

Westfair Business Journal



Kathleen Reckling to become CEO of ArtsWestchester

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

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The lady in red:
Kathleen Reckling, in a jacket inspired by Keith Haring's works, will become CEO of ArtsWestchester in White Plains July 1. Photograph by Stefan Radtke for ArtsWestchester.

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The advantages of hiring your own children for summer jobs

BY NORMAN GRILL

If you're a business owner and you hire your children this summer, you may be able to get tax breaks and other non-tax benefits.

The kids can gain valuable work experience, save for college and learn how to manage money. You may also be able to shift some of your high-taxed income into tax-free or low-taxed income, and, depending on the situation, you may realize payroll tax savings. Perhaps best of all, your kids will be able to spend time with you.

A LEGITIMATE JOB AND TAX SAVINGS, TOO

If you hire your child, you will get a business tax deduction for employee wage expenses. In turn, the deduction reduces your federal income tax bill and possibly your self-employment tax bill and your state income tax bill if they apply. However, for the wages to be a deductible business expense, the work performed by the child must be legitimate and the child's pay must be reasonable.

Let's say you operate as a sole proprietor in the 37% tax bracket and you hire your 16-year-old daughter to help with office work full time during the summer and part time in the fall. She earns \$10,000 during 2024 and has no other earnings.

You save \$3,700 (37% of \$10,000) in income taxes at no tax cost to your daughter. That's because she can use her \$14,600 standard deduction for 2024 to completely shelter her earnings.

Your family's taxes are lower even if your daughter's earnings exceed her standard deduction. Why? Her unsheltered earnings will be taxed at her beginning rate of 10% instead of being taxed at your higher rate.

THE IMPORTANCE OF ACCURATE RECORDS

Hiring your child can be a smart idea tax-wise. But be sure to keep the same records (such as timesheets and job descriptions) that you would for other employees to substantiate the hours worked and duties performed. Also you must issue your child a Form W-2.

EXTRA TIME TO MAKE YOUR CHILD'S RETIREMENT GARDEN GROW

An early start on saving for retirement can be key to building wealth. A child who earns income from a job can contribute to a traditional IRA or a Roth IRA and begin funding a nest egg. For the 2024 tax year, a working child can contribute up to \$7,000 to a traditional or Roth IRA. And the money may be tapped penalty-free for certain eligible reasons, such as paying education costs and making a down payment of up to \$10,000 on a first home.

What if your business has a retirement plan? Depending on its terms, your child may qualify to begin earning retirement benefits that can grow for many decades.

REDUCED PAYROLL TAXES

If your business is not incorporated and certain conditions are met, your child's wages are exempt from Social Security, Medicare and federal unemployment taxes. Your child must be under age 18 for this to apply, or under age 21 for the federal unemployment tax exemption. Consult a tax professional to learn how this works.

Be aware that there's no payroll tax exemption for employing your child if your business is incorporated or is a partnership that includes nonparent partners. And payments for the services of your child are subject to income tax withholding, regardless of age, no matter what type of entity you operate.

This column is for information only and is not intended as advice. Tax matters are almost always complicated and can cost a lot of time and money if mishandled. If you plan to employ your minor child, consider consulting a tax professional.



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Mobile speakeasy skids short of opulent objectives

BY BILL HELTZEL / bheltzel@westfairinc.com

A Utah businessman who made a deal with an Orange County vintage vehicle renovator to convert an old school bus into a luxurious mobile bar and lounge claims that he got a bus loaded with defective equipment instead.

Loren Rothman, of Moab, Utah, accused Hudson Trailer Co., Washingtonville, and president Suzanne Hasz of deceptive business practices in a complaint filed on May 13 in U.S. Federal Court, White Plains.

Rothman says he sunk \$127,000 in the bus based on assurances that it would be "stunning, beautiful, and include superior material selection," the complaint states.

In 2022, he formed Stargazer Social Club to provide mobile catering services and luxury rentals for events such as weddings. He bought a 1981 Crown Supercoach, "the Rolls-Royce of school buses," according to his website, and looked for a fabricator to deck it out as a mobile bar and lounge.

His idea, according to the complaint, was to create a "wholly immersive space, comparable to a mobile speakeasy, that would impress his clients with its feeling of elegance and opulence."

It would include interior and exterior beer taps, for instance, a Bluetooth stereo system, and a paint job reminiscent of classic cars from the early 20th Century.

Hudson Trailer Co.'s website presented itself as a leader in customizing vintage vehicles, the complaint states, that imbues "each space with the owner's unique style and personality to create renovations that are stunning and highly functional."

Rothman says he rejected another company's quote for \$92,070, and agreed to pay Hudson Trailer at least \$123,250.

On June 1, 2023, he picked up the renovated bus at Hudson Trailer's Jacksonville, Florida shop.

During the drive back to Utah and when he got home, he claims, he

discovered several defects.

The Bluetooth stereo was wired incorrectly and was not powered by the electrical system that was independent of the bus battery, according to the complaint.

The draft beer kegerator was the wrong model, was improperly fastened, and damaged the floor.

Carpentry was of poor quality, and a countertop did not include spill protection to prevent fluids from leaking on electrical components.

The air conditioner did not include a specified heater, and it was wired improperly and frequently tripped the circuit breaker.

A photo booth and printer were inoperable.

Portions of the bus roof were unpainted or thinly painted, and an improper seal allowed rain to damage the bus.

Rothman claims he will have to spend more than \$60,000 fixing alleged defects. He says he also had to refund deposits and turn away bookings.

He is demanding unspecified dam-



Stargazer Social Club's mobile speakeasy

ages for alleged deceptive business practices, false advertising, fraudulent inducement, negligence, breach of contract, and unjust enrichment.

The complaint was filed in Orange Supreme Court on March 29 and moved to federal court at Hudson Trailer's request.

Hudson Trailer's attorney, Armando Llorens, did not reply to an email asking for his client's side of the story.

Orange County fabricator accused of shoddy work.

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Ganim: Bridgeport continues to build upon "three pillars"

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“Last year I laid out a three-part vision for how we move Bridgeport forward and make it a better place for residents and businesses.”

Mayor Joseph Ganim

Bridgeport Mayor Joseph Ganim delivered his twentieth State of the City address at the Hartford HealthCare Amphitheater on May 22, organized by the Bridgeport Regional Business Council.

Ganim joked that the presence of Shelton Mayor Mark Moretti prevented him from claiming to have set a record with his eight terms in office since Moretti was the actual record holder. He framed the city as having successfully continued down the path that he laid out during his address the previous year.

“Last year I laid out a three-part vision for how we move Bridgeport forward and make it a better place for residents and businesses,” Ganim said. “The three pillars for this vision for a better Bridgeport include: One,

growth and development. Two, better quality of life. And three, fiscal stability.”

“I have to say that this framework has really helped me, and my administration take

a focused approach to Bridgeport’s greatest challenges and best opportunities for the future.”

Ganim highlighted several major developments happening across the city, including mixed use development The August, located just across Northpoint Harbor from the Amphitheater. He touted the 420 new apartments, 160 of which will be designated workforce housing, 10,000 square feet of retail, and a host of other amenities designed to make it the tip of the spear for a revitalized Steelpointe and waterfront.

“This is only the first phase of a \$620 million project that will transform the Bridgeport waterfront,” Ganim said, adding that 20 banks from across the country had bid on the latest round of funding for the development.

Ganim praised the Bridgeport Port Authority for building infrastructure that can support the construction of a new highspeed ferry terminal.

“The goal is to bring high speed ferry service from Bridgeport to Manhattan,” Ganim said. “In this past year, thanks to our legislative delegation and the support of Governor Lamont we were able to secure almost \$23 million from the Community Investment Fund grant, the largest ever awarded by the state.”

He claimed that a deal was in the works to finally bring down the PSEG-owned coal-fired power plant that has long defined the Bridgeport skyline and loomed over the Amphitheater when it was still the home of the Bluefish minor league baseball team.

Ganim said the deal could “bring that down within 36 months, opening up another 33 acres of waterfront development.”

He also reminded the audience that the city would soon host CT United, a new Major League Soccer team, to be sited in a proposed stadium to be built along the Pequonnock River, comprising 15 acres, a project which garnered an investment of \$8 million from the state.

Ganim made the case that owing to investments in amenities including new attractions, infrastructure, and efforts to expand road repair projects the city had become a more desirable place to live, attracting thousands of new housing units.

He highlighted several new projects across the city, including the redevelopment of a former AT&T tower that is planned to also host the city’s first rooftop dining establishment alongside 80 housing units and an art gallery. Additionally, Ganim mentioned several other developments, including the historic Remington factory redevelopment which will preserve the historic Shot Tower.

“As we strive to meet the huge demand for housing in the region we prioritize the construction of affordable housing in our city,” said Ganim. “Earlier this year I signed an executive order directing our city to work towards a goal of constructing over 5,000 new housing units throughout

the city by the year 2030.”

Ganim described mixed use developments such as Honey Locust Square, which will feature services including a bank, grocery store, library, and medical facilities as key to bringing needed access to underserved communities.

The goal of making the city a destination for arts and culture was reiterated, but Ganim also discussed new manufacturing and industrial work across the city. North Sails and Bridgeport Boat Works carry on Bridgeport’s maritime tradition while he welcomed the arrival of McBride Electric in the East End, the state’s first minority owned fuel cell power plant.

Ganim extended a special welcome to Nanoramic Laboratories.

“Nanoramic Laboratories has invested close to \$100 million in partnership with the United States Department of Energy to bring its lithium-ion semiconductor segment to Bridgeport. This project alone will create 200 new jobs in the park city while also complementing the educational opportunities such as the University of Bridgeport School of Engineering,” Ganim said.

In addition to listing schools in the process of being built or renovated across the city, projects with bonds of around \$100 million since 2015, Ganim announced efforts to promote education beyond primary and secondary education.

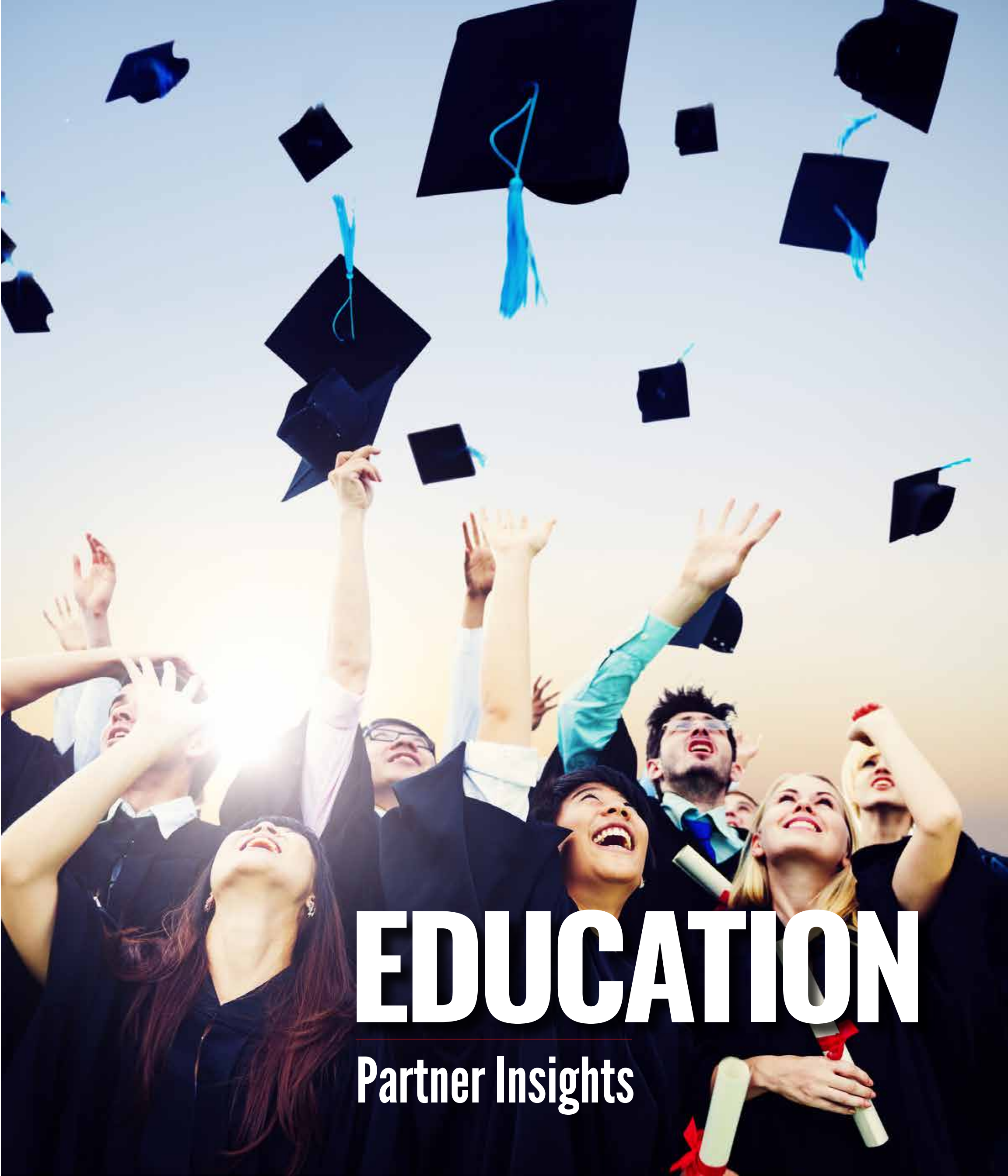
“We’re moving forward with a commitment of over \$1 million of seed money funding for a program called Bridgeport Promise to provide college scholarships to qualified Bridgeport students to help eliminate financial barriers to higher education,” said Ganim. “The children of Bridgeport should have the same opportunities as children anywhere, they should be able to go to college. This could go a long way to doing that.”

Ganim closed by focusing on his third pillar, fiscal responsibility. He said that after taking office with a \$20 million deficit that the city now has a \$45 million rainy day fund, A and A+ credit ratings from the major agencies, all while adding new tax rebates.

“Therefore my friends,” Ganim said, “I am proud to report that the state of our city is strong, and with your help and support it will continue to reach for growth, development, better quality of life, and business stability, we’re building a promising future, and I can say our best days are yet to come.”



Bridgeport Mayor Joseph Ganim delivers his 2024 State of the City Address. Photo by Justin McGown.



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CDC Awards \$3.4 Million Grant to SCSU's CARE Initiative for Expansion of Local Health Equity Programs

Southern Connecticut State University (SCSU) has achieved a significant milestone in its mission to address health disparities in New Haven. The Centers for Disease Control and Prevention (CDC) has awarded a 5-year, \$3.4 million grant to the university's Community Alliance for Research and Engagement (CARE) for the Racial and Ethnic Approaches to Community Health (REACH) program. This marks the second consecutive grant for CARE, following the initial REACH grant from 2018-2023.

"Over the next five years, we remain just as dedicated to advancing health equity and reducing racial and ethnic health disparities in our community," said Alycia Santilli, director of CARE.

"As we reflect on our achievements from 2018-2023, we're eager to continue our strong collaborations with community partners on urgent needs such as nutrition, breastfeeding, and physical activity through innovative policy and systems change."

CARE plans to allocate substantial funds to community partners through 2028.

Since its inception in 2018, the grant implementation by CARE has fostered impactful collaborations. By teaming up with local food pantries and City Seed's food business accelerator, CARE has significantly enhanced the accessibility of nutritious food options. Moreover, CARE has spearheaded campaigns advocating

breastfeeding equity, amplifying awareness, and establishing robust support systems for new mothers. In a strategic alliance with the City of New Haven, CARE supported the crafting of a comprehensive blueprint for advancing pedestrian, cyclist, and transit infrastructure in the city, ensuring sustainable development for years to come.

"Over the last five years, CARE has demonstrated exceptional dedication and effectiveness in addressing health disparities within our community. Despite operating with limited resources, the impact of their initiatives has been profound," said Sandra Bulmer, dean of Southern's College of Health and Human Services. "However, the needs of our neighbors persist, and we recognize the urgency of continued support. With this funding, we can further strengthen our efforts and extend our reach, ensuring that our mission of improving lives remains at the forefront of Southern's commitment to the community."

"Through the REACH grant, CARE has introduced several projects to improve the health and well-being of low-income and food-insecure neighborhoods. SWAP has provided pantries greater access to more healthy and nutritious foods," said Susan Harris, a REACH Steering Committee member and representative from Witnesses to Hunger and New Haven Coordinated Food Assistance Network.



Speakers at an event to announce the CDC grant (left to right): Susan Harris, member of Witnesses to Hunger, New Haven Coordinated Food Assistance Network; Kathleen O'Connor Duffany, director, Research and Evaluation at CARE, Yale School of Public Health; Justin Elicker, mayor, City of New Haven; Alycia Santilli, director, Community Alliance for Research and Engagement (CARE), SCSU; Dr. Dwayne Smith, interim president, SCSU; and Dionne Lowndes, Maternal Child Health Manager, ACES Early Head Start

Stanley Bernard, chair of the Department of Public Health at Southern is excited about the renewal of the REACH grant and sees great opportunity for it.

"This gives us the opportunity to continue enhancing public health in communities here in New Haven and the state. Coupled with new

contracts coming in from the CT Department of Public Health and the Yale School of Medicine, we have a revitalized obligation to ensure equitable, healthy, and thriving communities for all," Bernard said.

For more information on CARE, visit <https://www.carenhv.org/>.



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Graduates of SHU's MSW program celebrate at commencement.

For many, a graduate degree is a natural extension of undergraduate studies—it may even be required in your field. But what if you want to make a career change? Or what if your undergrad major and your current interests don't align? Can you get a master's in a field you did not pursue in college?

The truth is, you can pursue a master's degree in any area, as long as you've met the admissions requirements. In fact, many graduate schools offer flexibility to help students from different educational backgrounds enroll in their program of interest.

These five graduate degrees complement a variety of undergraduate degrees. Consider these if you're interested in getting a master's in a different field than your undergraduate major.

1. Master of Business Administration (MBA)

Trying to climb the corporate ladder? An MBA is the most widely recognized graduate degree for managerial positions or above. MBA programs generally care more about your ambition, skills and professional goals than your undergraduate major, so don't sweat it if you don't have any business school experience.

