and their dedication to their clinical practice,” said Debra Simons, Ph.D., dean of the School of Nursing and Health Sciences.

The Pinning Ceremony is a tradition dating back to the 1880s inspired by Florence Nightingale who blazed the trail for nurses on the frontlines. Students participated in a formal commencement ceremony on May 11.

Manhattanville launched its nursing program in 2020. It offers two degrees in nursing: Bachelor of Science in Nursing for traditional four-year and transfer students as well as a Bachelor of Science in Nursing for second-degree students who already hold a bachelor’s degree. It also added a master’s degree track Family Nurse Practitioner program, and recently added a master’s degree program for nursing leaders.

Manhattanville University (formerly Manhattanville College) is a private liberal arts institution dedicated to academic excellence, purposeful education and social responsibility. For three years in a row, “U.S. News and World Report” has ranked Manhattanville the number-one private, nonprofit institution in New York among Top Performers of Social Mobility in Regional Universities North. Founded in 1841, the university offers more than 75 undergraduate and graduate areas of study in the arts and sciences, education, nursing and health sciences, business and creative writing, as well as continuing and executive education programs. Graduate students can choose from more than 70 graduate and certificate programs. Extracurricular offerings include more than 45 clubs and activities and 24 NCAA Division III teams.

## WESTCHESTER

**Court Cases  
U.S. Bankruptcy Court  
White Plains &  
Poughkeepsie  
Local business cases,  
April 24 - 30**

**The Ryal Schuyler LLC, Nyack, Rona Allen, managing member,** 24-22365-SHL: Chapter 11, assets \$1 million - \$2 million, liabilities \$500,000 - \$1 million, Attorney: Michelle Toppin.

**St. Christopher's Inc., Dobbs Ferry, Sarah Ruback, CEO,** 24-22373-SHL: Chapter 11, assets \$10 million - \$50 million, liabilities \$1 million - \$10 million, Attorney: Janice B. Grubin.

**The McQuade Foundation, Dobbs Ferry, Lee Allen, board president,** 24-22374-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million, Attorney: Janice B. Grubin.

**U.S. District Court, White Plains  
Local business cases,  
April 24 - 30**

**District No. 9 Union of Painters and Allied Trades funds, White Plains vs. Brick, New Jersey,** 24-cv-3286: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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

**770 Hot Springs Road LLC, Emeryville, California vs. Renaissance Rental Partners, White Plains, et al,** 24-cv-3290-CS: Breach of contract. Attorney: Alicia A. Tallbe.

**Stephen and Jessica Scott, Waterford, Michigan vs. Intercos America Inc., Congers,** 24-cv-3310: Personal injury. Attorney: Jeffrey T. Millman.

## DEEDS

Above \$1 million

**18-20 Kensico LLC,** Elmsford. Seller: 18-20 S. Kensico Avenue LLC, Brooklyn. Property: 18-20 S. Kensico Ave., White Plains. Amount: \$4.4 million. Filed April 19.

**24 Overhill LLC,** Scarsdale. Seller: Christine Liu, Brooklyn. Property: 24 Overhill Road, Scarsdale. Amount: \$4.1 million. Filed April 15.

**Adler, Susan,** West Harrison. Seller: Al Mashal LLC, New York. Property: 20 Stonewall Circle, Harrison. Amount: \$2.5 million. Filed April 17.

**BFT Holdings LLC,** New York. Seller: Integrity 1444 BPR LLC, Melville. Property: 1444 Boston Post Road, Rye Town. Amount: \$3.2 million. Filed April 17.

**Church Street 27 Realty LLC,** Bronxville. Seller: Shivi Bansal, Scarsdale. Property: 27 Church Lane, Scarsdale. Amount: \$3.4 million. Filed April 12.

**DNM Properties Inc.,** New Rochelle. Seller: Talent and Entertainment Unlimited Corp., White Plains. Property: 111 Plain Ave., New Rochelle. Amount: \$2.3 million. Filed April 17.

**Little Deer 11 LLC,** Scarsdale. Seller: Kedia Gautum, Jersey City, New Jersey. Property: 57 Franklin Road, Scarsdale. Amount: \$2.5 million. Filed April 18.

**LW Premier Development Realty Corp.,** Pelham. Seller: Kathleen Gallagher, Pelham. Property: 840 James St., Pelham. Amount: \$1.7 million. Filed April 12.

**Spencer East Realty LLC,** Scarsdale. Seller: Parkway Spencer Building LLC, Scarsdale. Property: 40-52 Eastern Parkway, Scarsdale. Amount: \$13 million. Filed April 12.

## Below \$1 million

**139 North Highland Avenue LLC,** Ossining. Seller: 139 Highland LLC, Chappaqua. Property: 139 N. Highland Ave., Ossining. Amount: \$800,000. Filed April 12.

**184 Rumsey LLC,** Bronx. Seller: Jennifer German, Yonkers. Property: 184 Rumsey Road, Yonkers. Amount: \$820,000. Filed April 16.

**204 Woodworth Realty LLC,** Scarsdale. Seller: Anny Florentino, Bronx. Property: 109 12th Ave., Mount Vernon. Amount: \$659,000. Filed April 19.

**Arango, Gabriel,** White Plains. Seller: Iron Knight Acquisitions LLC, Yonkers. Property: 166 Elm St., New Rochelle. Amount: \$765,000. Filed April 19.

**Baba, Jean E.,** Yonkers. Seller: Yonkers is the Place LLC, Yonkers. Property: 31 Arthur Place, Yonkers. Amount: \$350,000. Filed April 11.

**Bellantoni, Roseann,** Port Chester. Seller: R&J Property Solutions LLC, Yonkers. Property: 32 Glen Ave., Rye Town. Amount: \$400,000. Filed April 18.

**Bonante, Christopher T.,** White Plains. Seller: MJD Contracting Corp., Carmel Hamlet. Property: 3170 Albany Post Road, Cortlandt. Amount: \$302,000. Filed April 15.

**Branca, Gene R.,** Rye Brook. Seller: Branca Realty LLC, Port Chester. Property: 17 Winding Wood Road, Rye Town. Amount: \$900,000. Filed April 12.

**BV Capital LLC,** Eastchester. Seller: Sheila Estrella, Cortland Manor. Property: 62 Sherwood Road, Cortlandt. Amount: \$500,000. Filed April 19.

**Cari, Judith,** Harrison. Seller: BV Capital LLC, Westbury. Property: 186 West St., White Plains. Amount: \$330,000. Filed April 19.

**Cassone, John R.,** Pelham. Seller: Immobili Realty LLC, Yonkers. Property: 312 Seventh Ave., Pelham. Amount: \$480,000. Filed April 16.

**Danieli, Kenneth,** White Plains. Seller: DMC Acquisitions LLC, Yonkers. Property: 106 Puritan Drive, Rye Town. Amount: \$276,000. Filed April 19.

**Glover, Sidney,** Silver Spring, Maryland. Seller: BLSE Purchasers LLC, Harrison. Property: 107 Colonial Place, New Rochelle. Amount: \$356,000. Filed April 17.

**Johnson, Debra A.,** Briarcliff Manor. Seller: Immobiliare Assets LLC, Mount Kisco. Property: 123 Stanwood Road, Bedford. Amount: \$475,000. Filed April 16.

**Klementowicz, Joseph R.,** Hastings-on-Hudson. Seller: 446 Warburton Avenue LLC, Hastings-on-Hudson. Property: 446 Warburton Ave., Greenburgh. Amount: \$610,000. Filed April 16.

**Kunsuluu RE LLC,** Brooklyn. Seller: Rachel Sibrizzi, Croton-on-Hudson. Property: Route 9, Hudson River, A-22, Cortlandt. Amount: \$41,000. Filed April 19.

**Langford, Mary E.,** Chico, California. Seller: Six25 Concierge II LLC, White Plains. Property: 398 Weaver St., Mamaroneck. Amount: \$792,000. Filed April 17.

**Lilian, Hope,** White Plains. Seller: MG Real Estate Improvements LLC, New Rochelle. Property: 50 Quarry Lane, Bedford. Amount: \$740,000. Filed April 15.

**Mahlab Family Realty LLC,** Great Neck. Seller: Diana C. Connolly, Baldwin Place. Property: 124 Teatown Road, Cortlandt. Amount: \$325,000. Filed April 16.

**Mowery, Mitchell,** New York. Seller: 92 Stephen Drive LLC, New York. Property: 92 Stephen Drive, Mount Pleasant. Amount: \$568,000. Filed April 12.

**MTGLQ Investors LP,** Dallas, Texas. Seller: John Kiriakos, Yonkers. Property: 20 Lamartine Ave., Yonkers. Amount: \$340,000. Filed April 16.

**MTGLQ Investors LP,** Dallas, Texas. Seller: Balram Haymraj, Mount Vernon. Property: 249 11<sup>th</sup> Ave., Mount Vernon. Amount: \$515,000. Filed April 18.

**Nielsen Sr., Robert J.,** Bedford. Seller: Ahsoka Trading LLC, Brooklyn. Property: 217 Greenwich Road, Bedford. Amount: \$625,000. Filed April 19.

**Pavan, Edward,** Murrells Inlet, South Carolina. Seller: Bedford South Adam LLC, Yonkers. Property: 59 Adams St., Bedford. Amount: \$650,000. Filed April 12.

**Petitta, Maria,** Bedford Hills. Seller: 204 Babbitt Road Partners LLC, Portland, Maine. Property: 204 Babbitt Road, Bedford. Amount: \$305,000. Filed April 15.

**Pivot Enterprises LLC,** Briarcliff Manor. Seller: Brian Weizhe Yu, White Plains. Property: 22 S. Lawn Ave., Greenburgh. Amount: \$825,000. Filed April 19.

**RiverRock Construction LLC,** Cold Spring. Seller: Michael Segreto, Peekskill. Property: 1324 Main St., Peekskill. Amount: \$42,000. Filed April 19.

**Rizzo Jr., Joseph M.,** Pound Ridge. Seller: Proven RB LLC, Carmel. Property: 20 Woods Bridge Road, Bedford. Amount: \$912,000. Filed April 17.

**Robinson, Jacqueline,** Covington, Georgia. Seller: 15 Taylor Road Inc., New Windsor. Property: 15 Taylor Road, Greenburgh. Amount: \$710,000. Filed April 19.

**Team Jr., LLC,** West Nyack. Seller: Reza Rezvani, New Rochelle. Property: 557 Benedict Ave., Greenburgh. Amount: \$786,000. Filed April 18.

**Tirone, Anthony,** White Plains. Seller: US Bank NA, Greenville, South Carolina. Property: 225 Union Ave., Mount Vernon. Amount: \$720,000. Filed April 17.

