

Westfair Business Journal



The costs, financial and otherwise, of infertility

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

PAGE 6

From left, Attorney Brooke Goff, founder and owner of Goff Law Group in West Hartford, wife Angeline Ioannou and their children, 11-year-old Grayson and 5-month-old Victoria, who were conceived via in vitro fertilization (IVF) and intrauterine insemination (IUI), which is also known as artificial insemination. Courtesy Goff Law Group.

HSTPA and the
future of the
housing market

Page 2

Secrets of Cross
County Center's
70 years of success

Page 4

RMS Company
opens new flagship
property in
downtown Stamford

Page 7

Your next infusion of
capital could come
from an SBA "speed
dating" event

Page 9

MAY
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2024



HSTPA and the future of the housing market

BY KEN NILSEN

These days, being a property owner in New York feels like a daily routine of holding our breath, anticipating the next wave of unsettling news. When the Housing Stability and Tenant Protection Act of 2019 (HSTPA) was passed, landlords tried to warn legislators of the consequences that the bill might have on the housing stock. Fast forward five years since the law was implemented: the housing situation in New York state has deteriorated further and more affordable housing units are remaining unoccupied as the state's oldest housing stock continues to plummet in value.



The initial creators of rent stabilization in the 1970s understood the importance of providing reasonable incentives to reinvest in older buildings to prevent deterioration. Unfortunately, HSTPA has overlooked this historical lesson. The goal was to maintain rents at a stable and affordable level for individuals and families while promoting maintenance in the buildings. The intention was not to keep rents as low as possible, sometimes falling below operating costs.

Throughout the initial three decades of rent stabilization, the most reliable indicator for determining the maximum allowable rent has been the Consumer Price Index (CPI), which reflects inflation. The Rent Guidelines Board consistently implemented increases within +/- 10% of the CPI for 1-year leases, enabling property owners to manage escalating expenses such as insurance,

taxes, and maintenance. Additionally, two programs were introduced: one for significant capital improvements like roof repairs or boiler replacements, and another for renovating individual apartments following the departure of a long-term tenant or a particularly disruptive one. These programs facilitated gradual rent increases to fund necessary repairs over time.

Between the passage of HSTPA and the past decade of low rent increases, the landscape now looks completely different.

HSTPA has had a significant impact on affordable housing, especially in regulated apartments. In my Yonkers building, after occupants lived there for 40 years or more, certain apartments have rents below the operating cost, making them unsuitable for renting. Currently, I have a few vacant units that have legal regulated rents in the \$700 to \$800 range. This is not only well below market rate, or even the median rent-stabilized apartment of its size, it's below what it costs to operate it — including insurance, which has increased by 70% without any major claims for 25 years, property taxes that keep going up, staff, etc. Landlords have been subsidizing very low-rent units for years. A reset on vacancy rates is required to bring them to a more reasonable level, alongside renovating the apartments.

While these apartments could be refurbished and offered at an affordable rate to help address the housing shortage, HSTPA hinders this option as its current approach discourages investing in individual apartments. How do empty, run-down units benefit tenants seeking quality, safe, and affordable housing? Furthermore, how does this situation affect landlords who could at least see a return on their investment but are now forced to watch their buildings deteriorate due to the lack of incentives to do otherwise?

Aging rent-stabilized buildings need essential infrastructure investments to maintain housing quality. It is crucial to safeguard both our aging buildings and the housing quality for tenants. Due to budget constraints, property owners are postponing Major Capital Improvements (MCIs). Instead of replacements, temporary fixes on boilers and roofs are being done. Electrical systems remain outdated, building-wide plumbing systems are left unchanged, and old windows are not replaced beyond their recommended lifespan. These are just a few examples of the tough decisions landlords face, not out of greed or indifference but due to financial constraints imposed by HSTPA.

Owners of rent-stabilized properties face a tough challenge when it comes to refinancing their mortgages. Even if we secure a loan from a willing bank, we will encounter considerably higher interest rates, posing a major issue for those struggling to meet debt obligations.

Preventing a recurrence of the mass abandonment of regulated multi-unit housing seen in the 1960s and 1970s due to overly strict rent regulations is crucial.

There needs to be a solution for the long-haul. We invest locally, raise our families alongside our tenants, and contribute to our communities as much as we gain from them. However, since HSTPA, it appears that the state has turned its back on us. Despite providing some of the most affordable housing in New York, we are now seen as the antagonists. How many more studies, like the one by The Building and Realty Institute highlighting the unintended consequences of HSTPA on both tenants and landlords, must be published before changes are made to the rent law? If lawmakers don't act, the tenants whom they aimed to safeguard with HSTPA may end up with fewer housing choices, worsening the housing shortage even further.

Ken Nilsen,
principal of Nilsen
Management
Company, Yonkers.



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Enjoying golf at NYMC

BY PETER KATZ / pkatz@westfairinc.com

"The golf tournament raises money for various student activities; also a fitness center where students can come and work out after they study."

- Dr. Martin Katzenstein

Although it's not in the curriculum at New York Medical College (NYMC) in Valhalla, golf is a subject that occasionally comes up at NYMC as it did at the end of March when a new golf simulator went into service and as the June 17 date approaches for NYMC's annual golf tournament and reception.

The TruGolf APOGEE golf simulator is available for use by all NYMC and Touro College of Dental Medicine students, staff, and faculty members. Players can select from multiple virtual golf courses and adjust settings for weather conditions, wind speed, and difficulty level.

The golf simulator was made possible by the NYMC Board of Advisors and Dr. Martin S. Katzenstein, chair of the Board of Advisors, assistant dean for clinical affiliations, and associate professor of pediatrics.

Katzenstein told the Business Journal that the Board of Advisors undertakes projects that help make the student experience at NYMC more enjoyable.

"The golf tournament raises money for various student activities; also a fitness center where students can come and work out after they study. We also donate money to help the first year students when they begin school to give them a bag with various items of equipment such as stethoscopes that they can use during the first year. We also sponsor speakers who help guide students to careers in medicine."

Katzenstein said that the board in the past raised funds that helped support the school's simulator center where students learn how to diagnose various illnesses and practice medical procedures on dummies.

"The whole tournament is Kosher. We have a dinner after the golf tournament where we give out awards for various accomplishments on the golf course," Katzenstein said. "During the golfing tournament we have two grills out on the course where people can eat burgers and franks and chicken. Students and nonstudents are welcome to participate. Alumni participate, parents of students. It's people who want to have a good time and want to support

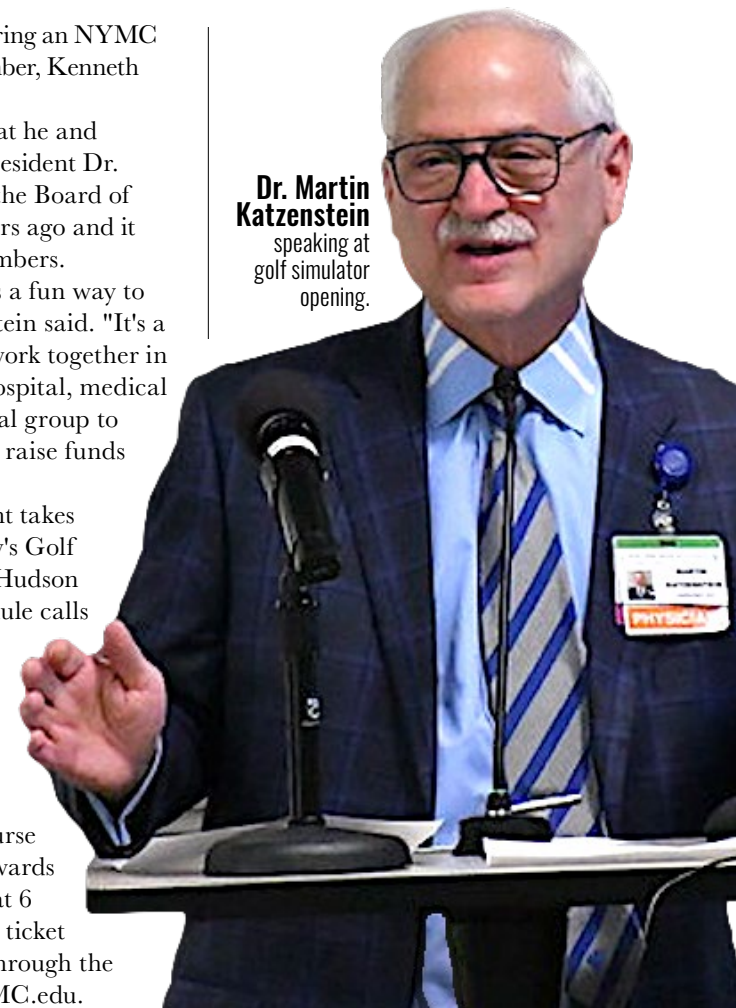
the school. We're honoring an NYMC Board of Trustees member, Kenneth Theobalds."

Katzenstein said that he and NYMC and Touro President Dr. Alan Kadish formed the Board of Advisors about 10 years ago and it now has about 30 members.

"The tournament is a fun way to raise funds," Katzenstein said. "It's a time for people who work together in various ways in the hospital, medical school and our medical group to have a good time and raise funds for the school."

The golf tournament takes place at Saint Andrew's Golf Club in Hastings-on-Hudson on June 17. The schedule calls for golfer arrival and registration beginning at 10 a.m., a brunch from 10:30 to 11:45am, golfing beginning at noon, BBQ lunch on the course and dinner and the awards ceremony beginning at 6 p.m. Sponsorship and ticket details are available through the NYMC website: NYMC.edu.

Dr. Martin Katzenstein speaking at golf simulator opening.



An advertisement for Westfair Business Journal. It features a tablet held by a person's hands, displaying a profile for Katherine Vollaro, a Broker Specialist. The profile includes her name, title, a photo, and a description of her role. Below the profile is a 'WESTFAIR BROKER of the week' award graphic with a 'SOLD' sign and a price of '\$ 1,400,199'. The background is a blurred office setting. To the right of the tablet, the text reads: 'BE PART OF WESTFAIRONLINE.COM'. Below this, it says: 'To reserve your spot today, contact your marketing partner at partners@westfairinc.com'. At the bottom right, there are social media icons for Facebook, Instagram, Twitter, and LinkedIn.



Cross County Center in the 1950s.



The original Gimbels at Cross County Center.

Secrets of Cross County Center's 70 years of success

BY PETER KATZ / pkatz@westfairinc.com

The idea that people would be able to shop from their living rooms or kitchens using a device known as a computer via a data highway called the internet wasn't even a fantasy back in 1954 when developer Sol Atlas opened the Cross County Shopping Center in Yonkers. The original anchor stores were Gimbels, John Wanamaker and F.W. Woolworth.

Now, some 70 years later, when people actually do shop using not only computers and the internet but their smartphones as well, the Cross County Center still is thriving with 97% of its space leased. The Center had an anniversary celebration for the public on May 18.

"What we've seen recently is that more and more of these internet type of retailers now want brick and mortar to support their brand," Craig Deitelzweig, president and CEO of Marx Realty, told the Business Journal. Marx, along with Benenson Capital Partners owns and operates the Cross County Center.

"We think we'll see more and more of that and we also think that retailers understand they're in the entertainment business to a certain extent," he said. "More and more of their stores are being renovated in a way that makes it much more appealing for people to stay there longer."

Deitelzweig said that the relationship they have built with the city of Yonkers has helped position the Cross County Center as an integral part of the community and also an

important element in the city's economic life.

"We are just so fortunate. The city of Yonkers, the mayor, the city council, have been truly wonderful to work with. They come to the Center, they

appreciate the Center, they appreciate growth and the need for the Center to change and become better and better over the years," Deitelzweig said.

He said that in the next few months the center will be submitting plans to the city to add to the retail space available within its current footprint.

"We will be bringing to the city plans for more retail at the Center and more green space," Deitelzweig said. "It was approved as part of a master plan and we think now is the time to introduce that just because we are so leased and we want to make sure that we're future-proofed and all the retailers who want to come into the center and that we want to bring into the Center we have space for."

Deitelzweig said that there are some additional national "marquee" brands that want a presence at Cross

County Center and other smaller or local retailers that they believe would be a good fit. He also said that the Center wants to expand the food service offerings and shopping, dining and entertainment will be the mix at Cross County Center for the foreseeable future.

When asked to describe the key elements that have enabled Cross County Center to have done so well over the years while some other indoor and outdoor shopping centers have failed, Deitelzweig said that the

Center's easily-accessible location has been important. Cross County Center is in the Kimball neighborhood of Yonkers at the intersection of the Cross County Parkway and the New York State Thruway.

"The magic really is in the community-building and how we've made sure the Center is always part of the community," Deitelzweig said. "What we do to make sure is that we have a lot of community events. We also select the right retailers, the right mix to make sure that it really is exciting for all different types of customers. We reject

possible tenants all the time. We're super-selective. We want to make sure that we have tenants that appeal to children, teenagers, all different people. It's really that mix that builds

on itself."

Deitelzweig said that with Express filing for bankruptcy and announcing store closings its space will be back on the market.

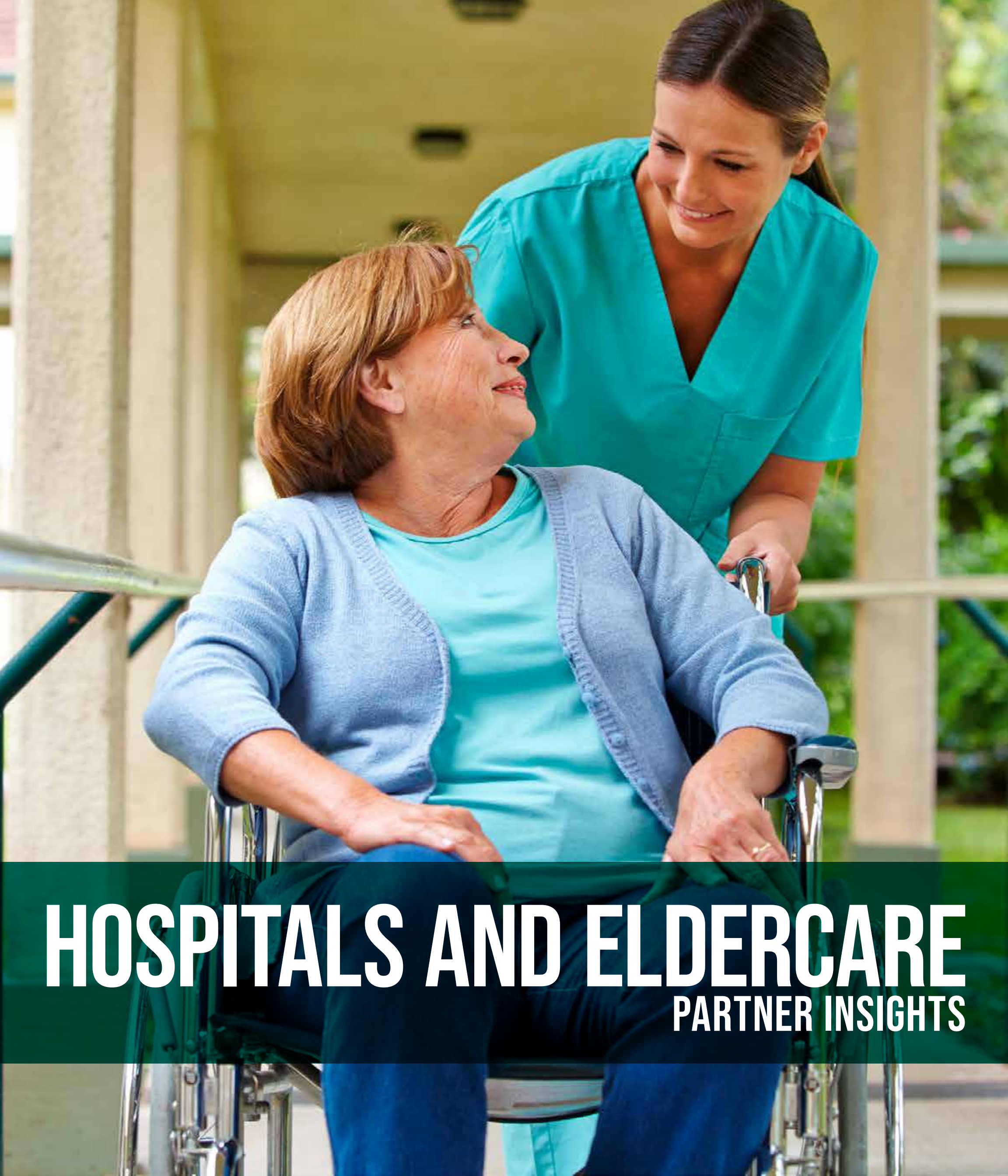
"We got probably 12 different inbound calls from tenants who are interested in that space and I think because we are 97% leased we have the opportunity to really be selective about who those retailers are and we've narrowed it down to two or three that we think will be a real plus for the Center," Deitelzweig said. "Sometimes we will select a tenant who will pay less rent if we think they're right for the Center. Often when it is less rent we'll obtain percentage rent because we believe so much in the Center and the success of all the retailers so it sort of evens out. Almost all of our retailers are in the top five of their chain in the country."

Deitelzweig said that Target, which is in the building formerly occupied by Sears, is expected to be among the top three performing Target stores in the U.S.

"We had to make it economically viable for both of us and then the infrastructure had to change and then we introduced a new plaza connecting the Target building to the rest of the Center and that was really helpful in making it part of the community," Deitelzweig said. "People really like to go as close as they can to the store that they're going to. Being able to just easily go into the center and find a spot and not have to pay for it is very, very helpful. It's incredibly exciting how the Center has evolved over these 70 years."

"We will be bringing to the city plans for more retail at the Center and more green space."

- Craig Deitelzweig



HOSPITALS AND ELDERCARE

PARTNER INSIGHTS

OWLL TAKES FLIGHT AT SOUTHERN FOR LIFELONG LEARNING

The job market is changing, and changing rapidly. Some industries are unrecognizable from decades ago. In fact, job skill requirements have transformed almost 25 percent in the past decade and are projected to transform almost 50 percent by 2027. Three-quarters of employers worldwide have a hard time finding qualified workers, a study by staffing agency Manpower Group found. Yet two in five Americans see themselves as underemployed, with untapped talents and knowledge.

Aiming to correct that disconnect on a local level is Amy Feest, the new senior director of Southern's Office of Workforce and Lifelong Learning (OWLL). To make OWLL accessible to all, Feest has created a centralized, easy-to-use website for all professional development and continuing education programs at Southern. The site spotlights credit-level undergraduate and graduate certificate programs as well as non-credit training, professional development, and workforce credentialing in fields including STEM, health and human services, business and leadership, education and humanities, arts, and social and behavioral sciences.

"I want to create a one-stop shop at Southern for anyone who wants to upskill and reskill, obtaining workforce skills without necessarily pursuing a full degree," says Feest. "We can become a workforce hub, with learning opportunities for anyone looking to attain a new career or advance

in a current career."

For example, the Drone academy is a cutting-edge, hands-on training program on how to use the unmanned aerial vehicles now popular in industries from farming and real estate surveying to police and fire search and rescue.

Another cutting-edge program being offered is the Cybersecurity Maturity Model Certification. "CMMC is very specific training for defense industry subcontractors," says Feest. "The federal government has a new rule requiring that subcontractors working with the Department of Defense be held to a higher level of cybersecurity scrutiny, especially in light of the unprecedented number of cyber-attacks that businesses are experiencing."

Feest hopes to inspire people to keep learning and rise above the limiting beliefs some hold about themselves. "Many people don't see themselves as having the potential to enroll in college," she says. "But if they successfully complete a non-credit training, they will hopefully think, 'Wow, I didn't think I'd be able to do that, and I really enjoyed it.' Starting off with one non-credit program has huge potential to funnel students into credit-bearing degrees and certificates."

Feest has also established an advisory council composed of professionals from the industry, nonprofit, and economic development sectors in the Greater New Haven community, along with several representatives from Southern to review



Amy Feest, senior director of the Office of Workforce and Lifelong Learning (right), and OWLL Graduate Assistant Sharaban Tohura (left)

new workforce proposals highlighting Southern's expertise in computer science, education, science, arts and humanities, and more.

A digital badging program - a visual icon that provides skill validation for potential employers and can be added to a resume or LinkedIn - rolled out during spring 2024. "It's a really big

movement in support of workforce, allowing employers to see that potential hires are proficient in critical skill areas," says Feest. "Southern to become a workforce hub for Connecticut and beyond... creating noncredit training that is accessible and affordable for learners and that meets the workforce needs of employers."



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SOME KIND OF WONDERFUL

By Maria Scaros, Executive Director,
The Greens at Greenwich

I recently “celebrated” my birthday. A Sunday lunch with some of my favorite women, all of whom are my family. The evening was spent sharing pizza with my daughter, her partner, and my 4-month-old granddaughter. As I cradled my granddaughter in my arms, my daughter leaned over and quietly asked, “What did you think about today?” Without missing a beat I said with a smile, “Your yiayia and your papou,” meaning your grandmother and grandfather, (my parents). “I thanked them for giving me life, which continues to be extraordinary.”

I have not lived a charmed life. Who has? I am not always cheerful and I can sometimes be downright ornery. I recall enormous grief and loss, disappointment and tragedy. Family members who died prematurely. Loved ones who lost the decades I have been blessed to live. And yet, now and then, it comes along. I let it in. That “some kind of wonderful feeling.” That feeling of “Yes, this is good. This is what matters. Life over-all is precious.”

Monday through Friday I am surrounded by activity that is often frenetic and at times, serene. Friends and family find the love I have for my work confounding. I work in an assisted living community for people who have memory impairment. “It must be sad,” they say. Absolutely

not. There is life. There is humor. There is joy. There are wonderful moments that confirm life can hold something wonderful at any stage.

Bob has been living with us for almost five years. Over time he has not used words to communicate, but his “being” communicates more than most who have language. Interestingly, when our staff feels overwhelmed or in need of comfort, they all know intuitively to stand or sit beside Bob. He responds by looking you straight in the eye, “seeing” you, smiling and nodding his head knowingly. You may see a staff member with their head on his shoulder. “Bob sees us.” It reminds me of the song by Carole King. That feeling is sometimes fleeting and often unexpected and often so quite simple:

*All you have to do is touch my hand
To show me you understand
And something happens to me
That’s some kind of wonderful*

And then there is Loulette who smiles when she sees you and reaches for your hand. She speaks in riddles, but when the music begins, her rendition of “La vie en rose” is flawless. With a flower in her hair and a champagne glass of lemonade, she stands and swoons to the tune. “She is some kind of wonderful, yes she is.”