2. Master of Social Work (MSW)

From improving the well-being of individuals and families to effecting meaningful social change in communities, social work focuses on helping others at many levels. MSW programs combine theory with practical experience and can be a good entry to the field for career changers.

3. MA in Strategic Communications & Public Relations (SCPR)

Got a way with words? A master's degree in strategic communications & public relations (SCPR) will prepare you to communicate ethically and effectively across media platforms. Whether it's crafting the perfect Instagram caption, responding to a crisis or learning how to reach your audience, SCPR graduates know what it takes to solve some of the most pressing communication issues facing organizations today.

4. Master of Public Administration (MPA)

Public administration is a broad discipline that covers a

wide range of responsibilities and functions. Considered the MBA for individuals in the public sector, the MPA prepares you for leadership in local, state and federal government, nongovernmental organizations and non-profits.

5. MS in Human Resource Management (MSHRM)

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Historic Trump hush money trial winding down

BY PETER KATZ / pkatz@westfairinc.com

Trump was charged with 34 counts of falsifying business records.

After spending weeks saying he wanted to and would testify at his trial for falsifying business records and violating campaign finance regulations in connection with the hush money payment to porn star Stormy Daniels, Donald Trump wound up not testifying in his own defense. Trump was charged with 34 counts of falsifying business records in connection with the payment of \$130,000 to Daniels to buy her silence before the 2016 presidential election. The case was brought by Manhattan District Attorney Alvin Bragg.

The prosecution had called 20 witnesses before resting its case. Their witnesses included Stormy Daniels and former Trump attorney and fixer Michael Cohen. Trump's defense team presented two witnesses and put much of its effort into trying to discredit Cohen as a convicted felon and liar. Cohen had pleaded guilty to federal charges in the hush money scheme, served time in federal prison and in home confinement and paid a \$50,000 fine.

Closing arguments were expected to be heard when the trial resumed after the Memorial Day holiday. Following the summations from the prosecution and defense, Judge Juan Merchan was to explain the law to the jury and issue instructions. Merchan

denied a defense motion for a directed verdict of acquittal.

Trump had regularly falsely claimed that a three-block area around the Manhattan courthouse at 100 Centre St. was closed to keep his supporters from showing up to demonstrate in his favor. Only a handful of Trump supporters appeared in the area that had been set-aside for demonstrators

outside of the courthouse. However, contingents of Republican politicians joined Trump in the courtroom and also made speeches outside.

Trump, who had been criticizing Judge Merchan both to reporters and on social media heightened his attacks on the judge on May 21 when he alleged that the judge was biased against him and it was because the judge was born in Bogotá, Colombia. This was reminiscent of Trump's attacks on the judge in the Trump University fraud case who Trump said was biased because of his Mexican heritage.

Whether the jury finds Trump is guilty or not guilty, the trial will have made history by virtue of being the first time a former U.S. president has stood trial on criminal charges.

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After a nationwide search, the committee to find a new CEO for ArtsWestchester concluded that the right person was there all along. Kathleen Reckling, COO of the 59-year-old, White Plains-based arts council, has been named to succeed Janet T. Langsam, effective July 1.

1 Kathleen Reckling to become CEO of ArtsWestchester –

After a nationwide search, the committee to find a new CEO for ArtsWestchester concluded that the right person was there all along.

Kathleen Reckling, COO of the 59-year-old, White Plains-based arts council, has been named to succeed Janet T. Langsam, effective July 1. Langsam will become CEO emerita in recognition of her long-time leadership of the arts in Westchester County. <https://westfaironline.com/arts-leisure/finding-dollars-and-delight-in-the-arts/>

“In appointing Kathleen as our next CEO, the ArtsWestchester board affirms our confidence in Kathleen’s leadership abilities and strategic expertise expressed in her numerous ArtsWestchester successes, achievements and her commitment to the Westchester arts community and affiliates,” said Marie Smith, president of ArtsWestchester’s board of directors. “Kathleen’s vision for ArtsWestchester will build on the organization’s notable legacy and further enhance ArtsWestchester’s mission to bring the arts to all Westchester residents.”

Interviewed in her office Tuesday, May 21, Reckling said she was excited about the opportunity and not just because of what ArtsWestchester has meant for the artists and organizations it serves but because of its role as a voice for arts and culture in the wider region. Now she wants to see how the nonprofit – which many arts observers consider to be the flagship arts council in New York state – can continue to grow, and not just in terms of grant-making but in the services it offers. Grant-making, however, is a large part of ArtsWestchester’s mission, with the organization, which has an operating budget of \$6.8 million and a staff of 25, awarding more than \$2 million last year to 200 artists and organizations, including \$500,000 in Arts Alive grants.

Reckling – who started as an unpaid intern at ArtsWestchester in 2008, after her father handed her an article on Langsam, rising and overlapping as gallery director, director of public programs, chief curator, senior deputy director and COO – is particularly adept at grant-making, having secured more than \$3 million in funding

from federal and state sources, including the National Endowment for the Arts (NEA) and the New York State Council on the Arts (NYSCA) since 2014. But she is also equally skilled at seeing issues, especially that of the arts in relation to American society, in their complexity.

Asked about the challenge for the arts in a nation and educational system that prefer STEM for its usefulness and career opportunities, Reckling takes a moment to put on her art historian’s hat – she holds a Master of Arts in art history as well as a Bachelor of Arts in economics, both from Columbia University – to remind us that for many of the early colonists, the arts were nothing more than a handsome chest of drawers, a utilitarian object, whereas the indigenous peoples have seen art as part of ritual and everyday life.

There remains a tension in the United States’ relationship to the arts, Reckling added. On the one hand, President Joe Biden signed an executive order that integrates the arts into every department of the federal government, while locally ArtsWestchester celebrations like the May 11 Family ArtsBash, which drew 300 families, and the Mooncake Night Market last September, were packed.

On the other hand, Reckling said, “one of the challenges has been an uneven post-pandemic recovery in which some arts organizations have not been able to pivot.... And there’s the challenge of corporate giving, which has been shrinking locally and nationally,” perhaps, she added, because society’s needs are great.

And yet, the arts have stepped up to help fill some of those needs, with ArtsWestchester working with the Westchester County Department of Community Mental Health for some 20 years. And the arts offer a creativity and innovation that parallel and dovetail with STEM and business models, she said. Gesturing to a model of a future abstract sculpture for neighboring City Center, she noted that art can require a lot of math and engineering. (Reckling has been at the helm of many of ArtsWestchester’s other public art projects, from Amanda Browder’s six-story textile installation “Metropolis Sunrise,” which enveloped the orga-

nization’s building, Christo-like; to the 10 artworks on the Gov. Mario M. Cuomo Bridge; to “Peaceful Journey,” Eto Otigbe’s two-story monument to hip-hop artist Heavy D, as Dwight Myers was professionally known, in Mount Vernon.)

Born in New York City, Reckling grew up in Ardsley, where she still lives, in a small family that saw no conflict between culture and commerce, STEM and the arts and humanities. Her South African father, Keith, was a rugby player who worked in the engineering field, while her Canadian mother, Diane, was a bank-

“I learned about the places through the arts,”

- Kathleen Reckling

er. Their only child was playing the violin at 7 and dining out with adults, crayons and coloring books in tow.

As a child, she played in local youth orchestras. As a student at Ardsley High School and Columbia, she was equally drawn to the balletic, rhythmic sport of fencing – competing in two U.S. Olympic trials and captaining the Columbia University Fencing

Team to a top three finish at the 2007 NCAA Division 1 Championships and to the Ivy League Conference Championship title. (At Ardsley High, Mark Zuckerberg, Meta Platforms chair and CEO, was a teammate.) In 2021, Reckling retired from coaching the championship Ardsley High School varsity teams but said that she and her mother still oversee the varsity teams for Section 1, which represents public high schools in Westchester, Rockland and Dutchess counties.

Fencing not only shares a problem-solving component with the arts, Reckling added; its World Cups gave her entrée to scores of museums in both hemispheres.

“I learned about the places through the arts,” she said.

When she’s out at events – arm and arm with her mother, the two like twin standouts with their identical Titian-tinged bobs and stylish attire – she’s often approached by the conductors who once led her performances or the students she coached. Now, however, they will see her in a new guise – as a CEO.

Touché.

.....
For more, visit artswestchester.org.

Kathleen Reckling,
Photograph by Stefan Radtke
for ArtsWestchester.



Southwest Community Health Center partners with Wakeman Boys and Girls Club

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“One of our key objectives with this event is to celebrate our work and drive support for our partnership with the Wakeman Boys & Girls Club to expand our reach in Bridgeport’s north end.”

- Samuel Diaz

Southwest Community Health Center (SCHC), which serves Bridgeport and the surrounding area, held its annual Spring into Summer fundraising event at the Jacky Durrell Pavilion located on the beach in Fairfield on May 16.

While the event served as a networking opportunity for local businesses and nonprofits and a celebration of those who have contributed to SCHC’s mission it was also an important fundraising moment to help support the mission of their latest expansion, a new Community Health Center to be opened on the same site as the new Madison Avenue Clubhouse for the Wakeman Boys and Girls Club in Bridgeport.

“One of our key objectives with this event is to celebrate our work and drive support for our partnership with the Wakeman Boys & Girls Club to expand our reach in Bridgeport’s north end,” said Samuel Diaz III, chief strategy officer at Southwest Community Health Center. “We hope that through the generosity of our guests and sponsors, we can fund the build-out of Southwest CHC’s new clinic located within Wakeman’s Madison Avenue Community Clubhouse.”

The 9,000-square-foot clinic is anticipated to have a measurable impact

on the community, both in terms of health outcomes and economics.

According to Sabrina Smeltz, the CEO of the Wakeman Boys and Girls Club of Fairfield and Bridgeport, the recent move to a new facility provides new, state-of-the-art

facilities for the children and families the organization serves. It will also signal the start of a transformational collaboration between Wakeman and the Southwest Community Health Center, which provides community health services to the greater Bridgeport area.

“We are already in the building that Southwest is moving into, we are about 10 months in,” Smeltz said. She explained that while Wakeman has been running youth programs since October that a groundbreaking is planned to celebrate Southwest’s arrival.

“They’ve been able to secure their funding to build out the health center space which is a full-fledged family focused facility,” Smeltz said. “Our community, our members, our club kids and their families will now have access to health care in multiple realms, not just the physical. They’ll have primary care, dental, behavioral health and some sorts of specialty care. I call it one stop shopping.”

Smeltz stressed the value of having the facilities in the same location for



Wakeman Boys and Girls Club Unit Executive Carlos Collazo accepts an award from Southwest Community Health Center’s CEO Mollie Melbourne. Photo by Justin McGown.

busy parents. Not only does it simplify logistics, but by being able to drop kids off at the Boys and Girls Club parents will be able to have their own appointments without needing to find additional childcare.

At the Spring into Summer event, SCHC’s Board Chair Marshall Touponse thanked all who turned out not only for supporting SCHC, but the community it serves.

“Southwest plays such a vital role in the community. It really is a hidden gem. Without Southwest I can only imagine what the healthcare situation

would be like in Bridgeport, what it would be like in emergency rooms, the only places some people can go for healthcare,” Touponse said. “Support of Southwest is critical.”

Three awards were presented to acknowledge the support and partnerships that enable the continued service of SCHC. They were awarded to US Representative Jim Himes for helping secure the federal funding necessary to open the new center, The Wakeman Boys and Girls Club itself, and Frank Rivas Jr. for his dedication to promoting SCHC.

Ulster organizations establish workforce hub at iPark 87

BY PETER KATZ / pkatz@westfairinc.com

Ulster County and the Ulster County Economic Development Alliance (UCEDA) have signed a master lease for 40,000 square feet of space at National Resources' iPark 87 in Kingston and Ulster BOCES has signed a lease for 105,000 square feet of space for a new Career and Technical Center in the same building complex. The county's facility will be known as The Sustainable Ulster Workforce Innovation Center.

The county, UCEDA, BOCES, SUNY New Paltz, SUNY Ulster and Ulster YouthBuild are cooperating to offer training that will allow students to move directly into the workforces of various businesses. BOCES estimates that its Career and Technical Center will be capable of serving 1,200 students.

"This project is truly transformational for Ulster County, involving a unique collaboration of government, educational and community-based partners and businesses," said County Executive Jen Metzger. "Our shared

vision is to create a vibrant hub of learning and professional development and a direct pathway into jobs through partnerships with employers. No matter where you are in your level of education, no matter what your economic or life circumstances, you will have opportunities here. And from an economic

development perspective, the workforce innovation hub will better position Ulster County to proactively attract the kinds of businesses that contribute to a diverse, sustainable and resilient economy in our county and region."

BOCES District Superintendent Jonah M. Schenker said that BOCES typically graduates 600 students through its programs each year and the new center will help it ensure equity and access for them in the job market.

UCEDA Chairman Rev. Gregory Simpson said that helping promote



Dutchess County Executive Jen Metzger at podium as Jonah Schenker of BOCES looks on.

the redevelopment of iPark 87, the former IBM campus, is the single most important project on which UCEDA has been working.

"By holding the lease for the Workforce Innovation Center, UCEDA is playing another tangible and important role for the community to transform and advance the economic development agenda in the region, and we are all looking forward to seeing

this happen," Simpson said.

Michele Halstead, a vice president at SUNY New Paltz, said, "We are considering which academic programs or other offerings that would best 'fit' in this facility. We look forward to the continued work we are sure to have with Ulster County, UCEDA, Ulster BOCES, SUNY Ulster, National Resources and the potential businesses that may occupy the transformed space."

Saugerties dumpsites ordered to pay state \$8M

BY BILL HELTZEL / bheltzel@westfairinc.com

An Ulster Supreme Court judge has ordered a Saugerties landfill operation to clean up and pay the state Department of Environmental Conservation \$8 million.

Justice Richard Mott imposed the penalties on Joseph and Rachel Karolys, J. Karolys + Son, and Michael S. Cummins on May 10 to settle a lawsuit brought four years ago by state Attorney General Letitia James.

Mott also ruled that the \$8 million penalty may be reduced in proportion to funds spent on remediating three dumpsites.

The Karolyses owned and operated dumpsites on Route 212, Goat Hill Road, and Fel Qui Road in Saugerties.

Landfills are required to register

with the state and obtain water pollution control permits. In 2016, state inspectors examined the Route 212 site, in response to complaints, and told Joseph Karolys

he needed a permit.

He registered the Route 212 site as a waste management facility for construction and demolition debris. No more than 1,250 cubic yards of uncontaminated soil, rock, concrete, brick and block asphalt could be stored there and the materials could come only from Ulster and Dutchess counties.

For three years, state inspectors repeatedly observed violations at the Route 212 landfill and at the unregistered Goat Hill and Fel Qui sites. Thousands of truck loads and

an estimated 100,000 cubic yards of materials, according to court records, were trucked from Long Island and New York City and dumped in Saugerties.

Chemical analyses of the rock, concrete, coal, ash, slag, plaster, glass and unrecognizable materials revealed the presence of lead, zinc, mercury, insecticide and other contaminants.

In 2020, Attorney General James sued the Karolyses on behalf of the Department of Environmental Conservation for alleged violations of environmental regulations.

The Karolyses responded that they had endeavored to comply with all water pollution requirements.

Shortly after the lawsuit commenced, the Karolyses created a family trust and named Michael

Cummins, an employee, as trustee, according to court records. Then they sold the Route 212 site to the trust and the Goat Hill and Fel Qui sites to Cummins.

Judge Mott nullified the sales last year, and the properties were transferred back to the Karolyses.

The defendants conceded liability in the attorney general's case, according to Mott, and began negotiating a settlement.

On Feb. 22, the court was notified that negotiations had reached an impasse.

Judge Mott ruled that there were no issues of fact to decide and no dispute that the state was entitled to monetary relief.

He ordered the defendants to submit a waste removal plan to the Department of Environmental Conservation within 30 days.

They must remove and lawfully dispose all solid waste at the three sites within 90 days.

They must pay \$8 million to the state within 180 days.

And they may not transfer their interests in the property until after all terms of the judge's order have been satisfied.



A long line formed ahead of the grand opening of Arisu's Fairfield location. Photos by Justin McGown.

Arisu, Fairfield's first anime store

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We did our due diligence and market research.”

- Ellie Greenberg

Japan's most economically important export is vehicles, representing more than \$150 billion in 2023. Yet when a new Toyota or Subaru dealership opens it rarely has dozens of people standing outside its doors like the line outside Arisu in Fairfield when roughly 150 people were waiting for a planned opening at 9 a.m. on a recent Friday morning.

That takes anime. When Arisu opened its new location in Fairfield on May 17, the line stretched around three sides of the red

building on the corner of Kings Highway East and Villa Avenue, prompting doors to open slightly ahead of schedule before the crowd grew big enough to block the parking lot's entrance.

While owner Ellie Greenberg was pleased by the turnout, she was not surprised.

“We have another location in Mystic, which we opened last year and the lines to get in were insane,” Greenberg said. “We anticipated that it was going to be accepted very well in Fairfield and as you can see the lines are going around the building at this point.”

Greenberg is the CEO of Wonderlosity, an experiential retail company, which has experience creating stores that are attractions in themselves. In an era when many niche products can be had online and hours upon hours of unboxing videos emphasize the joy of receiving a well-packed parcel, Goldberg has found that the strength of retail is to provide a destination where a customer can be comfortable showing their enthusiasm and potentially meeting others who share their hobby.

Other Wonderlosity stores include wizard-themed The Cloak and Wand, an Alice in Wonderland themed tea-shop and “Alice's Little Haunted Bookshop.” Keeping up the theme, “Arisu” is the Japanese pronunciation of the name Alice, and an anime inflected take on the literary character is featured on the logo.

“We can't compete with places like Amazon,” Greenberg said. And I'm

not trying to. Everybody can go to Amazon and buy a manga or a figure. However when you come to Arisu you feel like you're being transported to Tokyo and you see everything, play the video games we have, use the gachapon (imported random prize) machines, and you take pictures with the figures.”

“We give you what I would say is equivalent to a Disney park experience. You go in and want to get something to remember it by. That's what makes us different from other retail stores.”

Greenberg noted that she wouldn't open the store if she wasn't passionate about its product line herself. She became a fan of anime while growing up in the 1980s when Japanese produced cartoons with unique aesthetics and storylines typically aimed at teens started seeing their first international broadcasts. Manga, Japanese graphic novels that often share plot lines and aesthetics with anime, also excite her as they encourage reading in an era where many young people will sooner turn to TikTok or video games.