**US Bank NA,** Hopkins, Minnesota. Seller: Solterra Properties For 54IV Carmel LLC, Mahopac. Property: 3571 Gomer St., Yorktown. Amount: \$465,000. Filed April 12.

**US Bank Trust NA,** Dallas, Texas. Seller: Kataria Ratna, Scarsdale. Property: 16 Prickly Pear Hill Road, Cortlandt. Amount: \$995,000. Filed April 19.

## FEDERAL TAX LIENS

**Federal Tax Liens, \$10,000 or greater, Westchester County, April 24 - 30**

**Aberdeen Cantonese Restaurant:** White Plains, 2020 and 2023 quarterly and corporate taxes, \$50,973.

**Breuer Premium Pet Food Company Inc.:** Bedford, 2019 - 2020 quarterly taxes, \$25,504.

**Camal, Berta:** Ossining, 2019, 2021, 2022 personal income, \$37,941.

**Chang, Yeun Hee:** Ardsley, 2018 - 2020, 2022 personal income, \$82,933.

**Cherner, Dan:** Tuckahoe, 2017 - 2020, 2022 personal income, \$125,951.

**Gefus SBIC II LP:** Port Chester, 2019 annual withholding for U.S. income of foreign person, \$30,808.

**Lala, Linda:** Scarsdale, 2020, 2022 personal income, \$165,464.

**Learning Shop Inc.:** Harrison, 2023 quarterly taxes, \$18,676.

**Lee, Joo Young:** Ardsley, 2018 - 2020, 2022 personal income, \$82,933.

**Leone, Lillian:** Yonkers, 2012, 2017 - 2022 personal income, \$20,768.

**Moore, Tamara:** White Plains, 2020 - 2021 personal income, \$105,810.

**Mount Kisco Surgery Center LLC:** Mount Kisco, 2020 quarterly taxes, \$18,943.

**Ogbonuba, Frank:** Yonkers, 2019, 2021- 2023 personal income and failure to collect employment taxes, \$266,744.

**Sabater, India C.:** Yonkers, 2019 - 2022 personal income, \$11,448.

**Pagan, Michael and Paula Pagan:** Valhalla, 2022 personal income, \$34,645.



**Santini, Ferdinand R. and Constance Santini:** Tarrytown, 2019 - 2022 personal income, \$50,944.

**Talley, Nigel:** Mount Vernon, 2011 personal income, \$57,377.

**Yaris Contracting Inc.:** Valhalla, 2020 - 2023 quarterly and corporate taxes, \$24,579.

## JUDGMENTS

**104 Buena Vista Avenue LLC, et al,** Jamaica. \$30,340 in favor of the city of Yonkers. Filed March 15.

**410 Partners LLC,** Mount Kisco. \$22,169 in favor of D'Agostino Law Office PC, Pleasantville. Filed March 7.

**Acosta, Mirian,** Bronx. \$2,442 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 22.

**Aguirre-Romero, Otilio,** Bronx. \$16,744 in favor of Chubb Group of Insurance Companies, New York. Filed March 28.

**Anaya, Josefina,** New Rochelle. \$3,745 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 5.

**Archevald, Jason,** New Rochelle. \$15,970 in favor of American Express National Bank, Sandy, Utah. Filed March 22.

**Ashby, Khmera A.,** Mount Vernon. \$3,872 in favor of Capital One NA, McLean, Virginia. Filed March 21.

**Aurora Tourism Services LLC,** New York. \$61,295 in favor of EBF Holdings LLC, New York. Filed March 26.

**Awawdeh, Hammad,** Yonkers. \$114,612 in favor of American Express National Bank, Sandy, Utah. Filed March 20.

**Baroco Contracting Corp.,** Yonkers. \$279,398 in favor of Cement & Concrete Workers District Council Welfare Fund, Bayside. Filed March 26.

**Beckford, Morvette A.,** Mount Vernon. \$10,521 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 22.

**Belfor, Cyril,** Mount Vernon. \$4,511 in favor of Capital One NA, Glen Allen, Virginia. Filed March 22.

**Bread Factory LLC,** New Rochelle. \$4,243 in favor of Elite Refrigeration Services Inc., Yonkers. Filed March 4.

**Broomes, Chrystal D.,** Mount Vernon. \$7,571 in favor of Capital One NA, Glen Allen, Virginia. Filed March 28.

**Bruery LLC,** Placentia, California. \$31,158 in favor of Handel Group LLC, South Salem. Filed March 6.

**Burgos, Kelsy,** Elmsford. \$3,965 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 8.

**Champagne, Daniel,** Mohegan Lake. \$4,421 in favor of LVMV Funding LLC, Greenville, South Carolina. Filed March 11.

**Chapman, Kenneth,** Yonkers. \$3,463 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**DeFrancesco, Christian,** Cortlandt Manor. \$1,465 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Denaut, Paul,** Tuckahoe. \$16,258 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

**Diaz, Javier,** Harrison. \$342,350 in favor of Josmic 2 LLC, Brooklyn. Filed March 15.

**Dobeck, Anthony,** Scarsdale. \$1,998 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 6.

**Ebenezer Trans Inc.,** Newark, New Jersey. \$1,999 in favor of Encompass Home & Auto Insurance Co., Tarrytown. Filed March 12.

**Falvella, John,** Montgomery. \$350,684 in favor of Half Moon Bay Homeowners Association Inc., Somers. Filed March 6.

**Fleischman, Irving,** Brooklyn. \$116,838 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 4.

**Garcia, Benjamin,** White Plains. \$3,133 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 6.

**Garcia, Maria A.,** Yonkers. \$5,134 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Gonzalez, Marie,** Yonkers. \$3,393 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 6.

**Grimes Jr., Alfonso,** Mount Vernon. \$9,994 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed March 5.

**Gubot-Molleno, Rubie A.,** Mohegan Lake. \$1,600 in favor of Hudson Crossing Surgery Center, Fort Lee, New Jersey. Filed March 14.

**Guzman, Erika,** Peekskill. \$4,214 in favor of Capital One NA, Glen Allen, Virginia. Filed March 4.

**Guzman, Luis M.,** Sleepy Hollow. \$15,766 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

**Guzman, Susy,** Yonkers. \$3,916 in favor of Capital One NA, Richmond, Virginia. Filed March 11.

**Hernanadez, Miaisa,** Yonkers. \$3,640 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Hernandez, Alexis,** Yonkers. \$7,203 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Hernandez, Melissa,** Yonkers. \$6,910 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 11.

**Herrera, John J.,** Ossining. \$2,026 in favor of Capital One NA, Richmond, Virginia. Filed March 11.

**K&S Imperium,** Yonkers. \$9,254 in favor of LCF Group Inc., Lake Success. Filed March 7.

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

**Lillard, Angela,** New Rochelle. \$4,333 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 12.

**Llewellyn, Christina F.,** Yonkers. \$2,367 in favor of Capital One NA, Glen Allen, Virginia. Filed March 11.

**Madison, Louis,** Yonkers. \$50,208 in favor of Hebrew Home for the Aged at Riverdale, Riverdale. Filed March 6.

**Martinez, Jesus,** Mount Kisco. \$8,421 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 11.

**McMahon, Derek,** New Rochelle. \$35,425 in favor of Kristen Giordano, Valley Cottage. Filed March 8.

**Morales, Jose,** Bedford Hills. \$2,169 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 11.

**Newman, Anthony J.,** Elmsford. \$2,629 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 4.

**Nieves, Cornelio,** Tarrytown. \$3,011 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Ortega, Mario,** Cortlandt Manor. \$3,514 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 15.

**Pasev, Christine,** Mamaroneck. \$10,633 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 11.

**Paulino, Jon F.,** Yonkers. \$5,886 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 11.

**Reinoso, Fiordaliza,** Yonkers. \$5,107 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 11.

**Rivera, Angel,** Yonkers. \$2,109 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 11.

**Rodriguez, Jessica,** South Salem. \$15,011 in favor of John C. Guttridge, White Plains. Filed March 11.

**Rubiera, Jonathan,** Yonkers. \$11,226 in favor of Capital One NA, Glen Allen, Virginia. Filed March 11.

**Sanchez, Lorraine,** White Plains. \$3,737 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 6.

**Schwartz, Ronald J.,** Katonah. \$20,431 in favor of Discover Bank, New Albany, Ohio. Filed March 6.

**Shoptiques Inc.,** New York. \$369,365 in favor of Fedex Corporate Services Inc., Memphis, Tennessee. Filed March 13.

**Strauss, Jeffrey S.,** White Plains. \$12,366 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed March 13.

**Taveras, Luis D A,** White Plains. \$8,927 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed March 15.

**Torres, Samuel,** Yonkers. \$3,217 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 11.

**Vargas-Malig, Marina P.,** Yonkers. \$5,114 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 5.

## LIS PENDENS

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

**303 South Broadway Building Company LLC,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$201,000 affecting property located at 38 Baker St., Cortlandt. Filed April 11.

**549 Saw Mill LLC,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$321,000 affecting property located at 549 Saw Mill River Road, Yonkers. Filed April 9.

**Beck, George,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,337,000 affecting property located at 28 Wrightsmill Road, North Castle. Filed March 29.

**Benvenuto, Patrick,** as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 45 Leroy St., Pleasantville. Filed April 4.

**Calimlim, Jaime,** as owner. Filed by US Bank National. Action: Foreclosure of a mortgage in the principal amount of \$N/A affecting property located at 612 Baldwin Place, Mamaroneck. Filed April 5.

**Carey, Debra A-Heir,** as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$938,250 affecting property located at 3 Clovebrook Road, Mount Pleasant. Filed April 8.

**City of Yonkers,** as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$3,479,425 affecting property located at 941/945 Nepperhan Ave., Yonkers. Filed April 10.

**Coleman, Edmond,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$254,800 affecting property located at 24 Lancaster Ave., Cortlandt. Filed April 8.

**Cresap, Joan,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$325,000 affecting property located at 49 Waters Edge, Rye. Filed April 4.

**DeGennaro, Antonia,** as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,335,000 affecting property located at 382 Ardsley Road, Scarsdale. Filed April 3.

**Falkenberg, Kai,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$367,000 affecting property located at 78 Old Lyme Road Chappaqua. Filed April 4.

**Helbig, John,** as owner. Filed by Wells Fargo Bank Na. Action: Foreclosure of a mortgage in the principal amount of \$347,000 affecting property located at 4 Martine Ave., White Plains. Filed April 4.

**McIntosh, Dawn,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$446,729 affecting property located at 238 Claremont Ave., Mount Vernon. Filed April 8.

**Molina, Martiza,** as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$24,704 affecting property located at 326 William St., Rye. Filed April 5.

**Perez, Amado,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$324,000 affecting property located at 107 W. Hartsdale Ave., Hartsdale. Filed April 10.