Peter reports he is a serious man with a serious

job. He tells us he does not dance or sing. Music was never much of a part of his life. Well, Peter, music is a part of life at the Greens. You can’t ignore it. Our dance/movement therapist put on a jazz classic. Frank Sinatra started. “I can’t dance. Don’t ask me.” The therapist’s graceful hand went out to Peter, and he grabbed it. He danced like no one was watching. It was “some kind of wonderful.”

I do believe we are wired for these moments no matter how we understand the world. Everyone can feel those moments of wonder, joy, love and awe. Let us embrace them throughout our lives and see them for the miracles that they are.

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Yonkers company challenges photocopier lease

BY BILL HELTZEL / bheltzel@westfairinc.com

A Yonkers contractor claims that an office equipment supplier has refused to cancel a photocopier deal.

Ecker Window Corp. accused De Lage Landen Financial Services Inc. and Atlantic, Tomorrow's Office of deceptive practices, in a complaint filed on May 7 in Westchester Supreme Court.

"Defendants conspired to create a rouse intended to trick Ecker into paying them more money," the complaint states, "by maintaining the fiction that the lease was not cancelled and (had) renewed for an additional term at the end of December 2023."

Ecker says it has operated as a family-owned business since 1947 and is one of the largest and oldest window contractors in the region.

De Lage, an equipment and assets financing business headquartered in the Netherlands, and Atlantic, an equipment supplier with an office in Tarrytown, are partners, according to the complaint.

Ecker has done business with Atlantic for about 20 years, and as of last year it was leasing a Toshiba photocopier and a Ricoh wide format photocopier.

CEO Howard Ecker decided to switch to another vendor that had made a better offer. In April 2023, he notified Atlantic sales manager Jeff Mann that he was terminating

the lease, the complaint states, and he asked for an equipment return authorization and a final invoice.

The new vendor removed the old photocopiers last spring but De Lage and Atlantic, according to the complaint, did not give Ecker an equipment return authorization or a final invoice.

Ecker continued making monthly payments through the end of the 2023 lease, the complaint states. After the lease had purportedly expired in December, Ecker kept receiving invoices.

This past April, a De Lage attorney allegedly told Ecker that the lease could not be cancelled and had renewed. Then Ecker discovered that the new vendor had not returned the old photocopiers to Atlantic because it had not received a return authorization, the complaint states.

Ecker claims that De Lage and Atlantic prevented the old photocopiers from being returned and refused to issue a final invoice, knowing that Ecker would continue making monthly payments as if the lease was still in effect.

Atlantic sales manager Jeff Mann did not reply to an email asking for his side of the story.

Ecker is asking the court for a judgment declaring that the photocopier lease was cancelled in April 2023 and stating that everything has been paid in full.



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1 The costs, financial and otherwise, of infertility –

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bees do it
Even educated
fleas do it
Let's do it,
let's fall in love.

– From Cole Porter's
“Let's Do It (Let's Fall in Love)”



Fine for the birds and the bees and even the educated fleas, but when it comes to homo sapiens, the course of love, union and especially having offspring is as fraught as ever. According to the Centers for Disease Control and Prevention (CDC), one in five couples in the United States struggles with some form of infertility, with \$7.9 billion spent on fertility services in 2022 – a figure that is expected to grow at a compounded annual rate of 13.6% to reach \$16.8 billion by the end of 2028. As those numbers suggest, fertility treatments are not cheap, beginning anywhere from \$12,000 to \$14,000 for one IVF (in vitro fertilization) cycle, said Forbes. And you'll need two to three cycles. (For how IVF works, see story by Alexander Kucherov, M.D., of Illume Fertility on Page 13.) These cycles are generally covered in New York state and Connecticut, although a gay couple has brought a class-action lawsuit against New York City, charging it with discrimination, as its IVF coverage only applies to women and heterosexual couples.

For some seeking to get pregnant, cost is not the only worry. In February, the Alabama Supreme Court ruled that the frozen embryos used in IVF were people, and that those who destroy them could be liable for wrongful death. When three of the state's limited pool of IVF providers halted services, sending treatment seekers out of state, the majority Republican state Legislature created a new law, signed by Gov. Kay Ivey, that would provide civil and criminal immunity to providers and patients who destroyed or damaged embryos. Nonetheless, observers have called the new measure, which did not address the subject of embryos' personhood, the latest front in the states' war over reproductive rights.

For Brooke Goff, the legal, financial and psychological hurdles in obtaining fertility treatments are personal. The founder and president of Goff Law Group in West Hartford – and an openly gay woman who became a parent through in vitro fertilization and artificial insemination -- has pledged \$430,000 to offset the cost of any fertility treatments for her staff of 12 female attorneys.

“I knew at a young age that I wanted to have a family, yet I also knew that as a gay woman, I would need some assistance from science,” said Goff, whose firm is the largest women-owned and -operated personal injury law firm in Connecticut. “In vitro fertilization fulfilled my desire to carry a child and experience the beautiful journey of pregnancy, something every woman should be entitled to if she so desires, regardless of her sexuality.”

To that end, Goff began researching viable solutions in 2022 but learned that only larger global companies, not small businesses, would even consider fertility health coverage.

“I was taken aback that more small businesses do not invest in their employees across the board with family planning and creation,” she added. “Em-

ployees are the lifeblood of any company and if a business owner wants continued success and profitability, he or she should be investing in their employees' family – both present and future.”

Ultimately, Goff partnered with Carrot, a third-party health benefit company, and absorbed the entire cost of implementing the program. Specifics of Goff Law Group's comprehensive IVF program include:

- mental health counseling as related to the infertility process;
- individual infertility journey design and implementation;
- access to more than 800 clinics throughout the United States;
- discount coverage for infertility care, including but not limited to IVF, IUI (intrauterine insemination, also known as artificial insemination), surrogacy, adoption, preservation of embryos, genetic testing and medications related to infertility; and
- coverage for after-birth lactation services, overnight doula and women's behavioral health as related to postpartum experiences.

“It has always been my belief that every woman deserves the right to have a family and, unfortunately, it is easier for some than others,” said Goff. “When infertility comes into the mix, it adds unplanned costs to the family and a lot of anxiety and uncertainty. Hence, it is important to offer a benefit with full-spectrum physical and mental health care.”

Although some health insurance plans cover run-of-the-mill infertility treatments, they may have certain requirements as a result of strict state mandates, such as 12 months of unsuccessful attempts to become pregnant and other limitations based on the age of the woman, she added. Also, health insurance may not cover surrogacy, adoption, egg harvesting, donor eggs or donor sperm. “I wanted to provide something better to my employees' alternative to the minimal health insurance coverages currently on the market.”

When asked if she has any concerns about her female employees becoming mothers and its residual effect on her firm's bottom line due to them being out of the office for sick days, Goff said that she prefers hiring working mothers because they do the same amount of work in eight hours that others often do in 12, since they have learned excellent time management and organization skills, patience and compassion while raising a family -- all essential traits in operating a legal business.

“Everyone has their own parenting journey and I want to open all of the doors for my employees to select one that universally meets their medical history, sexual preference and financial situation,” she said. “Doing my part to give my employees hope and direction in creating a family is something I take very seriously – and so should everyone else.”



WHEN SURROGACY IS A SISTER ACT

For some, surrogacy – legal in all states except Nebraska and Louisiana – is the answer to infertility, though costs and fees range from \$85,000 to \$130,000. (Connecticut and New York are two of only six states that mandate insurance coverage for surrogacy, the others being New Jersey, Maryland, Illinois and California.)

Surrogacy can also be an emotional and legal minefield when one of the parties breaks the contract, as in the infamous 1988 “Baby M” case. <https://libraryguides.law.pace.edu/c.php?g=452971&p=3156877>

Oftentimes, though, surrogacy has a much smoother outcome. For Jaclyn Fieberg, an elementary school teacher from Katonah, the path to motherhood lay in surrogacy – and sisterhood.

Fieberg used a combination of fertility options working with RMA of New York–Westchester – which has offices in White Plains, Mount Kisco and Poughkeepsie – after seven IVF failures and three miscarriages due to a chromosomal disorder, mosaic Turner syndrome. She also drew on extraordinary support from two of her sisters. Sister Meredith McIntyre donated her eggs, while sister Stephanie Corritori carried the baby girl, Emersyn Fieberg, to term. (The youngest of the sisters, Samantha Prato, who is single, cheered them on.)

As Corritori told People: “We have always been there for each other.”

Fieberg, whose story appeared in People and on the “Today” show, spoke about her experience at an RMA panel Thursday, May 9, at Sunningdale Country Club in Scarsdale, along with Matthew Lederman, practice director of RMA of New York at CareMount in White Plains; Georgia Witkin, M.D., director of wellness services at RMA of New York; and Alexis Cirel, fertility and family law partner at Warshaw Burstein LLP in Manhattan.

But it's not just Fieberg's story. Ultimately, it's her daughter's:

“She's going to know her story,” Fieberg told “Today,” <https://www.today.com/parents/family/surrogacy-egg-donation-sisters-rcna142216> “and she's going to know how wanted she was, and that her aunts did the most selfless, incredible thing.”

For more, visit <https://www.rmany.com/about-rmany/locations/westchester>.



Mayor Caroline Simmons and RMS Company CEO Randy Salvatore cut the ribbon at The Asher on May 15.

RMS Company opens new flagship property in downtown Stamford

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We are incredibly proud to unveil The Asher to the Stamford Community.”

- Randy Salvatore



Salvatore talks about why he is excited to open the new property in Downtown Stamford.

A ribbon cutting on May 15 marked the grand opening of The Asher, one of the latest buildings to rise up over rapidly densifying Downtown Stamford.

Located at 150 Broad Street, overlooking Landmark Square and around the corner from bar and eatery lined Bedford Street the 228-apartment complex both easy access to both Metro North and Stamford’s urban attractions and a large internal courtyard with a set of amenities that are designed to make a retreat from hustle and bustle possible.

Amenities include a rooftop lounge and pool, an extensive suite of co-working and meeting spaces designed with the post-Covid profes-

sional’s flexible work schedule in mind, fitness facilities, a dog run, a sports simulator that can replicate both the fairway and the soccer pitch, grilling stations, a children’s entertainment section, and planned community events.

“We are incredibly proud to unveil The Asher to the Stamford Community,” RMS Companies CEO Randy Salvatore told those gathered for the ceremony. “The Asher features unparalleled luxury amenities in close proximity to everything our incredible city has to offer. We are overwhelmed by the Asher’s initial success with over 55% of the apartments leased since receiving our first certificate of occupancy three months ago.”

“I think it says a lot about what’s happening in the city,” Salvatore said of the quick leasing, which had already filled the 19 below market rate units and many of the two-bedroom floor plans. “It’s one thing for developers like myself to build a building, it’s another for people to want to live there and want to be part of the community.”

He praised Mayor Caroline Simmons for shaping the city and spurring its growth, attracting people to fill the many new developments.

“Stamford’s really, I think going in the right direction,” Salvatore said. “Obviously it has its challenges like any other city, but I firmly believe that either you’re moving forward or you’re moving back. There’s no staying the same.”

Salvatore also confirmed a rumored plan by RMS to develop another Broad Street property, the Burlington Coat Factory site several blocks away on the corner of Sullivan Street. He said that specifics of the plan were still being developed but noted that it will likely be a mixed-use structure with both housing and retail, roughly similar in size to the seven story Asher and equipped with equivalent amenities.

Salvatore extended thanks to First County and M&T Banks, the architects, engineers, and a construction team he noted overcame immense supply-chain challenges to complete the project.

“I want to start by thanking Randy and the entire RMS team and the bankers and architects and construction team that brought this absolutely beautiful apartment building to our city which is going to add so much

to the vibrancy of our downtown” Simmons said, noting she particularly admired the children’s center.

Stamford Mayor Caroline Simmons and guests listen to Salvatore’s address.

She also thanked Salvatore and his team for assisting her in her work as mayor, building not only much needed housing but adding attractivelandscaping and improved sidewalks to contribute to the immediate area’s appeal.

While 45 percent of the building’s housing units are expected to lease quickly, the tenants of the office space moved in roughly a month before the ribbon cutting. RMS Company’s headquarters now occupy offices on the second floor of The Asher.

“We’ve been in Downtown Stamford for about 10 years,” Salvatore said. “We were across the street in Landmark [Square] and when the site became available, we knew we were going to build an apartment building. We just loved the location here; I think it’s the best location in Stamford, so we created a spot for ourselves.”

“We knew we were going to build a special project here, so we wanted to be a part of it,” Salvatore said.

The 8,000 square feet of office space works both “tactically” by positioning RMS near some of its latest properties, but also “strategically.”

“This is our home base,” Salvatore, who grew up in Stamford declared. “It really is. There was never a thought about moving our offices but we’re developing throughout Connecticut, into Westchester, New Jersey. This is a great central hub and there’s just so many exciting things happening in Stamford and I’m fully bullish about the future.”

RUPCO getting state funding for two housing projects

BY PETER KATZ / pkatz@westfairinc.com

The nonprofit RUPCO, which is based in Kingston, is receiving state funding for two housing projects, one in the Town of Ulster in Ulster County and the other in the Village of Tannersville in Greene County.

The state's Office of Temporary Disability Assistance is providing \$15 million toward the estimated \$42.7 million cost of converting the vacant former Quality Inn on Route 28 in Ulster into 83 permanent affordable apartments where supportive care services also will be available. Additional funding needed for the project is being sought.

The motel has 145 rooms and plans call for the conversion of attached commercial spaces and steakhouse at the site into a child daycare facility to be operated by a local YWCA, central kitchen, community room, therapeutic swimming pool and offices.

The development plan includes reserving 70 of the apartments for individuals and families currently homeless or at risk of becoming homeless. They would receive a rental subsidy and onsite case management services.

Back in August of 2021 it was announced that the development would be through a partnership that included RUPCO, Family of Woodstock and Catholic Charities of Ulster, Sullivan, and

Orange. RUPCO had announced a contract to purchase the motel for about \$3.7 million.

RUPCO says that special emphasis will be placed on moving homeless families and individuals out of long-term stays in hotels or motels in Ulster County and into permanent supportive housing when the motel conversion is completed.

RUPCO has received a \$10.5 million Low-Income Housing Tax Credit award from the state's Homes and Community Renewal agency (HCR) to develop 56 affordable apartments in the village of Tannersville. The site is at 55 Spruce St., where the former Cold Spring Hotel operated. There would be two new buildings, one with 40 apartments priced to be affordable as workforce housing. The second new building would have 15 apartments for seniors age 55 and up. The third building, a renovation, would house a com-



Rendering of RUPCO Quality Inn project.

munity center and have one apartment for the property's superintendent.

The project will benefit from a \$2.5 million Downtown Revitalization Initiative (DRI) award secured by the village of Tannersville and the Hunter Foundation in 2021. The project has received local approvals, and construction is scheduled to begin in the fall of this year.

The workforce apartments will serve households earning 50% to 93% of the Area Median Income (AMI), with

11 units intended for current Greene County residents. The senior apartments will be affordable to households at 30% to 60% AMI. There would be six units for people with a disability and three units intended for people with a visual and hearing impairment.

The community center will have a multipurpose room with a kitchenette and bathroom facilities, ski and bicycle storage, and a maintenance garage for lawn care and snow removal equipment.

Plan to turn New City office building into a school

BY PETER KATZ / pkatz@westfairinc.com

A plan has been submitted to the town of Clarkstown in Rockland County to convert a three-story office building at 67 N. Main St. in New City into a religious school. The applicant is the Prospect Park Yeshiva, which is located in Brooklyn. It purchased the building in 2022 for just over \$4 million. The building is on about 1.7 acres and currently is in use with office tenants.

The first floor of the building is approximately 2,837 square feet. The balance of the first floor is open and utilized as covered parking. The second floor is approximately 8,484 square feet and the third floor is approximately 8,924 square feet. The

proposal is to enclose the existing first floor covered parking area and make renovations to the second and third floors. The renovations will create classrooms, staff and support spaces, a new stair tower to accommodate the increase in the number of people who will be in the building as well as

a new remote exit and a multipurpose room.

There are 65 parking spaces proposed. The existing covered parking area is to be eliminated and the parking area is to be lowered approximately two to three feet to create a

taller ceiling for the new interior. At the northern portion of the site, 28 parking spaces will be eliminated to provide 8,125 square feet of a fenced outdoor play area. Overall, 55 parking spaces are being removed onsite. The Prospect Park Yeshiva says that its proposed plan meets the parking space requirements.

The students attending school at the location would be from nursery school to eighth graders, which generally includes children from the age groups 4 to 13. The current enrollment is 83 students. It is projected that by 2031 the school might grow to a maximum enrollment of 282 students. The school said that approximately 22 students, all of them in nursery school, arrive and depart by car and the remaining students ride

on district school buses. The application shows a design that the applicant says will prevent cars from stacking up onto North Main Street.

The classrooms will hold from 18 to 24 students. One large room will be utilized as a lunch area. Students will either bring their own lunch from home or the school will provide a catered lunch, which will be delivered to the school daily. No food will be prepared at the school.

The applicant says during the school day, there will be mechanisms in place for children and staff members to safely access the playground area. The applicant says that its school is closed for 42 days during the school year and that school is in session from September through June. The school does not run a day camp.



US Senator Richard Blumenthal joins members of the SBA, local chambers of commerce, and State Senator Tony Hwang to announce the launch of the Capital Matchmaker program.

Your next infusion of capital could come from an SBA “speed dating” event

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We’re here today to announce and promote a very important event that will happen in Fairfield on Tuesday, June 4.”

- Catherine Marx

For small businesses leaders searching for capital is about more than locating a sum of money at the best interest rate. That is important to be sure, but success is built off of more than numbers alone.

As much as it is about the numbers, the search for a lender or grantee is about finding the right person and organization, finding a space where there is mutual trust and respect, and ideally some shared enthusiasm about the end goals. Searching for that match is vital, and not unlike trying to establish a romantic relationship.

Catherine Marx, the Connecticut District Director for the US Small Business Administration (SBA) was at the Fairfield Public Library on May 13 to let the world know about an upcoming event designed to facilitate just the right mix of interpersonal and business connection to make for a successful relationship.

“We’re here today to announce and promote a very important event that will happen in Fairfield on Tuesday, June 4,” Marx said at the announcement “That event is an access to capital which we call Capital Matchmaker. It’s one of the largest that happens in Connecticut.”

“It’s very important because it’s what entrepreneurs need,” Marx added, emphasizing the value of one-on-one meetings with lenders, alongside an expo of lenders and a series of

break-out workshops all at Fairfield University’s Dolan School of Business.

“We are trying to reach entrepreneurs that maybe don’t know about all of these services, and

they should know that they are out there through the federal government, through the state government, and through their towns and their chambers of commerce.”

US Senator Richard Blumenthal noted that capital is perhaps the most important resource that the SBA can assist local businesses in acquiring. “You can’t do anything unless you have the resources to hire, to manufacture, to sell, to promote, to distribute. Capital makes for the success of small businesses and matching capital to entrepreneurs is what the SBA does now.”

The senator praised the work of the SBA and Director Marx, making the case that the Capital Matchmaker event is a direct continuation of their work during the Covid pandemic.

“It literally saved thousands of businesses by distributing billions, that’s right, billions of dollars here in the state of Connecticut. The Small Business Administration is a vital force, it is a source of knowledge and expertise as well as real dollars that can help small businesses.”

Connecticut Department of Economic and Community Development

(DECD) Deputy Commissioner Paul O. Robertson pointed out that the DECD highlighted that the Capital Matchmaking program is complimented by the Connecticut Small Business Boost Fund, which features many of the organizations that will be participating in the event.

“We’ve partnered with many lenders, including the SBDC [Small Business Development Council], MCC [Minority Construction Council], the Women’s Business Development Council, and many members and lenders that have distributed more than \$56 million dollars in loans to over 450 businesses and nonprofits in the state,” Robertson said.

Robertson also noted that as the Boost Fund is nearing its third year in operation, they were preparing to reach the milestone of 500 loans granted and reiterated the value of attending the Capital Matchmaker event.

Fairfield Chamber of Commerce president Beverly Balaz thanked the SBA both for launching the Capital Matchmaking event and its vital assistance to local businesses, crediting them for helping many weather Covid and shape the current economic climate.

“I think last year we had over 80 or 90 ribbon cuttings,” Balaz said, “Yet some of the small business didn’t understand what SBA offers, so I love that we have this coming up and we’ll be able to have lenders there and to really talk about the benefits of it.”

State Senator Tony Hwang de-

scribed the Fairfield Library as an apt location for the announcement as both businesses and libraries are central parts of local life.

“Small businesses are community, based, locally based, and entrepreneurial based. It’s so important that financing is part of their lifeline,” Hwang said. “A Goldman Sachs study just came out that said nearly 77 percent of small businesses look at financing as their most important priority moving forward and nearly 70 percent of businesses in the same study said they have less than four months of cash for their operating expenses.”

Hwang hailed Aquila’s Nest winery, launched by a pair of recent immigrants shortly before the outbreak of Covid, as a prime example of what the SBA and associated programs can accomplish.

“With no experience and no portfolio of business you would say that was a risk. But through the conduit of small business loan officers and the relationship and understanding we were able to support the business to create a world class operation that is now recognized as manufacturer of the year in Connecticut,” Hwang said.

“That is the success story that we in Connecticut need to articulate,” he added “Because when small business succeeds in Connecticut, Connecticut succeeds.”

For further details and event registration, visit <https://lctsdbc.ecenterdirect.com/events/75340910>

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EVENT INFORMATION: Natalie Holland at nholland@Westfairinc.com
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WESTCHESTER COUNTY ASSOCIATION

BUSINESS INTEL NEWS

MAY 2024



WCA LAUNCHES UPDATED POLICY PLAYBOOK: GUIDING SMART, SUSTAINABLE GROWTH

Westchester's communities face significant threats from extreme weather including flooding, storm surge, and sea level rise. Responding to this challenge, the WCA unveiled its updated Policy Playbook, with all-new chapters focused on clean energy and climate resiliency. This resource empowers municipalities and real estate professionals to achieve sustainable development.

"The WCA Policy Playbook is a collaboration between the region's leading real estate experts, policy makers, community officials, and educational institutions," said WCA President & CEO, Michael N. Romita. "It provides planning, regulatory, and other essential strategies to guide Westchester municipalities in implementing smart growth that's both economically viable and environmentally responsible."



One-Stop Resource

The Playbook is a one-stop-shop for various stakeholders involved in Westchester County's development, according to Jean Coney, Senior Business Development Manager at Langan. "It helps municipalities, planners, developers and consultants," said Coney. "It's a resource for us to help clients incorporate sustainable design and green technology in projects—from rooftop solar to geothermal heat. The Playbook provides practical solutions and helps users stay ahead of the curve."