However the decision to open the store in Fairfield, the first free-standing location for a Wonderlosity property, was guided by more than passion.

“We did our due diligence and market research,” Greenberg said about siting the store in Fairfield. “We saw that people did travel to go to the store but the line where people say this is too far for them starts around Milford. People will drive to Mystic for a special occasion but they're not going to do it on a regular basis.”

“I think what everybody is realizing is that anime has been around for

so long that even if somebody doesn't know much they know some of what we sell,” said Samantha DiLorenzo, Wonderlosity's director of retail operations. “Hello Kitty, Dragon Ball Z, I think a lot of people are familiar with that, but now they're resurging, and getting new seasons. New genres and themes are coming out and it's just a much deeper segment where these character creations and the development go deeper, people feel they're able to bring them to life and feel really connected to these properties.”

In addition to manga books and physical releases of anime series a wide range of collectables ranging from clothing and figurines to phone charms and utensils recalling favorite series are on sale at Arisu. Additionally, a section devoted to imported Japanese snacks offers a full sensory experience to diehard fans, letting them experience the canned coffee, delicate sweets and savory instant ramen that they have so often seen their favorite characters enjoy.

Fairfield First Selectman Bill Gerber said he was surprised at the size of the crowd when he arrived for the ribbon cutting.

“I hadn't heard of their company before,” admitted Gerber. But he explained that the opening of the store was well-timed, fitting in with plans to improve safety and pedestrian access along Villa Avenue and Garden Street. “We're going to be improving the sidewalk so that more people are going to be able to walk here safely, soon kids will be able to walk here.”

“This is a dream for this property,” Gerber said. “It brings a lot of possibilities for the town, not just in this block but for the whole neighborhood.”



Sienna Rich and father Keith with the first purchase made at the Fairfield location: a box of Strawberry Pocky.

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Congressional Debate a Lively Exchange on Range of Key Issues

The Business Council of Westchester and News12 co-hosted a debate on Monday for one of the nation's highest-profile congressional races.

Rep. Jamaal Bowman and County Executive George Latimer appealed for voters' support in the race for New York's hotly contested 16th Congressional District. The one-hour debate in White Plains addressed many issues, including the Middle East, immigration, public safety, and infrastructure.

"The BCW was pleased and proud to have partnered with News12 to bring this important debate to the public," said BCW president and CEO Marsha Gordon. "This was the latest political event organized by the BCW so that the business community can have a front row seat to hear where the candidates stand on important issues. The BCW does not endorse candidates, but we encourage everyone to participate in the process and vote on Primary Day."

Moderator Tara Rosenblum began the discussion with a question about the current Israel-Hamas conflict in the Gaza Strip.

Latimer said Israel has a right to self-defense.

"Any future for peace begins with the release of the hostages or the remains of the hostages, and from that point forward humanitarian aid and a cessation of hostilities makes sense," said Latimer.

Bowman said he agrees with the Democratic leadership on Israel.

"I align myself with Sen. Chuck Schumer. Benjamin Netanyahu should not be the leader of Israel at this time. He is causing more harm to Israel than good," said Bowman.

On public safety, Rosenblum noted a recent survey stating that only 37 percent of New Yorkers felt safe in their neighborhoods.

Bowman stressed the need for taking a public health approach to public safety.

"We have to deal with the issue of poverty and abject poverty in our communities. Our communities have been historically neglected, and as a result, we don't have the economic development, access, and opportunity to the American Dream," said Bowman. "We need to invest in mental health supports. We need to invest in substance abuse, we need to invest in education. We need to invest in workforce development."

Latimer said that police presence is essential to bolstering public perception of safety.

"I've seen in the Bronx, in the 47 Precinct and in the 45th Precinct, additional police effort that works in harmony with the community and is able to represent a better way to give people a sense of protection. That's why Co Op city is seen as one of the safest sections of the Bronx because there is a police (presence), but you need to fund them," said Latimer. "That's what I've done in Westchester County fully funded the police and that is a factor in why violent crimes are down in Westchester County."

A debate viewer asked the candidates about increased border security funding and scrutiny of asylum-seeking migrants.

Bowman said that the border patrol has adequate resources.

"What is missing is more FEMA support, more humanitarian support, and more judges, social workers and lawyers to help process those who are coming in seeking asylum—which is a legal process," said Bowman.

Latimer called for a reform of the asylum-processing system.

"I call for an asylum court to be established right here in Westchester County," said Latimer. "That would help us be able to adjudicate cases here and move people through, because you can't have people living in a hotel room for two years. That's insane."

On infrastructure, a debate attendee asked both candidates to describe their efforts to rebuild or improve Westchester's public works.

Latimer said the county will spend \$400 million this year on infrastructure, an amount that is like recent years' spending.

"We have fixed so much infrastructure. Sprain Ridge pools, Memorial Field, north and south county trainways, improvements to our sewage treatment plants," said Latimer. "All of those projects represent our hard commitment to infrastructure."

Bowman also ticked off a series of projects, including the Yonkers sewage treatment plants and the Lake Isle Dam.

"We have brought in resources to invest in all these areas, and many, many more. But infrastructure is not just about hard infrastructure without climate justice," said Bowman.

A recording of the debate is posted on News12's website.



From left, BCW Chairman James Schutzer; BCW Executive Vice President & COO John Ravitz; Congressman Jamaal Bowman; News 12 Westchester Anchor Tara Rosenblum; Westchester County Executive George Latimer and BCW President & CEO Marsha Gordon



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Debunking common nutrition myths

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“Your diet is a bank account. Good food choices are good investments.”

– Bethenny Frankel, TV personality

MYTH 1

CARBS ARE THE ENEMY

Carbohydrates often get a bad rap, with many diets demonizing them as the culprit behind weight gain and health issues. However, not all carbs are created equal. Whole grains, fruits and vegetables provide essential nutrients and fiber that are crucial for good health. The key is to focus on complex carbohydrates and avoid excessive consumption of refined sugars and processed foods.

MYTH 2

FAT MAKES YOU FAT

The belief that eating fat leads to weight gain has been debunked by numerous studies. Indeed, healthy fats, such as those found in avocados, nuts, seeds and fatty fish, are an essential part of a balanced diet. These fats are important for brain health, hormone production and the absorption of fat-soluble vitamins. It's the type and quantity of fat consumed that matters most.

MYTH 3

EATING LATE AT NIGHT CAUSES WEIGHT GAIN

The timing of meals has little effect on weight gain compared to the overall quality and quantity of food consumed. While it's not advisable to eat a heavy meal right before bed, snacking on healthy options like yogurt, nuts or fruit in the evening is unlikely to lead to weight gain. What matters more is the total number of calories consumed throughout the day and the balance of nutrients in your diet.

MYTH 4

ALL CALORIES ARE CREATED EQUAL

While it's true that calories are a measure of energy, not all calories have the same effect on our bodies. Foods with different macronutrient compositions (protein, carbohydrates and fats) can have varying effects on hunger, metabolism and overall health. For example, 100 calories of broccoli are not the same as 100 calories of soda, due to differences in nutrient density and fiber content.

MYTH 5

DETOX DIETS RID THE BODY OF TOXINS

The idea that detox diets or cleanses are necessary to rid the body of toxins is not supported by scientific evidence. Our bodies have highly efficient detoxification systems, including the liver, kidneys and lymphatic system, which work continuously to eliminate waste and toxins. Instead of restrictive detox diets, focus on consuming a balanced diet rich in fruits, vegetables, whole grains and lean proteins to support your body's natural detoxification processes.

DO YOUR DUE DILIGENCE

It's essential to approach nutrition with a critical eye and rely on evidence-based information rather than succumbing to common myths and misconceptions. By staying informed and making educated choices about our diets, we can optimize our health and well-being for the long term. Remember, there are no quick fixes or one-size-fits-all solutions when it comes to nutrition. Opt for balance, variety and moderation for a healthy lifestyle.

For more, visit giovanniroselli.com.



Sicilian wines are hot, hot, hot

BY DOUG PAULDING

Thanks to the food and travel series “Stanley Tucci: Searching for Italy” and wine luncheons like the one Westfair Wine and Spirits columnist Doug Paulding attended at Portale Restaurant in Manhattan, Sicily (and Sicilian wines) are on everyone’s lips these days.



Portale Restaurant sommelier extraordinaire Michael Dolinski recently guided Westfair Wine and Spirits columnist Doug Paulding through the tasting and food pairing of wines from Sicily.

I have tasted wines from all over the world over the decades, and the one indisputable trend of the industry is the quality has never been close to what it is today. This is due to selecting the appropriate grapes for the specific planting site, reducing grape yields per plant, morphing toward sustainable, organic production and reducing manipulation of the juice to let the fruit speak for itself. All of these practices, now largely employed worldwide, are bringing to market beautiful wines.

I was recently invited to a luncheon in Manhattan’s Chelsea neighborhood that featured wine pairings from Sicily. Award-winning owner and executive chef Alfred Portale crafted a menu to highlight and spotlight these wines, presented by sommelier Michael Dolinski, who spoke of Sicilian wines as if they have been his life’s work. Dolinski’s passion and depth of knowledge for the wines and the region were comprehensive and palpable.

Sicily is the largest island in the Mediterranean Sea and was heavily influenced by Greece, Italy and Spain over time. Architecture, forms of government, food and wine were introduced and sometimes imposed on the island. Sicily finally merged with the kingdom of Italy in 1861. Today the island is the largest wine region in that country. In 2022,

70 million bottles from 69 wineries found their way to local, national and international markets. Two decades earlier, Sicily only had 25 commercial wineries.

Sicily is hot but its elevation, much like Israel, allows for proper temperatures for grape culture. Some of the island, especially surrounding Mount Etna, is heavily volcanic, giving that certain distinctive character to the wine. Volcanic soils are porous, allowing for quick drainage. The soils are relatively infertile yet

high in mineral content, giving grapes that slow-on-the-vine development, which helps bring nuance and depth of flavors to the resulting wines. Thus the island has a great environment for organic, sustainable grape-growing. And the Mediterranean sun and sea breezes help to ward off any fungal issues that can be devastating in other regions.

At Portale, we tasted 10 wines with our multicourse meal. We began with three whites, each presenting quite a different personality from pure zesty citrus to Chardonnay-like crispiness. Then we were poured six red wines, followed by a brilliant Passito sweet wine with dessert. The reds mostly showed red cherry presence, some with a cinnamon-like spiciness and others offering dark licorice and all-spice.

That versatility plays well against the backdrop of Italian food, whose extraordinary flavors come from using fresh ingredients and straightforward preparation. But Dolinski said there is another reason that the market for Sicilian wines is hot: “(northern Westchester native) Stanley Tucci and his ‘Searching for Italy’ show, and specifically his

visit to Sicily, are helping to drive interest and sales.”

I went into DB Wines in New Canaan, a well-stocked wine store with ample inventory and asked for its Sicilian selection. The clerk handed me one lonely white wine and the previously mentioned Passito, although he told me he usually has more options. I bought both, which were great. The Passito grapes are picked and dried in baskets in the sun until they are appropriately shriveled, creating a brilliant concentration of bright flavors. Much liquid is lost during the dessication process, but what remains gets pressed, fermented and aged. It was a home run with lovely, sweet, honey, golden-raisin flavors carried by a citrus backbone.

Donnafugata Ben Ryé Passito di Pantelleria DOC 2021: Look, or ask, for it. I have been to Italy many times, but I’ve never been to Sicily. It is now on my A-list.

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For more, write doug@dougpauld.com.




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Gordito, Rye

BY JEREMY WAYNE / jwayne@westfairinc.com

“A bold new take on tapas,” is how owner Raffaele Ronca describes the cuisine at Gordito, his new Latin fusion restaurant in a plum position along the even-numbered side of tony Purchase Street in Rye.

Oh dear. All too often, “bold takes” in the food department mean abandoning the tried and tested and fixing what ain’t broke. Bold takes are risky in my experience and, I must admit, they fill this old traditionalist with fear, (which is why I’ve long claimed restaurant writers should receive combat pay.) Then again, when bold really does mean original, thrilling, even uplifting, which just occasionally it does – and here I’m thinking of the pintxo (skewered tapas) bars of Bilbao or San Sebastián in northern Spain, where innovation and originality are always the name of the game – I’m the first to say: Bring it on.

So, what would Gordito’s “bold takes” lead to? Basque beauties or inedible aberrations?

Pan con tomato, the classic snack of toast rubbed with garlic, brushed with olive oil and spread with squished tomato certainly wasn’t inedible. Indeed, it was rather good. But replacing crisp, griddled bread, which the Spanish use, with soft ciabatta was hardly an upgrade. A generous portion of six potato croquettes that would usually be filled with ham or some kind or creamy Béchamel sauce, shaped into a ball or bullet and fried to a crisp, were here filled with minced shrimp and mashed potato, with a touch of cayenne for some heat. Somewhat shapeless, they easily fell apart. Again, perfectly edible, even pleasurable when dipped in the punchy aioli, but I wouldn’t say a “bold” improvement on the classic croquette of yore.

Tortilla Española, a Spanish omelet that’s a delicious bite in anyone’s book, is traditionally made simply with onions, potato, eggs (of course) and olive oil. Some people, not me, add soft peppers, but none, to the best of my knowledge adds cheese, which is why this tortilla tasted like a quiche. Not bad, just not a Spanish tortilla. Cheese reared its head again in – wait for this – a paella quatro quesos (four cheeses), a profanity at which I had to draw the line. Reader, I didn’t try it. I couldn’t.

And then, just like that, the good news started tumbling in. A great

drum of guacamole, spry with cilantro, dancing on the taste buds. And gambas al ajillo, which the Andalusians call Pil-Pil – baby shrimp sautéed

with garlic and paprika, served in an earthenware dish – was so good, it had me right back in the moment, sitting in a chiringuito (Spanish beach bar) by the water on Spain’s Costa del Sol. And I loved the fish taco – real crispness at last – with its jalapeño lime mayo, and the main course carne asado – seared, still pink steak with chimichurri sauce. And yet another good dish – skewered scallops with shrimp and sautéed corn. Not bold, but textbook. And near perfect.

I spied but didn’t try the tempting Negroni Ahumada, made with Mezcal Joven, a bold cocktail indeed. Instead, I sipped the elegant, dry, house Cava and enjoyed browsing the – boldish – wine list. Among my recommendations would be the not-so-bold, pale, straw-colored Albariño from Castro de Balar and, for a bit

of fun, the definitely bold Basque-country Tzakoli, with its distinctive sulphuriness. In the reds, it was good to see a favorite from Priorat, the colorfully-named Mas de Habanero Hodgkinson, with its typical powerful concentration and smooth finish. (Bold to a degree, that last one would work a treat with carne asado.)

In terms of design, Gordito was pleasing, too, a deep room with wood

beams, walls tiled to half-height with rather beautiful turquoise-colored subway tiles, and a long, 12-seat, inviting marble-top bar. The jury is still out on the red filament-bulb wall sconces but I liked the massive overheads, spreading like oversized medieval crowns.

With its open kitchen at the rear, the suspended rows of copper pots and pans providing an added attraction, and the gentle sounds of merengue and Tropipop adding an up-tempo vibe, it was easy to overlook the less successful dishes – although I’m still getting over the cheese paella concept.

The bottom line is that Gordito is hard not to love, especially if you manage to snag one of the two sidewalk tables to enjoy a mini “Splatino” feast – if not an especially bold one – in the sunshine or under a moonlit Rye sky.

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For more, visit gorditokitchen.com.



Jamón Ibérico with pan con tomate. Photograph by Jeremy Wayne.



Shrimp and potato croquettes. Photograph by Jeremy Wayne.



Photograph courtesy yelp.com.



Greenwich residents Icy and Scott Frantz

HOSPITAL BENEFIT FUELS ARC OF CARE CAMPAIGN

Greenwich Hospital recently announced that it will honor devoted community members Icy and Scott Frantz with its inaugural Luminate Health and Medicine Award at its Benefit on Friday, Sept. 27. The annual event, which will be held at Greenwich Country Club, will also recognize neonatologist Shruti Gupta, M.D., and OB/GYN Romelle Maloney, M.D.

In addition to the honoree recognitions, the evening will celebrate the significant progress that has fueled the Arc of Care Campaign for Greenwich Hospital – a \$125 million multiyear fundraising endeavor that supports five key areas of excellence: Behavioral Health, Children’s Health, Heart and Vascular, Neuroscience and Oncology.

“We are delighted to recognize Icy and Scott as the first recipients of the Greenwich Hospital Luminate Health and Medicine Award, which feels especially appropriate as we approach the one-year anniversary of our campaign’s public launch,” said Greenwich Hospital

President Diane P. Kelly, DNP, MBA, RN. “The Frantz family has played a central role in past campaigns in addition to Arc of Care as members of the Campaign Leadership Council. We celebrate their leadership, volunteerism and philanthropy that has helped Greenwich Hospital achieve important milestones, most recently within the area of Children’s Health.”

“Greenwich Hospital has been a part of our lives for as long as we can remember, starting

with my father who proudly served on the board for many years,” said Icy Frantz. “It has been incredible to see how our hospital has evolved over the years while remaining true to its hallmark community feel. We believe that Greenwich Hospital is an important resource for our region, providing some of the best medical care available, and we are excited to be part of this moment.”

This benefit’s physician honorees have both devoted their careers to the betterment of children, women and families.

Gupta is the medical director of Greenwich Hospital’s NICU (Neonatal Intensive Care Unit), a neonatologist at Yale New Haven Children’s Hospital, and an associate professor of pediatrics at the Yale School of Medicine. In addition to her work in neonatology, she specializes in breastfeeding medicine, with a focus on mothers of preterm babies. She is being honored for her expert, empathetic care of infants and their families.

Maloney, a community ob/gyn for more than 30 years, is medical director for the Westchester-Greenwich Region at Northeast Medical Group, which is part of Yale New Haven Health, and a staff physician at Greenwich Hospital. She has practiced medicine with the overarching goal of empowering women and is being honored her advocacy, compassionate care, expertise and deep commitment to community.