## MECHANIC'S LIENS

**28 South Division Owner LLC,** New Rochelle. \$624,185 in favor of Thermo Tech Mechanical Inc., Bronx. Filed March 29.

**46 Locust Avenue Associates LLC,** Rye. \$1,397 in favor of Sunbelt Rentals Inc., Islip. Filed April 3.

**Knuckles, Lillie B.,** White Plains. \$45,000 in favor of Victor C. Knuckles, White Plains. Filed April 4.

**Penna, D. J.,** Harrison. \$1,408 in favor of LBR Mechanical Corp., Brewster. Filed March 29.

**Royce, John,** Pelham. \$2,926 in favor of Rocco Forgione, Eastchester. Filed March 29.

**Snisky, Paul,** Rye. \$39,173 in favor of Landscapers of Westchester LLC, Tuckahoe. Filed April 2.

**TH Tarrytown LLC,** Greenburgh. \$48,952 in favor of Port Consulting Inc., Greenwich, Connecticut. Filed April 4.

**TH Tarrytown LLC,** Greenburgh. \$110,652 in favor of Switch Inc. Electrical Contractor, Croton-on-Hudson. Filed April 4.

**Warburton Holdings I LLC,** Yonkers. \$32,457 in favor of Cutting Edge Audio & Video LLC, Lindenhurst. Filed March 29.

## NEW BUSINESSES

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

### Partnerships

**1250 CPA Funding Association**, 4 W. Red Oak Lane, White Plains 10604. c/o James K. Coleman and Kara and Kevin Coleman 2008 Trust. Filed April 2.

**3273 W Funding Association**, 4 W. Red Oak Lane, White Plains 10604. c/o James K. Coleman and Kara and Kevin Coleman 2008 Trust. Filed April 2.

**581 CPA Funding Association**, 4 W. Red Oak Lane, White Plains 10604. c/o James K. Coleman and Kara and Kevin Coleman 2008 Trust. Filed April 2.

**D. Avenue Troy Funding Association**, 4 W. Red Oak Lane, White Plains 10604. c/o James K. Coleman and Kara and Kevin Coleman 2008 Trust. Filed April 2.

### Sole Proprietorships

**A&L Espinozas Carpenter Design**, 14 Gabriel Drive, Cortlandt Manor 10567. c/o Jose Camilo Espinoza. Filed April 5.

**ACV Digital Consulting**, 6 Shadow Lane, Larchmont 10538. c/o Andrea Vitale. Filed April 1.

**Advanced Copy Systems**, 75N Saw Mill River, Elmsford 10523. c/o Michael Suhey. Filed April 8.

**AI Technology Solutions**, 100 Waring Place, No.1, Yonkers 10703. c/o Konan J. Athacon. Filed April 1.

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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

**Alure Mobile Detailing**, 4 Lee Road, Somers 10589. c/o Nolan Kavanagh. Filed April 3.

**Angels Hand Cleaning**, 28 Bent Ave., Port Chester 10573. c/o Zurisabay Ruiz. Filed April 4.

**Association USA International Chaplain**, 90 Locust Hill Ave., Yonkers 10701. c/o Luis M. Marte. Filed April 3.

**Bobbys City Tours**, 19 Nile St., Yonkers 10704. c/o Robert McCarthy. Filed April 11.

**Box Top Marketing**, 161 Route 202, Somers 10589. c/o Jennifer Connelly. Filed March 29.

**Chimbos Painting**, 30 Calam Ave., Ossining 10562. c/o Maria Chimbo. Filed April 4.

**Conscious Survival**, 54 N. Broadway, Yonkers 10701. c/o James Smith Jr. Filed April 3.

**Convent Arts**, 3 Church St., No. 654, New Rochelle 10801. c/o Dennis Walsh. Filed April 3.

**Covetable**, 100 Garden Road, Scarsdale 10583. c/o Victoria Sassa. Filed April 2.

**Custom Builds & Racing**, 125 Ferris Ave., White Plains 10603. c/o Justin Ramos. Filed March 29.

**Cybernate Collaborator**, 921 McLean Ave., Apt. C, Yonkers 10704. c/o Ariana Michel. Filed April 9.

**D&S Skincare**, 126 N. Columbus Ave., Mount Vernon 10553. c/o Eunice Deacon. Filed April 8.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Coremark Wallkill LLC**, as owner. Lender: TD Bank. Property: 90 Crystal Run Road, Wallkill. Amount: \$2 million. Filed March 13.

#### Loan Funder LLC Series

**65203**, as owner. Lender: Arptile Developers LLC. Property: in Otisville. Amount: \$2.6 million. Filed March 11.

**MH New Upstate Group LLC**, as owner. Lender: Broadview Capital LLC. Property: 25 Mountain Road, Monroe. Amount: \$2.5 million. Filed March 12.

**Northeast Community Bank**, as owner. Lender: R. Noam Estates LLC. Property: 7 Garfield Road, Units 201 and 301, Monroe. Amount: \$2.3 million. Filed March 11.

**Northeast Community Bank**, as owner. Lender: Forest Wood LLC. Property: 9 Forest Road. Amount: \$6.5 million. Filed March 14.

**TD Bank**, as owner. Lender: 674 New York, 17K, Lot 2 LLC. Property: 674 State Route 17K, Montgomery. Amount: \$3 million. Filed March 11.

#### Below \$1 million

**O&R Gardens LLC**, as owner. Lender: Broadview Capital LLC. Property: 119 Myrtle Ave., New Windsor. Amount: \$145,000. Filed March 12.

**Positive Developers LLC**, as owner. Lender: Broadview Capital LLC. Property: State Route 32, Newburgh. Amount: \$262,000. Filed March 12.

**TD Bank**, as owner. Lender: Eric Conklin. Property: 82 County Route 51, Campbell Hall. Amount: \$500,000. Filed March 11.

**Walden Savings Bank**, as owner. Lender: Cody and Angela Waite. Property: in Newburgh. Amount: \$300,000. Filed March 13.

### DEEDS

#### Above \$1 million

**SB Farms Trust**, Millbrook. Seller: Stone Hill Manor II LLC, Millbrook. Property: 895 and 869 Chestnut Ridge Road, Millbrook. Amount: \$14 million. Filed March 20.

**Toad Hill LLC**, Millbrook. Seller: Hitchcock Cattle Corp., Millbrook. Property: 544 Stanford Road, Millbrook. Amount: \$1.2 million. Filed March 21.

**Weisberg, Joshua**, Brooklyn. Seller: 403 Schultsville Road LLC, Clinton Corners. Property: in Clinton. Amount: \$5.9 million. Filed March 21.

#### Below \$1 million

**534 Main Holding LLC**, Poughkeepsie. Seller: Herbert H. Redl, Poughkeepsie. Property: city of Poughkeepsie. Amount: \$100,000. Filed March 13.

**6713 Route 55 LLC**, Wingdale. Seller: Brett M. Fusco, Wingdale. Property: Dover. Amount: \$420,000. Filed March 15.

**A&N Houses LLC** Woodside. Seller: Daniel Ducey, Red Hook. Property: city of Poughkeepsie. Amount: \$230,000. Filed March 15.

**Atkinson, Revel**, New York. Seller: 239 All Angels LLC, Wappinger Falls. Property: 9 Garfield Place, city of Poughkeepsie. Amount: \$580,000. Filed March 18.

**Buoncora, Ashley Morgan**, Wappinger Falls. Seller: PHH Mortgage Corp., West Palm Beach, Florida. Property: 284 Crum Elbow Road, Hyde Park. Amount: \$226,000. Filed March 11.

**Castaldo Holdings Inc.**, Poughkeepsie. Seller: Dawn S. Calvin, Wappinger Falls. Property: Wappinger Falls. Amount: \$212,000. Filed March 11.

**DeCrosta, Jared**, Marlboro. Seller: 46 Homer LLC, Warwick. Property: 46 Homer Place, town of Poughkeepsie. Amount: \$314,500. Filed March 12.

**Ewing, Eric**, Red Hook. Seller: 2311 Livingston LLC, Tivoli. Property: Red Hook. Amount: \$320,000. Filed March 20.

**Gemmati, Donato**, Poughkeepsie. Seller: Nationstar Mortgage LLC, Coppell, Texas. Property: LaGrange. Amount: \$185,000. Filed March 18.

**Gold Score Properties Inc.**, Washingtonville. Seller: Robert Scott Emslie, Poughkeepsie. Property: 17 Corlies Ave., city of Poughkeepsie. Amount: \$135,000. Filed March 15.

**Henry Hearth & Home Realty LLC**, LaGrangeville. Seller: Eileen T. Hannon, Poughkeepsie. Property: 4 Rockledge Road, Hyde Park. Amount: \$275,000. Filed March 14.

**Joseph, Gary**, Beacon. Seller: Joseph Lori Builders Inc., Beacon. Property: city of Beacon. Amount: \$65,000. Filed March 12.

**Katz, Jeffrey**, New York. Seller: Putnam County National Bank of Carmel, Carmel. Property: 30 Concettas Way, Stanford. Amount: \$775,000. Filed March 18.

**KB Properties of the Hudson Valley LLC**, Poughkeepsie. Seller: Davis Avenue Holdings LLC, Poughkeepsie. Property: 21 Davis Ave., town of Poughkeepsie. Amount: \$505,000. Filed March 13.

**Khan, Shafayet Islam**, New Hyde Park. Seller: Vernon Terrace LLC, Montvale, New Jersey. Property: 22 Vernon Terrace, city of Poughkeepsie. Amount: \$318,000. Filed March 20.

**Kimble, Michael T.**, Scarsdale. Seller: CC&TC Holdings LLC, Hopewell Junction. Property: Beekman. Amount: \$480,000. Filed March 14.

**Laffin, Nicholas**, Poughkeepsie. Seller: Property 1 Inc., Poughkeepsie. Property: 13 Ravine Road, Hyde Park. Amount: \$325,000. Filed March 13.

**Lu, Zhenglian**, Highland. Seller: Double R Capital Inc., Poughkeepsie. Property: 40 Cardinal Drive, Town of Poughkeepsie. Amount: \$377,500. Filed March 14.

**Mackey, Janice**, Beacon. Seller: Fairport Asset Management REO LLC, Rochester. Property: 78 Maple Ave., Fishkill. Amount: \$445,000. Filed March 13.

**Maiquiza, Monica**, Newburgh. Seller: NDW Realty LLC, Beacon. Property: 2 Hiko Place, Fishkill. Amount: \$60,000. Filed March 25.

**MBVP Realty LLC**, Bronx. Seller: Terra Group 201 LLC, Saugerties. Property: in Wappinger. Amount: \$146,500. Filed March 19.

**McGrath, Liam Daniel**, Brewster. Seller: Front Porch Properties LLC, Wappinger Falls. Property: 655 Eder Road, East Fishkill. Amount: \$469,000. Filed March 19.