Partnering with the Pace University Land Use Law Center, the WCA researched successful approaches locally, regionally, and nationwide to write the new content. The chapter on clean energy, for example, provides examples of how to conduct a community engagement campaign to build support for clean energy initiatives.



Jane Solnick

Public Affairs Manager, Con Edison

"There's a wealth of knowledge here. We can learn from each other to become climate smart."

"The Playbook is a synthesis of best practices and allows municipalities to learn from their peers," explained Jessica Bacher, Executive Director, Land Use Law Center. "It helps them to develop and implement effective zoning and permitting strategies that incentivize or mandate sustainable development practices."

The urgency behind the issues the Playbook addresses was highlighted by Con Edison Public Affairs Manager Jane Solnick, on the front lines for the utility's response to today's extreme weather.

"The case studies in this book are invaluable for those who want to embrace a clean energy path. There's a wealth of knowledge here. We can learn from each other to become climate smart. And that's what this is all about. We need to get others on board to become more resilient as a community."

(Top): David Rockefeller Arts Center, Tarrytown; (L-R) 1133 Westchester Avenue, White Plains; Morgan Stanley HQ, Purchase (image courtesy of Brightcore Energy, LLC)



New Leaders Connect at The Cap

Westchester's brightest young professionals recently convened at an exclusive event hosted by the WCA's New Leaders Roundtable at the historic Capitol Theatre in Port Chester.

Guests enjoyed backstage tours, live music, and signature cocktails while forging a network of next-generation business leaders.



WCA Advocacy Wins in NYS Budget:

Through the WCA's advocacy efforts, we were able to influence key decisions in New York's approved \$237B budget that will directly benefit our stakeholders and communities:

- Prevented over \$1 billion in Medicaid cuts and secured \$800 million for hospitals and nursing homes
- Ensured sunset of Covid sick pay; disappointingly, scope of practice modifications were excluded and will require our continued attention
- NYC developers gained tax incentives for affordable housing, but statewide provisions fell short.
- Expanded funding for climate resiliency programs, supported by the WCA's efforts in educating local governments.

Learn more at Westchester.org/advocacy.



Coming Up

Summer Networking Reception

Thursday, June 13

5:30pm – 7:30pm

Travers Island New York Athletic Club
Pelham, NY

Profit & Purpose: WCA Sustainable Business Conference

Friday, September 13

Elisabeth Haub School of Law at Pace University
White Plains, NY

Toasting to a Healthy Westchester Wine Dinner

Wednesday, October 9

5:30pm – 8:30pm

Abigail Kirsch at Tappan Hill
Tarrytown, NY

WCA Annual Leadership Event

Wednesday, November 20

5:30pm-8:30pm

Glen Island Harbour Club
New Rochelle, NY

Holiday Networking Reception

Thursday, December 12

5:30pm – 7:30pm

Westchester Country Club
Rye, NY

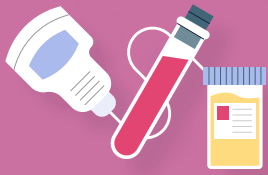
Register at Westchester.org/events

PLATINUM INVESTORS



Initial consultation and pretreatment evaluation

1



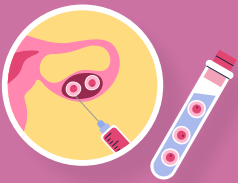
Ovarian stimulation

2



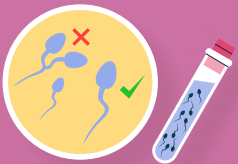
Egg retrieval

3



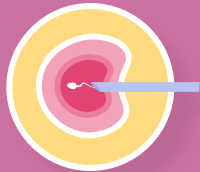
Sperm collection and preparation

4



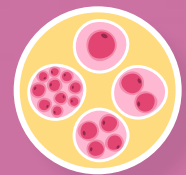
Fertilization

5



Embryo culture

6



Embryo transfer

7



The two-week wait and pregnancy test

8



The 411 on IVF

BY ALEXANDER KUCHEROV, M.D.

In vitro fertilization (IVF) is a beacon of hope for millions of couples and individuals around the world grappling with fertility issues. With one in six couples globally struggling to conceive, according to the World Health Organization (WHO), assisted reproductive technology is more important than ever.

1. Initial consultation and pretreatment evaluation — The IVF journey begins with a comprehensive consultation and evaluation. Couples or individuals considering IVF undergo a series of tests and assessments to determine the underlying causes of infertility. These may include blood tests, ultrasounds, tubal evaluation and semen analysis.

Based on these evaluations, a fertility specialist devises a personalized treatment plan, taking into account factors like age, health status and specific fertility issues.

2. Ovarian stimulation — Unlike a natural monthly cycle where typically only one egg matures and ovulates, IVF requires the development of multiple eggs to increase the chances of successful fertilization. To achieve this, the woman undergoes ovarian stimulation through hormone therapy, usually for eight to 14 days.

Medications called gonadotropins are administered to encourage the ovaries to produce several eggs. During this phase, the development of the eggs is closely monitored through blood tests and ultrasound scans at a fertility clinic.

3. Egg retrieval — Once the eggs appear “ready,” a precisely timed procedure called egg retrieval, or oocyte aspiration, is performed. This minimally invasive surgery is conducted under sedation or anesthesia.

Using an ultrasound-guided needle through the vaginal wall, the eggs are gently removed from the follicles of the ovaries. The procedure typically takes about 10 to 15 minutes, and the collected eggs are immediately transported to the IVF laboratory for the next step of the journey.

4. Sperm collection and preparation — Concurrently, a sperm sample is obtained from the male partner. (Donor sperm would also be thawed at this time if a frozen sample had been previously stored.) That sample then undergoes a process called sperm washing, which identifies and concentrates the healthiest, most mobile sperm.

This preparation is crucial for ensuring

that the best candidates are available for fertilizing the retrieved eggs.

5. Fertilization — Fertilization can be attempted through two primary methods — conventional insemination or intracytoplasmic sperm injection (ICSI). In conventional insemination, the washed sperm and eggs are placed together in a culture dish to allow natural fertilization to occur.

In cases of male factor infertility, ICSI may be employed, where a single sperm is injected directly into an egg to encourage fertilization. The eggs are then monitored to confirm that fertilization and cell division are occurring, indicating proper embryo development.

6. Embryo culture — The fertilized eggs, now embryos, are kept in a controlled environment in the fertility clinic’s IVF laboratory to support their growth.

During this period, embryologists closely monitor the embryos’ development, assessing their viability for transfer and future use. Many clinics also offer preimplantation genetic testing (PGT) at this stage to screen for major genetic abnormalities, which helps to ensure that only embryos with the best chance of success are transferred. PGT can also screen for embryos that have specific genetic disorders (such as cystic fibrosis or sickle cell disease) if both partners are carriers for the illness.

7. Embryo transfer — Embryo transfer is the next critical and hopeful step in the IVF process. While multiple embryo transfer was more commonly practiced in the past, elective single embryo transfer (eSET) is now the gold standard within the field of IVF. ESET is the method of selecting a single embryo from a cohort of available embryos, which is then transferred to the uterus. This method has gained prominence for several compelling reasons, primarily focused on reducing the risks associated with multiple pregnancies and enhancing the overall safety and health outcomes for both mother and baby. This procedure is painless and involves placing an embryo in the uterus using a thin, flexible catheter inserted through the cervix. Any additional embryos created, but not transferred, at this time can be cryopreserved (frozen) for future use.

8. The two-week wait and pregnancy test — After the embryo transfer, patients enter

a period colloquially known as the two-week wait that is actually approximately nine days, culminating in a pregnancy test. This wait can be emotionally challenging, as it marks the end of a complex, often stressful journey.

A blood test is conducted approximately nine days after the embryo transfer to measure the levels of human chorionic gonadotropin (hCG), the hormone produced during pregnancy. A positive test indicates a successful implantation and pregnancy.

Understanding success rates and challenges The success of IVF is influenced by numerous factors, including age, diagnosis and lifestyle. While IVF offers the highest chances of success, compared to other common infertility treatments, it’s important for patients to have realistic expectations and understand that it might take multiple cycles to achieve a healthy pregnancy.

THE EMOTIONAL JOURNEY

IVF is not only a physical and medical journey but an emotional rollercoaster. The process can be demanding and stressful, filled with anxiety, hope, disappointment, excitement and many other conflicting emotions.

Support from your partner, family, friends or a professional counselor can be invaluable during this time. There are also many organizations that offer free infertility support groups, such as Resolve: The National Infertility Association, Resolve New England and others. At Illume Fertility, we offer weekly support groups that provide those struggling to conceive a chance to connect with other patients who truly understand what they’re going through.

THE FUTURE OF IVF TREATMENT

In Vitro Fertilization (IVF) has revolutionized reproductive medicine, offering countless individuals and couples the chance to pursue their dreams of parenthood. While the journey through IVF can be complex and challenging, it is a testament to the incredible advancements in medical science and the resilience of those who embark on the path to creating a family.

As technology and techniques continue to evolve, the future of IVF holds even greater promise for those facing fertility obstacles.



Alexander Kucherov, M.D. is a fertility specialist at Illume Fertility, with locations in Harrison, New York and Danbury, Norwalk, Stamford and Trumbull. He is board certified in obstetrics and gynecology and reproductive endocrinology and infertility. After graduating from the Albert Einstein College of Medicine with distinction in research honors, he completed his residency and fellowship at Montefiore Medical Center and performed research on recurrent pregnancy loss, male factor infertility and improved birth outcomes with preimplantation genetic testing (PGT).

From here to maternity (and paternity) at Northwell Health

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

One place where there is no shortage of fertility is Northern Westchester Hospital's (NWH) Labor & Deliver unit, where in just the first four months of the year, the Mount Kisco hospital welcomed 19 sets of multiples, surpassing last year's total of 18. There have been three more sets since, with approximately 21 more anticipated by August.

Said Navid Mootabar, M.D., chair of obstetrics and gynecology at Northern Westchester Hospital, <https://nwh.northwell.edu/> part of Northwell Health: "I can't really give an exact reason why the boom, but I can tell you most of the patients are natural twins, not from fertility treatments. I can also tell you that in my practice, I have had many patients transfer to NWH with twins, because they didn't feel comfortable with their own doctors being able to handle a high-risk pregnancy, or they wanted a better NICU (neonatal intensive care unit). NWH has more experienced/convenient maternal fetal medicine services, and our practices do vaginal delivery of twins where other practices may only do c(cesarean)-sections."

Meanwhile, Phelps Hospital in Tarrytown has launched Northwell Health's Maternal Outcomes (MOMs) Navigation program, an initiative designed to improve maternity by providing resources, education and social support to high-risk patients throughout their pregnancies and postpartum experiences. Led by a multidisciplinary team of experts, the program aims to decrease preventable illness and death in medically complex patients, including those suffering from diabetes, high blood pressure, heart and kidney disease and blood clots, as well as those experiencing socioeconomic risks and mental health issues.

The decision to introduce the program at Phelps Hospital follows successful implementation at three other

Northwell Health hospitals -- Long Island Jewish Medical Center, Huntington Hospital and South Shore University Hospital. The program's effectiveness is detailed in a study published last year in the American Journal of Obstetrics and Gynecology, which demonstrated that the navigation program led to a 20% reduction

in rehospitalization for any reason within a month of discharge after delivery. The program also significantly decreased the incidence of rehospitalization by 56% due to severe maternal health problems.

Also of note was the decrease in rehospitalization by Black women, underscoring the program's potential to address racial disparities in maternal care outcomes. According to the Centers for Disease Control and Prevention (CDC), Black women in the United States are three times more likely to die from a pregnancy-related cause than white women. The CDC cites multiple contributing factors, including variations in health-care quality, underlying chronic conditions, structural racism and implicit bias.

"The findings from the Northwell Health study underscore the critical importance of comprehensive postpartum care navigation in improving maternal outcomes," said Karen Murray, M.D., chair of obstetrics and gynecology at Phelps Hospital. "By introducing the Northwell MOMs Navigation Program at Phelps, we are aligning with evidence-based practices and reaffirming our commitment to providing equitable, high-quality care to all mothers in our community."

A key feature of the MOMs Navigation program is that it identifies participants based on their medical diagnoses, which are coded in their electronic medical charts. This is implemented to counter unconscious bias, which is one of the factors that



▲ Among Northern Westchester Hospital's latest parents of twins (Thomas and Luke) are Brittany and Joe Raiti from Hopewell Junction, New York. Adding to the story of multiples, Brittany's brother is also expecting to become the father of twins in August. Both sets of pregnancies were natural. Photographs courtesy Bella Baby Photography.

may lead to poorer outcomes for Black and African American mothers. While physicians can still make referrals to the program, enrollment in the program is initiated based on the medical chart codes, independent of referrals. Other notable benefits of the program include a 24/7 nurse on-call system and a dedicated nurse care manager for postpartum navigation, ensuring that patients have immediate access to nursing assistance at all times.

The program was funded by three individual donors, who collectively con-

tributed \$500,000 to keep it operational for three years.

"We support the MOMs program, because we want to see improvements in the care of mothers and their babies here in Westchester consistent with our previous work in other countries," said Loretta London and Roger London, M.D., two of the donors. "We hope the program will identify, engage and serve the members of the community that Phelps serves and help drive sustainable improvements in the care of prospective moms and their children."



EMBRACING INNOVATION IN REAL ESTATE

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MAY 30



MORE EVENT INFORMATION

TOPICS

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MULTI-FAMILY
ARTIFICIAL INTELLIGENCE

Discover AI's transformative impact on property management, construction and real estate; learn how developers have pivoted towards Multi-Family, and understand the future role of BioTech as an economic engine in the region.

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EXECUTIVE VICE PRESIDENT, DEVELOPMENT SERVICES
RXR



VAUGHN RATCHFORD
SENIOR VP AND CHIEF RE OFFICER
NEW YORK BLOOD CENTER



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TIM FOLEY
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CV Rich Mansion

11:30am-1:30pm

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Natalie Holland / Nholland@Westfairinc.com

EVENT INFORMATION

Partners@Westfairinc.com

SPONSORSHIP INQUIRIES

Prepare yourself for head-spinning adventure at Kura Revolving Sushi Bar

BY JEREMY WAYNE / jwayne@westfairinc.com

What goes around comes around – and quite literally in the case of conveyor belt sushi. Conveyor belt or “rotating” sushi is where “Top Chef” meets “The Jetsons,” where food is delivered “robotically” to your table and these days even the washing-up (you pop your used dishes into a table-side slot and – hey presto, they disappear to be cleaned) is fully mechanized. Found throughout Japan where it was developed in the late 1950s and long popular in Europe, operators now have their sights set on the United States.

One such, Kura Revolving Sushi Bar, huge in Japan, is already well-established here, in 63 locations across 18 states, with eight coming soon. With three outlets each in New York, New Jersey and Massachusetts, Kura has now finally reached Westchester County, where the just-opened Greenburgh branch is a blast.

At 8:30 p.m. on a recent Monday, a notoriously quiet time – in fact, a “non-time” for restaurants in our area – I checked in on the iPad outside the restaurant door as instructed and joined a line of 17 people, including several young children, waiting to be seated.

Feeling excited and mildly smug when my name was at last called, I was escorted by the host to a booth near the back of the restaurant – under bright lights and “Dragon Ball Z” artwork, as Kura has a collaboration with the anime series – with well-rehearsed cries of *irashimasei* (“welcome”) from staff as I went.

Wedged into my booth, I took a deep breath (or tried to) and took in the “concept.” That was to say, the conveyor belt with small plates running at my left side and the tablet for ordering additional items fixed high above it at an awkward angle, so that whenever I swiveled to the left to place an order I got a crick in my neck. Soy sauce, gari (pickled ginger) and slightly scrappy wasabi were provided on the table.

The menu, viewable on the tablet,

divides in to four basic sections – sushi, sides, soups and desserts, and this greedy writer was only too happy to sample some of each. There was an unctuous tonkotsu ramen with lip-smackingly slithery noodles; light and golden tempura; tangy seared beef with yakiniku (sweet and savory) sauce; and spicy crunchy salmon in soy paper handroll. A slender triangle of New York cheesecake – a concession to “local” you could say – hit all the right notes.

But it was in the sushi plates where Kura, at least to my mind, most impressed – snow crab that could’ve been lifted from the Sea of Japan only moments earlier; Spanish mackerel packing a superb umami punch; a rich and creamy Hokkaido scallop that would not have disgraced itself at a stand in the Tokyo Tsujiki fish market. Plus, there was superb sushi rice, just warm and a touch moist. The only duff dish was the ikura (sea urchin), the roes a little flabby and overwhelmed by the slightly bitter cucumber wrapped in the rice.

Most of these items can be lifted directly from the conveyor running alongside your elbow, or you can order via the tablet. (That’s the way you order drinks and hot dishes, too.) Individually requested items speed along an upper belt and miraculously land exactly where you’re sitting, only missing the screech of brakes for full dramatic effect.

With all the moving belts, the cries of *irashimasei*, the QR codes to scan, the loyalty app to download, the survey to complete, the revolving sushi and the circulating servers, the anime and the bright lights, never mind the actual business of eating, you might find it all a bit of a challenge, as I did, to keep up. That’s not to say it isn’t all great fun, and to add further to the excitement, for every 15 used plates you insert into the table slot, equal to a roughly \$60 spend, a Bikkura Pon, or prize, descends to the table via a chute. (From June 5 through 9, Kura Sushi will be giving away Dragon Z Ball T-shirts for every \$60 spent.)

Needless to say, you can settle your check on the table tablet, but while no Luddite, me, I chose to get my bill the old-fashioned way, by asking for it. My server, Cliff, who’d been on hand throughout to deliver drinks and answer any questions, was at my side in an instant, and processed my card with a smile while simultaneously giving me a crash course in anime, about which you might have twigged I know astonishingly little.

“You should get into it,” he told me and I told him he was right. I should.

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For more, visit kurasushi.com.

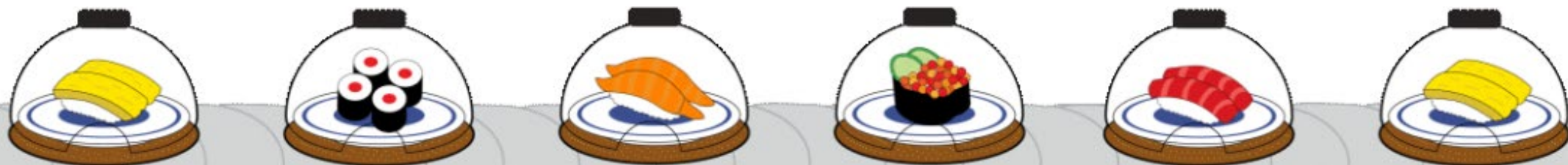


Hokkaido scallop.



Conveyor-belt sushi comes to Westchester County with Kura Revolving Sushi Bar.

Kura Revolving Sushi Bar, Greenburgh. Photograph by Jeremy Wayne.



Sushi display at Kura Revolving Sushi Bar. Courtesy Kura Revolving Sushi Bar.



Good Things Happening

The Leslie Family from both Fairfield and Dutchess counties, gathered at Millbrook Winery in northern Dutchess to celebrate the birth of the newest addition to the family. *Photo courtesy Kathy Kahn.*

ROSE' AND ROSES ON MOTHER'S DAY

Families and friends gathered together to enjoy mom's special day at Millbrook Winery developed by Millbrook native John Dyson in northern Dutchess County, New York. After attending Cornell's College of Agriculture and doing some experimental plantings on his father's property, Dyson and a family member purchased a 130-acre farm in 1982 and began planting grapes in earnest.

The Millbrook Winery officially opened for

tours and tastings in 1998 and produces between 10,000-15,000 cases of wine annually, including Pinot Noir, Chardonnay, Cabernet Franc and a grape varietal from Italy called Tocai Friulano. It has become a welcome destination for travelers, who can enjoy the winery tours, special events and free picnicking on the grounds on weekends. For guests purchasing wine, glasses are provided gratis. The winery's year-round event hall compliments

the spectacular views. Shakespeare's "The Tempest" free to the public will be held in the hall on Saturday, June 30.

"It doesn't get much better than this...we love it here," said the Leslies. "It's a beautiful place and a family-friendly destination. "It's nice to have a great place like this to meet halfway for our family when we have a special occasion to celebrate...and today (Mother's Day) is one of them."

CREATIVE IMPACT OF THE ARTS

The Orange County New York Arts Council, New Windsor, New York, presented its 2024 Creative Impact Conference Tuesday, May 14, to nearly 200 guests. The conference, a full day of speakers, panels, networking and conversations around how arts and culture can serve as key drivers in the success of our communities was held at the Storm King Art Center. It attracted business leaders, cultural organizations, artists and creative entrepreneurs from across the region. The event

was presented in partnership with Orange County Chamber of Commerce and Arts Mid-Hudson.

Michael Bruno, founder of 1stdibs.com and owner of Valley Rock Inn in Sloatsburg, delivered the keynote address, sharing his experiences as a creative business professional and sharing his belief that the connection between business and creativity, including his spiritual journey has helped guide him on his path to success.

OCNY Arts Council Executive Director Todd

Hulet, said, "This conference is designed to give back to our business community. We spend much of our year asking for their support of our arts community and today is a reminder of why we do this work. Research continues to show that engagement with the arts creates a stronger economy and benefits the quality of life for all."

Additional presenters included John Cimino, an arts entrepreneur and corporate consultant; Amy Weisser, strategic and project planning at Storm King Art Center; Gilbert Guaring, global head of marketing and strategic planning at Urban Arts Projects; and Patricia Walsh, founder of PAW Arts. A panel was also held on the utilization of design in the user and customer experience with Susan Moller, product strategist, researcher and designer, Makermoto Labs; Bronwyn Whittle, independent UX/UI design; and Joseph Minuta Jr., principal architect, Minuta Architecture.

The Orange County Arts Council is made possible by the New York State Council on the Arts with the support of the Office of the Governor and the New York State Legislature, and the Orange County Executive's Office and Orange County Legislature.

This event was a tremendous success and is made possible by the support of our partners and sponsors.

NEW LEADERSHIP AT CHURCH



Matthew J. Lindeman

Trinity Episcopal Church at 651 Pequot Ave. in Southport, Connecticut, will welcome its new leader, Priest-in-Charge Matthew J. Lindeman, at special services May 19 at 10 a.m.

Lindeman was unanimously selected by the Vestry for his outstanding gifts in the areas of preaching, attracting young families, making Trinity a spiritual hub for the community and pastoral care.