The benefit festivities will begin at 6:30 p.m. with cocktails. Guests will then gather under an elegantly decorated tent to enjoy dinner, dancing and live entertainment. To support the Benefit for Greenwich Hospital’s campaign fundraising areas or to recognize our honorees, please visit 24benefit.givesmart.com

ATTORNEY TO BE HONORED



Matthew D. Glennon

Pullman & Comley LLC attorney Matthew D. Glennon has been named a 40 Under Forty honoree for Fairfield County by Westfair Business Journal. The award is given to individuals under the age of 40 who have demonstrated leadership and are part of Fairfield County’s business growth.

A ceremony celebrating the honorees will be held Thursday, June 13 at 5:30 p.m. at The Point at Norwalk Cove in Norwalk.

Glennon joined Pullman & Comley’s business organizations and finance practice in 2021 and routinely assists clients in executing complex business matters. He focuses his practice on corporate and business law and financing, and has expertise with mergers and acquisitions, debt transactions, advising on business formation and ownership transition matters and serving as outside general counsel to his clients.

Since the legalization of recreational cannabis in Connecticut, Glennon has built a practice in this area and has been a key part of Pullman & Comley’s efforts in advising applicants and license holders on the new market. As the state developed its policy, Glennon communicated the impacts of the new legislation to clients and has remained on the leading edge of the industry as it continues to evolve in Connecticut.

“This is well-deserved recognition for a bright, ambitious attorney like Matt,” said Lee D. Hoffman, chair of Pullman & Comley. “The 40 Under Forty award both celebrates past accomplishments and is an indicator of more great things to come in the years ahead for Matt.”

Glennon earned his Bachelor of Science degree from Southern Connecticut State University, magna cum laude, his M.B.A. from Quinnipiac University School of Business, and his Juris Doctorate, magna cum laude, from Quinnipiac University School of Law.

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

YONKERS LIBRARY EXECUTIVE NATIONAL AWARD RECIPIENT



Tara Somersall

Library Journal (LJ) has revealed the winners of the 2024 Movers & Shakers awards, celebrating a dynamic group of advocates, community builders, change agents, innovators, educators and ban battlers representing diverse realms within the library profession.

Yonkers library executive Tara Somersall received this national award in the Innovator category for her work in early literacy while she was head of youth services at the Riverfront Library in Yonkers. During her tenure, she helped develop a comprehensive outreach program to local daycare centers, worked with local hospitals to connect new parents and babies with reading resources, and assisted in renovating The Cove and Sensory Room. In late 2023, she was promoted to branch administrator of the Grinton I. Will Library.

She is one of only 40 Movers & Shakers this year and joins a group of more than 1,000 librarian professionals across the nation that have been inducted over the last 22 years.

FOURTH MOST BIPARTISAN MEMBER OF CONGRESS



Mike Lawler

Congressman Mike Lawler (NY-17) was recently ranked the fourth most bipartisan member of Congress in the newly released Lugar Center and Georgetown University's McCourt School of Public

Policy Bipartisan Index.

"It is a distinct honor to be recognized for my bipartisan work in Congress in the Lugar Center and Georgetown University's McCourt School of Public Policy Bipartisan Index," said Lawler. "My term in Congress has been marked by a half-dozen of my bipartisan bills passing the House, returning over \$38 million in Community Project Funding to the 17th District, and being the most accessible member of Congress in the 17th District in recent memory."

"I look forward to continuing my bipartisan track record in the 118th Congress over the course of the coming months, while continuing to deliver for Hudson Valley families," he said.

HOW SOUND IS THE SOUND

Save the Sound released its 2023 Beach Grades on Sound Health Explorer just as beachgoers around Long Island Sound prepared for the arrival of Memorial Day Weekend and the start of a new swimming season. Before diving into the Sound this summer, the organization encourages everyone to dive into the water quality grades collected last summer at 197 public and private beaches.

Seventy-three percent of the beaches received grades in either the A or B range.

"The positive news is that there are a ton of great beaches for swimming all the way around Long Island Sound and many received excellent marks with respect to water quality," said Peter Linderoth, director of water quality for Save the Sound.

The science-driven Beach Grades reflect water quality data collected at each beach by local health departments and uploaded to the Environmental Protection Agency's Water Quality Portal database. The weekly samples gathered throughout the swimming season measure fecal indicator bacteria levels and are evaluated against state criteria for safe swimming. High counts of fecal indicator bacteria are associated with pathogens in the water that can make people sick. These high counts of bacteria can be associated with untreated sewage or abundant polluted stormwater entering the waters at or near a beach.

Stormwater runoff is particularly problematic where there is significant impervious surface coverage near the beach and in nearby lands that drain to it: parking lots, streets, sidewalks and rooftops, which rainfall cannot penetrate. Instead, it cascades into catch basins and storm drains, carrying along fertilizer, pesticides, oil and fuel residue, tire debris and fecal indicator bacteria, which can originate from pet waste not discarded properly or waste from raccoons, rodents or other wildlife living inside stormwater pipes. Too often, stormwater also picks up spills and leaks from sanitary sewer infrastructure and septic systems, adding human waste to the mix of polluted runoff delivered to our beaches.

The Long Island Sound region received 18 inches of rain from May through August last year. That was up slightly from the average of the previous three seasons (17 inches from 2020 through 2022), but down from the re-

cord 23 inches that fell in the region in 2021.

Wet weather leads to beach closures, largely due to the spike of fecal indicator bacteria present under wet conditions. Because of climate change, it is expected that storms will continue to intensify over the coming decades and rainfall totals to increase correspondingly.

"Reducing stormwater runoff helps beaches, and improving underground sewer collection infrastructure is going to result in better water quality and, consequently, better grades," said Linderoth.

LEADERSHIP CHANGES AT SUPERMARKET CHAIN



Stephen M. Creed



Eric A. Swensen

The Board of Directors of Big Y Foods Inc. has announced changes to its Fresh & Local Distribution Center team. Stephen M. Creed, vice president of distribution and logistics will be retiring at the end of May and Eric A. Swensen will be appointed to that role.

With more than 45 years of diverse experience in the distribution industry and five years at Big Y, Creed's expansive background in all areas of logistics and distribution helped to transform Big Y's distribution division. His efforts included implementation of a new warehouse management system, improved communications and establishing strategic partnerships in order to ensure the most efficient and timely fresh foods reached Big Y's customers every day.

"Steve has been a driving force in building our Fresh & Local Distribution Center. ... We are all grateful for his strong leadership and vision that have helped both our store teams and customers throughout our chain," said, Richard D. Bossie, Big Y chief operat-

ing officer and executive vice president. "We are confident that Eric's 39 years of industry experience will continue to bolster this entire division to ensure our mission of innovation and future growth of Big Y's self-distribution while maintaining a strong focus on fresh and local products."

Swensen began his career with Big Y in 1985 as a part-time service clerk. After working in several departments, he was promoted to full time two years later. Since then, he has held several positions, including managing many different departments until his promotion to store director in 1997. In 2006, he joined the operations team as a district sales and merchandising assistant. In 2009, he moved to the sales and marketing department and in 2014, he was named vice president of center store and in 2019, became vice president of fresh foods.

Big Y Foods Inc. is one of the largest independently owned supermarket chains in New England with locations throughout Massachusetts and Connecticut and more than 10,000 employees. Founded in 1936 by brothers Paul and Gerald D'Amour, the store was named after an intersection in Chicopee, Massachusetts, where two roads converge to form a "Y".

STATE SENATE PASSES TEACHER/PRINCIPAL EVALUATIONS

On Wednesday May 14, the New York State Senate unanimously passed a bill sponsored by the Chair of the Senate Education Committee Senator Shelley B. Mayer to create a new framework for conducting professional performance reviews of teachers and principals. Chair of the Assembly Education Committee Assemblymember Michael Benedetto sponsored the bill in the Assembly, which also passed. Now, the bill heads to the Governor's desk for a signature.

Through Mayer's legislation over the next eight years, every district in New York state will be required to collectively bargain a new framework for teacher and principal evaluations. Districts will have the opportunity to design an evaluation process that fits the needs of their students and communities within certain parameters in a new section, 3012-e of the education law.

This legislation decouples evaluation scores from decisions about teacher tenure and does not require districts to consider test scores. Parents should know that test results will no longer be a determinative factor for their teacher's future.

State Education Commissioner Betty A. Rosa said, "After years of discussion, debate, and contemplation, I am pleased that we and the New York State Educational Conference Board were able to deliver a renewed teacher evaluation system that focuses on professional development. Teacher evaluations should be formative in nature, with the goal of providing educators with meaningful feedback and assistance to help them develop in their profession and fulfill the needs of all students. I thank Senator Mayer and Assemblymember Benedetto's efforts to get this vital legislation passed in their respective houses this year."



Good Things Happening

KeyBank's John Manginelli (second from left) accepts the Corporate Citizenship Award from Lifting Up Westchester's from CEO Anahaita Kotval, from left, Director of Youth Services Eileen Torres, and Director of Strategic Programs Debbie Hertz. Photo courtesy of Lifting Up Westchester.

REWARD FOR BANK'S SUPPORT

KeyBank has received Lifting Up Westchester's (LUW) 2024 Corporate Citizenship Award in recognition of its support to the nonprofit organization's Job Central facility with funding through KeyBank Foundation and with financial literacy resources to Job Central's clients. The award was presented to KeyBank Market President John Manginelli on May 16 at the nonprofit's

2024 Gala held at the Glen Island Harbor Club in New Rochelle.

"Like LUW, KeyBank believes that employment is key to financial stability and earning a living wage is crucial to sustain basic needs," said Manginelli. "We are proud to partner with Lifting Up Westchester to help make an impact in the lives of so many people."

VIRTUAL SERIES TO HELP PROSPECTIVE PARENTS ON REPRODUCTIVE HEALTH

Illume Fertility in Norwalk, a modern fertility practice whose exceptional quality and care helps couples and individuals grow their families, recently announced the launch of its new monthly virtual series "Fertility 101." Designed to educate individuals and couples on reproductive health and family-building options, this ongoing series will feature expert-led discussions on fertility-related topics. The series will kickoff on May 30 at 6 p.m.

Each month, Illume Fertility's board-certified reproductive endocrinologists Dr. Ilana Ressler and Dr. Laura Meyer, who lead Illume's Harrison, New York, office in Westchester County, will alternate hosting the series, offering expert insights on key topics, including understanding the menstrual cycle; exploring fertility treatment options like egg freezing, IUI, and IVF; recognizing the influence of lifestyle factors on fertility; clearing up common fertility misconceptions; and strategies to optimize your chances of achieving a successful pregnancy.

"Fertility 101 is an invaluable resource for anyone interested in learning more about their reproductive health and the different pathways to family building," said Dr. Ilana Ressler, a reproductive endocrinologist at Illume Fertility.

Fertility 101 offers an exceptional opportunity to gain valuable insights from Illume Fertility's renowned team of fertility specialists and receive answers to pressing questions in a supportive, empowering environment. This virtual series is free and open to the public. Online registration via Eventbrite is required to attend.

Led by an award-winning team of nine highly credentialed, board-certified reproductive endocrinologists, Illume Fertility specializes in a range of assisted reproductive technologies. Its internationally recognized Gay Parents To Be resource hub provides specialized support for LGBTQ+ family building. For the last seven years, Illume Fertility has been recognized as a Leader in Healthcare Equality by the Human Rights Campaign. It is one of the largest fertility clinics and egg donation centers in the region, offering egg freezing, oncofertility preservation, and PCOS management, helping patients as young as 16 and is the only regional fertility clinic offering on-site holistic patient support services, including nutrition counseling, acupuncture and yoga.

FIREFIGHTER ASCENDS TO SENIOR LEADERSHIP



Donald Farrell

Longtime Ossining resident Donald Farrell has been appointed as 2nd Vice President of the Firefighters Association of the State of New York (FASNY).

For the past five years, Farrell has been a dedicated member of the FASNY Board of Directors. Prior to his election as a director, Farrell served as assistant sergeant at arms and sergeant at arms to the FASNY Board. He is a past chairman of the association's Firefighter of the Year Committee and chaired the 150th annual FASNY Convention and Parade in Tarrytown in 2022.

A veteran firefighter, Farrell has been a member of the Ossining Volunteer Fire Department for 45 years, joining in August of 1979. He served as assistant chief from 1999 to 2002 and was chief of the department from 2003 to 2004. He continues to volunteer with the Ossining Fire Department as a deputy chief and a member of Cataract Hose Company No. 2.

He is a member of numerous committees within the Westchester County Volunteer Firefighters Association, where he is currently serving as 1st vice president, and the Hudson Valley Volunteer Firefighters Association, of which he is also a past president.

Farrell has been a member of the Ossining community since 1967, where he lives with his wife Shelly. Outside of volunteering for the Ossining Fire Department, he has had a long history of service to his community in law enforcement. He served for five years in the Westchester County Department of Corrections and served 29 years in the Ossining Police Department, where he retired as a detective investigator.

The Farrells are a multigenerational firefighting family, with Donald's father James first joining the fire service in Westchester in 1965 and serving as a member of the Ossining Fire Department since 1968. Don's daughter Mackenzie currently serves as a Lieutenant in Cataract Hose Company No. 2 and his son Daniel is the Company's 1st Lieutenant.

"This is such an honor to be appointed as Second Vice President of FASNY," Farrell said. "I am excited to continue working hard for this organization and keep FASNY going in a positive direction. As a lifetime firefighter, I will continue to do what is best for the volunteers across New York state."

Founded in 1872, the Firefighters Association of the State of New York represents the interests of the 80,000 volunteer firefighters in New York state.



Diane Fox

VICTORY EARNS PLAYER THOUSANDS

Walden, New York, resident is \$10,000 richer after a recent visit to Sin City. But her good fortune didn't happen in the casino.

Diane Fox won the 2024 APA 9-Ball Shootout Pool Championship earlier this month in Las Vegas.

Fox was among nearly 6,000 pool players throughout North America who attempted to qualify for the American Pool Players Association's (APA) 9-Ball Shootout. She was one of only 820 that advanced to the national finals at the Westgate Las Vegas.

Fox competed in the White Tier of the 9-Ball Shootout and received a cash and prize package worth \$10,000 and ultimate bragging rights upon returning home to her local poolroom. The 9-Ball Shootout featured four individual tiers all based on skill level.

Fox is a member of the local APA League in Walden where she plays pool regularly.

The 9-Ball Shootout, held May 3-5, was part of the APA's Pool Player Championships, which featured 12 divisions of competition, more than 3,400 total players and nearly \$900,000 in prize money.

The APA, based in Lake Saint Louis, Missouri, sanctions the world's largest amateur pool league, known as the APA Pool League throughout the United States, and as the Canadian Pool League in Canada. Nearly 250,000 members compete in weekly 8-Ball and 9 Ball League play. The APA is generally recognized as the Governing Body of Amateur Pool, having established the official rules, championships, formats and handicap systems for the sport of amateur billiards.

GREENWICH HOSPITAL HELPS REDUCE HUNGER ACROSS OUR COMMUNITIES THROUGH #GIVEHEALTHY INITIATIVE.

Greenwich Hospital recently concluded its participation in a healthy food drive as part of the #GiveHealthy Movement. The goal was to provide fresh fruits, vegetables and other healthy food items to help hunger organizations throughout the state and region during winter months when donations are fewer.

In total, Yale New Haven Health collected over 22,550 pounds of food during three months of the #GetHealthy drive – which equates to 18,792 meals.

Donating food is one of the most popular forms of giving in the US. More people donate food than watch the Super Bowl each year, a great display of the public's interest in supporting one of the most pressing social issues – hunger. However, traditional food drives are limited to nonperishable donations, often highly processed, nutrient deficient food.

"Food insecurity has always been a problem for people in our communities, but Covid-19's economic impact has pushed more people to foodbanks to feed themselves and their families," said Darcy Cobbs-Lomax, director,

Health Equity and Community Impact for Yale New Haven Health.

Greenwich Hospital collected 2,823 pounds of food equaling 2,353 meals. Local hunger relief organizations receiving from the drive included Caritas of Port Chester, New York and Neighbor to Neighbor.

Patricia Hart, president, Board of Directors, Caritas of Port Chester Inc., MOMS, also expressed gratitude toward the Greenwich Hospital online food drive. Using its fleet of mobile pantry trucks, MOMS makes 18 visits to neighborhoods each week as well as 50 weekly home deliveries to seniors and those with limited mobility.

The #GiveHealthy initiative was designed to heighten public awareness that hunger is a health issue and to get people thinking about the kind of food they should donate. #GiveHealthy was developed by Wholesome Wave, WhyHunger, Foodtank, Ashley Koff Approved and Amp Your Good. National Partners include The Center for Science in the Public Interest.



Pat's Place's grand opening and ribbon-cutting celebration, hosted by Hudson River Housing on May 3. Courtesy of Hudson River Housing.

TRANSITIONAL LIVING FACILITY FOR YOUNG ADULTS

Taking a significant step forward in addressing the urgent need for support and housing for vulnerable young adults, ages 18 through 24 Hudson River Housing has officially opened Pat's Place in Poughkeepsie, Dutchess County's first supportive, transitional housing facility for young adults. This new resource will provide transitional housing for up to 24 months and deliver holistic and comprehensive services to address the residents' spiritual, mental, physical and emotional well-being. The Pat's Place program will serve young adults experiencing homelessness, those at risk of losing their housing, fleeing or attempting to flee domestic violence, or those lacking the resources or support to obtain permanent housing. It also is designed to help these individuals as they develop the means and skills necessary to realistically enter sustainable, permanent housing within two years.

"Pat's Place is an example of all that we can accomplish when we work together as a community," said Christa Hines, president and CEO of Hudson River Housing. "This supportive

housing, like all of our youth programs, will act as a haven, a true source of safety, care, and, most importantly, love for Dutchess County's most vulnerable individuals. I cannot wait to see Pat's Place flourish as we continue to fight to end youth homelessness."

Located at 57 South Clinton Street in Poughkeepsie, Pat's Place – named in honor of a staff member of over 40 years, Pat Kellett – is a voluntary, transitional supportive housing program where young adults can reside as they prepare for a successful transition to permanent housing, something central to Hudson River Housing's mission. The site offers up to 12 private bedrooms, with a shared kitchen, living room and recreational space.

Pat's Place is supported by The United States Department of Housing and Urban Development, the HOME American Rescue Plan through Dutchess County, The Dyson Foundation, and other private contributions. To obtain admission to Pat's Place or more information about its programs, call 845-337-4407, ext. 406.