**Mollette, Isabella**, Kingston. Seller: ABD Stratford LLC, Poughkeepsie. Property: town of Poughkeepsie. Amount: \$650,000. Filed March 13.

**O'Connor, Daniel**, Northport. Seller: 29 HKR LLC, Washingtonville. Property: 29 Hooker Ave., city of Poughkeepsie. Amount: \$550,000. Filed March 20.

**Olokodana, Ibrahim**, Poughkeepsie. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$507,000. Filed March 19.

**Pereira, Delmar Martins**, New Rochelle. Seller: 40 Evergreen Avenue LLC, Poughkeepsie. Property: town of Poughkeepsie. Amount: \$322,000. Filed March 14.

**Prime Storage Wappingers Falls Land LLC**, Saratoga Springs. Seller: Redl Real Estate LLC, Poughkeepsie. Property: 21 New Hackensack Road, Wappinger Falls. Amount: \$81,500. Filed March 13.

**Prime Storage Wappingers Falls Land LLC**, Saratoga Springs. Seller: Redl Real Estate LLC, Poughkeepsie. Property: Route 9, Wappinger Falls. Amount: \$160,000. Filed March 11.

**Red Barn Enterprises LLC**, Poughkeepsie. Seller: Munther N. Nishiewat, Poughkeepsie. Property: i Hyde Park. Amount: \$281,500. Filed March 20.

**RG Duell LLC**, Fishkill. Seller: David Garren, Staatsburg. Property: Hyde Park. Amount: \$100,000. Filed March 21.

**Rhinebeck MM LLC**, New York. Seller: Rosemary C. Fleiss, New Fairfield, Connecticut. Property: in Rhinebeck. Amount: \$485,000. Filed March 20.

**Saunders, Alpea**, Poughkeepsie. Seller: REO 2022 NR1 LLC, Chicago, Illinois. Property: 106 Van Wagner Road, town of Poughkeepsie. Amount: \$250,000. Filed March 22.

**Shisler 1979 Trust**, Port Ludlow, Washington. Seller: 4244 Route 44 LLC, Pleasant Valley. Property: 4244 Route 44, Millbrook. Amount: \$900,000. Filed March 15.

**Slocum, Liam**, Wappinger Falls. Seller: US Bank Trust NA, Dallas, Texas. Property: 1 S. Pearlson Ave., Wappinger Falls. Amount: \$320,000. Filed March 13.

**Soak & Rinse LLC**, Thiells. Seller: Sean A. Christie, Yonkers. Property: city of Poughkeepsie. Amount: \$415,000. Filed March 25.

**Spruce Ridge 49 LLC**, Wappinger Falls. Seller: Scheno Trust, Fishkill. Property: 49 Spruce Ridge Drive, Fishkill. Amount: \$379,500. Filed March 20.

**U Park U Pick LLC**, Elmsford. Seller: Jonathan H. Kagan, New York. Property: in Stanford. Amount: \$825,000. Filed March 12.

## JUDGMENTS

**A&W Products Company Inc.**, Port Jervis. \$112,584 in favor of XPO Logistics Inc., Charlotte, North Carolina. Filed March 27.

**Adorno, Francesca** and **Jose Santana**, Middletown. \$6,582 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 2.

**Alarcon, Jorge Plata**, Middletown. \$9,045 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 2.

**Arayto, Ysaias** and **Carmen Lora**, Middletown. \$6,457 in favor of AMP Rentals Inc., Middletown. Filed April 2.

**Brudniak, Samantha**, Middletown. \$5,239 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 2.

**Charles, Francia** and **Gasel Beausejour**, Middletown. \$2,720 in favor of Scotchtown Associates Inc., Middletown. Filed April 2.

**Collins, Brittany**, Port Jervis. \$5,318 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Cruz, Adilene**, Newburgh. \$6,686 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed March 27.

**Delagarde, Darryl D.**, Middletown. \$6,999 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Dziados, Robert**, Middletown. \$9,193 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 2.

**Echeandia, Jessica**, Middletown. \$1,621 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 2.

**Einhorn, Shmuel**, Monroe. \$25,423 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 27.

**Escolano, Christina**, Middletown. \$6,395 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 27.

**Evans, Shalamar**, New Windsor. \$10,972 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 27.

**Ferara, Kimberlee R.**, Middletown. \$30,062 in favor of Discover Bank, New Albany, Ohio. Filed March 27.

**Gaglioti, Gianna**, Port Jervis. \$1,124 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 1.

**Garcia, Jeronimo Tlapelta** and **Luis J Cruz Martinez**, Newburgh. \$8,525 in favor of Mazel Realty Inc., Monroe. Filed March 26.

**Gotay, Adelina**, Middletown. \$1,547 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 1.

**H&F Executive Inc.**, et al, Monroe. \$59,423 in favor of KeyBank National Association, Buffalo. Filed April 2.

**Herbert, Sharena**, Middletown. \$2,970 in favor of Sunrise Gardens LP, Middletown. Filed April 2.

**Holmes, Yesenia**, Middletown. \$1,221 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 2.

**Howard, Kerensa**, Monroe. \$2,647 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed March 26.

**Javier, Christina**, Middletown. \$2,407 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed April 1.

**Jones, Crystal** and **Dayvon Parker**, Middletown. \$6,372 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 2.

**Knight, Chakirah**, Middletown. \$10,169 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 2.

**Lanza, Jina**, Newburgh. \$10,877 in favor of Westport Management LLC, Newburgh. Filed April 2.

**Live Construction Corp.**, Warwick. \$3,564 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed March 26.

**Lopez, Christian K.**, Middletown. \$4,912 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Maceda, Eduardo**, Newburgh. \$10,626 in favor of Discover Bank, New Albany, Ohio. Filed April 2.

**Maldonado, Sonia Mata**, Middletown. \$2,282 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Malick, Jacqueline**, Port Jervis. \$2,010 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 1.

**Mickel, Ravena**, Newburgh. \$12,500 in favor of 69 Townsend LLC, Newburgh. Filed April 2.

**Murray, Shantane A.**, Newburgh. \$8,339 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 2.

**Nava, Javier**, Newburgh. \$3,301 in favor of Discover Bank, New Albany, Ohio. Filed April 2.

**Otero, Ines**, Middletown. \$5,072 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 2.

**Pena, Jeremy**, Middletown. \$4,470 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 1.

**Phillips, Jeffrey**, Newburgh. \$1,676 in favor of Cypress Financial Recoveries LLC, Dumont, New Jersey. Filed April 1.

**Rosario, Victor**, et al, Middletown. \$5,088 in favor of Boulder Pointe Apartments LLC, Lodi, New Jersey. Filed April 2.

**Santos, Herbert**, Middletown. \$3,877 in favor of Tompkins Community Bank, Ithaca. Filed March 27.

**Schuler, Jalia**, Middletown. \$2,520 in favor of Deerfield Commons Limited Partnership, Middletown. Filed April 2.

**Schuler, John C.**, Middletown. \$5,146 in favor of Midland Credit Management Inc., San Diego, California. Filed April 2.

**Shimoni, Sara**, Middletown. \$8,262 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Simpson, Michael**, Middletown. \$18,173 in favor of Sterling Parc at Middletown, Middletown. Filed April 2.

**Slesinski, Charleen M.**, Middletown. \$2,917 in favor of Bank of America, Charlotte, North Carolina. Filed April 2.

**Slover, Pamela**, Montgomery. \$11,066 in favor of Discover Bank, New Albany, Ohio. Filed March 27.

**Smith, Brice P.**, Middletown. \$2,179 in favor of Discover Bank, New Albany, Ohio. Filed April 1.

**Stewart, Tjuana**, Newburgh. \$2,097 in favor of Discover Bank, New Albany, Ohio. Filed April 2.

**Terrasi, Patricia**, New Windsor. \$4,581 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 27.

**Tinnelly, Daniel**, Middletown. \$14,369 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 1.

**Turab, Mahwish**, Florida. \$5,421 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 2.

**Way, Abigail**, Wallkill. \$14,102 in favor of BAB Property LLC, Cornwall-on-Hudson. Filed April 1.

**Weston, Tim**, Middletown. \$6,800 in favor of Freedom Katz LLC, Monroe. Filed April 1.

## MECHANIC'S LIENS

**Cooper, Angela** aka as owner. \$12,544 in favor of Frank J. Tucek & Son Inc. Property: 71 S. Midland Ave., Nyack. Filed March 12.

**Fischer, Hershy**, as owner. \$3,420 in favor of Colonial Property Management. Property: 20 Torne Brook Road, Hillburn. Filed March 12.

**Germano, Louis S.**, as owner. \$42,357 in favor of Elemental Grounds Landscape Contractors Inc. Property: 179 Orange Turnpike, Ramapo. Filed March 28.

**Harbors Haverstraw Homeowners Association Inc.**, as owner. \$10,223 in favor of Thyssenkrupp Elevator Corp. Property: Haverstraw. Filed March 26.

**Montebello Developments LLC**, as owner. \$22,144 in favor of Sunbelt Rentals Inc. Property: 250 Lafayette Ave., Montebello. Filed March 15.

**Prime Storage Nanuet LLC**, as owner. \$2,866 in favor of TK Elevator Corp. and Thyssenrupp Elevator Corp. Property: in Saratoga Springs. Filed March 20.

**Silber, Asher** and **Chana Mermelstein**, as owner. \$7,000 in favor of Segelman Shaw LLC. Property: 25 Sherwood Ridge Road, Pomona. Filed March 25.

**Wanounou, David** and **Shoshana Wanounou**, as owner. \$23,081 in favor of EZ Wiring & Electric Contractor Inc. Property: 12 Marisa Drive, Ramapo. Filed March 27.

**Washington Mews LLC**, as owner. \$25,943 in favor of EZ Electric Inc. Property: 15 Washington Ave., Suffern. Filed March 14.

**Washington Mews LLC**, as owner. \$80,395 in favor of Advanced Comfort & Energy Solutions Inc. Property: 15 Washington Ave., Suffern. Filed March 21.