He follows Trinity's prior rector, Rev. Peggy Hodgkins, who retired in June 2023. Over the past year, Trinity's Vestry undertook a comprehensive discernment process to find its next leader that included spiritual reflection, internal surveys, the development of a parish profile, and a full-scale, national search for its priest-in-charge.

Lindeman rejoins Trinity following seven years as rector of St. Peter's Episcopal Church in Milford where he grew and strengthened that congregation in powerful, creative ways. Prior to that, he served in a number of roles at Trinity, including as associate rector and director of family ministries, from 2012 to 2017. His experience also includes his service as a chaplain extern at Yale-New Haven Hospital and as youth development volunteer in the Peace Corps, based in El Salvador.

Lindeman grew up as the son of two Episcopal priests and spent his childhood in Nebraska and teenage years in San Diego, California. He earned his Master of Divinity degree from Yale Divinity School and holds a Bachelor of Arts degree in psychology from Earlham College.

EXPANDING INTERNET SERVICE

Archtop Fiber, a leading provider of 100%-fiber internet and phone service, is speeding up construction in the village of Rhinebeck, New York.

The internet provider's multigig service currently offers symmetrical speeds up to 2Gbps, far surpassing local competitors, with speeds up to 8Gbps for residences and 10Gbps for businesses coming soon.

Following its recent service launch in Kingston and Saugerties, Archtop is continuing its expansive rollout across underserved markets throughout New York's Hudson Valley, including the town of Ulster; Warwick Valley; Hurley; Stockport; Catskill; Hudson; and Vernon, New Jersey.

CONGRATULATIONS NWH

Northern Westchester Hospital (NWH) recently earned a top 'A' rating for its patient safety, according to The Leapfrog Group.

Derek Anderson, executive director, NWH said, "Securing an 'A' hospital safety grade from The Leapfrog Group is no easy task. It underscores our hospital's dedication to patient safety and person-centered care. This achievement highlights the tireless efforts of our remarkable team, reaffirming our mission to deliver the highest standard of health-care excellence, while prioritizing the individual needs of every patient we serve."

The Leapfrog Group, a national nonprofit organization, assigns A-through-F grades to nearly 3,000 acute-care hospitals nationwide. It uses 30 evidence-based patient safety performance measures and federal data and issues the report twice annually.

This accolade is just the most recent of several the hospital received over the last year, including being named one of America's Top 250 Hospitals by Healthgrades.

STRENGTHENING THE REAL ESTATE TEAM

With the expansion of its team and firm's services in mind, Stenger, Glass, Hagstrom, Lindars & Iuele LLP. Stenger recently welcomed Mary Tokarz who brings 25 years of real estate expertise to the firm. She has dedicated her practice to a range of residential real estate transactions, including the representation of individuals in the purchase and sale of homes, as well as lenders in residential mortgage transactions.

"Mary's extensive real estate background and dedication to her clients, will add another layer of depth to our team of attorneys," said Kenneth Stenger, partner.

Tokarz holds a bachelor's degree from Western New England University and a Juris Doctorate from Elizabeth Haub School of Law at Pace University. She is a member of the New York State Bar Association, Dutchess County Bar Association, Mid-Hudson Valley Mortgage Bankers Association and Mid-Hudson Women's Bar Association. In the community she has been a parent leader in local schools and scouting organizations, in addition to serving as a board member of Vassar Brothers Medical Center Auxiliary and Mother's Club.

Stenger, Glass, Hagstrom, Lindars & Iuele is one of the largest, most experienced law firms in the Hudson Valley. A general practice law firm it draws from the strength of its 10 attorneys to comprehensively represent a wide array of individuals, businesses, municipalities and institutional clients throughout the Hudson Valley. Practice areas include commercial litigation, land use and development, tax grievances, elder law, wills, trusts and estates, commercial and residential real estate, business law, hospitality and liquor licensing, matrimonial and family law, personal injury, criminal law, and more.

BUILD IT, BEAUTIFY IT AND THEY WILL COME



The Corporation for New Milford Economic (CNMED) Development has announced the expansion of its successful Facade Grant Program, helping local businesses enhance their storefronts and facades.

Previously restricted to the downtown district, now businesses all over town are encouraged to apply for grants to improve their facades with new signage, flower boxes or a fresh coat of paint – all welcoming touches for both visitors and residents.

Oley Carpp, CNMED chairman of the Board, said, "By extending support beyond the downtown, the CNMED's mission is to empower businesses, townwide, to invest in the aesthetic appeal and historical integrity of the town's business landscape."

Grant recipients Barbara and Carlo Marano, owners of Millennium Printing, "A Big thank you to the town for our façade enhancement grant.... We had very old doors with cracks in them and the wind and even snow would come through so we are happy not only for the warmth but our building looks so much better now. Our neighbors and friends really like the new look and getting in and out of our building has been easier as well. Hopefully, this will offer a warm welcome to customers who have printing needs. The boost in business will be a plus." Their comments are echoed by many businesses in New Milford affected by the program.

Business owners who are interested in participating in the grant program are encouraged to contact the CNMED for eligibility criteria and an application.

Since the program's inception a decade ago, 40 projects have been successfully completed, eight this year alone. With little marketing and primarily state funding the Façade Grant Program has been instrumental in transforming the aesthetic appeal and energizing the commercial viability of the town. To ensure the continuation of this critical program, the CNMED is calling upon the generosity and financial assistance of donors, stakeholders, community businesses, funding organizations, friends, neighbors and the entire community.

The Corporation for New Milford Economic Development is a nonprofit organization dedicated to promoting economic growth, fostering business development, and enhancing the quality of life for residents in New Milford, Connecticut. The Corporation's mission is to promote and assist the growth, development and expansion of business and job opportunities in New Milford.

CT LAW FIRM VOLUNTEER OF THE YEAR

Pullman & Comley LLC, was selected by Pro Bono Partnership as its Connecticut program Law Firm Volunteer of the Year and honored at an awards ceremony April 24 at Real Art Ways in Hartford. Pro Bono Partnership is a nonprofit organization that coordinates the provision of free legal assistance to other nonprofits fulfilling important social and community services needs in Connecticut, New Jersey, and New York.

"At Pullman & Comley, volunteering and pro bono work are an essential part of who we are as a firm," said Adam J. Cohen who coordinates pro bono outreach programs for Pullman & Comley and serves on the Connecticut Bar Association's Pro Bono Committee.

Each year more than 240 corporations and law firms and nearly 1,600 individual attorneys in the tri-state area respond to Pro Bono Partnership's call to service. This year, one law firm and one attorney from each state were honored. The individual recipient this year is Nichole Berklas, a partner at Bocarsly Emden Cowan Esmail & Arndt LLP.

"The business model of Pro Bono Partnership allows the nonprofit organizations that serve our communities to focus on their clients, not their legal matters," Pullman & Comley Chair Lee Hoffman said during the awards ceremony. "That way, those organizations can do what they do best, serving their communities and serving their clients. Pro Bono Partnership figured this out 27-some-odd years ago, and in the process has touched probably millions of lives throughout the service territory of the Partnership. It's truly an amazing organization and we're gratified to be a small part of that."

Pro Bono Partnership describes those honored as Volunteers of the Year as "displaying a dedication that rises well above the ordinary, distinguished by the complexity or transformative nature of a pro bono project, the extraordinary responsiveness of a volunteer or volunteers or the sheer volume of matters or time committed to pro bono service through the Partnership."

Pullman & Comley also has been active with pro bono work through the Connecticut Bar Foundation for decades and is the longest-serving law firm member of the CBA's Pro Bono Committee. In 2008, Pullman founded the CBA's pro bono emeritus project to facilitate free legal service by retired attorneys and, since 2016, has been a member of the Pro Bono Institute, which challenges the nation's most successful law firms to dedicate 3% of their annual billable hours to pro bono work.

Since its founding in 1997, the Pro Bono Partnership has assisted over 4,000 nonprofits in the tristate on more than 21,000 legal matters. Pullman & Comley is one of Connecticut's largest law firms and, for more than 100 years, has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally.

PETS AND PACKAGING



From left: Megan Keefe and Lisa Marecki, co-founders of BOLAR, are presented with a \$1,000 donation by Roger Mort, chief operating officer at Packaging And Crating Technologies and Dena Franks, owner of The Store Bar & Grill. Photo courtesy of PACT.

Most modern corporations have a pet charity or designated nonprofit organization, which becomes the beneficiary of recurring company fundraising activities. Packaging and Crating Technologies (PACT), a Watertown-based manufacturing company of durable cardboard moving containers for the military, commercial and industrial sectors, is earmarking some funds for a new, actual pet charity that matches stray animals with forever homes. Specifically, PACT recently donated \$1,000 to Beacon of Light Animal Rescue to help launch the New Hartford foster-based organization that services dogs and cats around Connecticut.

It is no secret that our company supports the military and its various foundations throughout the year as our primary charitable giving effort," said Rodger Mort, chief operating officer at PACT. "But just as we consider first responders and vets to be our heroes, so too, are the animals that help our police officers in K-9 units or provide emotional service to those who have served our country. Simply put, PACT is all about patriots and pets and we're happy to help any organization that rescues, fosters and places animals in good, quality homes."

Beacon of Light Animal Rescue (BOLAR) was founded by Barkhamsted residents Lisa Marecki and Megan Keefe in March 2024. The couple has been involved in all aspects of pet rescue, including donating, networking, locating adopters and fosters, and supporting fundraising for several other animal shelters for many years and has witnessed firsthand the urgent need of placing a growing supply of animals in homes.

Keefe also notes that besides connecting compassionate individuals with animals in need, BOLAR will be raising money to assist the local community by organizing food pantries, finding rides for people who can't drive to the veterinarian, offer free rabies clinics and low-cost spay and neuter programs, as well as educate the public on the importance of spaying, neutering, microchipping and vaccinating one's pets.

Founded in March 2024, Beacon of Light Animal Rescue is a nonprofit organization with the underlying mission of finding loving homes for cats and dogs in Connecticut and Texas. The charity encourages adoption, fostering, sponsoring, volunteering and donating from both businesses and individuals as it provides resources and education to rescue, spay and neuter pets.



Westchester County Executive George Latimer, right, and Deputy County Executive Ken Jenkins, left, recognized Manhattanville University with a proclamation for their recent achievement of university status and the inauguration of President Frank D. Sánchez.

HELP FOR THOSE AFFLICTED WITH DIFFICULTIES

Blythedale Children's Hospital in Valhalla, a renowned leader in developing assistive technology (AT) that enables children to function more independently in areas where they would otherwise have difficulty, need assistance or be unable to participate is collaborating with the students of Archbishop Stepinac High School in White Plains to develop a device aimed at helping those afflicted with difficulties.

The scope of this project will strive to raise awareness about the need, assist with implementation and financial challenges with AT as well as cultivate a culture of empathy in understanding all have different abilities not disabilities.

Julie Knitter, OTR, director of occupational therapy and assistive technology said, "It's always exciting to see the next generation of innovators become inspired by what they experience at Blythedale Children's Hospital. And from an educational standpoint, I love seeing high school students learn about the world of disability and inclusion. That sensitivity and awareness will serve them well throughout their lives."

The mission of Archbishop Stepinac High School is to offer young men of the Archdiocese of New York a highly competitive academic and extracurricular program that will prepare them for college and leadership roles. The faculty and staff accomplish these objectives by pursuing excellence and creating a supportive, disciplined atmosphere with a strong sense of camaraderie and Christian values that is unique to the Stepinac experience.

UNIVERSITY MOMENTUM INCREASES

Manhattanville's 15th President Frank D. Sánchez, Ph.D., was officially installed in a ceremony on April 5 ending a week-long celebration, which included marking its transition to a university. The week ended with a festive gala in the university's chapel emceed by NBC's Lynda Baquero that attracted 270 guests and raised more than \$650,000 to support students.

The inauguration's keynote speaker, Chancellor of the City University of New York (CUNY), Felix V. Matos Rodriguez, Ph.D., spoke of Sánchez's dedication to first-generation students and to his hands-on approach as an educational leader: "I cannot imagine a better leader for Manhattanville at this moment in its history and it makes me excited for the future of this university. I'm proud that Frank's tenure as CUNY Vice Chancellor for Student Affairs from 2011 to 2015 was an important step in his remarkable career," said Matos Rodriguez.

He added "At CUNY President Sánchez is remembered for his commitment to serving students, for connecting with them, for listening to them, for constantly thinking about ways to make their college experience better and helping them to stay on track to complete their degree and graduate into fulfilling careers."

"We share so many values," said Rodriguez. "Both have roots dating to the 1840s and long histories dedicated to active opportunity and social progress. We both started out as pioneers of women's education and today we both serve diverse populations and have worldwide reputations as champions of inclusiveness and social and economic mobility, and institutions that stand in service of the public good."

Sánchez spoke of his vision for the future of Manhattanville and shared announcements on

new initiatives including a partnership in Portugal to provide student internship opportunities, and a leadership training and scholarship program designed to cultivate the next generation of pioneering women leaders. He also announced a distinctive partnership that will enable Manhattanville to be the first American university to integrate advanced AI capabilities designed to prepare graduates for the dynamic demands of the global job market.

"Throughout our history and educational refinement, Manhattanville has always held close a powerful and compelling mission, intended to not just transform and elevate lives, but to transform and elevate our humanity," said Sánchez.

"Let us now, together, lead a valiant vision and embrace, drive and realize a more prosperous, modern and next generation university," Sánchez concluded.

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.

Manhattanville has also been recognized by "U.S. News and World Report" for Ethic Diversity. The university has earned a designation as a Hispanic Serving Institution by the U.S. Department of Education, a recognition of its diverse student population. For more than six consecutive years, Manhattanville has been named to the Colleges of Distinction list which recognizes colleges that excel in student engagement, great teaching, vibrant communities, and successful outcomes.

Latimer said: "Earning this distinction as a University is a clear indication of Manhattanville's continued growth, leadership and forward-thinking momentum. As we also celebrate the inauguration of Frank D. Sánchez as Manhattanville's first Latino president and the achievement of this transition, this is a new era of inclusivity and excellence that I know will have long-standing positive repercussions for the future of Westchester and our students."

COMMERCIAL LINES UNDERWRITER ADDED TO INSURANCE TEAM

Security Mutual Insurance Company, an insurance-providing company represented by a network of more than 400 independent agents throughout New York state, has added Carlene Ventura to its team as a commercial lines underwriter. She has 20 years of experience in the insurance industry.

Ventura, a resident of Clinton, New York, holds a bachelor's degree from SUNY Polytechnic Institute and is a Certified Insurance Counselor (CIC) and is property and casualty licensed.

"We are delighted to welcome Carlene to the Security Mutual team," said Ron Wilder, president of the firm. "Her extensive experience and professional designations make her a valuable addition to our commercial lines underwriting department...."

Organized in 1887, Security Mutual Insurance Company writes over \$50 million in premiums and provides property and casualty insurance for home and business. The organization is represented by a network of more than 400 independent agents throughout New York state.



SENIOR LIVING FACILITY PREPARED FOR FALL OPENING



Sara Humphreys

Benchmark at Mount Pleasant, an assisted living with memory care community, coming this fall to Westchester County, has appointed Sara Humphreys of Bronxville as executive director to oversee operations for the facility.

In 2019, Humphreys was inspired to embark on a “second act” and found a true passion in senior living after seeing the positive impact it had on both of her grandmothers. Working for some of the country’s largest senior living providers, she quickly grew in her career, eventually becoming a regional director of operations overseeing 11 senior living communities in six states. Humphreys’ previous experience was in sales, marketing, training and public speaking.

“My grandmother actually lived at one of our Benchmark sister communities, Edgehill in Stamford, and it made such a profound impact on her life and mine,” said Humphreys. In her free time, Humphreys is also an author, having published 20 fiction novels.

Located near Thornwood’s Columbus Elementary School and EF Academy, Benchmark at Mount Pleasant will feature 100 apartments in various floor plans, including 26 for those with Alzheimer’s or dementia for memory care assisted living. Personalized, needs-based care will be available for those who need it with enhanced capabilities available for immediate or future health-care needs.

“Sara has deep connections to Westchester County and is incredibly passionate about helping seniors age well in the area they love,” said Seba Samuel-John, Ph.D., regional director of operations for Benchmark Senior Living. “There is no one more suited to lead Benchmark’s local expansion into Westchester County...”

Benchmark is New England’s largest senior living provider with 65 independent living, assisted living, memory care and continuing care communities and over 6,700 associates providing care throughout the Northeast. In 2024, Benchmark communities received 62 U.S. News & World Report Best of Senior Living excellence awards based on resident and family feedback.

BANK FOUNDATION AWARDS NONPROFITS



The Savings Bank of Danbury Foundation has awarded a total of \$301,350.00 to 113 different nonprofit agencies throughout Connecticut as part of an annual tradition first established in 2004. The 2023 grants total represents an increase of 8% over grants awarded in 2022.

In 2004, the Savings Bank of Danbury (SBD) Foundation was established to support local nonprofit agencies that reflect the core values of the bank. The Foundation provides grants to support a wide range of initiatives and programs affecting community needs. Since its establishment, the Foundation has awarded more than \$3 million to organizations making a positive difference in their communities.

The SBD Foundation is administered by a committee of Savings Bank of Danbury corporators, directors and bank officers who encourage nonprofit organizations in their communities to apply for financial grants, and praise them for all they do to improve the quality of life in the communities they serve.

As a community bank, SBD recognizes that it is important for it to do more than provide quality banking services; it also strives to be a good neighbor and citizen and give back to the communities it serves.

“We are proud of our Foundation and excited to be able to exceed our previous grant totals every year,” said Martin G. Morgado, president and CEO. “At Savings Bank of Danbury we have always put a strong emphasis on community service, team building and cultural activities that promote a positive work environment inside and outside of the bank. Our employees are active volunteering, mentoring and participating in our communities and we are all pleased to support the outstanding difference these non-profit organizations make every day.”

Established in 1849 and headquartered at 220 Main St., Danbury, Savings Bank of Danbury is a mutual savings bank with assets in excess of \$1.6 billion. It has 16 branch offices in Bethel, Brookfield, Danbury, New Fairfield, New Milford, Newtown, Norwalk, Southbury, Stamford, and Waterbury.

RECOGNIZING THOSE BUILDERS BUILDING COUNTY ECONOMY



From left: Andrew Weisz of RPW Group and BOMA President Stephanie Manfredi.



From left: Tina McCourt of Rebecca School, BOMA President Stephanie Manfredi and former BOMA President Scott Tangredi.

More than 200 leaders from Westchester’s commercial real estate community were on hand May 8 for the Building Owners and Managers Association of Westchester (BOMA) 32nd annual Hall of Honor Awards Dinner held at Abigail Kirsch at Tappan Hill in Tarrytown. RPW Group and Rebecca School were honored for their contributions to Westchester’s economy.

Andrew Weisz, president of RPW Group, accepted the award for RPW Group and Rebecca School Program Director Tina McCourt accepted on behalf of her institution. A Lifetime Achievement Award was presented to former BOMA President Anthony S. Lifrieri.

RPW Group Inc. was founded in 1980 by Robert P. Weisz and has since become a premier owner of commercial property in the tristate region. Since its inception it has developed over 8 million square feet across 65 properties. Currently, it owns 11 commercial assets and 303 new rental apartment units. Recently, the company acquired two office buildings at 100 Manhattanville Road in Purchase and 10 Bank St., White Plains. In addition, last year, in partnership with the NRP Group, RPW completed construction of a new rental apartment complex at 1133 Westchester Ave. This year, it is breaking ground on a 200-unit rental apartment building in Harrison. As a multigenerational family business, RPW Group has owned and operated property in Westchester County for more than 30 years.

Rebecca School is a special education school in New York City, supporting students ages 3-21 with neurodevelopmental delays in relating and communicating, including students with an autism spectrum diagnosis. Using a developmental and interdisciplinary approach, Rebecca School creates educational programs that meet students’ unique needs, celebrates their strengths, and embraces their passions to reach their individual potential. The school works to move students up their de-

velopmental capacities to become thinking, relating, communicating members of their community. A second location in a newly renovated Mount Vernon school building with capacity for 14 strategically designed classrooms is imminent.

Other featured winners at the event included:

Best Building Comeback:

Simone Development Companies
250 E. Sandford Blvd, Mount Vernon

Best Adaptive Use:

El Centro Hispano
295 Central Ave., White Plains

Best Building Over 250,000 square feet:

Reckson
360 Hamilton Ave., White Plains

Best Tenant Fit Out:

Sabra
One North Lexington, White Plains

Unsung Hero:

Charles Sehring
CBRE, ABM

Unsung Hero:

Michele Ardizzone, Enza Mascolo,
Jenny Bermejo, Adrienne Conde
All Pro Cleaning & Restoration

BOMA Westchester is the county’s leading professional organization dedicated to meeting the needs of building owners, property managers and allied professionals and tradespeople. It is an affiliate of BOMA International — the oldest and largest association of the office building industry, with over 100 federated associations in the United States and around the world. The 17,000-plus members of BOMA International own or manage more than 9 billion square feet of commercial properties in North America and abroad.

2024 JUNETEENTH CELEBRATIONS



ArtsWestchester, with support from Westchester County Government, will provide 16 grants to support the arts and cultural components of a full calendar of Juneteenth celebrations planned for Westchester and Rockland Counties. A total of \$48,000 in grants will be awarded to organizations participating in a month-long celebration of Juneteenth activities.

Janet Langsam, ArtsWestchester CEO, said, “ArtsWestchester has been working with a coalition of 16 organizations, which are presenting celebrations of the historic Juneteenth holiday in conjunction with their local municipalities, including Yonkers, White Plains, Mount Kisco, Peekskill, Mount Vernon and others. We applaud the work of the Westchester and Rockland Juneteenth Coalition in bringing such diverse cultural activities to the County.”

Westchester County Executive George Latimer, said, “Westchester County Government is proud to partner with ArtsWestchester in commemoration of Juneteenth, throughout the month of June. In Westchester we embrace the principles of inclusivity and diversity, and in honor of Juneteenth, we come together to acknowledge the deep-rooted history of slavery and the lasting impact it has had on our communities. I invite all of our residents to come out and enjoy one of the many music or dance performances, activities or events the coalition has planned, and use it as an opportunity to celebrate our shared humanity and continued work toward a more just and equitable society.”