FINANCIAL BARRIERS LOWERED FOR COUNTY HAULING MARKET

Woman-owned Monti's Haulers LLC is the first hauling company to be accepted into the Small Business Incentive Pilot Program since it was passed by vote on April 1 by the Westchester County Solid Waste Commission. This is the first program of its kind in the history of the Commission that is strategically designed to lower the barriers and upfront costs for small businesses looking to enter and take part in the haulage sector in Westchester. The program reduces application fees, annual costs and four-year renewal fees by as much as 36% for eligible Class C2 Haulers who own or lease one vehicle.

Westchester County Executive George Latimer said, "When we talk about supporting innovation and fostering inclusive economic growth, efforts like this are truly transformative. I applaud the big-picture thinking of the Solid Waste Commission for seeing an opportunity in hauling license fees and how much impact removing a financial barrier like this can have, both in the short and longer term. It's empowering, and I congratulate Nilovna Martinez, the owner of Monti's Haul-

ers, on being the first to be part of this exciting program."

Solid Waste Commission Executive Director Peri Kadanoff said, "Westchester is home to a vibrant and diverse hauling community. Creating these incentives to help small businesses to break into this market in our county is a great opportunity for the haulers. The impact is, however, much broader. Opening up the hauling industry directly impacts and supports those in construction and development because it expands our capacity to take on more projects to enhance our county."

The commission operates under the Westchester County Solid Waste and Recyclables Collection Licensing Law, which requires comprehensive background investigations of all applicants for a solid waste hauler's license, as part of a major effort by Westchester County to reduce the influence of traditional organized crime and other criminal activity in this industry. The Commission requires all haulers and transfer stations have a county license to operate.

FEEDING WESTCHESTER



The HG Realtor Foundation recently presented a donation to Feeding Westchester and also volunteered with the organization to pack groceries.

REALTOR ORGANIZATION HELPS FEEDING WESTCHESTER

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$2,000 to Feeding Westchester. Based in Elmsford, Feeding Westchester serves Westchester County, providing food to a hunger-relief network of nearly 300 partners and programs. With a mission to nourish their neighbors in the fight against hunger, the organization sources and distributes good, nutritious food and other resources to wherever it is needed most.

In fiscal year 2023, Feeding Westchester provided more than 21 million pounds of food, equivalent to more than 17 million

meals through soup kitchens, food pantries, schools, shelters, residential programs, and mobile distributions that served over 220,000 neighbor visits — including visits from children, seniors, veterans and hardworking families — every month on average. The nonprofit, a 4-star Charity Navigator organization, is committed to creating a community where all people have access to the food they need today, and the fundamental resources to build a better tomorrow.

“We extend our heartfelt appreciation to the Hudson Gateway Realtor® Foundation for their invaluable support in the fight against hunger. Their partnership enables us to deliver vital

food to where it is needed most in Westchester County,” said Rebecca Snyder, director of corporate partnerships for Feeding Westchester.

Since 2014, the Hudson Gateway Realtor Foundation has donated hundreds of thousands of dollars to charities and nonprofits throughout the Hudson Valley.

The Hudson Gateway Association of REALTORS® is a not-for-profit trade association representing over 13,000 real estate professionals doing business in Westchester, Putnam, Rockland and Orange counties, as well as the Bronx and Manhattan. It is the second largest Realtor® Association in New York, and one of the largest in the country.

DONATION FOR VETERANS' HOMES

The Hudson Gateway Realtor® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, recently presented a check for \$1,000 to Rockland Homes for Heroes, which is a 501c3 charitable organization that develops permanent supportive housing for honorably discharged veterans both male and female, who are homeless, disabled or at risk of homelessness in the mid-Hudson Valley.

Founded in 2009, the organization is led exclusively by volunteers — many of whom are veterans — with decades of service to the local community. “Rockland Homes for Heroes

enjoys an incredible support from the community, especially the real estate community,” said John Allen Murphy, a veteran whose nonprofit human care charity manages the 24-hour operation.

In November 2013, they completed Phase I of their master plan, which comprised new construction of eight permanent, affordable supportive housing units on the historic seven-and-a-half-acre property known as Camp Shanks in Tappan during World War II.

Phase II, including an additional 14 supportive housing units, has recently been completed. The \$4 million project was funded by private donations as well as funding from New York state agencies. Subsequent donations will be used for the upkeep and maintenance of the property.

Since 2014, the Hudson Gateway Realtor Foundation has donated hundreds of thousands of dollars to charities and non-profits throughout the Hudson Valley.

COMMUNITY PARTNER AWARDEES



County Executive George Latimer addressing guests at gala.

At the recent annual Guidance Center of Westchester Gala Westchester County Executive George Latimer and the Project Alliance Program received a Community Partner Award, The Guidance Center offers essential and lasting support to those challenged by mental illness, substance abuse, poverty and homelessness. Latimer was joined by Department of Community Mental Health (DCMH) Commissioner Michael Orth, and Deputy Commissioner Joseph Glazer, along with DCMH staff who support the Project Alliance program.

Latimer invited the DCMH team in attendance to join in receiving the award, respecting their pivotal role in launching the program.

Latimer said, “I am honored to accept this recognition, but it is the hard work of our DCMH team working together with the Guidance Center that make Project Alliance a true success story. It has been wonderful to see this program come to fruition from its early days as a recommendation by the Police Reform and Reimagining Task Force, to a program that is truly serving the needs of residents struggling with behavioral and mental health challenges. Because of all of you, the people who participate have been given new opportunities to better their lives.”

Under Latimer’s leadership, Project Alliance was developed as a five-prong approach to address the needs of Westchester County residents with behavioral health challenges.

Since the inception of Project Alliance, Westchester County has provided substantial funding to establish a 24/7 hotline to serve Westchester residents directly. The enhanced Behavioral Health Crisis Line received 8,115 calls in 2023, where no police or first responders were involved in the intervention of those with mental health needs.

In 2023, enhanced training of EMS personnel was offered to 172 new recruits, and experienced law enforcement officers to provide new awareness and tools to understand those individuals experiencing psychiatric crisis or substance misuse issues. EMS personnel were also trained on recognizing and supporting individuals with intellectual and developmental disabilities, older populations, as well as children and youth with crisis needs.

The MCRT teams responded to 2,488 calls in 2023, and an additional 9,054 follow-ups were completed to ensure symptom reduction and coordination of service.

RECOGNIZING HOSPITAL STAFF THAT GOES ABOVE AND BEYOND



The Physician Partner-in-Care Award went to Nidhi Y. Shah, M.D., right.



The Partner-in-Care Award was presented to Calvin Loving, right.

Greenwich Hospital recently hosted its annual Nurse's Day Celebration, recognizing the achievements of the hospital's staff members who exemplify what it means to go above and beyond to serve their patients, help their coworkers and better the community. There were four awards presented at the ceremony: Physician Partner-in-Care Award, Partner-in-Care Award, Helen Meehan Award and the inaugural Collaborative Award. All awards were nominated by and voted on by staff.

The Physician Partner-in-Care Award, recognizing a Greenwich Hospital physician who promotes excellence in hospital practice, staff and patient interaction, teaching, and leadership, went to Nidhi Y. Shah, M.D. She was chosen to be Greenwich Hospital's lead hospitalist for Quality shortly after arriving in 2021 and in August 2022, she became the chair of the multidisciplinary Professional Practice Evaluation Committee (PPEC). She is credited with transforming this committee's scope and impact, as well as the agent committees that report to PPEC throughout the year.

The Partner-in-Care Award for excellence evidenced by support staff who go above and beyond their job description for the benefit of the patient was presented to Calvin Loving of the Greenwich Hospital Food and Nutrition team. Loving has been at the hospital for 22 years, working on all units, and now he is predominantly stationed on the maternity unit, where they love him. Loving has received positive feedback from numerous patients and coworkers over the years for his dedication to quality service.

The Helen Meehan Award, or the Nurse of the Year Award is given to a registered nurse for excellence in nursing practice, teaching or

leadership. This year's recipient was Caitriona Perna, RN. She also was honored by Greenwich Hospital. In 2014, when she received the Quality Award for jumping into action and saving a woman's life while she was at a school event for her daughter. Her colleagues describe her as a selfless, fearless superhero who lifts everyone around her. At Greenwich Hospital she sits on the Practice Council, Staffing Committee, Quality & Safety Committee and the GI Section Committee.

The final award presented was the new Collaborative Award. It stands for Colleague within our Organization Leading and Living Altruistically for the Betterment of our community recognizing opportunities resources and action plans to support our teams intuitively while vitalizing and promoting excellence. The inaugural honoree was Renee Rafferty, MAS, BSN, of the Greenwich Hospital Safety and Quality team. Rafferty's pursuit of higher education despite her demanding role as a quality and safety specialist is a testament to her unwavering determination. She not only obtained a Master of Applied Science degree (MAS), specializing in patient safety and health-care quality, but also earned certifications as a Certified Professional in Healthcare Quality (CPHQ) and a Certified Professional in Patient Safety (CPPS).

"Each interaction, no matter how small, has the power to make a difference," said Anna Cerra, DNP, RN, chief nursing officer and senior vice president. "It's important to not only recognize the outstanding contributions of our nurses, but to also take the time to acknowledge the hard work and dedication of all those who contribute to the delivery of the quality care."

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WESTCHESTER COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie
Local business cases,
May 15 - 21

RF Elite Cleaning Inc., Pine Bush, John Flanagan, president, 24-35483-CGM: Chapter 7, assets \$4,849, liabilities \$0. Attorney: Michelle L. Trier.

Menachem Mendel Rubin, Monsey, re. codebtor Nutra Bulk Inc., Monsey, 24-24450-CGM: Chapter 13, assets \$1,328,553, liabilities \$1,781,699. Attorney: Allen A. Kolber.

ARNB LLC, Fishkill, Naim Bucolli, president, 24-35509-CGM: Chapter 7, assets \$51,000, liabilities \$299,078. Attorney: Dario DiLello.

U.S. District Court, White Plains
Local business cases,
May 15 - 21

Agnieszka Kracke, Milford, Pennsylvania vs. New York Presbyterian Hudson Valley Hospital, Cortlandt Manor, 24-cv-3734-NSR: Civil rights. Attorney: Steven M. Warshawski.

Teamsters Local 445 Pension Fund, Rock Tavern, Orange County vs. Gorr Trucking Inc., Callicoon Sullivan County, 24-cv-3769-KMK: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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

Questions and comments regarding this section should be directed to:

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

Angelique Vazquez, Bronx vs. Montefiore Mount Vernon Hospital, et al, 24-cv-3811-KMK: Fair Labor Standards Act. Attorney: William M. Brown.

B.A. Van Sise, Long Island City vs. Townsquare Media Inc., Purchase, 24-cv-3836-NSR: Copyright. Attorney: Craig B. Sanders.

Carlos Villa, Brooklyn vs. Townsquare Media Inc., Purchase, 24-cv-3845-NSR: Copyright. Attorney: Craig B. Sanders.

Paul Stary, Manhattan vs. Teladoc Health Inc., Purchase, et al, 24-cv-3849-KMK: Securities Exchange Act, class action. Attorney: Adam M. Apton.

USA vs. Garden Mini Deli Inc., Poughkeepsie, 24-cv-3888-KMK: Immigration & Nationality Act. Attorney: John Manfredi.

Teamsters Local 456 funds, Elmsford vs. JFJ Valley Oil, Yonkers, et al, 24-cv-3923: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

Jabari Ray, Manhattan vs. Helping Hands Logistics, Port Chester, et al, 24-3924: Fair Labor Standards Act, class action. Attorney: John J.P. Howley.

Ruben L. Dante, Texas City, Texas vs. IM Mastery Academy, Tarrytown, et al, 24-cv-3930: Fraud, removal from Westchester Supreme Court. Attorneys: plaintiff, pro se, defendant Gary M. Krim.

DEEDS

Above \$1 million

315 Mills Road LLC, Brewster. Seller: Kearney Land Holdings II LLC, New York. Property: 315 Mills Road, North Salem. Amount: \$5.8 million. Filed May 6.

805 Yonkers LLC, New York. Seller: JBR Central Inc., Yonkers. Property: 583 Central Park Ave., Yonkers. Amount: \$3.4 million. Filed May 7.

A&C Knopp Development Inc., Scarsdale. Seller: Adam Pedro HC, Scarsdale. Property: 160 Nelson Road, Scarsdale. Amount: \$1.8 million. Filed May 10.

Dadakis Holding LLC, New Canaan, Connecticut. Seller: 406-410 Main St LLC, New Rochelle. Property: 410 Main St., New Rochelle. Amount: \$3.2 million. Filed May 9.

Golding, Michael, Mount Vernon. Seller: Rosecca Properties LLC, Mount Vernon. Property: Mount Vernon. Mount Vernon. Amount: \$3.5 million. Filed May 7.

KI Toll Fort Aiv LLC, New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 15 Lila Lane, New Castle. Amount: \$1.9 million. Filed May 9.

Lord, Bruce, Yonkers. Seller: 116 Woodworth LLC, Greenwich, Connecticut. Property: 116 Woodworth Ave., Yonkers. Amount: \$1.4 million. Filed May 10.

Mad Real Properties LLC, New Castle. Seller: Carolyn Boivin, Brooklyn. Property: 55 Shadow Brook Parkway, New Castle. Amount: \$1.3 million. Filed May 8.

Minarik, Hilda H., Bedford. Seller: Hockley Homestead LLC, Bedford. Property: 699 Guard Hill Road, Bedford. Amount: \$1.1 million. Filed May 7.

Oakland Realty Company LLC, South Hadley, Massachusetts. Seller: Kitzbuehel Realty LLC, Scarsdale. Property: 2094 E. Main St., Cortlandt. Amount: \$6.5 million. Filed May 9.

One North Street LLC, Pleasantville. Seller: Mira Properties One North Street LLC, Yonkers. Property: 1 North St., Greenburgh. Amount: \$1 million. Filed May 9.

Pisacreta, Alba, Greenwich, Connecticut. Seller: 2132 Central Park Properties LLC, Mount Vernon. Property: 2132 Central Park Ave., Yonkers. Amount: \$1 million. Filed May 7.

Pondfield Rental LLC, Tarrytown. Seller: John T. Murray, New York. Property: 100 Pondfield Road, Eastchester. Amount: \$1.6 million. Filed May 8.

Stillwater Westchester Inc., Harrison. Seller: Derek Ginsberg, Larchmont. Property: 312 Sterling Ave., Rye Town. Amount: \$1.3 million. Filed May 9.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Jessica Silverman, Cross River. Property: 38 Wallace Way, New Castle. Amount: \$1.3 million. Filed May 9.

Tolve, Harriet G., Rye. Seller: 251 Forest LLC, Rye. Property: 251 Forest Ave., Rye City. Amount: \$1.7 million. Filed May 8.

Varsames Family LP, Armonk. Seller: Tripp Farm Holdings LLC, Armonk. Property: 4 Nash Place, North Castle. Amount: \$1.8 million. Filed May 10.

Wampus Mills LLC, Pleasantville. Seller: Rachel E. Horn, Armonk. Property: 585 Main St., North Castle. Amount: \$1.2 million. Filed May 10.

Below \$1 million

217 10AMV LLC, Brooklyn. Seller: Sandra M. L. Tenecota, Bronx. Property: 217 S. 10th Ave., Mount Vernon. Amount: \$162,000. Filed May 8.

Bamonte, Jeffrey, Franklin, Tennessee. Seller: 282 Wixon Pond Estates Inc., Mahopac. Property: 2991 Hickory St., Yorktown. Amount: \$150,000. Filed May 9.

The Bank of New York, Greenville, South Carolina. Seller: Baez Real Estate Inc., Yonkers. Property: 37 Storey Lane, Yonkers. Amount: \$425,000. Filed May 7.

Callahan, Edward, Peekskill. Seller: GCGT LLC, Cortland Manor. Property: 1759 Maple Ave., Peekskill. Amount: \$195,000. Filed May 6.

Deutsche Bank National Trust Co., West Palm Beach, Florida. Seller: Altagracia Pena, New Fairfield, Connecticut. Property: 37 West Lane, Lewisboro. Amount: \$896,000. Filed May 6.

DiMatteo, Angelo, Mount Vernon. Seller: 139 Valentine Street LLC, Mount Vernon. Property: 139 Valentine St., Mount Vernon. Amount: \$445,000. Filed May 8.

Family Service Society of Yonkers, Yonkers. Seller: Yasmin Sofia, White Plains. Property: 3 Commerce St., White Plains. Amount: \$765,000. Filed May 7.

Gallinelli, Brigida, Mamaroneck. Seller: Rebel White Developments Inc., New York. Property: 4 W. Glen Ave., Rye Town. Amount: \$507,000. Filed May 6.

Gracemere Partners LLC, Hawthorne. Seller: Christian Gordon, Belleville, Illinois. Property: 33 Gracemere Ave., Greenburgh. Amount: \$900,000. Filed May 7.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Anna DeAngelis, Montrose. Property: 201 Horseman Blvd., Mount Pleasant. Amount: \$572,000. Filed May 6.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Karen L. Kaufman, Bronx. Property: 201 Horseman Blvd., Unit 202, Mount Pleasant. Amount: \$936,000. Filed May 7.

Morris, Violet, White Plains. Seller: 10 Hall Apartments LLC, Houston, Texas. Property: 10 Hall Ave., White Plains. Amount: \$960,000. Filed May 6.

Point 62 LLC, White Plains. Seller: D2g Realty LLC, Yonkers. Property: 79 Orchard St., Yonkers. Amount: \$300,000. Filed May 7.

Presser, James R., Cross River. Seller: 184 Rumsey LLC, Bronx. Property: 603 Fayette Ave., Mamaroneck. Amount: \$655,000. Filed May 7.

Properties LGS LLC, Albany. Seller: Matthew F. Canavan, New York. Property: 230 Hillside Ave., Greenburgh. Amount: \$625,000. Filed May 9.

Salman, Barry, New Rochelle. Seller: Noteworthy Asset Management LLC, Monsey. Property: 47 Brookfield Road, Mount Vernon. Amount: \$1,000. Filed May 8.

Schiekofer, James, New York. Seller: Suburban Builders LLC, Purchase. Property: 34 Glenside Place, New Castle. Amount: \$700,000. Filed May 6.

Spano, Leonard, Yonkers. Seller: 49 Otsigo LLC, Ardsley. Property: 49 Otsigo Road, Yonkers. Amount: \$525,000. Filed May 6.