## NEW BUSINESSES

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

## Partnerships

**Gonzalez Services**, 1 Acres Way, Chester 10918. c/o Evaristo and Miguel Jimenez Gonzalez. Filed April 3.

## Sole Proprietorships

**Attachment Healing Help**, 806 Williamsburg Drive, Mahopac 10541. c/o McCormack Jonathan. Filed March 20.

**Brittany Sonya Photography**, 38 E. Main St., Walden 12586. c/o Sonya Field Brittany. Filed April 4.

**Central Valley Hand Wash & Detail**, 238 Route 32, Central Valley 10917. c/o Nelson Reyes. Filed April 2.

**Charlottedidmynails**, 427 Philo St., New Windsor 12553. c/o Martin Charlotte Mackenzie. Filed April 1.

**Chimera Creatrix Studios**, 55 Steuben Road, Garrison 10524. c/o Spring Winifred King. Filed March 26.

**Geter Commercial Cleaning**, 90 West St., Newburgh 12550. c/o Marcus Jamall Geter. Filed March 28.

**Hoopers Academy**, 1085 Washington Green, New Windsor 12553. c/o Muigai Shanna Sands. Filed April 1.

**Kasa Sports**, 1 Nicoll St., Washingtonville 10992. c/o Giovanni Kevin Sabillon. Filed March 28.

**Katis Books**, 2215 Greenville Turnpike, Port Jervis 12771. c/o Katalin Tompos. Filed March 28.

**Key To Aesthetics**, 1509 Snake Hill Road, New Windsor 12553. c/o Krista M. Johns. Filed March 29.

**LJS Alegria Painting**, 6 Panorama Drive, Brewster 10509. c/o Alegria E. Dagoberto. Filed March 25.

**Nolvis Deli & Market II**, 988 New York 22, Brewster 10509. c/o Diaz Rodrigo Mendez and Mendez Rodrigo Diaz. Filed March 26.

**Perry Mounts TVS**, 114 Top Notch Road, Middletown 10940. c/o Andre Alexander Perry. Filed April 4.

**Revival By Gabby**, 2001 New York 17M, Second floor, Goshen 10924. c/o Gabrielle Guastamacchia. Filed April 4.

**Walnut Hill Farm**, 1095 Mountain Road, Port Jervis 12771. c/o Darren Ben Miedema. Filed March 29.

## BUILDING PERMITS

### Commercial

**L&M Interior Construction LLC**, White Plains, New York, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 101 Broad St., Stamford. Estimated cost: \$149,000. Filed March 21.

**One Thousand Four Associates LLC**, Stamford, contractor for One Thousand Four Associates LLC. Erect LED wall sign on front of building facing Hope Street at 1008 High Ridge Road, Stamford. Estimated cost: \$22,725. Filed March 6.

**Pavarini North East Construction Company LLC**, Stamford, contractor for Harbor Drive Acquisitions LLC. Alter the existing third- and fourth-floor tenant space at 208 Harbor Drive, Unit 1 Stamford. Estimated cost: \$187,000. Filed March 1.

**Pavarini North East Construction Company LLC**, Stamford, contractor for Knights of Columbus Charities USA Inc. Change all windows to energy-efficient, patch stucco as required and recoat all at 163 Skymeadow Drive, Stamford. Estimated cost: \$700,000. Filed March 19.

**Pavarini North East Construction Company LLC**, Stamford, contractor for ESRT First Stamford Place SPE LLC. Construct corridor and demising partitions to subdivide the west side of fifth floor into three separate tenant spaces at 151 Greenwich Ave., Unit 300, Stamford. Estimated cost: \$361,000. Filed March 27.

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Phone: 914-694-3600

**Pavarini North East Construction Company LLC**, Stamford, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Perform replacement alterations at 400 Atlantic St., Stamford. Estimated cost: \$14,000,000. Filed March 5.

**PHF II Stamford LLC**, Stamford, contractor for PHF II Stamford LLC. Install anchor span tent for the Hilton Stamford at 242 Fairfield Ave., Stamford. Estimated cost: \$1,000. Filed March 18.

**Signature Construction Group of Connecticut Inc.**, Norwalk, contractor for Four Stamford Plaza Owner LLC. Perform interior alteration at 107 Elm St., Stamford. Estimated cost: \$100,000. Filed March 1.

**Stamford Museum & Nature Center**, Stamford, contractor for Stamford Museum & Nature Center. Install a temporary tent for seasonal use at 39 Scofieldtown Road, Stamford. Estimated cost: \$5,196. Filed March 14.

**Sync Renewables LLC**, Portland, contractor for 75 Henry LLC. Install roof-mounted solar panels at 75 Henry St., Stamford. Estimated cost: \$50,048. Filed March 20.

**Top Lion Corp.**, Stamford, contractor for 12 East 37 LLC. Renovate existing office and sundry area on lobby level within the Stamford hotel at 700 E. Main St., Stamford. Estimated cost: \$20,000. Filed March 12.

**Town of Stamford High School**, Stamford, contractor for Stamford High School. Perform replacement alterations at 55 Strawberry Hill Ave., Stamford. Estimated cost: \$1,745,200. Filed March 27.

**Whiting Turner Contracting Co.**, Shelton, contractor for Greenwich Hospital. Perform replacement alterations at 2015 W. Main St., Stamford. Estimated cost: \$2,300,000. Filed March 11.

**Young Israel of Stamford Inc.**, Stamford, contractor for Young Israel of Stamford Inc. Install 70 tents with lights, no sidewall, at 69 Oaklawn Ave., Stamford. Estimated cost: \$3,000. Filed March 13.

### Residential

**Laskowski, Matthew and Arielle Feiman**, Stamford, contractor for Matthew Laskowski and Arielle Feiman. Construct a lower-level accessory dwelling at 32 Turner Road, Stamford. Estimated cost: \$350,000. Filed March 19.

**Lecla Home Improvements and Roofing Inc.**, Danbury, contractor for Kiani Hamid. Remove existing roof and reroof 32 Old Barn Road, Stamford. Estimated cost: \$10,750. Filed March 8.

**Lueders, Matthew K.**, Stamford, contractor for Jason and Shira Saibel. Construct an in-ground shotcrete pool at 63 Sanford Lane, Stamford. Estimated cost: \$91,000. Filed March 13.

**Lunex Power Inc.**, Tampa, Florida, contractor for Corey F. and Sonia A. Testa. Install 22 solar panels on roof of residence at 78 Crane Road, Stamford. Estimated cost: \$53,041. Filed March 15.

**Marut Home Improvement LLC**, Shelton, contractor for Michal Kabata and Aleksandra Indrian. Remove existing roof and install new sheathing, asphalt shingles and metal roof installation at 9 Webbs Hill Road, Stamford. Estimated cost: \$48,000. Filed March 17.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Shala Uddin M.D. and Begum Amira. Install rooftop solar modules and inverters at 93 William St., Stamford. Estimated cost: \$39,031. Filed March 18.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Tom Hoyos Salazar and Doylith Hoyos Dominguez. Install rooftop railed solar modules/inverters at 89 West Ave., Stamford. Estimated cost: \$18,450. Filed March 13.

**NZ Home Improvement LLC**, Stamford, contractor for Kevin G. Palumberi, et al. Remodel a bathroom at 14 Brandywine Road, Stamford. Estimated cost: \$15,000. Filed March 26.

**Omega Development LLC**, Bridgeport, contractor for Zuleyka Alleyne. Remodel kitchen and powder room and second-floor laundry and convert one bedroom into a bathroom at 113 Barclay Drive, Stamford. Estimated cost: \$50,000. Filed March 27.

**Perparim, Kaba**, Stamford, contractor for Kaba Perparim. Replace windows and front and rear doors at 6 Hartwood Road, Stamford. Estimated cost: \$8,000. Filed March 12.

**Perparim, Kaba**, Stamford, contractor for Kaba Perparim. Install vinyl siding at 6 Hartwood Road, Stamford. Estimated cost: \$3,200. Filed March 8.

**Posigen Developer LLC**, Saint Rose, Louisiana, contractor for Jesus Pareja and Julio C. Espinoza. Install roof-mounted solar panels at 47 Depinedo Ave., Stamford. Estimated cost: \$24,200. Filed March 8.

**Posigen Developer LLC**, Saint Rose, Louisiana, contractor for Coq Rosemene Dalencourt. Install roof-mounted solar panels at 60 Avery St., Stamford. Estimated cost: \$45,800. Filed March 25.

**Pro Folks LLC**, Milford, contractor for John M. and Katherine M. Vandall. Finish existing basement for living space and add a new half bathroom (basement is not to be used as sleeping space) at 59 Bertmor Drive, Stamford. Estimated cost: \$18,000. Filed March 7.

**Profix LLC**, Stamford, contractor for Crestwood Land LLC. Construct a new single-family house at 260 Cedar Wood Road, Stamford. Estimated cost: \$800,000. Filed March 20.

**Quality Pro Services LLC**, Seymour, contractor for Gerrit and Ismini Naos Nijmeijer. Remove existing shingles and install new architectural shingles at 15 Brooklawn Ave., Stamford. Estimated cost: \$14,750. Filed March 21.

**Rhino Back Roofing LLC**, Simsbury, contractor for Dumitru and Florentina Pamint. Remove existing roof and reroof 116 Fourth St., Stamford. Estimated cost: \$24,655. Filed March 11.

**Rhino Back Roofing LLC**, Simsbury, contractor for Shira N. Zucker. Remove existing roof and reroof 507 Newfield Ave., Stamford. Estimated cost: \$12,338. Filed March 13.

**Riverside Design and Build LLC**, Pound Ridge, New York, contractor for Daniel J. Goldstein. Construct a new deck at 322 Wildwood Road, Stamford. Estimated cost: \$9,000. Filed March 28.

**Roman Home Improvement LLC**, Wilton, contractor for Andrew and Heather Wilk. Renovate the existing house's first and second floors at 86 Rogers Road, Stamford. Estimated cost: \$300,000. Filed March 1.

**Shvydkyy, Roman**, Stamford, contractor for Roman Shvydkyy. Renovate the first floor and expand opening of kitchen doorway at 75 Ledge Lane, Stamford. Estimated cost: \$30,000. Filed March 4.

**Siljkovic, Saban and Suada Siljkovic**, Stamford, contractor for Saban and Suada Siljkovic. Legalize roof replacement and reinforcement at 292 W. Broad St., Stamford. Estimated cost: \$10,800. Filed March 14.

**SPB Builders LLC**, Stamford, contractor for Michael G. Mezzapelle. Renovate single-family home at 10 Greens Circle Stamford. Estimated cost: \$60,000. Filed March 25.

**SunPower Corporate Systems**, Richmond, California, contractor for Liane Martins Lindner. Install roof-mounted solar panels at 31 General Waterbury Lane, Stamford. Estimated cost: \$44,800. Filed March 4.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Karen Fee Tonne. Install 21 roof-mounted solar panels at 477 Den Road, Stamford. Estimated cost: \$77,997. Filed March 4.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Gabriel M. and Ruth M. Calle. Install 15 roof-mounted solar panels at 93 Culloden Road, Stamford. Estimated cost: \$42,102. Filed March 13.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Tina Marroquin-Mossa. Install 47 roof-mounted solar panels at 59 Old Orchard Lane, Stamford. Estimated cost: \$145,712. Filed March 15.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Benjamin David Klein. Install 50 roof-mounted solar panels at 200 Fifth St., Stamford. Estimated cost: \$69,109. Filed March 22.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Giovanni S. Lemus. Install 11 roof-mounted solar panels at 9 Carolina Road, Stamford. Estimated cost: \$24,300. Filed March 26.