The awardees of a \$3,000 grant include Ardsley Multicultural, Diversity and Inclusion Committee; Tuckahoe Juneteenth; Equity4All Lewisboro; FMVARYP (Friends of Mount Vernon Arts, Recreation & Youth Programs); Haverstraw African American Connection Inc.; Mount Kisco Juneteenth; Peekskill Youth Bureau; Port Chester Historical Society; Pound Ridge Human Rights Advisory Committee;

The Irvington Juneteenth Committee (in conjunction with Commemorate Inc.); The Juneteenth Council (Ossining); The Lincoln Park Conservancy Inc.; Town of Greenburgh Arts and Culture Committee; Village of Pelham Council on the Arts; White Plains Juneteenth Heritage Inc.; and Yonkers African American Heritage Committee.



Impact PR & Communications team

KUDOES FOR WOMEN-OWNED SMALL BUSINESSES

Impact PR & Communications, Ltd. (IPR&C), a public relations and marketing firm based in New York’s Hudson Valley region, has been named the Women-Owned Small Business of the Year for 2024 by the Metro New York District Office of the U.S. Small Business Administration (SBA). A New York state-certified Women’s Business Enterprise (WBE), IPR&C was lauded along with the area’s top entrepreneurs and small business advocates at an award ceremony on May 9. The awards recognize companies that have demonstrated growth, success, job creation or retention and community involvement, as well as individuals who have mentored and/or championed small businesses.

Winners were nominated and selected from

within the SBA’s Metro New York district, which includes New York City, Long Island and the downstate counties of Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

“We invited elected officials, SBA Partners and members of the small-business community to join us and honor our winners whose contributions have helped strengthen the U.S. economy,” said SBA District Director John Mallano.

“It’s an honor for our team to have been recognized in the company of other groundbreaking small businesses in New York – and on the heels of our agency’s 10th anniversary,” said Filomena Fanelli, founder and CEO, IPR&C.

The U.S. Small Business Administration makes the American dream of business ownership a reality. As the only go-to resource and voice for small businesses backed by the strength of the federal government, the SBA empowers entrepreneurs and small-business owners with the resources and support they need to start, grow, or expand their businesses, or recover from a declared disaster.

Impact PR & Communications is an award-winning strategic public relations and marketing firm. Founded in 2014, the company offers media relations, copywriting, reputation management, thought leadership, community engagement and social media services to a variety of category-leading clients throughout the tri-state region and beyond.

CLEAN ENERGY COMMISSION AWARDS AVON RESIDENT

A State of Connecticut General Assembly Official Citation was recently given to Bernie Zahren in recognition of his efforts to assist the Avon Clean Energy Commission (ACEC) in a critical effort as well as with his Clean Feet Investors (CFI) Sustainable Investment Funds.

The town of Avon worked with the ACEC to bring sustainable planning and infrastructure to Avon to reduce the town’s

carbon footprint. The ACEC is responsible for recommending the solar photovoltaic (PV) panels on five municipal buildings, including four schools. Zahren and the ACEC assisted Avon to achieve bronze-level certification through the Sustainable Connecticut program..

Zahren and his three daughters have created a Notre Dame Endowment for Sustainability, and he also practices sustainability in his personal life, having a wind turbine, geothermal heating and air conditioning and solar PV for his home in Avon.



NONPROFIT RECOGNIZED FOR EFFORTS COMBATING FOOD INSECURITY



Hillside Food Outreach volunteer JayVon Downer prepares food packages for delivery to local neighbors in need.

The Steven & Alexandra Cohen Foundation, led by philanthropist and New York Mets owner Alex Cohen, has awarded a grant of \$40,000 to Hillside Food Outreach to support the nonprofit's efforts fighting food insecurity in New York and Connecticut communities.

"We are immensely grateful for this incredible gift from the Steven & Alexandra Cohen Foundation," said Hillside Food Outreach CEO and Founder Kathy Purdy. "Their generous support will be instrumental in expanding our reach and providing more high-quality, nutritious food to thousands of our low-income neighbors, families, seniors, veterans and the chronically ill at no cost every month." What began as a micro-endeavor in 1997 by Purdy has grown into an essential food delivery organization, now serving more than 2,000 neighbors in need each and every month.

"Hillside Food Outreach's work is making a transformational difference in the community," said Cohen, president of the Steven & Alexandra Cohen Foundation. "We are proud to support this organization so they can keep doing what they do best: expand access to highly nutritious food and help communities rise up."

The Steven & Alexandra Cohen Foundation has provided over \$1.2 billion in charitable support to nonprofit organizations since its inception in 2001, including some of the most impactful hunger-focused missions in New York and Connecticut.

Hillside Food Outreach delivers highly nutritious groceries free of charge twice per month to more than 2,000 low-income and limited mobility individuals across West-

chester and Putnam counties in New York, as well as in Fairfield County, Connecticut. Its clients include elderly residents who lack transportation and who are unable to carry heavy grocery bags, veterans, people who are housebound due to disability, and patients suffering from chronic illnesses who require healthy diets.

According to a study recently released by the New York State Department of Health, the number of New Yorkers experiencing food insecurity is sharply rising. Approximately one in four adults (24.9%) in the state face the threat of hunger, leading to malnutrition and an increased risk of chronic diseases such as diabetes, heart disease, asthma, and cancer. The unfortunate situation in New York mirrors a national problem, as more than 17 million American households struggled with food insecurity in 2022, representing the largest annual increase since the 2008 economic crisis.

These troubling trends coincide with an increase in demand for Hillside Food Outreach services that the organization is struggling to meet, as resources for nonprofits are typically sparse. The organization relies heavily on donations and its network of more than 300 volunteers to transport nutritious foods to hungry homes, but even with a robust volunteer base it's a challenge, and more volunteers and donations are always needed. Hillside Food Outreach has a waitlist that exceeds more than 100 households, and every day, the organization receives additional pleas for help.

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

AWARDING DEDICATED ADVOCATES FOR YOUTH



Annual recognition honors adult advocates for youth who embody spirit of public service.

The Westchester County Youth Board presented the 2024 Rosemarie Siragusa Award to three dedicated advocates for youth who have helped to improve the lives of children, youth and families in Westchester County. Those recognized were Roseanne Aresty; Amy Auld-Owens, M.S. Ed.; and Terry A. Joyner. They were selected by their peers for their tireless volunteer efforts and embodiment of what the Rosemarie Siragusa Award was intended to represent.

Westchester County Executive George Latimer said, "Mrs. Siragusa understood the value of creating a community of caring, civically engaged youth. These honorees who tirelessly dedicate their time and efforts toward the enrichment of our young people and future is what this award is all about, helping to keep the legacy of Rosemarie Siragusa alive."

Aresty is a long-time volunteer with Yonkers Partners in Education, helping under-represented and under-resourced students apply to and prepare for college admission and success. Auld-Owens spearheads various initiatives for youth in her memberships in the Zeta Phi Beta Sorority and Jack & Jill of America. Joyner supports youth in her roles in the Links Inc. and G.O.O.D. for Girls.

The Rosemarie Siragusa Award is given in memory of Rosemarie Siragusa, the founder and first chairperson of the Westchester County Youth Board. Siragusa, who dedicated her life to helping children, served on the PTA at the local, county and state levels until she became the president of the Yonkers Council of PTAs and later became a trustee and officer of the Yonkers Board of Education.

KEEPING LINENS CLEAN FOR OVER A CENTURY

Elmsford, New York-based Unitex Health-care Laundry Services has won individual and corporate 2024 TRSA Company Community Service awards. CEO Robert Potack was feted for his work as president and board member of the Boys & Girls Club of Mount Vernon, where Unitex was previously headquartered. The club serves more than 800 youths and over 1,500 locals through a variety of club-directed programs. Previously, Potack served on the club's Board of Directors and continues to dedicate countless hours to driving its programs.

Unitex has supported dozens of organizations and initiatives, such as recently donating 30 CPR kits for the American Heart Association to train school-aged children in the Bronx. Other beneficiaries have included the Ronald McDonald House in New Haven, Connecticut, for its naming grant for newest house, and serving on the Board of the Newburgh, New York, Community Land Back, which aims to develop and enhance the city's downtown waterfront area.

Unitex is a fourth-generation family-owned

and operated company, operating 13 laundry processing facilities in the Northeast. The company employs over 2,000 team members and serves more than 7,500 health-care customers who depend on the company's services to support their employees and patients with clean linen and uniforms. Unitex provides, launders and delivers customized health-care apparel, patient gowns, linens, towels, floor mats, microfiber products and other reusable patient-preferred products. The company is recognized as the largest family-owned and operated health-care laundry company in the USA and has been in business for over 100 years.

Based in Alexandria, Virginia, TRSA represents the nearly \$50 billion U.S. linen, uniform and facility services industry by promoting the economic and environmental benefits of reusable textiles. Member companies supply, launder and maintain textiles for the range of businesses across the economy. TRSA verifies and quantifies the industry's commitment to sustainability and cleanliness through its Clean Green and Hygienically Clean certification programs.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, May 8 - 14

Kenbenco Inc., d.b.a., Benson Steel Fabricators, Saugerties, Kenneth Benson, president, 24-35470-CGM: Chapter 11, assets \$590,017, liabilities \$7,533,237. Attorney: Michelle L. Trier.

JJ Ben Corp., d.b.a. Benson Crane Service, Saugerties, Kenneth Benson, president, 24-35471-CGM: Chapter 11, assets \$1,702,976, liabilities \$4,708,996. Attorney: Michelle L. Trier.

Ben Mur Inc., Saugerties, Kenneth Benson, president, 24-35472-CGM: Chapter 11, assets \$1,304,182, liabilities \$3,723,516. Attorney: Michelle L. Trier.

Jazz on Pine LLC, Tuxedo Park, Rona Allen, sole member, 24-35477-CGM: Chapter 11, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

Scionti Construction Group LLC, Rye, Joseph Anthony Scionti, managing member, 24-22427-SHL: Chapter 11, assets \$2,040,000, liabilities \$3,874,749. Attorney: H. Bruce Bronson.

U.S. District Court, White Plains Local business cases, May 8 - 14

Arnold & Cesar Carbajal vs. Clearway Industries LLC, Pine Island, et al, 24-cv-3519-CS: Fair Labor Standards Act, class action. Attorney: Mohammed A. Gangat.

Braulio Miguel Guaman Poma vs. All Seasons Roofing & Siding, New Windsor, et al, 24-cv-3536-KMK: Fair Labor Standards Act, collective action. Attorney: Catalina Sojo.

Teamsters Local 456 Funds, Elmsford vs. K&D Industries of New York LLC, Peekskill, 24-cv-3560-CS: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

Teamsters Local 456 Funds, Elmsford vs. Restani Construction Corp., Astoria, Queens, et al, 24-cv-3561-NSR: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

Unite Here Retirement Fund, White Plains vs. Hilton Meadowlands Hotel, East Rutherford, New Jersey, 24-cv-3564-PMH: Employee Retirement Income Security Act. Attorney: Jeremy E. Meyer.

The Searchers Group Inc., Pound Ridge vs. The Serum Doctor LLC, West Hollywood, California, 24-cv-35776-PMH: Contract, removal from Westchester Supreme Court. Attorneys: Gilbert A. Lazarus for plaintiff, Milad Boddoohi for defense.

Montclare Apartments LLC, Pearl River vs. Allied Property and Casualty Insurance Co., Des Moines, Iowa, 24-cv-3621-PMH: Insurance, removal from Rockland Supreme Court. Attorneys: Johnathan C. Lerner for plaintiff, Theodore A. Mottola, and Jeffrey A. Beer Jr., for defense.

Loren Rothman, Moab, Utah vs. Hasz Project Management and Design, Washingtonville, et al, 24-cv-3651-NSR: Contract, removal from Orange Supreme Court. Attorneys: David Fish for plaintiff, Armando Llorens for defense.

Wall Art Distributors Inc., Washingtonville vs. Merch Traffic LLC, Manhattan, 24-cv-3695: Copyright. Attorney: Lawrence Bluestone.

District Council No. 9 International Union of Painters and Allied Trades, et al, White Plains vs. Parkchester South Condominium Inc., Bronx, 24-cv- 3711: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

DEEDS

Above \$1 million

9 Pine Cliff LLC, Chappaqua. Seller: Charlotte E. Bismuth, New York. Property: 9 Pine Cliff Road, New Castle. Amount: \$1.4 million. Filed April 30.

Angiello, Jean, Yorktown Heights. Seller: The Bank of New York Mellon, New York. Property: 204 Sherman Ave., Mount Pleasant. Amount: \$1.4 million. Filed May 1.

Friedman, Todd, Park City, Utah. Seller: Alliance Automotive of Westchester Real Property LLC, White Plains. Property: 322 Central Ave., White Plains. Amount: \$1.5 million. Filed May 3.

JCARS RE LLC, Rye. Seller: 473 Franklin Street Realty LLC, Port Chester. Property: 473 Franklin St., Rye Town. Amount: \$1.2 million. Filed April 29.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Brad Shumel, Dobbs Ferry. Property: 201 Horseman Blvd., Unit 205, Mount Pleasant. Amount: \$1 million. Filed April 30.

Marques, Diane, Yorktown Heights. Seller: RoyalHC LLC, New York. Property: 435 Elizabeth Road, Yorktown. Amount: \$1.3 million. Filed April 30.

Old Pond Properties LLC, South Salem. Seller: Waccabuc Real Estate LLC, Waccabuc. Property: 40 Old Pond Road, Lewisboro. Amount: \$1.4 million. Filed April 29.

Rowley III LLC, Bronxville. Seller: Vermilion Peak LLC, Tuckahoe. Property: 1 Gifford St., Eastchester. Amount: \$1.7 million. Filed May 1.

Saunders, Wanda, Hastings-on-Hudson. Seller: The Bank of New York Mellon, New York. Property: 150 Pinecrest Drive, Greenburgh. Amount: \$1.7 million. Filed April 30.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Wallace Way LLC, Brewster. Property: 28 Wallace Way, New Castle. Amount: \$1.5 million. Filed April 29.

Valkyrie718 LLC, Larchmont. Seller: Mark Mendelsohn, Larchmont. Property: 1 Cedar Island, Mamaroneck. Amount: \$8 million. Filed May 3.

Below \$1 million

65 HN Realty Corp., Mount Vernon. Seller: BPN 1 Corp., Mount Vernon. Property: 65 Fourth Ave., Mount Vernon. Amount: \$750,000. Filed May 2.

73 Spring Street LLC, Mount Kisco. Seller: Hill Ann, Mount Vernon. Property: 73 Spring St., Ossining. Amount: \$365,000. Filed April 30.

Aqua Capital LLC, White Plains. Seller: Karen N. Crooks, Yonkers. Property: 41 Belknap Ave., Yonkers. Amount: \$650,000. Filed April 30.

Aspden Assets Inc., Marco Island, Florida. Seller: Bocada 46 Dewey Avenue LLC, Cranston, Rhode Island. Property: 46 Dewey Ave., Yonkers. Amount: \$550,000. Filed May 2.

Crenshaw, Carol R., Birmingham, Alabama. Seller: 8 Hunt LLC, Hempstead. Property: 8 Hunt Ave., Yonkers. Amount: \$218,000. Filed April 29.

Danfor Realty Company LLC, Pleasantville. Seller: Guy Kohn, Mount Kisco. Property: Peter Bont Road, Greenburgh. Amount: \$385,000. Filed May 1.

Evans, Mildred O., Mount Vernon. Seller: 3307 Hollywood Avenue LLC, Mohegan Lake. Property: 3307 Hollywood St., Yorktown. Amount: \$400,000. Filed April 29.

Ginnel, Daniel H., Bedford Hills. Seller: R&J Dream Homes Realty LLC, Katonah. Property: 7 Hill St., Bedford. Amount: \$875,000. Filed April 29.

Goldenberg Steven P., Gardens. Seller: Wells Fargo Bank NA, Coppell, Texas. Property: 3415 Lorelei Drive, Yorktown. Amount: \$661,000. Filed May 2.

Green Day Management LLC, Yonkers. Seller: Kelsey A. McGowan, Queens. Property: 36 Bellair Drive, Greenburgh. Amount: \$907,000. Filed May 3.

KT Asset LLC, Goldens Bridge. Seller: Jacqueline P. Grand-Pre, Thornwood. Property: 7 Hillside Ave., Lewisboro. Amount: \$765,000. Filed May 2.

Mandarano, Patrick N., New Rochelle. Seller: Howard Roark LLC, Bronx. Property: 20 Treno St., New Rochelle. Amount: \$370,000. Filed April 29.

Mate, Iren, Yonkers. Seller: Aurora15 LLC, Eastchester. Property: 1 Sedgwick Ave., Yonkers. Amount: \$640,000. Filed May 3.

Management Home LLC, Valhalla. Seller: Mari Farant, Yorktown Heights. Property: 17 Hastings Court B, Yorktown. Amount: \$250,000. Filed May 3.

MJD Contracting Corp., Westlake, Ohio. Seller: Kenneth Maller, Jericho. Property: 12 Colby Ave., Ossining. Amount: \$680,000. Filed May 1.

New Roc Asset Management LLC, Hyde Park. Seller: AGNY Investors LLC, Yonkers. Property: 143 Florence St., Yonkers. Amount: \$505,000. Filed May 1.

Point 62 LLC, White Plains. Seller: Giselle Gerson, Tarrytown. Property: 39 Doral Greens Drive, Rye Town. Amount: \$730,000. Filed May 3.

Raimo Real Estate Solutions LLC, Bronx. Seller: Andrew F. Shiner, Bronxville. Property: 212 Midland Ave., Eastchester. Amount: \$720,000. Filed May 1.

Raniolo, John, Yonkers. Seller: US Bank NA, Tempe, Arizona. Property: 301 Warburton Ave., Yonkers. Amount: \$480,000. Filed April 29.

Rezile Inc., Mahopac. Seller: Yonkers Building LLC, Yonkers. Property: 39 Orchard St., Yonkers. Amount: \$600,000. Filed May 2.

Smith, Michael J., Sturbridge, Massachusetts. Seller: 178 Wyndcliff LLC, Yonkers. Property: 24 Mohawk Road, Ossining. Amount: \$350,000. Filed April 30.

Solari, Maria M., Ossining. Seller: 14 Ellis LLC, White Plains. Property: 14 Ellis Place, Ossining. Amount: \$740,000. Filed May 3.

Spirelli 3545 LLC, Shrub Oak. Seller: Monge Manuel J. Maldonado, Shrub Oak. Property: 3545 Buckrohn St., Yorktown. Amount: \$570,000. Filed April 29.

Stern, Steven, White Plains. Seller: Wyndham 18 LLC, White Plains. Property: 18 Wyndham Close, White Plains. Amount: \$949,000. Filed May 3.

Tlc Contractors Corp., Rockville Centre. Seller: Robert C. Santarelli Jr., Stamford, Connecticut. Property: 94 Madison Ave., Mount Pleasant. Amount: \$745,000. Filed May 2.

US Bank NA, Dallas, Texas. Seller: Luisa Y. Mendez, New York. Property: 597 Secor Road, Greenburgh. Amount: \$540,000. Filed May 1.

US Bank NA, Coppell, Texas. Seller: Malik Sandeep, Scarsdale. Property: 120 Parkview Drive, Greenburgh. Amount: \$555,000. Filed April 29.

Van Guilder Realty Holdings LLC, New Rochelle. Seller: Nia Sam, Long Beach. Property: 108 Van Guilder Ave., New Rochelle. Amount: \$860,000. Filed April 29.

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

Federal Tax Liens, \$10,000 or greater, Westchester County, May 8 - 14

George Barbee LP, Phase Piggyback Inc.: Larchmont. 2013 quarterly taxes, \$10,333.

Rees Landscaping Inc.: Jefferson Valley, 2020 - 2022 quarterly and unemployment taxes, and failure to file correct information: \$31,1782.

Walker, Duplessey M.: White Plains, 2022 personal income, \$61,975.

JUDGMENTS

Almonte, Eusebia C., Harrison. \$2,234 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed April 3.

Baker, Wilbert, Cortlandt Manor. \$8,387 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 19.

Beechum, Ruth M., White Plains. \$1,918 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Bibb, Fletcher, White Plains. \$6,886 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Bleakley, Timothy, Montrose. \$3,646 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 21.

Brijmohan, Venisha S., Scarsdale. \$16,590 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Campbell, Karen, Mount Vernon. \$4,799 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Cruz, Irma P., Yorktown Heights. \$4,139 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

DeAbreu, Barbara, Yonkers. \$28,028 in favor of Alden Properties Tenants Corp., Yonkers. Filed April 3.

DiNapoli, Guy, Scarsdale. \$2,555 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

DiNardo, Christopher M., Irvington. \$5,189 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Doino, Meagan, Mamaroneck. \$1,948 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Ferere, Jeffrey, White Plains. \$1,887 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Fober, Kenneth, Yonkers. \$3,842 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Gallery, Tyler, Ossining. \$1,672 in favor of Midland Credit ManageMount Inc., San Diego, California. Filed March 20.

Griffin, Kimberly E., Port Chester. \$5,392 in favor of Capital One NA, Richmond, Virginia. Filed April 3.

Gutierrez, Martha, Peekskill. \$17,081 in favor of 545 Parkway Plaza LLC, Peekskill. Filed April 3.

Hansen, Michael, Yonkers. \$2,085 in favor of Capital One NA, Glen Allen, Virginia. Filed April 4.

Hernandez, Jose A., Bronx. \$38,816 in favor of 134 S. Broadway Corp., Yonkers. Filed April 4.

Herrera, Jose M., Yonkers. \$12,154 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 4.

Jimenez, Maria T., Rockway. \$5,103 in favor of 15-21 Caryl LLC, Yonkers. Filed April 4.

Jones, Wes Colby, Yonkers. \$4,837 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Kerner III, Stephen, Yorktown Heights. \$2,994 in favor of Capital One NA, Glen Allen, Virginia. Filed April 4.

Khoury, Bassam, Yonkers. \$26,080 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Krol, Richard J., Eastchester. \$10,067 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 5.

Lojano, Claudio H., Yonkers. \$1,491 in favor of Calvary SPV I LLC, Greenwich, Connecticut. Filed April 4.

Louis, Cindy P., Yonkers. \$2,125 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Lumley, Chad A., Mount Vernon. \$6,830 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Manfredi, Meagan, Mamaroneck. \$1,948 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Marji, Luke, Yonkers. \$20,888 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

Maslonka, Anthony J., White Plains. \$5,267 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Maynard, Shanique C., Elmsford. \$3,197 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Muyuc, Elsa M., Port Chester. \$2,665 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Myers, Oren, New Rochelle. \$3,289 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Oliveros, Juan C. G., Port Chester. \$10,432 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Palacio, Jaider, Yonkers. \$2,695 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Paulino, Mabel, Mount Vernon. \$2,196 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Piccolo, Jaime, Larchmont. \$7,102 in favor of Capital One NA, Richmond, Virginia. Filed April 3.