US Bank NA, West Palm Beach, Florida. Seller: Madison Bay LLC, Great Neck. Property: 206 S. Ninth Ave., Mount Vernon. Amount: \$335,000. Filed May 6.

US Bank NA, Greenville, South Carolina. Seller: Cyr Kuefotsing RS, Short Hills, New Jersey. Property: 255 Union Ave., Mount Vernon. Amount: \$425,000. Filed May 8.

US Bank NA, Hopkins, Minnesota. Seller: Dennis Reyes, Mahopac. Property: 3428 Curry St., Yorktown. Amount: \$440,000. Filed May 9.

US Bank NA, Lewisville, Texas. Seller: Adam L. Mirkin, Pleasantville. Property: 9 River Parkway, Ossining. Amount: \$591,000. Filed May 10.

Us Bank NA, Houston, Texas. Seller: Padilla Yolanda, Dobbs Ferry. Property: 100 Cedar St., Greenburgh. Amount: \$550,000. Filed May 6.

Victoria Equities LLC, Armonk. Seller: Ortlor Industries LLC, Brooklyn. Property: 15 Maple Ave., North Castle. Amount: \$425,000. Filed May 7.

Yonkers Home Builders LLC, Yonkers. Seller: Burhans Ave Corp., Yonkers. Property: 103 University Ave., Yonkers. Amount: \$240,000. Filed May 7.

Federal Tax Liens, \$10,000 or greater, Westchester County, May 15 - 21

Alba, Maria: New Rochelle, 2017 - 2019 personal income, \$32,872.

Angel Polimeni Physician PC: Port Chester, 2022 quarterly taxes, \$35,218.

Byberi, Bashkim: Scarsdale, 2022 - 2023 failure to collect employment taxes, \$81,385.

Cacciola, Michael: Ossining, 2017 - 2018 personal income, \$47,402.

Chamart Exclusives Inc.: Irvington, 2010 – 2015, 2017 – 2018 corporate income, quarterly, and unemployment taxes and failure to file correct information, \$61,660.

Coleman, Timothy: White Plains, 2018 – 2022 personal income, \$52,856.

Contractors Register Inc.: Jefferson Valley, 2020 – 2021 corporate income and quarterly taxes, \$19,249.

Eagle Business Machines Inc.: Elmsford, 2023 quarterly taxes, \$32,962.

Fairty, Susan E.: Harrison, 2022 personal income, \$118,700.

Ground Up Construction Team Inc.: Yonkers, 2022 – 2023 quarterly taxes, \$13,308.

I&A Renovation Inc.: Elmsford, 2023 quarterly taxes, \$66,218.

Kelly, Michelle A.: Port Chester, 2014 – 2018, 2021 – 2022 personal income, \$56,934.

Miltons Home Garden and Patio Inc.: South Salem, 2020 – 2022 quarterly taxes, \$31,823.

Monahan, James A.: New Rochelle, 2016, 2019, 2022 personal income, \$66,528.

NYA Partners Inc.: Mount Kisco, 2019, 2023 corporate, quarterly and unemployment taxes, \$50,944.

Rentz, Ivy: New Rochelle, 2017 – 2018 failure to collect employment taxes, \$140,739.

Seenarine, Mohendra: New Rochelle, 2021 personal income, \$19,734.

Scaglios Marketplace Inc.: Katonah, 2023 quarterly and unemployment taxes, \$15,805.

Spear, Warren S.: South Salem 2014, 2016 – 2017, 2019 – 2022 personal income, \$162,246.

Steinthal, Martin: Harrison, 2022 personal income, \$118,700.

Torchon, Guelaine: Yonkers, 2022 personal income, \$10,167.

Transit Construction Corp.: Yonkers, 2022 – 2023 quarterly, unemployment and heavy highway vehicle use taxes, \$900,604.

Yeshiva Shefa Chaim: Suffern, 2021 – 2023 quarterly taxes, \$119,143.

White, Darrell: Mount Vernon, 2013 – 2022 personal income: 54,605.

JUDGMENTS

A&N Transit Corp., Rego Park. \$78,716 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Abdallah, Ala K., Yonkers. \$16,092 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Alves, Fabricio A. C., Mount Vernon. \$4,204 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Armstrong, Tanya, Mount Vernon. \$1,362 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Aroyo, Arlene S., White Plains. \$5,443 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Asare-Smtih, Tonia A., Ossining. \$3,747 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 3.

Barrera, Evelyn, Mount Vernon. \$3,460 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Barrow-Rashid, Karriem, Cortlandt Manor. \$12,502 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Begos, Brian, New Rochelle. \$9,952 in favor of Tabulac Isabelle, White Plains. Filed April 3.

Buffone Phillip, Purchase. \$1,608 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Calderon, Masiel, Chappaqua. \$5,802 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 5.

Coleman, Malik, Yonkers. \$5,516 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Colon, Josue M., Yonkers. \$1,430 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Colon, Richard T., Yonkers. \$3,220 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Corniel Jr., Ricardo A., Yonkers. \$2,073 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Corradina, Rosemarie, Dobbs Ferry. \$4,204 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Dedvukaj, Violeta, Harrison. \$1,717,578 in favor of Shell Builders Corp., Scarsdale. Filed April 5.

Duque, Allison T., Ossining. \$1,284 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 3.

Ferrandino, Louie, Port Chester. \$17,708 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Galeas, Jonathan, Mount Vernon. \$6,330 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Ganus, Makate, Croton-on-Hudson. \$1,644 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Gilmore, Frances, Scarsdale. \$3,888 in favor of Synchrony Bank, Draper, Utah. Filed April 4.

Gurung, Amanda M., Hastings-on-Hudson. \$6,510 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Hidalgo, Zoila, Yorktown Heights. \$6,574 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Letizia, Joe, Pelham. \$6,545 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Lozano, Jose, Yonkers. \$5,323 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Mack, Maureen, Pelham. \$3,184 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Melendez, Elizabeth, Mount Vernon. \$1,724 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Merritt, Marcia, Mount Vernon. \$1,255 in favor of the city of Mount Vernon, Mount Vernon. Filed April 5.

Moncayo, Mariella, Croton-on-Hudson. \$2,090 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Mukhtar, Afzal, Ossining. \$7,858 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Munoz, Katherine, Port Chester. \$1,739 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Nunez, William R., Port Chester. \$2,767 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Pani, Cristian A. L., White Plains. \$12,365 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Patierno, James, Yorktown Heights. \$18,696 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Robinson, Sharifah, Mount Vernon. \$2,377 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Rodriguez, Evelyn, Mount Vernon. \$3,460 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Salas, Jose M., White Plains. \$15,961 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Sanchez, Angel, Tarrytown. \$1,433 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

Sanjoaneira, Rosa M., Mohegan Lake. \$3,699 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 4.

Sawyer, Rinico, Yonkers. \$2,037 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Smith, Tonia, Ossining. \$4,329 in favor of Synchrony Bank, Draper, Utah. Filed April 3.

Somarriba, Jeremy G., Cortlandt Manor. \$14,015 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

Somers, Sharon A., Verplanck. \$3,907 in favor of Discover Bank, New Albany, Ohio. Filed April 3.

Sosa, Niurka, LaGrangeville. \$13,024 in favor of St. Andrews LLC, Yonkers. Filed April 3.

Sufiyev, Gavrel, Rego Park. \$78,716 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Suppa, Danielle M., Port Chester. \$2,666 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Tapping Sr., Frederick C., Rosedale. \$4,771 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 4.

Vargas, Olga, Yonkers. \$5,709 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 4.

Villa, Isidro S., Port Chester. \$2,747 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 3.

LIS PENDENS

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

Baez New Ro Realty LLC, as owner. Filed by New Roc Capital Partners LLC. Action: Foreclosure of a mortgage in the principal amount of \$800,000 affecting property located at In New Rochelle. Filed April 24.

Bellino, Frank III, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 35 Winding Lane, Bedford Hills. Filed April 23.

Brown, Linval, as owner. Filed by New Rez LLC. Action: Foreclosure of a mortgage in the principal amount of \$363,000 affecting property located at 118-120 S. Fourth Ave., Mount Vernon. Filed April 16.

Chuchua, Braulio, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 9 Gualtiere Lane, Ossining. Filed April 17.

Cole Maureen K, as owner. Filed by Towd Point Mortgage Trust 2021-Sj1. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 10 Apple Mill Lane, North Salem. Filed April 26.

Financial Freedom Senior Funding Corp., as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$938,000 affecting property located at 2 Danby Place, Yonkers. Filed April 25.

First American National LLC, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 37 Nepera Place, Yonkers. Filed April 26.

Lipscomb Clifford Devis, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$562,000 affecting property located at 65 Runyon Ave., Yonkers. Filed April 29.

Lomiento Angelo, as owner. Filed by FC Washington I L P. Action: Foreclosure of a mortgage in the principal amount of \$55,000 affecting property located at 467 West St., Port Chester. Filed April 25.

Long Gabrielle M., (estate) as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$174,000 affecting property located at 3191 Parmly Court, Mohegan Lake. Filed April 25.

McGuire Thaeddeus J., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 50 Forster Ave., Mount Vernon. Filed April 25.

Sustainable Neighborhoods LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$355,000 affecting property located at 25 Robbins Place, Yonkers. Filed May 2.

Sustainable Neighborhoods, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 10 Whelan Place, Yonkers. Filed April 24.

MECHANIC'S LIENS

1133 Westchester Ave LLC, White Plains. \$73,683 in favor of Silver Lake Contracting Corp., Elmsford. Filed April 29.

23 South Division St Partners LLC, New Rochelle. \$117,059 in favor of G&G Electric Supply Company Inc., New York. Filed May 2.

28 South Division Owner LLC, New Rochelle. \$37,667 in favor of G&G Electric Supply Company Inc., New York. Filed May 2.

75 South Broadway LLC, White Plains. \$46,516 in favor of Weldpro LLC, Bloomingburg. Filed April 24.

Amoah Pascal, Greenburgh. \$20,350 in favor of Walter Guerrero Kitchen & Bath, Greenburgh. Filed April 17.

BA Leasing BSC LLC, Greenburgh. \$98,686 in favor of United Rentals North America Inc., Chappaqua. Filed April 19.

Blythedale Childrens Hospital, Mount Pleasant. \$4,020 in favor of G&G Electric Supply Company Inc., New York. Filed May 2.

Dimarinis Peter, White Plains. \$15,000 in favor of Greenwich Handyman Inc., Bedford. Filed April 24.

Extell Hudson Waterfront I LLC, Yonkers. \$569,264 in favor of American Builders & Contractors, Beloit, Wisconsin. Filed April 24.

Ganz Aliza, White Plains. \$2,000 in favor of Kratos Drywall Systems, Armonk. Filed April 29.

NEW BUSINESSES

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

Partnerships

Authentic Hair Studio 11, 419 North Ave., New Rochelle 10801. c/o David F. Marulanda and Emmanuel Lugo. Filed April 30.

Striding Paws, P.O. Box 53, North Salem 10560. c/o Luis and Guillermo Arias and Carlos Hernandez. Filed April 12.

Sole Proprietorships

4055 Duryea Funding Assoc., 133 Parkway Road, Bronxville 10708. c/o Alan Snider Profit Sharing Plan. Filed April 25.

Albert Michael Chewning AMC HVAC Design, 6 Mackellar Court, Peekskill 10566. c/o Albert Michael Chewning Jr. Filed April 17.

Amplify Book Coaching, 941 McLean Ave., Yonkers 10701. c/o Alyssa Pflugst. Filed April 23.

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

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

Anz Agy, 22 Prospect St., Elmsford 10523. c/o Duke Paul Biswas. Filed April 29.

Araby Collection, 81 Pondfield Road D230, Bronxville 10708. c/o James P. Yandoli III. Filed April 16.

Brothers United Industrial Enterprises, 11 Orchard Parkway, White Plains 10606. c/o Victor Manuel Medina. Filed May 1.

Brown Harb Digital Marketing Consultants, 411 Westchester Ave., Port Chester 10573. c/o Paul Brown and Waffa Harb. Filed May 2.

Builprite, 125 Drake Ave., New Rochelle 10805. c/o Andrew Abraham. Filed April 18.

Byte Facets, 108 Campfire Road, Chappaqua 10514. c/o Paul Feuer. Filed April 23.

Charlie & The Bubble Factory, 414 Manhattan Ave., Hawthorne 10532. c/o Charles Conklin III. Filed April 25.

Craft Innovations, 530 Riverdale Ave., 6K, Yonkers 10705. c/o Monika Adriana Garcia Mallarino. Filed April 26.

Cultural Preservation Solutions, 147 White Plains Road, Bronxville 10708. c/o Thomas Bender. Filed April 25.

Cushman Consultants, 99 Cushman Road, Scarsdale 10583. c/o Helyce Sellinger. Filed May 2.

Cushman Designs, 99 Cushman Road, Scarsdale 10583. c/o Helyce Sellinger. Filed May 2.

Emblem Photography, 22 Audubon, Ossining 10562. c/o Paul Glendon Lee Jukes. Filed April 23.

Sunflower Clothing & A Bit More, 154 Kensico Road, Thornwood 10594. c/o Mildred Castillo Segarra. Filed April 12.

Tea Cake Dinners & Desserts, 33 Lincoln Ave, New Rochelle 10801. c/o Jareca Lee. Filed April 15.

Teba, 79 Second St, New Rochelle 10801. c/o Natalie Thomas-Oliveria. Filed April 15.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Mckenna, Scott and Rochelle Carrington, as owner. Lender: Normandy Corp. Property: 188 Joes Hill Road, Brewster. Amount: \$1 million. Filed April 4.

Taboy, Aileen and Michael Metzger, as owner. Lender: TD Bank NA. Property: in Rhinebeck. Amount: \$1.5 million. Filed April 18.

Below \$1 million

Boula, Frank J. and Kristin Frisina, as owner. Lender: Mid-Hudson Valley FCU. Property: in Pawling. Amount: \$300,000. Filed April 15.

Dufresne, Gilbert, as owner. Lender: Walden Savings Bank. Property: in Wappinger. Amount: \$130,000. Filed April 18.

Kiavi Funding Inc., as owner. Lender: Mia Star Real Estate Management LLC. Property: 77 Wood St., Mahopac. Amount: \$452,000. Filed April 5.

Legacy Rodent Control Inc., as owner. Lender: Commercial Lender LLC. Property: in Hyde Park. Amount: \$120,000. Filed April 9.

Loan Funder LLC Series 67069, as owner. Lender: 29 Dallas Development LLC. Property: 29 Dallas Drive, Monroe. Amount: \$1,829,200. Filed March 26.

Mascia, David B., as owner. Lender: Tompkins Community Bank. Property: 16 S. Highland Road, Putnam valley. Amount: \$665,000. Filed April 17.

Morvillo, Alexis Kristin and Ronald Morvillo, as owner. Lender: Walden Savings Bank. Property: in Crawford. Amount: \$353,000. Filed March 25.

Nineteen Sixty-Nine LLC, as owner. Lender: Rock Solid Funding LLC. Property: 176 South St., Newburgh. Amount: \$200,000. Filed March 26.

Orange County Office of Community Development, as owner. Lender: Betty and Paul Strachan. Property: 155 Prospect Ave., Middletown. Amount: \$11,609. Filed March 25.

Thompson, Matthew P., as owner. Lender: Ulster Savings Bank. Property: in Hyde Park. Amount: \$393,000. Filed April 9.

DEEDS

Above \$1 million

259 Sickletown Road West Nyack LLC, West Nyack. Seller: Menachem Meisner, West Nyack. Property: 259 Sickletown Road, West Nyack. Amount: \$3.1 million. Filed April 25.

Arlington Apartments LLC, Elmsford. Seller: Evisa LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$2 million. Filed April 4.

Cheng, Hannah, New York. Seller: TD Contractor Corp., Clinton Corners. Property: 1463 Centre Road, Rhinebeck. Amount: \$4.2 million. Filed April 3.

Holmes, Michael B. and Tara Holmes, Tarrytown. Seller: 38 42 Tate Developers LLC, New Fairfield, Connecticut. Property: 42 Tate Ave., Piermont. Amount: \$1.1 million. Filed April 19.

Rockland Housing Action Coalition Inc., New City. Seller: Carri Garelick, New City. Property: 36 New Hempstead Road, New City. Amount: \$1.4 million. Filed April 26.

Sun Down Properties LLC, Wappinger Falls. Seller: JVB Group LLC, Wappinger Falls. Property: in Wappinger. Amount: \$1.2 million. Filed April 4.

Below \$1 million

13 Myrtle LLC, Spring Valley. Seller: 5592 1902 Corp., Brooklyn. Property: 13 S. Myrtle Ave., Spring Valley. Amount: \$950,000. Filed April 18.

14 Front Millbrook LLC, Millbrook. Seller: Simo Dita, Millbrook. Property: 14 Front St., Washington. Amount: \$435,000. Filed April 4.

18 Old Nyack Holdings LLC, Suffern. Seller: 18 Old Nyack Turnpike Corp., Nanuet. Property: 18 Old Nyack Turnpike, Nanuet. Amount: \$775,000. Filed April 19.

2 Maple Ave LLC, Monsey. Seller: Zalmen and Blima Rosenzweig, Spring Valley. Property: 3307 Parkview Drive, Spring Valley. Amount: \$799,000. Filed April 19.

22 Tamarac 1 LLC, Monsey. Seller: Jonathan B. Schloss, et al, Nanuet. Property: 22 Tamarac Ave., New City. Amount: \$655,000. Filed April 24.

29 Lafayette Building Corp., Suffern. Seller: Duke Realty Corp., Suffern. Property: 29 Lafayette Ave., Suffern. Amount: \$570,000. Filed April 23.

3harts1 LLC, Edgewater, New Jersey. Seller: Tanya Duzgun, Palisades Park, New Jersey. Property: 766 and 768 Route 9w, Piermont. Amount: \$575,000. Filed April 30.

4608 Route 199 LLC, Millerton. Seller: Rhinebeck Bank, Poughkeepsie. Property: in NorthEast. Amount: \$30,000. Filed April 4.

52beacon LLC, Hopewell Junction. Seller: Safire Properties Inc., Hopewell Junction. Property: in city of Beacon. Amount: \$450,000. Filed April 4.