**Super K Electric LLC**, Stamford, contractor for Richard J. Digeronimo Sr. and Jan Digeronimo. Install a Generac 24kw 120-gallon propane tank at 133 Dogwood Lane, Stamford. Estimated cost: \$17,200. Filed March 19.

## COURT CASES

### Bridgeport Superior Court

**Delmark Realty LLC, et al**, Cos Cob. Filed by The Ridgefield Supply Company, Ridgefield. Plaintiff's attorney: Zullo Zullo & Jacks Law Office LLC, East Haven Action: The plaintiff supplied the defendant with certain construction goods at its request and accepted the terms contained in a written credit agreement, which it signed. The defendant failed to pay plaintiff the sum. 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-24-6132198-S. Filed March 11.

**Kindya, Christian K.,** Bethel. Filed By Annie L. Lynch, Trumbull. 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. FBT-CV-24-6132013-S. Filed March 4.

**Lonestar Capital Holdings LLC, et al,** Hartford. Filed By Square Funding LLC, Darien. Plaintiff's attorney: Steven Berkovitch, Pomona, New York. Action: The plaintiff and defendant executed a commercial standard merchant cash advance (MCA) agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be prepaid to plaintiff. The defendants were required to make daily payments, however the defendants have breached the obligations of the MCA and failed to tender the daily installment payments when due. 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-24-6132668-S. Filed March 25.

**Persson, Ardys,** Southport. Filed by Nicole Salati, Milford. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. 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-24-6132921-S. Filed April 1.

**Sanabria-galdamez, Denilson,** Stamford. Filed By Veronica Zelaya, Stamford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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-24-6132142-S. Filed March 8.

## Danbury Superior Court

**Boisvert, Courtney,** Danbury. Filed by The Danbury Hospital, Danbury. Plaintiff's attorney: Gambardella Cipriano Gottlieb & Hathaway, Hamden. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case No. DBD-CV-24-6049206-S. Filed Feb. 20.

**Clarke, Yasmin,** Danbury. Filed by Ftihia Galiano, Sherman. Plaintiff's attorney: Joseph J. Romanello Jr. Attorney at Law, Danbury. 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. DBD-CV-24-6049301-S. Filed Feb. 27.

**Crandell, Barbara S., et al,** New Milford. Filed by Patricia B. Loja, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks 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-24-6049613-S. Filed March 25.

**Morina, Bledian, et al,** Newton. Filed by Joseph Ottoshavett, Brookfield. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. 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-24-6049369-S. Filed March 5.

**Mount Southington Ski Area Inc.,** Southington. Filed by Gemma Marks p.p.a. Kimberly Marks, Newtown. Plaintiff's attorney: Ryan Ryan Deluca LLP, Bridgeport. Action: The minor plaintiff participated in a skiing class held at the defendant's premises. While participating in the skiing class held on the premises, the binding on the skis rented to the plaintiff by the defendant came loose and directly caused the plaintiff to fall. As the plaintiff fell, the skis rented to her cut through several layers of clothing and sliced open her right leg below her right kneecap. 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-24-6049223-S. Filed Feb. 20.

## Stamford Superior Court

**Carbon Enterprises Inc.,** Hartford. Filed by Square Funding LLC, Darien. Plaintiff's attorney: Steven Berkovitch, Pomona. Action: The plaintiff and defendant executed a commercial standard merchant cash (MCA) advance agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be repaid to plaintiff. The defendants were required to make daily payments, however the defendants have breached the obligations of the MCA and failed to tender the daily installment payments when due. 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. FST-CV-24-6065866-S. Filed March 25.

**Chauciontut, Michelle D.,** Norwalk. Filed by The Norwalk Hospital Association, Norwalk. Plaintiff's attorney: Gambardella Cipriano Gottlieb & Hathaway, Hamden. Action: The plaintiff provided hospital services and supplies to the defendant. However, the defendant has neglected or refused to pay the plaintiff. 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. FST-CV-24-6065516-S. Filed March 4.

**HRG Property Management LLC., et al,** Nashville, Tennessee. Filed by Uptop Financial LLC, Greenwich. Plaintiff's attorney: Hassett & George PC, Simsbury. Action: The plaintiff as buyer and defendant as seller, executed an agreement, whereby defendant promised to pay plaintiff a sum certain for future receivables, plus other fees. The agreement is in default because of defendant's failure to make payments and the intentional blockage of the payments being made after receiving funds from plaintiff despite efforts to reconcile the payments. 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. FST-CV-24-6065650-S. Filed March 12.

**Sentinel Real Estate Corp.,** Hartford. Filed by Erin Stites, Wilton. Plaintiff's attorney: Adamucci LLC, Greenwich. Action: The plaintiff and defendant entered into a residential lease agreement for the apartment numbered B218. Shortly after moving into the apartment, plaintiff noticed mouse or other rodent droppings and/or mold problem. Plaintiff and other residents notified and or complained to defendant about the infestation. Defendant failed to adhere to the complaints and has breached its duties. The plaintiff seeks monetary damages in excess of \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065714-S. Filed March 15.

## DEEDS

## Commercial

**1 Rock Spring Road LLC,** Stamford. Seller: Benedetto Mallozzi and Antoinette Mallozzi, Stamford. Property: 1 Rock Spring Road, Stamford. Amount: SN/A. Filed April 1.

**51 Sky Top Partners LLC,** Fairfield. Seller: Daniel Keningsberg, East Setauket, New York. Property: 51 Sky Top Terrace, Fairfield. Amount: \$10. Filed April 17.

**Acer Properties LLC,** Southport. Seller: John Seiler, Sharon Springs, New York. Property: 130 Woodrow Ave., Southport. Amount: \$605,000. Filed April 15.

**Smith, Stephen E. and Janet E. Smith,** Old Greenwich. Seller: SE & JE Smith LLC, Greenwich. Property: 16 Ledge Road, Old Greenwich. Amount: SN/A. Filed April 11.

**The HSU Family Revocable Trust,** Scarsdale, New York. Seller: Nicholas Campofranco and Emily S. Campofranco, Greenwich. Property: 47 Lafayette Place, Unit 11, Greenwich. Amount: \$10. Filed April 9.

**The Jon M. Hunsman Jr. Revocable Trust,** Greenwich. Seller: Two Oneida Drive LLC, Palm Beach, Florida. Property: 2 Oneida Drive, Unit F, Greenwich. Amount: \$10. Filed April 8.

**The Lauren Tanenbaum 2024 Living Trust,** Greenwich. Seller: Eric Vincent, Greenwich. Property: 55 Byram Shore Road, Greenwich. Amount: \$4,510,000. Filed April 10.

## Residential

**Antonopoulos, Nick and Kristen Antonopoulos,** Stamford. Seller: Bruce Friedman and Laura Healy, Stamford. Property: 175 S. Lake Drive, Stamford. Amount: \$1,900,000. Filed April 1.

**Armentano, Michael,** Greenwich. Seller: Jane Fahringer Kochersperger, Greenwich. Property: Unit D-1, The Old Mansion House Condominium, Greenwich. Amount: \$415,000. Filed April 12.

**Barrenechea, Carlos Manuel,** Stamford. Seller: Mario F. Capella and Elizabeth Capela, Easton. Property: 50 Elmcroft Road, Stamford. Amount: \$450,000. Filed April 2.

**Blenke, Kevin H. and Susan P. Blenke,** Stamford. Seller: Elizabeth B. Bodek and Haim Y. Bodek, Stamford. Property: 11 Sea Beach Drive, Stamford. Amount: \$1,550,000. Filed April 1.

**Buller, Agnieszka,** Fairfield. Seller: Montauk Builders LLC, Fairfield. Property: 723 S. Pine Creek Road, Unit 723, Fairfield. Amount: \$1,275,000. Filed April 17.

**Butterworth, Luke Benjamin and Trudie Louise Butterworth,** Stamford. Seller: Marianne K., Dolan, Stamford. Property: 49 Cross Road, Stamford. Amount: \$988,000. Filed April 3.

**Culhane, Sandra,** Fairfield. Seller: Eleftheria Recachinas, Fairfield. Property: 130 Brookfield Ave., Fairfield. Amount: \$540,000. Filed April 19.

**Dodd, Thomas Justin,** Greenwich. Seller: 30 Hunt Terrace LLC, Greenwich. Property: 30 Hunt Terrace, Greenwich. Amount: \$2,350,000. Filed April 10.

**Doherty, John M. and Aniella M. Doherty,** New York, New York. Seller: Michael Asaro and Erica L. Asaro, Fairfield. Property: 1230 S. Pine Creek Road, Fairfield. Amount: \$2,000,000. Filed April 17.

**Esparza, Amy and Raul Esparza,** Fairfield. Seller: 842 South Pine LLC, Monroe. Property: 368 S. Pine St., Fairfield. Amount: \$1,900,000. Filed April 15.

**Ferguson, Liam,** Stamford. Seller: Angel Acosta and Claudia Esteva, Stamford. Property: 1633 Washington Blvd., Unit 5C, Stamford. Amount: \$435,000. Filed April 1.

**Fink, Tamara,** Old Greenwich. Seller: Doron Sabag and James B. Hoffman, Stamford. Property: 63 John St., Greenwich. Amount: \$13,550,000. Filed April 9.

**Font, Haley A.,** Stamford. Seller: Mary Jo Picard-Ami, Stamford. Property: 2289 Bedford St., Unit 13, Building 6, Stamford. Amount: \$452,000. Filed April 4.

**Gastrau, Steven,** Mamaroneck, New York. Seller: Agnieszka D. Kotlinska, Stamford. Property: 20 Maple Tree Ave., Unit H, Stamford. Amount: \$370,000. Filed April 4.

**Gore, Lawrence and Michelle Gore,** Fairfield. Seller: Joseph Inzitari and Gloria Inzitari, Fairfield. Property: 132 Pequot Ave., Southport. Amount: \$470,000. Filed April 19.

**Gupta, Arpit and Amanda Gupta,** Stamford. Seller: Kenneth G. Allen and Catherine M. Allen, Fairfield. Property: 67 Oakwood Drive, Fairfield. Amount: \$699,000. Filed April 17.

**Gutierrez, Nicholas and Samantha Gutierrez,** New York, New York. Seller: Manuel Sousa and Katherine Sousa, Westport. Property: 17 Anvil Road, Southport. Amount: \$1,880,000. Filed April 16.

**Hayes, Christopher and Cristin Hayes,** Greenwich. Seller: Suneet Agarwal and Martha Agarwal, Greenwich. Property: Lot 1, Map 4382, Greenwich. Amount: \$1,995,000. Filed April 9.