Pierre, James S., New Rochelle. \$9,943 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 22.

Pucha, Sergio, Tarrytown. \$5,019 in favor of Calvalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Quinn, Kerrilynn, Dobbs Ferry. \$2,529 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Ramos, Elizabeth C., Ossining. \$6,636 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Rodriguez, Hector, Yonkers. \$12,680 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

Saintilo, Mercilia N., White Plains. \$4,166 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 3.

Scaramellino, Anthony, Greenwich, Connecticut. \$2,780 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Smith, Alan, Scarsdale. \$5,614 in favor of Capital One NA, Glen Allen, Virginia. Filed April 3.

Solano, Jorge E., New Rochelle. \$5,368 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 3.

Tissoni, Juan, Peekskill. \$3,647 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 4.

Toro, Cynthia, Yonkers. \$8,066 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 3.

Tyrek Heights Erectors Inc., New York. \$7,168 in favor of American Empire Surplus Lines Insurance Co., Cincinnati, Ohio. Filed April 4.

LIS PENDENS

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

Aloisi, A., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$65,000 affecting property located at 38 Tamarack Road, Rye. Filed April 19.

Anderson, Dudley G., as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$573,000 affecting property located at 19 E. Lincoln Ave., Mount Vernon. Filed April 16.

Charis Consultants Services LLC, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$353,000 affecting property located at 349 Union Ave., Mount Vernon. Filed April 16.

Chase Bank USA NA, as owner. Filed by Mill City Mortgage Loan Trust 2018-2. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 94 Holbrook Road, Briarcliff Manor. Filed April 15.

Citibank NA, as owner. Filed by New Residential Mortgage Loan Trust 2016-1. Action: Foreclosure of a mortgage in the principal amount of \$364,000 affecting property located at 46 Morgan St., Eastchester. Filed April 16.

DaBruzzo, Jaime, as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$453,000 affecting property located at 71 Surrey Drive, New Rochelle. Filed April 18.

Dedivani, Angelina, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 29 McGregor Ave., Bronxville. Filed April 16.

Hawley, Jennifer, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 57 First Ave., Ossining. Filed April 17.

Lansky-Tejada, Maxine, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$143,000 affecting property located at 94 Jervis Road, Yonkers. Filed April 16.

Long Beach Mortgage Co., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$551,000 affecting property located at 1780 Strawberry Road, Mohegan Lake. Filed April 19.

Marcali, Stefan, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$208,000 affecting property located at 240 Halstead Ave., Harrison. Filed April 17.

Midland Funding LLC, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 61 Randolph Road, Greenburgh. Filed April 17.

Narain, Parmanand, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$556,000 affecting property located at 36 Shirley Lane, White Plains. Filed April 22.

O'Rourke, Susan, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$688,000 affecting property located at 100 Skyview Lane, New Rochelle. Filed April 15.

Sunrun Inc., as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$177,000 affecting property located at 8 Elm St., Mount Vernon. Filed April 12.

MECHANIC'S LIENS

Cambium Units LLC, Mamaroneck. \$146,000 in favor of Moy Construction Corp., Bedford. Filed April 8.

Estate of Frank P. Sollazzo Jr., Harrison. \$4,200 in favor of Damien Gomez, Mamaroneck. Filed April 11.

Fleischman, Melanie, North Salem. \$56,483 in favor of DXL Construcion Inc., Redding. Filed April 11.

Greta Properties 515 LLC, Mount Vernon. \$49,842 in favor of Foundation Building Materials LLC, Brooklyn. Filed April 10.

Premier Home Development LLC, New Rochelle. \$16,100 in favor of V. Greco Drywall Company LLC, Middletown. Filed April 8.

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

West First Professional Plaza LLC, Mount Vernon. \$245,699 in favor of Hammer Framers Corp., Brooklyn. Filed April 9.

Westchester Village Square LLC, Scarsdale. \$58,786 in favor of ER Electric Corp., Larchmont. Filed April 10.

White Plains Hospital Center Inc., White Plains. \$113,630 in favor of Custom Exterior Systems Inc., Sloatsburg. Filed April 10.

NEW BUSINESSES

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

Sole Proprietorships

Andrade Landscaping & Sprinklers, 79 Park Ave., Suite 2, White Plains 10603. c/o Jose Andrade Garrido. Filed April 12.

Blue Africa Airways, 100 Waring Place, No.1, Yonkers 10703. c/o Konan J. Athacon. Filed April 15.

Champion Maintenance Services, 38 Sherman St., Apt. 1, Port Chester 10573. c/o Carlos O. Escobar Filed April 15.

Electronic Repairs & Bike Shop, 425 S. Broadway, Yonkers 10705. c/o Eduardo G. Merino. Filed April 12.

KW Coordinators, 12 Wellesley Ave., Yonkers 10705. c/o Kata Waldron. Filed April 15.

Law Office of Kadeen Wong, 177a E. Main St. No. 418, New Rochelle 10801. c/o Kadeen Wong. Filed April 15.

NAC Consulting, 69 Sagamore Road, D8, Bronxville 10708. c/o Leonid Nevezhin. Filed April 1.

Nighthstar Hotel, 100 Waring Place, No. 1, Yonkers 10703. c/o Konan J. Athacon. Filed April 8.

Perez Painting New York, 111 Midland Ave., No.1, Port Chester 10573. c/o Henry Porfirio Perez Guaman. Filed April 10.

Poughkeepsie Thompson 177 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.

RFR Management Solutions, 6 Hillside Road, Larchmont 10538. c/o Roberto Fernandes Rodrigues. Filed April 3.

Rock Star Barbers, 91 Gramatan Ave., Mount Vernon 10550. c/o Robert A. Saunders. Filed March 29.

Rye New York Connecticut Express Taxi Limo, 129 Theodore A. Fremd Road, Rye 10580. c/o Rupert Huaman. Filed April 11.

S&D Home Improvement, 300 Pelham Road, 81, New Rochelle 10805. c/o Enrique Gonzales. Filed April 3.

Schwartz Dental Care, 359 E. Main St., Suite 2, Mount Kisco 10549. c/o Steven Schwartz. Filed April 11.

Smiling Heart, 63 Wells Ave., No. 1804, Yonkers 10701. c/o Marjorie Williams. Filed April 15.

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

Sound Plug Recording Studio, 1008 Main St., No. 303, Peekskill 10566. c/o Jamar Antoan Smythe. Filed April 3.

Stedyl, 109 Locust Ave., Scarsdale 10583. c/o Kamilla Williams. Filed April 8.

T D K Designs By Kathy, 66 Mount Vernon Ave., Mount Vernon 10550. c/o Kathy Graham. Filed April 5.

Tee Snutzz, 150 Sixth Street., P.O. Box 61, Verplanck 10596. c/o John E. Delaney Jr. Filed April 9.

Twisted Paintings Studio, 33 Lincoln Ave., New Rochelle 10801. c/o Khaleelah Brown. Filed April 9.

XI Marks, 2005 Palmer Ave., Larchmont 10538. c/o Xavia Yarde. Filed April 4.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

1 3 Funston LLC, as owner. Lender: Northeast Community Bank. Property: 1 and 3 E. Funston Ave., Spring Valley. Amount: \$3.3 million. Filed April 15.

120 Union LLC, as owner. Lender: Northeast Community Bank. Property: 23 Northbrook Road, Spring Valley. Amount: \$1.1 million. Filed March 25.

369 New York 59 RE Owner LLC, as owner. Lender: LNNAC1 S1B LLC. Property: 357 Route 59, West Nyack. Amount: \$4.2 million. Filed April 8.

Below \$1 million

201810wy 28 LLC, as owner. Lender: Loan Funder LLC. Property: 300 Seminary Hill Road, Carmel. Amount: \$219,000. Filed March 6.

5 Keim Drive LLC, as owner. Lender: Broadview Capital LLC. Property: 5 Keim Drive, Haverstraw. Amount: \$141,000. Filed March 25.

Broadview Capital LLC, as owner. Lender: 15 YF LLC. Property: 1068 River Road, New Windsor. Amount: \$110,000. Filed March 22.

GS Modern Flip Inc., as owner. Lender: Secure Bridge Fund 1 LLC. Property: 27, 31 Chauncey Road, Carmel. Amount: \$100,000. Filed March 5.

Kova LLC, as owner. Lender: Broadview Capital LLC. Property: 10 Ibeck Court, Ramapo. Amount: \$678,000. Filed April 5.

Oberstadt Andrew and Bianca DeCastro, as owner. Lender: Tompkins Community Bank. Property: 8 Eastview Court, Brewster. Amount: \$596,000. Filed March 20.

Palaj Management Inc., as owner. Lender: Wisdom Equities LLC. Property: 125 Kings Highway, Tappan. Amount: \$90,000. Filed April 5.

DEEDS

Above \$1 million

1 3 Funston LLC, Monsey. Seller: Yosef Kohn, Spring Valley. Property: 1 and 3 Funston Ave., Spring Valley. Amount: \$3 million. Filed April 15.

82 86 Carlton LLC, Monsey. Seller: Carlton Road Owner LLC, Monsey. Property: 86 Carlton Road, West Suffern. Amount: \$19.5 million. Filed April 11.

Iliovits, Gavriel, Brooklyn. Seller: Edison Manor LLC, Nanuet. Property: 75 Meron Road, Monsey. Amount: \$1.3 million. Filed April 16.

Pomona 306 LLC, Monsey. Seller: Christopher Thompson, Pomona. Property: 1465 Route 202, Pomona. Amount: \$1.9 million. Filed April 9.

Schwartz, Avraham, Brooklyn. Seller: 10 Johanna LLC, Spring Valley. Property: 10 Johanna Lane, Monsey. Amount: \$1.4 million. Filed April 9.

Below \$1 million

115 Wilson LLC, Spring Valley. Seller: NS Community Planning and Development Corp., New York. Property: 50 Wilson Ave., New Square. Amount: \$625,000. Filed April 17.

242 Holdings LLC, New City. Seller: Seymour Hewitt, New City. Property: 242 W. Clarkstown Road, New City. Amount: \$550,000. Filed April 15.

69 Decatur Realty LLC, Cedarhurst. Seller: Yeheda M. Lichtenstein and Channah R. Kohn, Spring Valley. Property: 69 Decatur Ave., Spring Valley. Amount: \$984,000. Filed April 16.

91 Meron LLC, Brooklyn. Seller: Edison Manor LLC, Nanuet. Property: 91 Meron Road, Monsey. Amount: \$870,000. Filed April 9.

Bank of New York Mellon Trust, Anaheim, California. Seller: Peter A. Axelrod and Dennis Rando, New York. Property: 35 Park Ave., Suffern. Amount: \$253,143. Filed April 18.

Baypoint Capital LLC, Suffern. Seller: Spencer S. Goldblatt, et al, Medford. Property: 7 Dalewood Drive, Suffern. Amount: \$75,000. Filed April 12.

BH 150 Clinton Lane LLC, Spring Valley. Seller: Cong Chayei Halevi Inc., Spring Valley. Property: 150 Clinton Lane, New Square. Amount: \$625,000. Filed April 18.

Blum, Benzion and Israel Schiff, Spring Valley. Seller: Ace Builders New York LLC, Spring Valley. Property: 101 West St., Spring Valley. Amount: \$950,000. Filed April 16.

Fromowitz, Mordechai, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 30 Wilson Ave., Unit 314, New Square. Amount: \$700,000. Filed April 10.

Gabriellini, Robert and Noelle, Gabriellini, Staten Island. Seller: Dankar 818 LLC, Bayside. Property: 33 E. Catherine St., Nyack. Amount: \$468,750. Filed April 10.

Ganz, Moishe, et al, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 3 Filmore Lane, Monsey. Amount: \$763,000. Filed April 15.

Ganzfried, Mordechai and Raizel Ganzfried, Monsey. Seller: 469 Teller LLC, Brooklyn. Property: 4 Northgate Drive, Spring Valley. Amount: \$925,000. Filed April 17.

Hager, Yesucher D, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 6 Filmore Lane, Monsey. Amount: \$650,000. Filed April 9.

Lopez, Edy and Rosa M. N. Lopez, Spring Valley. Seller: Federal National Mortgage Association, et al, Plano, Texas. Property: 70 Roosevelt Drive, West Haverstraw. Amount: \$417,000. Filed April 15.

Lukhan Corp., Valley Stream. Seller: Guillermo Walker, Brooklyn. Property: 672 Union Road, Spring Valley. Amount: \$520,000. Filed April 16.

Mandel, Abraham, Suffern. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4302 Corner St., Spring Valley. Amount: \$929,000. Filed April 9.

Menczer, David and Raiza Menczer, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Filmore Lane, Monsey. Amount: \$660,000. Filed April 11.

Nikaj, Gjon, et al, Wappinger Falls. Seller: Dominick Maritato and Jennie A. Maritato Irrevocable Trust, et al, Nanuet. Property: 6 Clifford Court, Nanuet. Amount: \$575,000. Filed April 15.

Orzel, Israel, Monsey. Seller: Carlton Road Owner LLC, New York. Property: Carlton Road, West Suffern. Amount: \$500,000. Filed April 11.

Padwa, Mordechai N., Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 50 Wilson Ave., New Square. Amount: \$643,750. Filed April 15.

Ramos, Amanda and Jason Sandoval, New City. Seller: New Valley Holding LLC, Westwood, New Jersey. Property: 128 New Valley Road, New City. Amount: \$445,000. Filed April 11.

Rosales, Cristina M. and Justin Jurman, Palisades. Seller: Rockland County Funding LLC, Bronx. Property: 552 Mountainview Ave., Valley Cottage. Amount: \$685,500. Filed April 18.

Schwarcz, Chaim T., Monsey. Seller: Mazel YBY LLC, Brooklyn. Property: 142 and 146 Bates Drive, Monsey. Amount: \$920,000. Filed April 17.

Schwartz, Boruch YS and Rachel Schwartz, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 2 Filmore Lane, Monsey. Amount: \$635,000. Filed April 11.

Simgold Group LLC, Pomona. Seller: Lucille Stangel Revocable Trust Agreement, et al, Montvale, New Jersey. Property: 51 Wayne Ave., Suffern. Amount: \$925,000. Filed April 18.

Singer, Ahron and Fraidy Singer, Brooklyn. Seller: Kearsing Commons LLC, Nanuet. Property: 211 Kearsing Parkway, Monsey. Amount: \$525,000. Filed April 15.

Stark, Jacob, Monsey. Seller: 19 Red Hill Road LLC, Monsey. Property: 19 Red Hill Road, New City. Amount: \$698,700. Filed April 16.

Strulovic, Joel, Spring Valley. Seller: US Bank National Trust, et al, Salt Lake City, Utah. Property: 7 Washington Circle, Suffern. Amount: \$423,000. Filed April 17.

Teller, Shimon, Monsey. Seller: Kaser Community Development Inc., Monsey. Property: 34 Lenore Ave., Monsey. Amount: \$640,000. Filed April 16.

Verdugo, Manuel O. M., et al, Nanuet. Seller: Muprappallil Corp., New City. Property: 32 Morton St., Garnerville. Amount: \$540,000. Filed April 11.

Vigs Holdings LLC, Suffern. Seller: Michael Galgano, Stony Point. Property: 8 Charles Lane, Pomona. Amount: \$165,000. Filed April 11.

Vlasevska, Vesna, Suffern. Seller: Terraglobal Realty LLC, Suffern. Property: 264 Parkside Drive, Suffern. Amount: \$385,000. Filed April 18.

Wachsman, Chaim D. and Chana R., Monsey. Seller: 12 Mosier Court LLC, Airmont. Property: 12 Mosier Court, Spring Valley. Amount: \$999,999. Filed April 17.

Weisz, Moshe and Rivka Weisz, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 1 Filmore Lane, Monsey. Amount: \$688,000. Filed April 15.

Wieder, Yochenen, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 30 Wilson Ave., New Square. Amount: \$644,000. Filed April 10.

JUDGMENTS

Adams, Prince Y., Middletown. \$6,341 in favor of Bank of America, Charlotte, North Carolina. Filed April 11.

Amato, Jeanine, Sparrow Bush. \$3,195 in favor of Southgate II LLC, Livingston, New Jersey. Filed April 9.

Batista, Clara, Newburgh. \$1,544 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 16.

Bishop, Edward J., New Windsor. \$14,523 in favor of Discover Bank, New Albany, Ohio. Filed April 11.

Bowers, Peter C., Wallkill. \$11,508 in favor of Synchrony Bank, Draper, Utah. Filed April 11.

Castillo, Jessica, Slate Hill. \$3,530 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed April 11.

Castillo, Ramon M., Port Jervis. \$10,926 in favor of Citibank, Sioux Falls, South Dakota. Filed April 9.

Daidone, Rose M., Montgomery. \$5,093 in favor of Capital One, Glen Allen, Virginia. Filed April 11.

Davis, Aytch Tasche L., Middletown. \$9,437 in favor of Bank of America, Charlotte, North Carolina. Filed April 11.

Deluca, Jack J. II, Campbell Hall. \$16,758 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 9.

Doran, Thomas and Marie Doran, Cornwall-on-Hudson. \$189,005 in favor of Fidelity National Title Insurance Co., Jacksonville, Florida. Filed April 11.

Ergas, Paula, Monroe. \$34,605 in favor of Affinity Federal Credit Union, Basking Ridge, New Jersey. Filed April 9.

Fix, Walter A., New Windsor. \$5,055 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed April 9.

Fritz, Christopher, Chester. \$4,674 in favor of Citibank, Sioux Falls, South Dakota. Filed April 9.

Gabriel, Heraldo, New Windsor. \$16,087 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 11.

GBS NW Inc., et al, Portland, Oregon. \$110,533 in favor of Simply Funding LLC, Chester. Filed April 10.

Glauber, Max, Monroe. \$4,470 in favor of Capital One, Glen Allen, Virginia. Filed April 11.

Goble, Alyssa A., Sparrow Bush. \$7,036 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 9.

Godinez, Daniel A., Middletown. \$5,020 in favor of Jose A.Ventura and Javo LLC, Brooklyn. Filed April 12.

Harris, Michael, Washingtonville. \$2,882 in favor of Discover Bank, New Albany, Ohio. Filed April 15.

Holt, Matthew C., New Hampton. \$3,738 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed April 10.

Howard, Thomas J., Walden. \$8,553 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 9.

Joseph, Natisha, Monroe. \$1,997 in favor of Municipal Credit Union, New York. Filed April 9.

Kramps, Alisa and Robert Staab, Middletown. \$5,985 in favor of Colonial Property Management LLC, Spring Valley. Filed April 11.

Lapinski, Connor J., New Windsor. \$10,394 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 9.

Love Jr., Talbot A., Tuxedo Park. \$3,072 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 15.

Lowe, Ryan W., Highland Mills. \$3,714 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 15.

Marrero, Naomi M., Middletown. \$18,094 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed April 10.

Martin, Tyreka B., Otisville. \$3,881 in favor of Cavalry SPV I LLC and Capital One, Glen Allen, Virginia. Filed April 10.

Medina, Carmen, Middletown. \$5,237 in favor of Bank of America, Charlotte, North Carolina. Filed April 11.

Miller, Frances, Middletown. \$3,118 in favor of Discover Bank, New Albany, Ohio. Filed April 16.

Negron, Anna and Adam Negron, Warwick. \$9,405 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 12.

Nove, Benjamin, Monroe. \$5,115 in favor of Capital One, Glen Allen, Virginia. Filed April 11.

Olitan, Julius A., Newburgh. \$10,298 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 16.

Ortiz, Tania, Middletown. \$1,312 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 11.

Pena, Salvador E. Bussi, New Windsor. \$4,974 in favor of Capital One, Glen Allen, Virginia. Filed April 11.

Perez, Elizabeth, Walden. \$6,220 in favor of 79 83 W. Main Street LLC, Walden. Filed April 16.

Pierce, Chanae, Maybook. \$8,253 in favor of TEG Federal Credit Union, Poughkeepsie. Filed April 15.

Pitt, Haisyann, New Windsor. \$1,606 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed April 10.

Quarry Management Holdings LLC, Port Jervis. \$78,236 in favor of 84 Quick Stop Inc., New Hampton. Filed April 10.

Sanchez, Elsa, Montgomery. \$1,541 in favor of Fifth Avenue Surgery Center LLC, New York. Filed April 11.

Schwartz, Pinchus S., Monroe. \$110,568 in favor of Capital One, Glen Allen, Virginia. Filed April 9.

Shirazi, Matt, Chester. \$3,137 in favor of Citibank, Sioux Falls, South Dakota. Filed April 9.

Sickler, Cody, Walden. \$4,066 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 12.

Smiley, Aaron, Middletown. \$10,460 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 15.

Stanton, Maryann, Greenwood Lake. \$3,010 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Ten Eyck, Joseph A., Chester. \$4,117 in favor of TD Bank, Mount Laurel, New Jersey. Filed April 12.

Thurber, Robert M., Greenwood Lake. \$5,741 in favor of Discover Bank, New Albany, Ohio. Filed April 12.

Walker, Maya, Newburgh. \$8,861 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 16.

Weiss, Joel and JW Consulting Inc., Monroe. \$82,026 in favor of Citizens Bank, Johnston, Rhode Island. Filed April 12.

Mechanic's Liens

38 Commerce LLC, as owner. \$12,500 in favor of Friedlander Garage Doors Inc. Property: 38 Commerce Drive, Woodbury. Filed April 2.

Cornerstone Family Healthcare and Greater Hudson Valley Family Healthcenter Inc., as owner. \$74,300 in favor of Pedros Construction & Drywall Inc. Property: in Newburgh. Filed April 9.

Doyle Realty LLC, as owner. \$49,850 in favor of Holmgren Enterprises Inc. Property: 14 Moosilauke Drive, Montgomery. Filed April 1.

Hudson Valley Golf Foundation, as owner. \$47,596 in favor of United Rentals Inc. Property: 18 Ridge Road, Cornwall-on-Hudson. Filed April 16.

Minisink Valley Home Builders LLC, as owner. \$15,208 in favor of 84 Lumber Company LP. Property: in Wawayanda. Filed April 18.

Quick Cash Home Solutions LLC, as owner. \$150,000 in favor of Birchwood Management Group LLC. Property: 66 Ball St., Port Jervis. Filed March 29.

Ruggirello, Marilyn J., as owner. \$9,719 in favor of Crawford Electric Supply Company Inc. Property: 277 St. Andrews Road, Montgomery. Filed April 23.

United Talmudical Academy of Kiryas Joel Inc., as owner. \$145,101 in favor of Men of Steel Enterprises LLC. Property: 5-9 Israel Zupnick Drive, Monroe. Filed March 28.