Abalos, Camron, Poughkeepsie. Seller: KLK Holdings LLC, Walkkill. Property: 7 S. Cross Road, Staatsburg. Amount: \$395,000. Filed April 5.

Breuer, Yitzchok, Spring Valley. Seller: CBS Management Group LLC, Spring Valley. Property: 37 Mezritch Road, Spring Valley. Amount: \$875,000. Filed April 19.

Delnegro, Lois, Dallas, Texas. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed April 8.

Fan Enterprises 4 LLC, Wappinger Falls. Seller: Tucholski Family Trust, Wappinger Falls. Property: 237 Ketchamtown Road, Wappinger. Amount: \$200,000. Filed April 5.

Gemmati Brothers Inc., Poughkeepsie. Seller: Anastasios Demakos, Poughkeepsie. Property: 10 Skyline Drive, Fishkill. Amount: \$600,000. Filed April 1.

Grand View River LLC, New York. Seller: Mary Cosgriff, Grandview. Property: 115 River Road, Grandview. Amount: \$900,000. Filed April 30.

Highland 215 LLC, New City. Seller: TCB Realty LLC, Nyack. Property: 215 N. Highland Ave., Nyack. Amount: \$560,000. Filed April 18.

Hunt, Brandon, Wappinger Falls. Seller: Windwood Properties LLC, Wappinger Falls. Property: in Fishkill. Amount: \$515,000. Filed April 5.

Iwasityn, Jaroslaw, Ridgefield. Seller: Hearts of Gold Inc., New York. Property: in Clinton. Amount: \$100,000. Filed April 4.

Kohn, Joseph and Eli Gubitz, Monsey. Seller: Wells Fargo Bank National Trust and PHH Mortgage Corp.- Accredited Investment Fiduciary, West Palm Beach, Florida. Property: 13 Oxford Court, Nanuet. Amount: \$301,000. Filed April 24.

Kolman, Joseph and Pearl Kolman, Spring Valley. Seller: 12 Sterling LLC, Brooklyn. Property: 12 Sterling Forest Lane, Montebello. Amount: \$999,000. Filed April 19.

Lacasse, Brandie, Rhinebeck. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Pleasant Valley. Amount: \$604,000. Filed April 5.

Legacy Rodent Control, Inc., Hopewell Junction. Seller: Deutsche Bank National Trust Co., Anaheim, California. Property: 3 Haviland Road, Hyde Park. Amount: \$210,000. Filed April 4.

Leggett Realty LLC, Montvale, New Jersey. Seller: Monica A. Spirito and Adm. Leo Clossey, Milton, Delaware. Property: 92 Oxford Drive, Valley Cottage. Amount: \$140,000. Filed April 23.

Mancevice, Alexander, Hudson. Seller: Faith Poughkeepsie Inc., Brooklyn. Property: 126 College Ave., city of Poughkeepsie. Amount: \$400,000. Filed April 4.

Mckewan, Andrew, New York. Seller: Jefvin LLC, Poughkeepsie. Property: in Stanford. Amount: \$535,000. Filed April 4.

Melaney Drive Corp., New York. Seller: Bzeszy LLC, Monsey. Property: 49 Parker Blvd., Monsey. Amount: \$840,000. Filed April 26.

Perez, Edwin, Hilton Head Island, South Carolina. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$695,000. Filed April 4.

Rising Sky Housing Development LLC, Poughkeepsie. Seller: Donovan Drive 7B Properties Corp., Wappinger Falls. Property: Donovan Drive, East Fishkill. Amount: \$250,000. Filed April 1.

Skill LLC, Wappinger Falls. Seller: Richard Rutta, Sunny Isles Beach, Florida. Property: 1578 Route 9, Wappinger. Amount: \$500,000. Filed April 5.

Slopeline LLC, Poughkeepsie. Seller: Eugene J. Nicolato, Fishkill. Property: in the city of Poughkeepsie. Amount: \$400,000. Filed April 1.

US Bank National Trust, New York. Seller: Ricki H. Berger and Adam Koch, New City. Property: 74 Foltim Way, Congers. Amount: \$369,000. Filed April 24.

Williams Assets LLC, Poughkeepsie. Seller: Hudson River Housing Inc., Poughkeepsie. Property: in the city of Poughkeepsie. Amount: \$55,000. Filed April 3.

Willis, Michael Anthony, Princeton, New Jersey. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$681,000. Filed April 8.

JUDGMENTS

Andaverde, Roberto, Middletown. \$2,227 in favor of Capital One, Glen Allen, Virginia. Filed April 16.

Aud LLC, Washingtonville. \$162,215 in favor of Swift Financial LLC, Wilmington, Delaware. Filed April 19.

Authorine, Clarke, Washingtonville. \$6,271 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed April 19.

Bamond, David and Eleanor Bamond, Chester. \$18,820 in favor of NR Sona Corp., Warwick. Filed April 17.

Brady, Denise E., New Windsor. \$1,218 in favor of Midland Credit Management Inc., San Diego, California. Filed April 19.

Brody, Samuel, Brooklyn. \$76,120 in favor of Faigy Gelbstein, Lynbrook. Filed April 16.

Brybag, Melissa, Maybrook. \$2,795 in favor of Discover Bank, New Albany, Ohio. Filed April 19.

Cabrera, Joel, Middletown. \$1,787 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed April 18.

Campbell, Timothy P., Newburgh. \$15,618 in favor of American Express National Bank, Sandy, Utah. Filed April 19.

Carr, Matthew, Central Valley. \$2,516 in favor of Capital One, Glen Allen, Virginia. Filed April 19.

Cubitac Inc., et al, Ridgefield, New Jersey. \$302,421 in favor of IEC Realty LLC, West Orange, New Jersey. Filed April 19.

Dibble, Rundaysha and Kelseyann Richardson, Middletown. \$3,649 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 16.

Duff, Jenelle L., New Windsor. \$1,914 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 16.

Edwards, Monique, et al, Middletown. \$4,470 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 16.

Entzminger, Kyeilla and Anderson C. Kyeilla, Warwick. \$3,705 in favor of Midland Credit Management Inc., San Diego, California. Filed April 18.

Ferrara, Evangeli L., Goshen. \$12,402 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 18.

Gambrell, Nyja M., New Windsor. \$3,768 in favor of Discover Bank, New Albany, Ohio. Filed April 19.

Gilliard, Bryton, Walden. \$4,347 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 18.

Grant, Dennis, Newburgh. \$4,236 in favor of Capital One Bank, Draper, Utah. Filed April 18.

Hernandez, Iris, Middletown. \$21,351 in favor of Discover Bank, New Albany, Ohio. Filed April 16.

Home on the Hill LLC and Katherine Dunham, Salisbury Mills. \$5,262 in favor of HG Page & Sons Inc., Poughkeepsie. Filed April 16.

Le Steve, Washingtonville. \$2,635 in favor of Capital One, Glen Allen, Virginia. Filed April 16.

Logan, Leila, Middletown. \$5,231 in favor of Synchrony Bank, Draper, Utah. Filed April 18.

Lowe, Ryan W., Highland Mills. \$3,863 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 19.

Lowy, Hinda, Monroe. \$5,229 in favor of Fifth Third Bank, Cincinnati, Ohio. Filed April 18.

Maldonado, Omar, Newburgh. \$2,470 in favor of Hedgerow Properties LLC, Weston, Connecticut. Filed April 18.

Martinez, Melinda, Newburgh. \$1,128 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 16.

Montosa, Phillip, Newburgh. \$3,634 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 16.

Ng Chong Haydee, Middletown. \$1,395 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 18.

Olavarria, Manuel D., Middletown. \$11,097 in favor of TEG Federal Credit Union, Poughkeepsie. Filed April 22.

Olivero, Edward and Jon Olivero, Newburgh. \$6,062 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed April 16.

Pfister, Michael F., Pine Bush. \$8,460 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 22.

Rebuild Associates Inc. and Yoel Bochner, Monroe. \$108,922 in favor of TD Bank, Mount Laurel, New Jersey. Filed April 16.

Reid, Deshaunta N., Newburgh. \$9,704 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 19.

Reyes, Victoria, Middletown. \$8,181 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 19.

Riddle, Charles, Newburgh. \$4,416 in favor of Discover Bank, New Albany, Ohio. Filed April 19.

Rodriguez, Jose, Middletown. \$7,242 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 16.

Roman, Anthony E., Newburgh. \$4,689 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 16.

Rose, Brigitte, Middletown. \$2,339 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 18.

Santiago, Carlos, Newburgh. \$26,088 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 22.

Savoy, Sharlene, Monroe. \$8,746 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 19.

Scauzillo, Gabriel and Sarah Dunlop, Middletown. \$8,649 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 16.

Schwartz, Aron, Monroe. \$3,563 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 18.

Shirazi, Matan, Chester. \$1,741 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed April 19.

Stokeling, Christina L., New Windsor. \$2,436 in favor of Discover Bank, New Albany, Ohio. Filed April 19.

Sweat, Jere, et al, Middletown. \$9,668 in favor of East Coast Imperial Gardens LLC, Middletown. Filed April 16.

Swindell, Frances G., Middletown. \$7,899 in favor of Discover Bank, New Albany, Ohio. Filed April 19.

Tamburello, Vincent, Middletown. \$2,216 in favor of Discover Bank, New Albany, Ohio. Filed April 16.

Thompson, Paris, et al, Middletown. \$6,818 in favor of Boulder Pointe Apartments LLC, Lodi, New Jersey. Filed April 16.

Zimmerman, Abraham, Kiryas Joel. \$35,327 in favor of American Express National Bank, Sandy, Utah. Filed April 19.

MECHANIC'S LIENS

ANB Holdings GCCM LLC, as owner. \$7,818 in favor of RKB Materials LLC. Property: 93 Teakettle Spout Road, Mahopac. Filed April 10.

Smith, Sharde N., as owner. \$14,191 in favor of Home Transformer LLC. Property: 10 Chestnut St., Middletown. Filed April 23.

WMG Carmel Owner LLC, as owner. \$82,179 in favor of Zold Electric Inc. Property: in Carmel. Filed March 26.

NEW BUSINESSES

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

Partnerships

Joans Heart Studio, 18 Spruce St., Lake Peekskill 10537. c/o Anne Marie Mallon and Anne Marie Speros. Filed April 9.

Sole Proprietorships

Autumn Candles, 9 Courtney Lane, Brewster 10509. c/o Martin Autumn. Filed April 9.

Beads Eye View Designs, Falls View Lane, Brewster 10509. c/o Velaneke N. Cohn. Filed April 17.

Chads Lawn Service, 698 Route 94N, Warwick 10990. c/o Chad E. Jennings. Filed April 24.

CM Company Travel, 16 Memory Lane, Mahopac 10541. c/o Christopher Tassa. Filed March 28.

Dodeman Studio, 22 Butterfield Road, Apt. 205, Cold Spring 10516. c/o Stephan Dodeman. Filed April 5.

Gilded Point Embroidery, 300 Shore Road, Cornwall-on-Hudson 12520. c/o Tyler Jacob Gold. Filed April 24.

John D Taylor 2, 635 Farmers Mills Road, Carmel 10512. c/o John D. Taylor. Filed April 9.

Litemakeup, 26 Andrews Road, Thompson Ridge 10985. c/o Ivonne Rodriguez. Filed April 25.

Medina Surety Agency, 235 Tibet Drive, Carmel 10512. c/o Allison Palais. Filed April 2.

Millionaire Plugs Club, 99 New York17k Suite 2, Newburgh 12550. c/o Melvin Andre Leon Jr. Filed April 24.

N3 Security Solutions, 303 Alexandra Court, Carmel 10512. c/o Neil Nittolo. Filed April 17.

Special Events Online Event Planners, 81 Route 6N Unit 29, Mahopac 10541. c/o Melanie L. McIntyre. Filed April 10.

Target, 278 Ludingtonville Road, Holmes 12531. c/o Benitez Raul. Filed April 3.

Walos Home Improvement, 26 Echo Road, Lake Carmel 10512. c/o Romilio G. Godoy. Filed April 2.

BUILDING PERMITS

Commercial

86 South Main Street LLC, Norwalk, contractor for 86 S. Main Street LLC. Perform replacement alterations at 86 S. Main St., Norwalk. Estimated cost: \$1,000. Filed March 21.

Bismark Construction Company Inc., Milford, contractor for Stamford Hospital. Install new cat scan diagnostic equipment and control room at 1 Hospital Plaza, Stamford. Estimated cost: \$340,000. Filed April 25.

Bismark Construction Company Inc., Milford, contractor for Stamford Hospital. Install new radiological diagnostic camera and associated equipment at 1 Hospital Plaza, Stamford. Estimated cost: \$540,000. Filed April 25.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC. Partial 11th-floor demolition and renovation of select common areas at 400 Atlantic St., Stamford. Estimated cost: \$600,000. Filed April 8.

BLT Management LLC, Stamford, contractor for Waterfront Office Building Ltd. Partnership. Install railings for crab shell at 68 Southfield Ave., Stamford. Estimated cost: \$4,500. Filed April 24.

Carpentry Unlimited Inc., Stamford, contractor for Turn of River Fire Department Inc. Add a second office on second floor at 268 Turn of River Road, Stamford. Estimated cost: \$4,500. Filed April 24.

Manager, Software Engineering, Gartner Inc., Stamford, CT. Oversee sftwr dvlprs to dsgn & implmnt scalable apps & srvcs. Req. Master's deg or foreign equiv deg in Engg, Appld Comp Sci, or rel discipline + 2 yrs exp in sftwr dvlpmnt. Telecommuting permitted. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: [88202].

Caruso, Andrew, Stamford, contractor for Amelaine Realty Company Inc. Perform replacement alterations at 1026 High Ridge Road, Stamford. Estimated cost: \$25,000. Filed April 22.

City of Stamford, contractor for the city of Stamford. Install tents for private meeting at 1040 Washington Blvd., Stamford. Estimated cost: \$10,000. Filed April 11.

City of Stamford, contractor for the city of Stamford. Install tents for private meeting at Scalzi Park Bridge St., Stamford. Estimated cost: \$4,425. Filed April 19.

Etemadfar, Alex, Norwalk, contractor for Alex Etemadfar. Relocate accessory structure at 4 France St., Norwalk. Estimated cost: \$28,000. Filed March 20.

Gilbane Building Co., Norwalk, contractor for the city of Norwalk. Construct new Norwalk High School at Strawberry Hill Ave., Norwalk. Estimated cost: \$10,000,000. Filed March 21.

KG Builders LLC, Norwalk, contractor for AMF Realty LLC. Perform replacement alterations at 205 Main St., Norwalk. Estimated cost: \$160,000. Filed March 19.

Petrucci, David, Norwalk, contractor for David Petrucci. Construct superstructure at 199 Newtown Ave., Norwalk. Estimated cost: \$500,000. Filed March 20.

Rajit Thapa, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$1,000. Filed March 20.

Sound Renovation LLC, Norwalk, contractor for Dale Mayer and Bailey Kirk Darryl Jr. Remove asphalt roof and install new one at 21 Spring Hill Ave., Norwalk. Estimated cost: \$10,000. Filed March 20.

Residential

A&J Generator and Equipment LLC, Oxford, contractor for Cullman Land Company LLC. Install (1) 12kw propane generator with (1) 100-amp service entrance automatic transfer switch. Fuel of source: propane tanks (existing) at 175 Ingleside Drive, Stamford. Estimated cost: \$11,000. Filed April 3.

Ace Restoration LLC, Northford, contractor for Willis and Grace Gee. Remove existing roof and replace adding ice/water shield, synthetic felt and tape sheathing seams at 217 Cascade Road, Stamford. Estimated cost: \$36,000. Filed April 24.

AHD Holdings LLC, Branford, contractor for Shubina Mathur. Renovate kitchen and laundry room on first floor and 1 and 1/2 bathroom renovation with no changes to the existing layouts. On second floor renovate bathroom with no changes to the existing layout; replace the tub with a shower at 77 Havemeyer Lane, Stamford. Estimated cost: \$85,000. Filed April 18.

AM General Contracting & Remodeling LLC, Norwalk, contractor for Bonfim Revisson. Construct wood frame deck with new roof over it at 81 1/2 Murray St., Norwalk. Estimated cost: \$50,000. Filed March 18.

Antonelli, John E., Stamford, contractor for Gwen Ascher Volkman. Replace shingle roofing on main house only at 22 Wildwood Road, Stamford. Estimated cost: \$29,250. Filed April 6.

Antonelli, John E., Stamford, contractor for John E. Antonelli. Perform a shingle-roof replacement at 147 Fifth St., Stamford. Estimated cost: \$32,550. Filed April 4.

Auburn Landing Inc., Norwalk, contractor for Leslie John Patrick. Renovate single-family residence at 124 Highland Ave., Norwalk. Estimated cost: \$110,156. Filed March 21.

Bartlett, Philip, Norwalk, contractor for Thomas J. and Suzanne Calnon. Install a generator and two above-ground LP tanks at 15 Bumble Bee Lane, Norwalk. Estimated cost: \$10,000. Filed March 18.

Blomberg, Richard D. and Susan E. Blomberg, Stamford, contractor for Richard D. Blomberg and Susan E. Blomberg. Renovate main bathroom interior at 27 Fawn Drive, Stamford. Estimated cost: \$30,000. Filed April 24.

Bojorquez, Hugo, Newtown, contractor for Jeffrey D. Kline and Sherry Garofalo-Kline. Replace roofing shingles and chimney flashing and gutters and downspouts at 104 Minivale Road, Stamford. Estimated cost: \$8,800. Filed April 24.

Brown Dog GC LLC, Norwalk, contractor for 89 William Street LLC. Finish basement at 1 Lakeview Drive, Norwalk. Estimated cost: \$10,000. Filed March 21.

Brown Roofing Company Inc., Seymour, contractor for Debra A. and Adam Biondolillo. Remove existing roof and reroof 141 Shadow Ridge Road, Stamford. Estimated cost: \$24,610. Filed April 16.

Brown Roofing Company Inc., Seymour, contractor for David R. Martin. Remove existing roof and reroof 121 Long Ridge Road, Stamford. Estimated cost: \$28,269. Filed April 18.

Brown Roofing Company Inc., Seymour, contractor for Cano Joint Revocable Trust. Remove existing roof to deck, replace any damaged or rotten sheathing as needed. Install a new asphalt shingle roofing system at 604 Hope St., Stamford. Estimated cost: \$17,053. Filed April 19.