**Hut, Susan and Luke Davis,** Greenwich. Seller: Susan Hut, Greenwich. Property: 43 Crown Lane, Greenwich. Amount: \$0. Filed April 8.

**Jiang, Renshen and Hou Ngar Zheng,** Bayside, New York. Seller: Dorota Boltruczuk and Marek Boltruczuk, Stamford. Property: 511 W. Main St., Unit 8, Stamford. Amount: \$330,000. Filed April 1.

**Katsaros, Elle Olivia,** Mamaroneck, New York. Seller: 108 Henry LLC, Greenwich. Property: 108 Henry St., Greenwich. Amount: \$700,000. Filed April 9.

**Kelly, Bronson and Caitlin Antosy,** Easton. Seller: Thomas A. Carey and Amy Carey, Fairfield. Property: 575 Hulls Farm Road, Fairfield. Amount: SN/A. Filed April 16.

**Kelly, Nicole and Anthony Esposito,** Peekskill, New York. Seller: Julianna M. Labella, Stamford. Property: 95 Columbus Place, Unit 6, Stamford. Amount: \$565,000. Filed April 3.

**Librandi, Michelle,** Stamford. Seller: Donald Kane, Stamford. Property: 85 Riverside Ave., Unit B4, Stamford. Amount: \$321,727. Filed April 2.

**Maginot, Christelle,** Stamford. Seller: Angel O. Torres, Stamford. Property: 44 Penzance Road, Stamford. Amount: SN/A. Filed April 3.

**Magrini, Paul and Courtney Magrini,** Brooklyn, New York. Seller: Richard A. Piotrkowski and Anne Piotrkowski, Stamford. Property: 166 Fishing Trail, Stamford. Amount: \$900,000. Filed April 2.

**Mishchenko, Vadym,** Greenwich. Seller: Gregory Casey and Anthony Piazza, Greenwich. Property: 36 Hollow Wood Lane, Greenwich. Amount: \$859,000. Filed April 11.

**Murphy, Timothy** and **Allison Murphy,** Stamford. Seller: Wendy Goldman, Stamford. Property: 123 Apple Valley Road, Stamford. Amount: \$896,000. Filed April 4.

**Naclerio, Elizabeth,** Greenwich. Seller: Joan M. Blackburn, Ithaca, New York. Property: 52 Lafayette Place, Unit 1E, Greenwich. Amount: \$10. Filed April 12.

**Perosino, Marissa L.** and **Nicholas J. Perosino,** Fairfield. Seller: Kavyashree Krishnappa and Srinivas Venkatesh, Fairfield. Property: 197 Farmington Ave., Fairfield. Amount: \$545,000. Filed April 16.

**Rincon, Aimee** and **Gabriel Rincon,** Cos Cob. Seller: Michael J. Parsons and Siri M. Parsons, Riverside. Property: 34 Loading Rock Road, Riverside. Amount: \$2,300,000. Filed April 11.

**Rohira, Hitesh** and **Pooja Hitesh,** Riverside. Seller: Theresa M. Nicolalde, Greenwich. Property: 103 Halstead Ave., Unit A., Greenwich. Amount: \$690,000. Filed April 12.

**Schutzman, Mark** and **Nancy Schutzman,** Fairfield. Seller: RTB Fairfield LLC, Trumbull. Property: 40 Gould Ave., Fairfield. Amount: \$1,500,000. Filed April 15.

**Seigerman, Matthew** and **Arielle Spigarelli,** Fairfield. Seller: Brian Youngs and Linsay Swan Youngs, Fairfield. Property: 348 Veres St., Fairfield. Amount: \$1,389,000. Filed April 16.

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

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

**Taheri, Rod,** Norwalk. Seller: Patrick Malloy and Diane Malloy, Stamford. Property: 245 Long Close Road, Stamford. Amount: \$1,725,000. Filed April 1.

**Townes, Evinn,** Stamford. Seller: Edward Barlow and Lisa Ann Barlow, Stamford. Property: 22 Mill Stone Circle, Stamford. Amount: \$860,000. Filed April 2.

**Uribe, Ramiro** and **Mercedes A. Uribe,** Fresh Meadows, New York. Seller: Lizbeth Arbieto-Lopez, Stamford. Property: 125 Prospect St., Unit 1H, Stamford. Amount: \$225,000. Filed April 3.

**Wieneke, Michael Richard** and **Jessica Grace Wieneke,** Greenwich. Seller: Gina Maria Carriero, Stamford. Property: 12 Loughran Ave., Stamford. Amount: \$776,000. Filed April 4.

**Zheng, Kathleen,** Stamford. Seller: Georgeann Gibson, Stamford. Property: 245 Hamilton Ave., No.7, Stamford. Amount: \$405,000. Filed April 2.

## LIS PENDENS

**Andrianus, Phillip** and **Barbara Andrianus,** Stamford. Filed by Ackerly & Ward, Stamford, for Hampshire House Inc. Property: 96 Strawberry Hill Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 10.

**ESRT First Stamford Place SPE LLC,** Stamford. Filed by McCarter & English LLP, Stamford, for Wilmington Trust. Property: 100-300 First Stamford Place, Stamford. Action: foreclose defendant's mortgage. Filed April 3.

**French III, Lew Daniel,** Fairfield. Filed by Parrino/Shattuck PC, Westport, for Alyssa Rubin French. Property: 510 Hoydens Hill Road, Fairfield. Action: foreclose defendant's mortgage. Filed April 3.

**Hogan, Wade Tyler,** Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust NA. Property: 25 Pleasant St., Cos Cob Action: foreclose defendant's mortgage. Filed April 10.

**Kelley, Irene** and **Peter Kinahan,** Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 68 Barmore Drive West, Stamford. Action: foreclose defendants' Mortgage. Filed April 2.

**McGrath, William S,** Greenwich. Filed by Law Office of Wayne D. Efron PC, Greenwich, for Juliette P. McGrath. Property: 115 Lockwood Road, Riverside. Action: foreclose defendant's mortgage. Filed March 27.

**Mike's Organic Delivery LLC, et al,** Stamford. Filed by Mark Sank & Associates LLC, Stamford, for Linda and Marc's LLC. Property: 47 Larkin St., Stamford. Action: foreclose defendants' mortgage. Filed April 5.

**Milewski, Michael,** Stamford. Filed by Mark Sank & Associates LLC, Stamford, for Marc J. Pannone. Property: 57 Gerik Road, Stamford. Action: foreclose defendant's mortgage. Filed April 10.

**Napaul, Bernadette, et al,** Stamford. Filed by Ackerly & Ward, Stamford, Stamford, for Stamford Water Pollution Control Authority. Property: 45 Vernon Place, Stamford. Action: foreclose defendants' mortgage. Filed April 1.

**Nino, Rafael, et al,** Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 31 Woodrow St., Stamford. Action: foreclose defendants' mortgage. Filed April 10.

**Psichopaidas, Stacey, et al,** Stamford. Filed by Barton Gilman LLP, Milford, for Carrington Mortgage Services LLC. Property: 17 Peak St., Stamford. Action: foreclose defendants' mortgage. Filed April 8.

**Reyes, Leidy D., et al,** Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Pennymac Loan Services LLC. Property: 49 Forest Lawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 3.

**Scopelliti, Louis, et al,** Fairfield. Filed by Brock & Scott PLLC, Farmington, for Truist Bank. Property: 28 Newell Place, Fairfield. Action: foreclose defendant's Mortgage. Filed April 4.

**Woodway Group LLC,** Stamford. Filed by Barr & Morgan, Stamford, for Faugno Acquisition LLC. Property: 1335 Hope St., Stamford. Action: foreclose defendant's Mortgage. Filed April 8.

## MORTGAGES

**11 Winterset LLC,** New Milford, by R. Richard Roina. Lender: Lend Vent SPV 1 LLC, 1160 Kane Concourse, Suite 305, Bay Harbor Islands, Florida. Property: 11 Winterset Road, Greenwich. Amount: \$1,540,000. Filed March 7.

**Amin Construction LLC,** Stamford, by John R. Hall. Lender: SHC Lending LLC, 320 Post Road, Suite 115, Darien. Property: 3 Finney Knoll Lane, Greenwich. Amount: \$200,000. Filed March 8.

**Anarcaya, Alfonso W.,** Riverside, by Mario P. Musilli. Lender: NexBank, 2515 McKinney Ave.1700, Dallas, Texas. Property: 1465 E. Putnam Ave., Unit224, Old Greenwich. Amount: \$331,000. Filed March 11.

**Andaur, Felipe** and **Jennifer Andaur,** Fairfield, by Joseph H. Zullo. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 44 Cricket Lane, Fairfield. Amount: \$630,850. Filed March 4.

**Argentino, Christine, et al,** Rye Brook, New York, by James C. Kahn. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 351 Pemberwick Road, Unit 915, Greenwich. Amount: \$480,000. Filed March 13.

**Arpi Soria, Edilberto R.,** Stamford, by John A. Cassone. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 197 Knickerbocker Ave., Stamford. Amount: \$646,000. Filed Feb. 20.

**Baker-Rodriguez, Christine** and **Alan Rodriguez,** Greenwich, by Stephen G. Walko. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 67 Harding Road, Old Greenwich. Amount: \$998,271. Filed March 11.

**Balkcom, Kyle** and **Allison Kent,** Brooklyn, New York, by Pamela I. Bae key. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 212 Coventry Lane, Fairfield. Amount: \$1,399,000. Filed March 1.

**Barrow, Solonge** and **George Schiavone,** Stamford, by Hazeed O. Adebayo. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 215 Rocky Rapids Road, Stamford. Amount: \$28,966. Filed Feb. 20.

**Belland, Laura** and **Jeffrey Sale,** Stamford, by Nathaniel W. Shipp. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 57 Rock Spring Road, Unit 15, Stamford. Amount: \$485,100. Filed Feb. 21.

**Bickel, Joshua** and **Cathleen Bickel,** Stamford, by Morris L. Barocas. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 1093 Rock Rimmon Road, Stamford. Amount: \$520,000. Filed Feb. 16.

**Camomilli, Paul John** and **Qianwen Yang,** Stamford, by Jonathan T. Hoffman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 53 MacGregor Drive, Stamford. Amount: \$580,000. Filed Feb. 20.

**Choudhary, Prakshi** and **Arihant Jain,** Stamford, by David P. Lasnick. Lender: Liberty Bank, 315 Main St., Middletown. Property: 185 Courtland Ave., Stamford. Amount: \$944,350. Filed Feb. 16.

**Dober, Max,** Fairfield, by Christian W. Bujdud. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 69 Lindbergh Court, Fairfield. Amount: \$570,000. Filed March 4.

**Dwyer, Michael John** and **Devin Elizabeth Dwyer,** Southport, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 105 Half Mile Lane, Southport. Amount: \$540,000. Filed Feb. 29.