Usef Sailfish LLC, as owner. \$40,653 in favor of Pedros Construction & Drywall Inc. Property: in Montgomery. Filed April 1.

Zacharia, Magdalini and Curaleaf Holdings Inc., as owner. \$9,962 in favor of Foundation Building Materials LLC. Property: 8 N. Plank Road, Newburgh. Filed April 9.

NEW BUSINESSES

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

Sole Proprietorships

Bark N Bliss, 120 Bert Crawford Road, Middletown 10940. c/o Sydney Dion Younger. Filed April 19.

Buzz Drone, 20 McNamara Drive, Campbell Hall 10916. c/o Rodney Pena. Filed April 24.

Dani Starre Empire, 2305 Whispering Hills Drive, Chester 10918. c/o Dawson Daniele Sutherland. Filed April 23.

Empanada House, 238A Broadway, Newburgh 12553. c/o Roddy G. Espinoza. Filed April 22.

Good Ds, 2637 State Route 208, Walden 12586. c/o Dana L. Olsen. Filed April 23.

Jarocho Lawn Services, 65 Kenwood Drive, Apt. 1, New Windsor 12553. c/o Carmelo Sanchez Villegas. Filed April 23.

JS Aesthetic Center, 413 Sherwood Drive, Middletown 10940. c/o Jayle D. Sepulveda. Filed April 12.

Mary & Lemon Co., 3301 Route 207 B, Goshen 10924. c/o Kristen N. Layman. Filed April 15.
Savys Sensory & Stuff, 72 N. Montgomery St., Walden 12586. c/o Tamara J. Champion. Filed April 15.

SFT Products, 31 Conklin Road, Warwick 10990. c/o William McManigal. Filed April 15.

Slayed By Lexali, 1200 Stonybrook Court, Suite 2, Newburgh 12550. c/o Alexa Zerepha Hutchinson. Filed April 15.

Talvlet Jewelry, 11 Henry Court, Pine Bush 12566. c/o Heather Jane Croston. Filed April 22.

TC Farrier Service, 34 Carter Road, New Hampton 10958. c/o Thomas Liam Crumm. Filed April 17.

Theunveil, 51 Leroy Place, Newburgh 12550. c/o Keiva Alyssa Davis. Filed April 17.

Zarate Industries, 133 Third St., Newburgh 12550. c/o Javan Zarate. Filed April 16.

BUILDING PERMITS

Commercial

AMF Realty LLC, Norwalk, contractor for AMF Realty LLC. Construct new demising wall at 205 Main St., Norwalk. Estimated cost: \$8,000. Filed March 13.

Clearheart Construction Company Inc., Norwalk, contractor for Lazaros Realty LLC. Renovate bathroom, dressing room and interior finishes at 369 Westport Ave., Norwalk. Estimated cost: \$300,000. Filed March 19.

Courville, Richard, Norwalk, contractor for Capital DC Assets LLC. Install four storage and two offices at 10 Norden Place, No. B, Norwalk. Estimated cost: \$10,000. Filed March 13.

Davis, James, Norwalk, contractor for Susan Guerrero. Renovate single-family residence at 67 Rowayton Woods Drive, No. 6/108, Norwalk. Estimated cost: \$150,000. Filed March 13.

First Step Landscaping Inc., Norwalk, contractor for First Step Landscaping Inc. Construct foundation at 12 Lubrano Place, Norwalk. Estimated cost: \$43,500. Filed March 18.

Kandy Parking LLC, Norwalk, contractor for Kandy Parking LLC. Construct warehouse at 15 Olean St., Norwalk. Estimated cost: \$80,000. Filed March 13.

On Point Holdings LLC, Norwalk, contractor for On Point Holdings LLC. Perform replacement alterations at 170 Main St., Norwalk. Estimated cost: \$8,000. Filed March 15.

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

Pavarini Northeast Construction, Norwalk, contractor for Merritt 7 Venture LLC. Renovate second floor at 601 Merritt 7, Norwalk. Estimated cost: \$2,000,000. Filed March 14.

WS Carpentry LLC, Norwalk, contractor for David S. Gerhardt. Construct privacy wall at 126 New Canaan Ave., Norwalk. Estimated cost: \$5,000. Filed March 19.

Residential

Arizona Construction LLC, Norwalk, contractor for James O'Connell. Remove existing roof and reroof 110 County St., Norwalk. Estimated cost: \$23,437. Filed March 15.

Bain, Jeanine Alicia, Norwalk, contractor for Jeanine Alicia Bain. Create accessory dwelling unit inside single-family residence at 15 Robins Square East, Norwalk. Estimated cost: \$175,000. Filed March 7.

Brown Dog GC LLC, Norwalk, contractor for Dennis M. Leote. Move kitchen to create office at 13 Mohawk Drive, Norwalk. Estimated cost: \$175,000. Filed March 14.

Brown Roofing Company Inc., Norwalk, contractor for Brian and Halley Griggs. Strip existing roof, reroof and replace gutters at 17 Covewood Drive, Norwalk. Estimated cost: \$13,687. Filed March 12.

Brown Roofing Company Inc., Norwalk, contractor for Diane C. Lucas. Strip existing roof and reroof 17 Fullin Court, Norwalk. Estimated cost: \$10,449. Filed March 12.

Cali J Road Construction and Masonry LLC, Norwalk, contractor for Luis Hilario Jr. Renovate bathroom at 1 Center Ave., Norwalk. Estimated cost: \$12,000. Filed March 8.

Cleveland Riggs Construction Co., Norwalk, contractor for Clay and Kimrie Lynch. Renovate bathroom at 49 Highland Ave., Norwalk. Estimated cost: \$35,000. Filed March 14.

CS1 Remodeling LLC, Norwalk, contractor for Richard W. and Orda Crawford. Remove existing roof and reroof 5 Winnipauk Drive, Norwalk. Estimated cost: \$9,800. Filed March 12.

D'Acunto, Luigi, Norwalk, contractor for Ulrick Schambeck. Renovate single-family residence at 8 Pine Hill Ave., Norwalk. Estimated cost: \$50,000. Filed March 13.

Dietz, Christopher, Norwalk, contractor for Kelly Wood. Construct one-story addition at side of single-family residence at 8 Acorn Lane, Norwalk. Estimated cost: \$50,000. Filed March 13.

Fletcher Development LLC, Norwalk, contractor for Patricia A. Gross. Replace 20 windows at 2 E. Beach Drive, Norwalk. Estimated cost: \$50,000. Filed March 14.

Heritage Remodeling and Construction LLC, Norwalk, contractor for Georgeane Farrar. Construct new entry-way front portico at 164 Gregory Blvd., Norwalk. Estimated cost: \$10,000. Filed March 13.

Heritage Remodeling and Construction LLC, Norwalk, contractor for Joseph and Carrie C. Costa. Renovate basement at 29 Eversley Ave., Norwalk. Estimated cost: \$150,000. Filed March 13.

HM Construction & Painting LLC, Norwalk, contractor for Christopher and Andrea Madalena. Perform replacement alterations at 20 Knob Hill Road, Norwalk. Estimated cost: \$69,000. Filed March 15.

Jeff and Lillian Lum Real Estate LLC, Norwalk, contractor for Jeff and Lillian Lum Real Estate LLC. Replace two existing showers at 36-38 Concord St., Norwalk. Estimated cost: \$5,000. Filed March 7.

JP Carroll Roofing LLC, Norwalk, contractor for Lawrence E. Whitney. Remove existing roof and reroof 2 Hollow Tree Road, Norwalk. Estimated cost: \$9,756. Filed March 12.

Juniper Road Design Build Ltd., Norwalk, contractor for Steven M. and Margaret M. Sivestri. Construct second-story addition at 2 Channel Ave., Norwalk. Estimated cost: \$500,000. Filed March 7.

Kramer Lane Construction LLC, Norwalk, contractor for Robert Edward Counihan. Construct a two-story addition at 1 Cudlipp St., Norwalk. Estimated cost: \$125,000. Filed March 7.

Maggiore, Anthony, Norwalk, contractor for Michele M. Thomas. Reroof 9 Tommy's Lane, Norwalk. Estimated cost: \$15,000. Filed March 14.

Mantz, Construction LLC, Norwalk, contractor for John Coviello. Perform replacement alterations at 19 Crockett St., Norwalk. Estimated cost: \$10,000. Filed March 12.

Morales, Wilfred, Norwalk, contractor for Wilfred Morales. Replace wood siding with vinyl siding at 119 William St., Norwalk. Estimated cost: \$11,575. Filed March 12.

Papadopoulos, Georgios, Norwalk, contractor for Georgios Papadopoulos. Legalize existing bathroom within basement area at 107 Keeler Ave., Norwalk. Estimated cost: \$10,000. Filed March 11.

Pinta, Segundo, Norwalk, contractor for Segundo Pinta. Renovate garage at 31 Bartlett Ave., Norwalk. Estimated cost: \$20,000. Filed March 11.

Rhino Back Roofing LLC, Norwalk, contractor for Jeanine Alicia Bain. Remove existing asphalt shingles and replace with new shingles at 15 Robins Square East, Norwalk. Estimated cost: \$10,399. Filed March 7.

Rosado Custom Homes & Remodelers LLC, Norwalk, contractor for Darrin Richard Shewchuk. Renovate single-family residence at 10 Rowayton Court, Norwalk. Estimated cost: \$153,400. Filed March 11.

Serrano, Felix, Norwalk, contractor for Felix Serrano. Repair existing damaged porch of single-family residence at 7 Burrill Ave., Norwalk. Estimated cost: \$43,000. Filed March 14.

Shore and Country Partners LLC, Norwalk, contractor for Anne Meisner. Renovate kitchen at 61 Rowayton Woods Drive, Norwalk. Estimated cost: \$15,000. Filed March 14.

United Home Experts Inc., Norwalk, contractor for Roy W. Harris. Replace seven windows at 24 Weed Ave., Norwalk. Estimated cost: \$4,655. Filed March 12.

Valiante Builders LLC, Norwalk, contractor for Robert and Caryn A. Cornell. Renovate fire damage at 21 Huckleberry Drive South, Norwalk. Estimated cost: \$200,000. Filed March 7.

COURT CASES

Bridgeport Superior Court

Kilmartin, Grayson, et al, Ridgefield. Filed by Carson Purcell, Georgetown, Massachusetts. Plaintiff's attorney: Joseph M Ametrano Jr., East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6132354-S. Filed March 14.

Orthopaedic Specialty Group PC, et al, Bridgeport. Filed by Kerry Quinn, Stratford. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: The plaintiff came under the continuing medical care and treatment of the defendant. The plaintiff underwent open reduction and internal fixation of her distal radius and ulna fractures, performed by the defendant. Throughout her post-operative course, the plaintiff persistently complained of ongoing pain, stiffness and limitation in her right upper extremity. Ultimately, postoperative imaging revealed that the distal ulna plate was intra-articular within the radial ulnar joint. The plaintiff underwent the removal of her distal ulnar plate and associated hardware. The injuries, losses, and damages sustained by the plaintiff were caused by the carelessness and negligence of the defendant. 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-24-6132808-S. Filed April 2.

Ridgmar Urban Air LLC, Glastonbury. Filed by Lyne Gaspard p.p.a. Junior Gaspard Stratford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The minor plaintiff and her father were paid invitees at the defendant's park. The plaintiff who had been playing on the Apex trampolines, was attempting to exit when an adult, who was jumping on the Apex trampolines in proximity with the minor plaintiff, caused the plaintiff to fall and the adult landed on the minor plaintiff's left leg, causing her to suffer injuries. The damages and losses were proximately caused by the negligence and/or carelessness of the Defendant, its agents, servants, and/or employees by not taking corrective action, including prohibiting small children and adults from accessing the said trampolines in proximity. 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-24-6132962-S. Filed April 2.

Wright, Tracy, Derby. Filed by Elvira Rivera, Bridgeport. Plaintiff's attorney: Varrone & Varrone, Trumbull. 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-24-6132385-S. Filed March 15.

Danbury Superior Court

Aszklar, Zachary, Newtown. Filed by Discover Bank, West Valley City, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff and defendant entered into a loan agreement. Funds were disbursed pursuant to the terms of the agreement or as requested by defendant. However, the defendant defaulted on the terms of the agreement when defendant failed to make payments pursuant to the terms of the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049372-S. Filed March 5.

Berkson, Marisa, New Fairfield. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates Pc, Enfield. Action: The plaintiff and defendant entered into a loan agreement. Funds were disbursed pursuant to the terms of the agreement or as requested by defendant. However, the defendant defaulted on the terms of the agreement when defendant failed to make payments pursuant to the terms of the agreement. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049244-S. Filed Feb. 21.

Nixon, Clyde, Kent. Filed by Raul Ochoa, New Milford. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049610-S. Filed March 25.

Stamford Superior Court

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

La Cima Mexican Cuisine Inc., et al, Cleburne, Texas. Filed by Cucumber Capital LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered a Purchase and Sale of Future Receivables, whereby the plaintiff sold, and the defendant purchased, future receipts of the seller. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065796-S. Filed March 20.

Muralles-Beltran, Isabel Antonio, Stamford. Filed by Wesner Thelamour, Norwalk. Plaintiff's attorney: Eddy & Associates PLLC, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065257-S. Filed Feb 15.

Trooien, Donald, Wilton. Filed by Michael Hering, Westfield, New Jersey. Plaintiff's attorney: Goldblatt Marquette & Rashba PC, Hamden. Action: The plaintiff and defendant entered into an agreement. The defendant signed a Secured Promissory Note, promising to pay plaintiff. However, the defendant breached the terms of the note by not making a payment to plaintiff in the principal amount. Despite numerous demands for payment, Defendant has refused to pay the full amount and therefore plaintiff has been damaged. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065609-S. Filed March 8.

DEEDS

Commercial

Delta Romeo LLC, Greenwich. Seller: Zachary Martinez and Maria Avila, Greenwich. Property: 173 Parsonage Road, Greenwich. Amount: \$4,650,000. Filed April 24.

Fairfield University, Fairfield. Seller: Juliette Coulombe, Fairfield. Property: 1816 Jennings Road, Fairfield. Amount: \$1,236,000. Filed May 3.

Griffiths Smit, Simon Martin, Stamford. Seller: 1031 Pros Titleholder 1216 LLC, Stamford. Property: 60 Strawberry Hill Ave., Unit 510, Stamford. Amount: \$160,000. Filed April 17.

King, Gregory, Fairfield. Seller: Montauk Builders LLC, Fairfield. Property: 721 S. Pine Creek Road, Unit 721, Fairfield. Amount: \$1,649,900. Filed May 1.

Reddy To Go Enterprise LLC, Fairfield. Seller: Steven V. Patalano and Betty Jane Ayotte, Fairfield. Property: 58 Granville St., Fairfield. Amount: \$640,000. Filed May 2.

Ruscher, Robert and Maureen Ruscher, Greenwich. Seller: 97 E. Elm Properties LLC, et al, Greenwich. Property: 99 E. Elm St., Greenwich. Amount: \$10. Filed April 25.

The Joyce Myrna Resnick Revocable Trust, Stamford. Seller: Robert C. Wilmot Jr. and Amy T. Wilmot, Stamford. Property: 26 Nutmeg Lane, Stamford. Amount: \$1,152,000. Filed April 18.

Residential

Avrova, Donka D. and Dora Amerio, Stamford. Seller: Laurie J. Andersen and Mark E. Goodwin, Stamford. Property: 127 Greyrock Place, Unit 608, Fairfield. Amount: \$395,000. Filed April 15.

Barnett, Thomas and Juliet Teicher, Cos Cob. Seller: Barry Alper and Hollie Alper, Greenwich. Property: 30 Ferncliff Road, Cos Cob. Amount: \$10. Filed April 23.

Bell, Cynthia, Sherman. Seller: Chunli Luo, Fairfield. Property: 377 Grasmere Ave., Fairfield. Amount: \$525,000. Filed April 29.

Bellon, Angel and Husin Yousif, New York, New York. Seller: David Brancale and Suzanne Brancale, Fairfield. Property: 141 Grove St., Unit K, Stamford. Amount: \$490,000. Filed April 23.

Caragol, Virginia and William Caragol, Riverside. Seller: Perry C. Hoffmeister, Riverside. Property: 6 Bradbury Place, Riverside. Amount: \$1,850,000. Filed April 22.

Carew, Brian and Katherine Carew, Sunnyside, New York. Seller: Theodore Sonntag, Fairfield. Property: 230 Toilsome Hill Road, Fairfield. Amount: \$675,000. Filed May 2.

Coffin, William Todd, Cos Cob. Seller: Carlos Ruiz DeGamboa Riquelme and Maria de la Luz Andrade Sepulveda, New York, New York. Property: 211 Orchard St., Cos Cob. Amount: \$2,500,000. Filed April 24.

Colon, Alfredo, Stamford. Seller: Tyler S. Stevens and Ulrike Adler Stevens, Stamford. Property: 380 Webbs Hill Road, Stamford. Amount: \$1,237,500. Filed April 16.

Cruz, Juan C. and Vanessa E. Cruz, Westport. Seller: Wood End Development LLC, Fairfield. Property: 60 Mona Terrace, Fairfield. Amount: \$1,639,000. Filed May 1.

Denker, Jason, Stamford. Seller: Richard D. Blomberg and Susan E. Blomberg, Stamford. Property: 27 Fawn Drive, Stamford. Amount: \$835,000. Filed April 15.

Emami Hamed and Maryam Tahvildari, White Plains, New York. Seller: Gerard Giambalvo and Peggy Giambalvo, Fairfield. Property: 752 Towne House Road, Fairfield. Amount: \$1,500,000. Filed May 2.

Fanning, David and Yeaji Shin, Greenwich. Seller: Melissa J. Morris, Las Vegas, Nevada. Property: 51 Cynthia Drive, Fairfield. Amount: \$750,000. Filed May 1.

Farrell, Niall, Stamford. Seller: Antonio L. Olive and Stephanie A. Marsh-Olive, Stamford. Property: 239 Cold Spring Road, Stamford. Amount: \$625,000. Filed April 23.

Flores, Nathaly, Stamford. Seller: Richard Gentile, Darien. Property: 238 Courtland Ave., Stamford. Amount: \$670,000. Filed April 18.

Frissora, Jennifer, Naples, Florida. Seller: Michael R. Paluchniak and Emma E. Paluchniak, Old Greenwich. Property: 48 N. Ridge Road, Old Greenwich. Amount: \$2,916,000. Filed April 22.

Gunn, Cassandra Jo and Thomas Robert Cahill, Stamford. Seller: Tomasita Rojas, St. Augustine, Florida. Property: 374 Pepper Ridge Road, Stamford. Amount: \$810,000. Filed April 19.

Hahm, Julian Keesung, Stamford. Seller: Jacob Mazotas and Tina Mazotas, New Canaan. Property: 1 Broad St., Unit 11AB, Stamford. Amount: \$1,320,000. Filed April 22.

Hallac, Alexander and Christina Tartaglia, Greenwich. Seller: James Fleming and Jacqueline Fleming, Greenwich. Property: Unit 3, Field Point Estate Townhouses, Greenwich. Amount: \$1. Filed April 23.

Heslin, Kristine E., Milford. Seller: Bertalan Pall, Fairfield. Property: 229 Alden St., Fairfield. Amount: \$1,840,000. Filed April 30.

Lewis, Denise, Greenwich. Seller: Mark Brian Palmer and William Donald Palmer, Greenwich. Property: 775 W. Putnam Ave., Unit 206, Greenwich. Amount: \$420,000. Filed April 26.

Leysa, Ivy Nery P., et al, Fairfield. Seller: City Lending Group LLC, Hollis Hills, New York. Property: 5 Park Square Court, Fairfield. Amount: \$605,000. Filed April 30.

Maldonado, Diana, et al, Stamford. Seller: Sandra Lukic, Stamford. Property: 65 Webb Ave., Stamford. Amount: \$900,000. Filed April 16.

Martone, Lynda M. and Michael J. Butler, Fairfield. Seller: Lynda Martone and Michael Butler, Fairfield. Property: 54 Hamilton Court, Unit 83, Fairfield. Amount: \$1. Filed April 29.

Matewe, Tsitsi, Stamford. Seller: Nicole Buissereth, Stamford. Property: 80 Lawn Ave., Unit U-19, Stamford. Amount: \$370,000. Filed April 23.

McFarland, James and Brenda McFarland, Greenwich. Seller: Louise R. Down, Sarasota, Florida. Property: 61 Byram Terrace Drive, Unit A, Greenwich. Amount: \$1,350,000. Filed April 26.

Mirabello, Guy J. and Marisa Anne Mirabello, Greenwich. Seller: Richard M. Powell and April H. Powell, Keswick, Virginia. Property: 29 Guinea Road, Greenwich. Amount: \$10. Filed April 17.

Moeller, Thomas and Jaclyn Moeller, Stamford. Seller: Gaurav Ghosh and Hana Lim, Stamford. Property: 7 Jessup St., Stamford. Amount: \$815,000. Filed April 23.

Morgan, Nicholas D. and Amanda Parrish Morgan, Fairfield. Seller: Terrance J. Barno and Mary Beth Barno, Fairfield. Property: 309 Rowland Road, Fairfield. Amount: \$2,100,000. Filed May 3.

Paul, Moinak and Nancy Wagenbrenner, Hoboken, New Jersey. Seller: Susan Lynn Belmonte, et al, Greenwich. Property: 4 Idlewild Manor, Greenwich. Amount: \$1. Filed April 22.

Paul, Susan, Stamford. Seller: 20 Maple Tree Ave. 1, LLC, Stamford. Property: 20 Maple Tree Ave., Unit 1, Stamford. Amount: \$432,000. Filed April 15.

Pellicano, Susan M., Wilton. Seller: Marc Lyons and Barbara Lyons, Stamford. Property: 10 Mead St., Unit 9, Stamford. Amount: \$510,000. Filed April 15.

Powers, Christopher J. and Victoria A. Powers, Westport. Seller: Claire Carr Condon, Fairfield. Property: 239 Jessica Lane, Fairfield. Amount: \$2,695,000. Filed April 29.

Pulsifer, William U. and Kari S. Pulsifer, Fairfield. Seller: 346 South LLC, Monroe. Property: 346 South St., Fairfield. Amount: \$2,285,000. Filed April 29.

Rupinski, Maria Olivia, Stamford. Seller: George Fiore, Stamford. Property: 33 Pleasant St., Unit 13, Stamford. Amount: \$350,000. Filed April 17.

Russell, Trent and Monserrat Russell, Fairfield. Seller: Bank of America NA, Houston, Texas. Property: 15 Rudgeway St., Stamford. Amount: \$440,000. Filed April 23.

Simics III, William Charles, Greenwich. Seller: Felicia DiLeo and Philip DiLeo, Greenwich. Property: Unit 213, Greenwich Gate Condominiums, Greenwich. Amount: \$405,000. Filed April 22.

Souza, Mario F., Fairfield. Seller: Peter J. Vadas, Fairfield. Property: 123 Division Ave., Fairfield. Amount: \$430,000. Filed May 1.

Stephens, Kaitlin Eckenberger and Matthew Tyler Stephens, Stamford. Seller: William Finan, Stamford. Property: 482 Woodbine Road, Stamford. Amount: \$1,175,000. Filed April 18.

Tarazi, Crystal and Frederic Bourassa, Folsom, California. Seller: Matthew Robert Webber and Briana Marie Webber, Fairfield. Property: 957 Fairfield Woods Road, Fairfield. Amount: \$940,000. Filed May 1.

Taylor, Alex and Douglas Taylor, Stamford. Seller: Frank Civitella, Stamford. Property: 35 Seaside Ave., Unit 13, Stamford. Amount: \$355,000. Filed April 17.

US Bank Trust Company NA, Fairfield. Seller: US Bank National Association, West Palm Beach, Florida. Property: 40 Ermine St., Fairfield. Amount: \$10. Filed April 29.

Software Engineer, Gartner, Inc., Stamford, CT. Asst in the dvlpmnt of sevrl React-basd web apps critcl to the Dgitl Prfrmnc Bnchmrk (DPB) team's ops. Req Bach's deg or foreign equiv deg in Comp Engg, Comp Sci, or rel, & 2 yrs of rel wrk exp. 100% telecmmtng prmttd. To apply, please email resume to: Guiller-mo.Vidaurreta@gartner.com and reference job code: #88204.

VP, Hyperion, Synchrony Bank, Stamford, CT. Cst-mze & admnstr planning & budgtnng sys. Dvlp & admnstr EPBCS/Hyperion budgt & plannng tools for Fnanc orgnzn. Req Bach's degree or frgn equiv in IT, Comp Sci, Engg, or rel fld, & 5 yrs rel work exp. In the altrntve, emplyr will acctpt 7 yrs rel work exp. 100% telecommtng permitted. To apply, email resume to HR Manager referencing job code CT0046 in subject line to: kristine.mackey@syf.com

Velaj, Linda and Aulona Velaj, Stamford. Seller: Scott Conn, Stamford. Property: 1611 Washington Blvd., Unit 17, Stamford. Amount: \$545,000. Filed April 17.

Veronis, Sophie and Nicholas Veronis, Stamford. Seller: David Veber and Lorraine Veber, Stamford. Property: 1 Broad St., Unit PHD3, Stamford. Amount: \$2,000,000. Filed April 16.

Wang, Luying and Aditya Kumar Masabathula, Greenwich. Seller: Joohee Sohn, Greenwich. Property: 28 Sheffield Way, Greenwich. Amount: \$3,363,000. Filed April 23.

Zarrilli, Michael, Stamford. Seller: Joseph Kos, Stamford. Property: 34 Crescent St. Unit 2H, Stamford. Amount: \$325,000. Filed April 17.

LIS PENDENS

10 Hurlingham Drive LLC, et al, Greenwich. Filed by Law Offices of Robert J. Piscitelli LLC, Avon, for Yield1 LLC. Property: 10 Hurlingham Drive, Greenwich. Action: foreclose defendants' mortgage. Filed May 1.

Ball, Austin and Kimberly Ball, Greenwich. Filed by Levinson, Spiegel & Jackson, New Haven, for Karolsky Construction LLC. Property: 104 Meadow Road, Greenwich. Action: foreclose defendants' mortgage. Filed April 24.

Croce, Susan, et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for The Bank of New York Mellon. Property: 325 Oldfield Road, Fairfield. Action: foreclose defendants' mortgage. Filed April 22.

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

Questions and comments regarding this section should be directed to:

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

Giordano, Suzanne M., et al, Fairfield. Filed by Glass & Braus LLC, Fairfield, for US Bank Trust NA. Property: 349-351 Marlborough Terrace, Fairfield. Action: foreclose defendants' mortgage. Filed April 22.

Gonzalez, Juan, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for Stamford Water Pollution Control Authority. Property: 58 Hinkley Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 15.

Labrosciano, Maria, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank NA. Property: 51 Webb Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 12.

Lvovich, Matvey Stamford. Filed by Ackerly & Ward, Stamford, for River Haven Inc. Property: 54 W. North St., Stamford. Action: foreclose defendant's mortgage. Filed April 15.

Margulis, Jacob, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Spring Hill Terrace Association Inc. Property: Unit 49, Spring Hill Terrace Condominium, Stamford. Action: foreclose defendants' mortgage. Filed April 15.

Maruzak, Zuzana, et al, Greenwich. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: River West Condo, Greenwich. Action: foreclose defendants' mortgage. Filed May 1.

Orosz, Margaret, et al, Fairfield. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for Southport Woods Condominium Association Inc. Property: Units 11-B-1 and G-1-2 Southport Woods Drive, Fairfield. Action: foreclose defendants' mortgage. Filed May 1.

Rivera, Lena, et al, Greenwich. Filed by Russo & Rizio LLC, Fairfield, for Design by Day LLC. Property: 25 S. End Court, Greenwich. Action: foreclose defendants' mortgage. Filed April 30

Stites, Erin, Stamford. Filed by Ackerly & Ward, Stamford, for Davenport Point Association Inc. Property: Lot 38, Map 1143, Cook Road, Stamford. Action: foreclose defendant's mortgage. Filed April 15.

MORTGAGES

41 Mohawk Lane LLC, Greenwich, by Vicki K. Johnson. Lender: West Forest Capital II LLC, 237 E. 79th St., No. 3A, New York, New York. Property: 41 Mohawk Lane, Greenwich. Amount: \$3,600,000. Filed March 27.

Barrueco, Travis Hansel and Samantha Disabella Barrueco, Stamford, by Tamara L. Peterson. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 139 Hubter Road, Fairfield. Amount: \$752,000. Filed March 20.

Baughman, Grant C. and Emily H. Williams, Stamford, by Lisa Kent. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 356 Haviland Road, Stamford. Amount: \$740,000. Filed March 12.

Bogue, Robert P. and Jennifer Bogue, Fairfield, by Aaron O. Domingo. Lender: Charter Oak Federal Credit Union, 1055 Hartford Tpke., Waterford. Property: 247 Puritan Road, Fairfield. Amount: \$205,000. Filed March 15.

Bossone, Christopher S. and Eileen Bossone, Fairfield, by Terriann Walker. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 42 Winnebago Drive, Fairfield. Amount: \$250,000. Filed March 20.

Bowden, Travis and Melanie Elizabeth Holstein, Fairfield, by Michael S. Rosten. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 31 Steiner St., Fairfield. Amount: \$500,000. Filed March 22.

Burggraf, James and April Burggraf, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 10 Greenleigh Road, Fairfield. Amount: \$80,000. Filed March 21.

Cardini, Joseph M. and Valerie Matturro, Scottsdale, Arizona, by Willard Augustus Kingsbury III. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 37 Sheephill Road, Apt. 1, Riverside. Amount: \$175,000. Filed March 27.

Catandella, Kenneth, Fairfield, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 104 Candlewood Road, Fairfield. Amount: \$150,000. Filed March 18.

Choudhary, Shiraz and Abeera Choudhary, Fairfield, by David K. Kurata. Lender: Guaranteed Rater Inc, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 105 Coach Lane, Fairfield. Amount: \$676,000. Filed March 18.

Ciraco, Richard and Melanie Ciraco, Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 185 Jonathan Drive, Stamford. Amount: \$105,000. Filed March 7.

Cohen, Joshua E. and Margaret K. Cohen, Fairfield, by Chris Barreto. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 494 Lalley Blvd., Fairfield. Amount: \$1,500,000. Filed March 20.

Cook Properties 1583 Post Road LLC, Fairfield, by N/A. Lender: Union Savings Bank, 225 Main St., Danbury. Property: 1583 Post Road, Fairfield. Amount: \$1,875,000. Filed March 21.

Cosloy, David and Jessica Cosloy, Greenwich, by Shetal Nitin Malkan. Lender: Lafayette Federal Credit Union, 2701 Tower Oaks Blvd., Rockville, Maryland. Property: 130 Shore Road, Old Greenwich. Amount: \$312,000. Filed March 27.

Davis, Gene Kevin, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 7 Eureka Terrace, Stamford. Amount: \$450,000. Filed March 7.

DeSantis, Michael A. and Elizabeth C. DeSantis, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 10 Mead St., Apt. 8, Stamford. Amount: \$45,000. Filed March 8.

Deshmukh, Harshad and Rashmi Kinariwala, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1611 Washington Blvd., Apt. 18, Stamford. Amount: \$108,100. Filed March 7.

Dolnier, Timothy K. and Michael J. Picheco Jr., Fairfield, by Kim Rizza. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 96 Bungalow Ave., Fairfield. Amount: \$4,654,500. Filed March 18.

Dyer, Lowell Kevin and Suzanne Haydel Dyer, Old Greenwich, by M. Cassin Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 24 Calhoun Drive, Greenwich. Amount: \$3,959,560. Filed March 25.

Everstar LLC, Westport, by Jerome Pagter. Lender: Stormfield SPV I LLC, 200 Pequot Ave., Southport. Property: 261 High St., Fairfield. Amount: \$892,600. Filed March 18.

Fox, Garvey and Jessica Fox, Stamford, by Andrew L. Wallach. Lender: Jet Mortgage A, 4 Hutton Centre Drive, Suite 500, Santa Ana, California. Property: 19 Pinewood Road, Stamford. Amount: \$106,000. Filed March 7.

Fricke, Richard L. and Jennifer Fricke, Fairfield, by Louis J. Colangelo Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 245 Unquowa Road, 57, Fairfield. Amount: \$315,000. Filed March 22.

Guglielmo, Jacqueline Gardiner and Thomas P. Guglielmo, Fairfield, by Gina Marie Davila. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 251 Henderson Road, Fairfield. Amount: \$40,000. Filed March 18.

Haase, Stacy, South Salem, New York, by Chelsea Blair. Lender: Kenny Jeannette Gonzalez Corado and Philipp Sitter, 11937 Memorial Drive, Houston, Texas. Property: Lot 57, Map 11169, Stamford. Amount: \$200,000. Filed March 27.

Harris, Monica C., Stamford, by Stafford Green. Lender: Liberty Bank, 315 Main St., Middletown. Property: 25 Forest St., 14G, Stamford. Amount: \$64,200. Filed March 8.

Hellman, Mark and Lisa Hellman, Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 21 Kenilworth Terrace, Greenwich. Amount: \$750,000. Filed March 26.

Jason Ritzzo Rei-Greenwich LLC, Allendale, New Jersey, by R. Richard Roma. Lender: Secure Capital Group LLC, 611 Access Road, First floor, Stratford. Property: 49 Cutler Road, Greenwich. Amount: \$350,000. Filed March 25.

Kaushik, Ayush and Neetu Shaji, Jersey City, New Jersey, by Descera Daigle. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 160 Boroskey Road, Fairfield. Amount: \$760,000. Filed March 22.

Keatseangsilp, Janna and Colin Dabrowski, New York, New York, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 33 White Birch Lane, Cos Cob. Amount: \$1,760,000. Filed March 28.

Langlais, Scott L. and Jennifer L. Langlais, Fairfield, by Nelsy Londono. Lender: Nutmeg State Financial Credit Union, 521 Cromwell Ave., Rocky Hill. Property: 131 Ruane St., Fairfield. Amount: \$300,000. Filed March 19.

Lantigua, Daniel and Kasandra Cardona, Stamford, by Melenie Eve Maysonet. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 48 Edward Place, Stamford. Amount: \$54,200. Filed March 8.

Lindia, Francesco and Lucrezia Lindia, Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 32 Meeting House Road, Greenwich. Amount: \$250,000. Filed March 26.

Longo, Salvatore R., Cos Cob, by W. R. Keeney. Lender: Lindy R. Urso, 810 Bedford St., Stamford. Property: 55 Cos Cob Ave., Cos Cob. Amount: \$25,000. Filed March 27.

Lopez, Wanessa, Jackson Heights, New York, by Morris L. Barocas. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 9 Avon Lane, Stamford. Amount: \$400,500. Filed March 6.

Mallozzi, Enzenno, Stamford, by Jennifer Lima. Lender: First County Bank, 117 Prospect St., Stamford. Property: 192 Joffe Ave., Stamford. Amount: \$300,000. Filed March 11.

Masucci, Anthony Joseph and Natasha Mari Casanova, Stamford, by Christian W. Bujdud. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 71 Osborne Place, Southport. Amount: \$1,020,000. Filed March 19.

McHugh, Brian, Stamford, by Daigle Descera. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 2289 Bedford St., Unit H11, Stamford. Amount: \$356,000. Filed March 11.

McMaster, Jo-Ann Marion and Robert A. McMaster, Fairfield, by Jeffrey S. McGregor. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 341 Sigwin Drive, Fairfield. Amount: \$130,000. Filed March 18.

McMinn, Louise B., Greenwich, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 59 S. Water St., Greenwich. Amount: \$60,000. Filed March 28.

Menacho, Corinne J. and Thomas E. Menacho, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 22 Benjamin St., Old Greenwich. Amount: \$500,000. Filed March 26.

Montero, Sara Pappas and Walter R. Montero, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 687 High St., Fairfield. Amount: \$250,000. Filed March 21.

Muirhead, Sophia A. and Bruce A. Rossow, Stamford, by Zionyamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 580 Westover Road, Stamford. Amount: \$370,000. Filed March 8.

Mwangi, Geraldine, New York, New York, by Gary R. Khachian. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 49 Glenbrook Road, 107, Stamford. Amount: \$330,000. Filed March 12.

Orgera, Michael D. and Kristen A. Orgera, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 21 Berrian Road, Stamford. Amount: \$200,000. Filed March 7.

Pilecki, Andrew and Ailie Rose Steir, Brooklyn, New York, by Vicki K. Johnson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 146 Brook Run Lane, Stamford. Amount: \$664,000. Filed March 8.

Pinto, Michael and Lauren Shortt, Fairfield, by Robert T. Rosati. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 101 Taintor Drive, Southport. Amount: \$375,000. Filed March 19.

Pottabathula, Madhavi and Sridhar Kummam, Stamford, by Jeremiah N. Ollenu. Lender: Limited Liability Company, 585 S. Boulevard East, Pontiac, Michigan. Property: 29 Douglas Ave. No. C, Stamford. Amount: \$250,000. Filed March 6.

Pratolongo, Daniele and Anna Victoria Pratolongo, Aspen, Colorado, by Margaret E. Conboy. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 11 Winding Lane, Greenwich. Amount: \$4,842,500. Filed March 26.

Ransome, Jill A., Fairfield, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 56 Longdean Road, Fairfield. Amount: \$748,100. Filed March 15.

Rosenberg, Mimi S. and Barbara G. Rosenberg, Stamford, by Jeffrey Perez Deleon. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 59 Woodway Road, Stamford. Amount: \$75,000. Filed March 11.

Sage Spruce LLC, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 202 Round Hill Road, Greenwich. Amount: \$1,500,000. Filed March 25.

Salas, Ricardo A. and Doris M. Salas, Stamford, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 45 Maher Road, Stamford. Amount: \$45,000. Filed March 12.

Scenna, Steven, Stamford, by Victoria L. Miller. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 24 Home Court, Unit 12, Stamford. Amount: \$256,700. Filed March 12.

Schmidt, Jane M. and Christopher M Schmidt, New York, New York, by David K. Kurata. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 42 Gould Ave., Fairfield. Amount: \$1,080,000. Filed March 18.

Schreyer, Nicklas H. and Nina E. Filipowich, New York, New York, by Kim Rizza. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 59 Grace St., Fairfield. Amount: \$499,500. Filed March 18.

Silkman, Daniel J. and Bridget S. Mullen, Port Chester, New York, by Marlene E. Macaуда. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 21 Pilgrim Drive, Greenwich. Amount: \$680,000. Filed March 25.

Simmons, Charles W., Fairfield, by Maria J. Chirinos. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 640 Unquowa Road, Fairfield. Amount: \$750,000. Filed March 19.

Spano, Sarah E. and Naomi Spano, Greenwich, by Charles A. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 3 River Ave., Unit 3B, Greenwich. Amount: \$250,000. Filed March 28.

Staffieri, Brett S. and Catherine Burger Staffieri, Greenwich, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 6 Hill Road, Greenwich. Amount: \$1,900,000. Filed March 28.

Wei, Christopher, Greenwich, by Michael S. Rosten. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 91 Strawberry Hill Ave., Unit 830, Stamford. Amount: \$178,000. Filed March 6.

NEW BUSINESSES

Absolute Beauty S.P.A., 15 Madison St., Apt. A-10, Norwalk 06854, c/o Eneida Iosifides. Filed March 22.

Antojitos Chilangos y Poblanos LLC, 25 Lincoln Ave., Apt.1, Norwalk 06854, c/o Jose F. Ramos Ibanez. Filed March 25.

Eyebrow Threading Salon, 500 Summer St., First floor, Stamford 06901, c/o Amina A. Zaman. Filed March 4.

Handyman Walter Alcantara LLC, 50 Glenbrook Road, Apt. 5J, Stamford 06902, c/o Walter Alcantara Perez. Filed March 7.

Hollow Spring Road Association, 1 Hollow Spring Road, Norwalk 06854, c/o Martyn Reynolds. Filed March 21.

Home Matters Caregiving 015, 805 Rock Rimmon Road, Stamford 06903, c/o White Antler LLC. Filed March 4.

Homewatch Caregivers of Norwalk, 15 Cross St., Suite 302, Norwalk 06951, c/o Richard Williams. Filed March 27.

Laroche Cuisine, 38 Truman St., Apt. A, Norwalk 06854, c/o Florence Laroche. Filed March 26.

Life Beyond Lanes, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Segal Coaching LLC. Filed March 12.

Little Stars Preschool, 350 Roxbury Road, Stamford 06902, c/o Placenza-Cronin Amber. Filed March 13.

Lock City Beer Co., 54 Research Drive, Stamford 06906, c/o Charles G. Wilson. Filed March 6.

Marqueta Tropical Food, 190 W. Main St., Stamford 06902, c/o Yamil A. Taveras. Filed March 6.

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.

Roll A Shade, 64 High Ridge Road, Unit 3, Stamford 06905, c/o Roll a Shade LLC. Filed March 25.

Rosa's Mini Mart, 351 Hope St., Stamford 06906, c/o Rosa's Mini Mart LLC. Filed March 22.

Soulmanstan, 562 Hope St., Unit 4, Stamford 06907, c/o Aaron Staniulis. Filed March 26.

Starbucks Coffe #67831, 64 High Ridge Road, Stamford 06905, c/o Starbucks Corp. Filed March 6.

Stuuedu, 106 Dry Hill Road, Norwalk 06851, c/o Stuart A. Schwartzman. Filed March 19.

The Curl Shark, 34 Fifth St., Stamford 06905, c/o Shark Jae Su-Amie. Filed March 20.

Topine Retail and Distribution, 47 Hilltop Ave., Stamford 06907, c/o Topline Ecommerce LLC. Filed March 7.

Waterside Deli, 457 Fairfield Ave., Stamford 06902, c/o Ramon Rangel. Filed March 8.

Global Stock Selection Researcher (Greenwich, CT): Perform financial and statistical analysis using financial and alternative data to develop new and improve current return predictive signals. Run statistical analysis on large datasets, analyze economic relationships between variables, and develop prediction models for stocks. Conduct research on various aspects of the implementation of investment strategies including risk model impact, signal transformation construction, and portfolio implementation. Clean, aggregate, and map unstructured datasets, as well as utilize machine learning and other methods to extract financial information. Add features to financial research systems to analyze and implement new capabilities. Conduct portfolio monitoring and performance attribution analyses, as well as maintain processes for cleaning and loading financial research data. Assist members of the team with questions around daily reports and research infrastructure. Mentor interns and junior analysts. Program using Python, SQL, and Excel. Work with databases, AWS compute paradigms, and data storage. Req's Master's degr plus 1 yrs exp. The salary for this role is \$135,000.00-\$155,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to RecruitingTeam@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D50AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

Legal Notices

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

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 PreOwned 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

Notice of Formation of Stari Beauty, LLC. Articles of Organization filed with SSNY on 04/30/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kamini Mirchandani, 7 Shaw Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63628

Name of LLC: Armstrong Luthier Operating Tables L.L.C. Arts. of Org. filed NY Sec. of State 01/17/2024. Princ. off. loc.: Westchester Cty. Sec. of State designated as agent of LLC upon whom process against it may be served. Sec. of State shall mail a copy of process to the LLC, c/o Armstrong Luthier Operating Tables L.L.C., Attn: Michael Armstrong Purpose: any lawful activity. #63629

Notice of Formation of Sasha Claire Growth & Brand Management LLC. Arts. of Org. filed with SSNY on 5/10/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 1045 Seahaven Drive Mamaroneck NY 10543 . Purpose: any lawful act or activity. #63630

Notice of Formation of: REPRODUCTIVE LAW GROUP, PLLC. Articles of Organization were filed with SSNY on March 19, 2024. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 1198 Post Road, Scarsdale, NY 10583. Purpose: Legal Services. #63631

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: JBM TILE & MARBLE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/11/2024. 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 LLC, 43 Montague Street, 2nd Fl, Yonkers, NY 10703, principal business location of the LLC. Purpose: any lawful business activity. #63632

Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/04/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o ALTRUISTIC FUNDING LLC, 328 S 9TH AVE NUM B1 MOUNT VERNON, NY 10550. Purpose: Any lawful acts. #63633

The Annual Return of the DAVID & LENI MOORE FAMILY FOUNDATION II for the calendar year December 31, 2023 is available at its principal office located at Prager Metis CPAs, LLC, 800 Westchester Avenue, Suite N400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 day thereof. Principal Manager of the Foundation is David E Moore, Jr. #63634

The Annual Return of the Richard & Barbara Moore Family Foundation for the calendar year ended December 31, 2023 is available at its principal office located at C/O Prager Metis CPAs Inc., 800 Westchester Avenue, Suite N400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Richard W. Moore. #63635

The Annual Return of the Timothy & Deborah Moore Family Foundation for the calendar year ended December 31, 2023 is available at its principal office located at C/O Prager Metis CPAs Inc., 800 Westchester Avenue, Suite N400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Timothy P. Moore. #63636

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. 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. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

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%