**Emmanuelli, Dominick,** New Rochelle, New York, by Cassin M. Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 222 Shelter Rock Road, Stamford. Amount: \$678,400. Filed Feb. 20.

**Fernandes, Luis,** Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1291 Fairfield Beach Road, Fairfield. Amount: \$370,000. Filed March 4.

**Forlini, Pasquale** and **Giovanna Forlini,** Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 26 Greenway Drive, Greenwich. Amount: \$569,000. Filed March 7.

**Gariger, Garole L.** and **Lawrence H. Garinger,** Greenwich, by Silvia Alvarez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 90 Angus Road North, Greenwich. Amount: \$500,000. Filed March 7.

**Giannitti, Jessica Irene,** Fairfield, by Kellie Ann Vazzano. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 673 Tunxis Hill Road, Fairfield. Amount: \$355,000. Filed March 5.

**Gotch, John** and **Tara Gotch,** Cos Cob, by Joe H. Lawson II. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 40 Sundance Drive, Cos Cob. Amount: \$1,250,000. Filed March 11.

**Hershaft, Arthur N.,** Palm Beach, Florida, by Lynda S. Goldman. Lender: The Bank of New York Mellon NA, 201 Washington St., Eighth floor, Boston, Massachusetts. Property: 7 Wyckham Hill Lane, Greenwich. Amount: \$2,050,000. Filed March 7.

**Innes, Barbara H.,** Southport, by John A. Cassone. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 392 Hulls Farm Road Southport. Amount: \$1,500,000. Filed March 4.

**Islam, Mohammed S.**, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 6 Lipton Place, Stamford. Amount: \$844,423. Filed Feb. 20.

**Kim, Harry** and **Aubrey Raultys**, Fairfield, by Tracey Ann N. Plummer. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 500 Cascade Drive, Fairfield. Amount: \$136,627. Filed March 4.

**Kim, Hee Jin** and **Keh-Kuan Sun**, New Haven, by Lori M. Dion. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 49 Rosedale St., Fairfield. Amount: \$497,700. Filed March 5.

**Labriola, Jennifer** and **John Labriola**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 151 June Road, Stamford. Amount: \$182,000. Filed Feb. 16.

**Lesko, Kyle**, Fairfield, by Bruce D. Jackson. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 45 Moritz Place, Fairfield. Amount: \$451,800. Filed March 5.

**Lewis, Mark** and **Cristina Casati**, Greenwich, by Jessie J. Bahamundi. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 99 Taconic Road, Greenwich. Amount: \$500,000. Filed March 7.

**Manser, Carolina M.**, Stamford, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 71 Highland Road, Stamford. Amount: \$30,000. Filed Feb. 20.

**Marcinek, Bryan Michael** and **Morgan Marcinek**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 195 Mayfair Road, Fairfield. Amount: \$250,000. Filed Feb. 29.

**Nethercott, Dawn G.** and **William J. Nethercott**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 17 Harold Ave., Greenwich. Amount: \$250,000. Filed March 12.

**Pastel, Jonathan** and **Marjorie Pastel**, Greenwich, by Antonio Faretta. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 26 Hill Road, Greenwich. Amount: \$500,000. Filed March 11.

**Prada Ortega, Didier Giovanni**, New York, New York, by Erin Spiers Chang. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 32 Arising St., Fairfield. Amount: \$427,500. Filed March 1.

**Quick, Kevin**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 243 Weed Ave., Stamford. Amount: \$230,000. Filed Feb. 20.

**Renault, Vincent Jacques** and **Eglantine Laetitia Celine Renault**, Old Greenwich, by Stella Charran. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Rockland Place, Old Greenwich. Amount: \$260,000. Filed March 12.

**Rog, Maureen E.** and **Joseph W. Rog**, Fairfield, by Mylena V. Teixeira. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 130 Eunice Ave., Fairfield. Amount: \$250,000. Filed March 6.

**Russell, Robert L.**, Southport, by Kevin J. Gumpper. Lender: Robert J. Infantino and Catherine R. Infantino, 54 Windsor Road, Waban, Massachusetts. Property: 175 Sturbridge Lane, Southport. Amount: \$93,871. Filed March 5.

**Saadat, Furquan**, Stamford, by Andrew G. Brucker. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 57 Rock Spring Road, Unit 18, Stamford. Amount: \$360,800. Filed Feb. 20.

**Sargent Jr., Charles W.** and **Connie Ann Sargent**, Fairfield, by Edgar Salomon. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 620 Pine Creek Road South, Fairfield. Amount: \$200,000. Filed March 4.

**Scheppa, Nicholas Joseph** and **Christine Scheppa**, Garden City South, New York, by Jonathan J. Martin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 52 Lafayette Place, Unit 1-F, Greenwich. Amount: \$244,000. Filed March 7.

**Sepulveda-Navarro, Javier** and **Isabel Ballesteros**, Riverside, by Brooke Cavaliero. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1525 E. Putnam Avenue 407, Old Greenwich. Amount: \$255,000. Filed March 11.

**Serrao, Alfred D.** and **Joyce A. Srrao**, Fairfield, by Samantha Whyte. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1938 Mill Plain Road, Fairfield. Amount: \$250,000. Filed March 4.

**Simmons, Charles W.**, Fairfield, by Heather Crespi. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 640 Unquowa Road, Fairfield. Amount: \$500,000. Filed Feb. 29.

**Strait, Kathleen M.**, Fairfield, by John M. Eichholz. Lender: Finance of America Reverse LLC, 8023 E. 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 252 Shoreham Village Drive, Fairfield. Amount: \$1,650,000. Filed March 4.

**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 March 7.

**Tenney, Analise**, Milford, by Seth J. Arnowitz. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 19 Colonial Road, Unit 12, Stamford. Amount: \$321,500. Filed Feb. 16.

**Toiriyon, Olim**, Stamford, by Leilan S. Robinson. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 91 Strawberry Hill Ave., Apt.1027, Stamford. Amount: \$196,000. Filed Feb. 16.

**Ungari, Michael** and **Kyle Ungary**, Greenwich, by Joel M. Kaye. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 9 Binney Lane, Old Greenwich. Amount: \$4,400,000. Filed March 13.

**Vengalli Jr., John S.** and **Vanessa Tsionis-Agostino**, New Fairfield, by Daniel T. Murtha. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 2225 Mill Plain Road, Fairfield. Amount: \$665,990. Filed March 4.

**Wei, Kelly** and **Hua Jiang**, Old Greenwich, by Danielle Parr. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 1465 Putnam Avenue East, No. 520, Old Greenwich. Amount: \$135,000. Filed March 6.

**Weller, Jan** and **Pooja P. Weller**, Fairfield, by Brian S. Cantor. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 211 High Meadow Road, Southport. Amount: \$855,000. Filed March 4.

**Yahn II, Bruce David** and **Georgia Lynn Yahn**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 74 Arnold Drive, Stamford. Amount: \$100,000. Filed Feb. 20.

**Zeolla, Grace Gong, et al**, Greenwich, by Robert E. Colapietro. Lender: Longbridge Financial LLC, 61 S. Paramus Road, Suite 500, Paramus, New Jersey. Property: 17 Cross St., Greenwich. Amount: \$1,724,737. Filed March 11.

**Zetchi, Mohamed Akli** and **Sabrina Chateauvert**, Greenwich, by Erin Spiers Chang. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 9 Hillside Drive, Greenwich. Amount: \$2,396,000. Filed March 12.

## NEW BUSINESSES

**Business Information Technology Services**, 23 Rutz St., Stamford 06906, c/o Otto Goencz. Filed March 26.

**Crusader Group**, 600 Summer St., Suite 204, Stamford 06901, c/o Parkview Advance LLC. Filed March 19.

**Diamond Clear Pool Service**, 452 Sylvan Knoll Road, Stamford 06902, c/o Kevin Omeara. Filed March 4.

**House Painting Services**, 405 W. Main St., Apt 1, Stamford 06902, c/o Oliva Brisly Adarly. Filed March 18.

**Little Stars Preschool**, 350 Roxbury Road, Stamford 06902, c/o Amber Piacenza-Cronin. Filed March 13.

**Morales Cleaning Service**, 557 Cove Road, Stamford 06902, c/o Melvin Morales. Filed March 26.

**Radius Mobile**, 30 Buxton Farm Road, Suite 130, Stamford 06905, c/o Radius Holdings LLC. Filed March 6.

**Rodriguez Painting and More**, 1435 Bedford St., Apt. 14P, Stamford 06905, c/o Fidel Rodriguez. Filed March 27.

**Saugatuck Canine Club**, 30 Southfield Ave., Apt. 405, Stamford 06902, c/o Matthew Marshall. Filed March 8.

**Springdale Pizza**, 1087 Hope St., Stamford 06907, c/o Evy Martinez. Filed March 7.

**Waterside Deli**, 457 Fairfield Ave., Stamford 06902, c/o Ramon Rangel. Filed March 8.

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# Legal Notices

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 IS HEREBY GIVEN that a license number NA\#\#45>052 4<\#\#45>23<\#\#45>52752, for liquor wine beer and cider has been applied for by the undersigned to sell liqueur 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<\#\#45>premises consumption. Olives LLC d/b/a Melike Turkish Cuisine #63623

WACCABUC REAL ESTATE LLC Filed 5/20/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 2 Post Office Rd, #271, Waccabuc, NY 10597 Purpose: all lawful #63624

Tack and Tweed, LLC, Art. of Org. filed with NY Secy. of State on 03/02/2024. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 255 Quaker Road Chappaqua, NY 10514 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed, which includes Pre<\#\#45>Owned Equestrian Equipment and Apparel Consignment and Sales. #63625

NOTICE OF FORMATION OF PROFESSIONAL SERVICE LIMITED LIABILITY COMPANY, Angela Loffa Landscape Architect PLLC has filed Articles of Organization with the Secretary of State on 4/5/2024. Its office is located in Westchester County, NY. The Secretary of State has been designated as agent upon whom process against it may be served and a copy of any process will be mailed to The PLLC, at 2 Park Drive, Mount Kisco, New York 10549. Its business is to engage in any lawful activity for which professional service limited liability companies may be organized under Section 1203 of the New York Professional Service Limited Liability Act. #63626

Notice of Formation of HM UNITS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/27/2024. Office location: Westchester County. Princ. Office of LLC: c/o Miguel Hernandez Montiel 89 Dartmouth Ave., Yonkers, NY 10701. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63627

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, June 06, 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-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice). 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

D265268, PIN 881489, FA Proj Y001-8814-893, Westchester Co., HIGHWAY - PAVEMENT - I287 Villages of Harrison, Port Chester, Rye Brook, Towns of Rye, Harrison, Cities of White Plains, Rye, Bid Deposit: 5% of Bid (- \$1,500,000.00), Goals: DBE: 10.00%