Carter, Sherwood, Stamford, contractor for Sherwood Carter. Perform replacement alterations at 77 Pershing Ave., Stamford. Estimated cost: \$250,000. Filed April 4.

Castro, Luz, Stamford, contractor for Luz Castro. Add second floor above kitchen at 45 Nichols Ave., Stamford. Estimated cost: \$44,370. Filed April 23.

Coastal Property Services LLC, Southington, contractor for Wilmington Savings Fund Society. Remove old rotted deck that is currently falling and in poor condition. Replace deck with new pressure-treated lumber, new sonotube footings, all on same footprint as existing deck at 33 Heather Drive, Stamford. Estimated cost: \$12,784. Filed April 23.

Custom Builders Group LLC, Stamford, contractor for Nicole Leslie and Jonathan Scott Makovsky. Add 2 bedrooms and 1 bathroom on second floor. Convert garage space into 2 storage rooms and one office at 23 Strawberry Patch Lane, Stamford. Estimated cost: \$95,000. Filed April 19.

Dannyboy General Contractor LLC, Stamford, contractor for Thajeer Thundiyl. Renovate and alter an existing single-family dwelling. Remove existing roof structure at 136 Big Oak Road, Stamford. Estimated cost: \$15,000. Filed April 3.

Esposito, Andrew N., New Canaan, contractor for Operation MLC LLC. Install a 150kw Generac generator and 800amp transfer switch. Fuel source is propane and location of generator is at left side of dwelling at 280 Ocean Drive East, Stamford. Estimated cost: \$40,000. Filed April 26.

Exceptional Home Improvements LLC, Trumbull, contractor for Federal National Mortgage Association. Replace existing 23 windows with double-hung model and 5 basement windows, and replace damaged or broken sheet rock with new sheets of drywall in the living room at 11 Warchol Lane, Stamford. Estimated cost: \$16,800. Filed April 8.

Fletcher Development LLC, Norwalk, contractor for Patricia A. Gross. Demolish kitchen and three bathrooms at 2 E. Beach Drive, Norwalk. Estimated cost: \$25,000. Filed March 18.

Flying Colors Roofing LLC, Norwalk, contractor for Winslow and Jennifer L. Tandler. Strip existing roof and reroof 17 Christopher Lane, Norwalk. Estimated cost: \$20,000. Filed March 19.

Flying Colors Roofing LLC, Norwalk, contractor for Edward Senker. Strip existing roof and reroof 89 New Canaan Ave., Norwalk. Estimated cost: \$22,000. Filed March 19.

G.A. Castro Construction LLC, Stamford, contractor for Nora Geissert. Replace full roof at 164 Waterbury Ave., Stamford. Estimated cost: \$13,500. Filed April 8.

G.A. Castro Construction LLC, Stamford, contractor for Brian R. and Joyce G. Gottbetter. Remove existing roof and reroof 23 Flying Cloud Road, Stamford. Estimated cost: \$19,240. Filed April 12.

Greenwood Remodeling Group LLC, Bridgeport, contractor for Rhonda Megale. Remove full master bathroom at 105 Northwind Drive, Stamford. Estimated cost: \$29,000. Filed April 16.

Gunner LLC, Stamford, contractor for John H. Friedman and Jane H. Furse. Remove existing roof and replace; inspect roof deck to verify that all sheathing is suitable, install seam tape per Connecticut code, install water and ice barrier, underlayment, asphalt shingles and proper ventilation at 242 Ocean Drive East, Stamford. Estimated cost: \$38,483. Filed April 11.

Gunner LLC, Stamford, contractor for Darryl and Donna Tookes. Remove existing roof and replace. Inspect roof deck to verify that all sheathing is suitable. Install seam tape per Connecticut code, install water and ice barrier, underlayment, asphalt shingles, and proper ventilation at 63 Bangall Road, Stamford. Estimated cost: \$20,814. Filed April 17.

Gunzy, Scott L., Westport, contractor for Blomberg Jill H. Blomberg Revocable Trust. Install Generac automatic transfer switches (1) 26kw air-cooled Generac generator connected to an existing underground propane tank at 43 Bartina Lane, Stamford. Estimated cost: \$15,000. Filed April 1.

Home Depot USA Inc., Norwalk, contractor for Masudur M. Rahman. Remove and replace two windows at 4 Charles St., Norwalk. Estimated cost: \$3,428. Filed March 19.

Mantz Construction LLC, Norwalk, contractor for John Coviello. Renovate single-family residence at 19 Crockett St., Norwalk. Estimated cost: \$149,000. Filed March 21.

Pro-Klean Cleaning and Restoration, Norwalk, contractor for Richard Calladionuzzo. Remove existing roof and reroof 1 Jayne Way, Norwalk. Estimated cost: \$54,734. Filed March 20.

Rhino Back Roofing LLC, Norwalk, contractor for Michele M. Romeo. Remove existing shingles and replace at 7 Lycett Court, Norwalk. Estimated cost: \$13,121. Filed March 19.

Rhino Back Roofing LLC, Norwalk, contractor for Richard Calladionuzzo. Remove existing shingles and replace at 1 Jayne Way, Norwalk. Estimated cost: \$20,733. Filed March 19.

Sound Renovation LLC, Norwalk, contractor for Andrew D. Sinclair and Stuart T. Sinclair. Remove existing roof and install a new asphalt roof to deck at 322 Flax Hill Road, Norwalk. Estimated cost: \$21,500. Filed March 20.

Trinity Solar LLC, Norwalk, contractor for Brittany King. Remove existing shingles and replace at 10 Cornwall Road, Norwalk. Estimated cost: \$13,000. Filed March 20.

Westview Electric LLC, Norwalk, contractor for Walter J. and Helen R. Brunner. Remodel existing kitchen at 3 Richmond Hill Road, Norwalk. Estimated cost: \$29,000. Filed March 18.

COURT CASES

Bridgeport Superior Court

Deparra, Tesha, et al, Bridgeport. Filed by Christopher Quille, Bridgeport. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6132214-S. Filed March 11.

Franco, Melissa, Bridgeport. Filed by Daniel Amaral, Bridgeport. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision 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-24-6132726-S. Filed March 26.

Lewis Jr., Roger, et al, Hamilton, New Jersey. Filed by Sabrina Dianna Adonis, Fairfield. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6132490-S. Filed March 19.

MG Hardwood Floors LLC, et al, Bridgeport. Filed by Bryan Earl Coote, Milford. Plaintiff's attorney: Law Offices of Bradley L. Sorrentino LLC, Milford. 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-24-6132590-S. Filed March 22.

Viera, Owen, et al, Bridgeport. Filed by Juleysi Cabral, Bridgeport. Plaintiff's attorney: Buckley Wynne & Parese LLC, New 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-24-6132502-S. Filed March 19.

Danbury Superior Court

Bj's Wholesale Club Inc., et al, East Hartford. Filed by Jolanta Chojnowski, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendant when the plaintiff was caused to slip and fall due to leaves on the ground from the plants in the rolling carts, thereby causing her to suffer the injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049336-S. Filed March 1.

Miceli, Gianna Rose, Brookfield. Filed by Adriane Lara Ballaudo, New Milford. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. 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-24-6049220-S. Filed Feb. 20.

Morina, Bledian, et al, Newtown. Filed by Joseph Ottoshavet, Brookfield. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks 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-24-6049369-S. Filed March 5.

Rivera-Marcos, Byron, et al, Danbury. Filed by Shameka Coles, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049718-S. Filed April 2.

Stamford Superior Court

Benincaso, James, et al, Norwalk. Filed by Webster Bank, N.A., Southington. Plaintiff's attorney: Laurie Geller LLP, West Hartford. Action: The plaintiff is owner and holder of a promissory note for the defendants who agreed to pay monthly payments, however the defendants failed to pay to plaintiff the entire balance of principal and interest due. The plaintiff seeks foreclosure of the mortgage and more than \$15,000 in monetary damages exclusive of interest and costs and such other and further relief the court deems appropriate. Case no. FST-CV-24-6065025-S. Filed Feb. 1.

Bowden, Clarence, et al, Norwalk. Filed by Katherine Jarozewski, Norwalk. Plaintiff's attorney: Sebastiano Tornatore, Norwalk. Action: The plaintiff and defendants agreed that defendants would perform the door-framing service requested. Despite agreeing to undertake the isolated task at the premises, no written contract was presented by the defendants or signed by the plaintiff. The plaintiff left Connecticut for a planned trip to Chicago, Illinois. Defendants had not yet commenced providing any services at the premises. However, when plaintiff returned home she found that the defendants entirely gutted the interior of the front porch as well as the rear sunroom connected to the kitchen, without plaintiff's permission or approval. Defendants, without approval, removed from the premises, inter alia: the exterior door to both the front porch and rear sunroom; windows from the front porch; exterior siding from around the rear door; all interior drywall and ceiling from the rear sunroom; and all window casings, sills and trim work. Critically, during the unauthorized demolition at the premises, defendants also removed several structural supports from the premises, which were supporting the home's plumbing stack and the roof. As a result, the plaintiff suffered damages and seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065902-S. Filed March 26.

Daquesian, Alexa, et al, Norwalk. Filed by Steve Ferguson, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065104-S. Filed Feb. 6.

Honor Platoon Logistics LLC, et al, Stratford. Filed by Mario Imbrogno, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065011-S. Filed Jan. 31.

DEEDS

Commercial

41 Gerry Street LLC, New Canaan. Seller: Arby Gega, Stamford. Property: Lot 42, Gerry St., Greenwich. Amount: \$1,040,000. Filed April 29.

834 Naugatuck Realty LLC, Fairfield. Seller: Benjamin Buchsbaum, Fairfield. Property: 95-97 Pope St., Fairfield. Amount: \$1. Filed May 6.

889 Lake House LLC, Greenwich. Seller: Thomas E. Henry and Patricia E. Henry, Greenwich. Property: 889 Lake Ave., Greenwich. Amount: \$10. Filed May 1.

AG Real Estate I LLC, Weston. Seller: Vladimir Kolo and Jonida Kolo, Stamford. Property: 93 Seaside Ave., Stamford. Amount: \$800,000. Filed April 26.

Buy or Sell Realty LLC, Middletown. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 403 Oaklawn Ave., Stamford. Amount: \$490,000. Filed April 29.

EAI LL LLC, Yonkers, New York. Seller: Longbridge Financial LLC, Lansing, Michigan. Property: 23 Rose Park Ave., Stamford. Amount: \$700,000. Filed April 29.

Gentile, Jessica V., Trumbull. Seller: Bank Trust National Association, Lewisville, Texas. Property: Hale St., Unit 15, Stamford. Amount: \$350,000. Filed April 26.

J&J Properties Nola LLC, Greenwich. Seller: Nana Rehem-Glover and Richard Glover, Greenwich. Property: 178 Milbank Ave., Unit 2, Greenwich. Amount: \$N/A. Filed May 1.

LAX Properties LLC, Stratford. Seller: Jimmy Nasire Dumeny, Bridgeport. Property: 153 Oaklawn Ave., Stamford. Amount: \$465,000. Filed April 29.

RMBD Investments LLC, Trumbull. Seller: Alexander E. Wolfe and Adriana N. Wolfe, Fairfield. Property: 245 Sunnyridge Ave., Unit 31, Fairfield. Amount: \$N/A. Filed May 7.

Sosner, Nathan and Ella Sosner, Scarsdale, New York. Seller: 802 Lake Avenue LLC, Tulsa, Oklahoma. Property: 802 Lake Ave., Greenwich. Amount: \$5,700,000. Filed May 3.

Tamio Group LLC, Westport. Seller: 456 Cedar Street LLC, Stamford. Property: 45 Cedar St., Units 4, 5 and 6, Stamford. Amount: \$775,000. Filed April 25.

Tuttle, Terry Michelle and Steven Gerard Tuttle, Cos Cob. Seller: Old Camp LLC, Riverside. Property: 39 Old Camp Lane, Cos Cob. Amount: \$1,755,000. Filed May 3.

Residential

Antipova, Yuliya and Ryan Fleisch, New York, New York. Seller: Dina Tolia Gupta and Anuj Gupta, Stamford. Property: 99 Wildwood Road, Stamford. Amount: \$1,400,000. Filed April 26.

Antonacchio, Pamela Marie, Fairfield. Seller: Bradley C. Evans and Kirsty L. Evans, Fairfield. Property: 7 Stillson Place, Fairfield. Amount: \$806,000. Filed May 10.

Booth, Andrew and Nancy Booth, Cos Cob. Seller: Nicholas S. Yukich and Catherine G. Yukich, Greenwich. Property: 43 Valleywood Road, Cos Cob. Amount: \$1,896,000. Filed April 29.

Burke, Christopher and Deirdre Burke, Darien. Seller: Homero Sandoval and Marjorie Andrade Sandoval, Greenwich. Property: 47 Lafayette Place, Unit 2A, Greenwich. Amount: \$1,200,000. Filed May 3.

Canal, Idil and Adam Kaiser, Miami, Florida. Seller: Joseph Zaro and Nancy Zaro, Greenwich. Property: 35 Langhorne Lane, Greenwich. Amount: \$3,375,000. Filed May 2.

Cardona, Cesar, Stamford. Seller: Goitom Bellele, Stamford. Property: 78 Virgil St., Stamford. Amount: \$1,200,000. Filed April 26.

Quantitative Researcher (Greenwich, CT): Work within a systematic equities team, developing and researching quantitative trading strategies. Develop differentiated alpha signals that are uncorrelated to markets by applying advanced quantitative research methods to traditional and non-traditional data, taking account of domain-specific company and industry fundamentals as well as structural and behavioral aspects of equity markets, including market microstructure and the incentives/objectives of market participants. Develop cross-sectional predictive models with Sharpe Ratios of > 1 that can be transformed into differentiated alpha signals. Develop and research quantitative equities trading strategies on behalf of an investment management institution. Develop statistical models designed to forecast cross-sectional returns. Conduct independent research using state-of-the-art statistical learning techniques. Be fluent in statistical methods, including hypothesis testing and cross-validation. Model and perform statistical analysis on historical data gathered from financial markets and other non-traditional alternative data sources. Program in Python and SQL, utilizing advanced scientific computing and data processing software packages, including pandas. Work with systematic trading systems, including monitoring, maintaining, and ensuring the quality control of such systems on a regular basis. Reqs. Master's degr + 3 yrs of exp. Email resume to HRRecruiting@bamfunds.com or mail resume to Hannah Ogren, Balyasny Asset Management, LP, 444 West Lake Street, 50th Floor, Chicago, IL 60606. Must Ref#AL24BAMCT. No phone calls.

Cordon Alfaro, Sandra Marleny, Stamford. Seller: Santos Gonzalez and Zoila Gonzalez, Stamford. Property: 47 Seaton Road, Unit 12-E-1, Stamford. Amount: SN/A. Filed April 30.

Cruz, Maria Leonor S., et al, Stamford. Seller: Blossamma Geevarghese, Stamford. Property: 76 Oakdale Road, Stamford. Amount: \$600,000. Filed April 26.

Dodd, Rachel, Greenwich. Seller: J. Douglas Van Ness and Korrine D. Van Ness, Greenwich. Property: 86 Sawmill Lane, Greenwich. Amount: \$1. Filed May 3.

Dumeny, Giscard J., Fairfield. Seller: Kevin M. Mulligan, Fairfield. Property: 1000 Knapps Highway, Unit 34, Fairfield. Amount: \$312,000. Filed May 10.

Freda, Christopher and Nina Skarica, Greenwich. Seller: Lawrence McGonegal and Eileen McGonegal, Cos Cob. Property: 53 Gregory Road, Cos Cob. Amount: \$1,700,000. Filed April 29.

Fredrickson, Kysa, Stamford. Seller: Jeffrey Duncan and Katlyn Duncan, Stamford. Property: 33 Glen Terrace, Stamford. Amount: \$855,000. Filed April 26.

Gardiner, Dervorgilla and A. Denny Gardiner, Greenwich. Seller: Mussel Inn LLC, Vero Beach, Florida. Property: 405 West Lyon Farm Drive, No. 405, Greenwich. Amount: \$1. Filed May 1.

Gyurko, Matthew and Erin Gyurko, Fairfield. Seller: Scott Lindstrom, Fairfield. Property: 66 Clinton St., Fairfield. Amount: \$1,100,000. Filed May 6.

Howes, Matthew and Erica St. Pierre, Stamford. Seller: Richard D. Paris, Stamford. Property: 115 Colonial Road, Unit 60, Stamford. Amount: \$850,000. Filed April 26.

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

Johnson, Courtney C., New Rochelle, New York. Seller: Carrie E. Alston, Stamford. Property: 79 Taylor St., No. 8, Stamford. Amount: \$268,500. Filed April 25.

Krstic, Vladimir, Stamford. Seller: Sorin Alexe, Ashland, Massachusetts. Property: 85 Riverside Ave., Unit B6, Stamford. Amount: \$390,000. Filed April 30.

Leal Giraldo, Maria Camila and Anthony Paul Valenti, Stamford. Seller: Christopher Duby and Danielle Costa, Stamford. Property: 27 Bradley Place, Stamford. Amount: \$605,000. Filed April 24.

Leventhal, Jay and Alyson Leventhal, Stamford. Seller: LASO Homes LLC, Stamford. Property: Fado Lane, Cos Cob. Amount: \$3,275,000. Filed May 2.

Luksic, Frank, Old Greenwich. Seller: Antonia Spitzer, Old Greenwich. Property: 20 Center Drive, Old Greenwich. Amount: \$1,350,000. Filed April 30.

Mailvaganam, Stefan and Sarah DeVito, Greenwich. Seller: Leon I. Igel and Catherine M. Igel, Greenwich. Property: 118 Bowman Drive, Greenwich. Amount: \$2,680,000. Filed May 2.

Marrocchino, Lisa, New York, New York. Seller: Robert Warren and Lawrence Wilner, Fairfield. Property: 1444 Melville Ave., Fairfield. Amount: \$410,000. Filed May 6.

Mendoza, Luis P., Stamford. Seller: William A. Yarish, Whispering Pines, North Carolina. Property: 45 Van Buskirk Ave., Stamford. Amount: \$565,000. Filed April 25.

Moss, Nelson and Candice Moss, Greenwich. Seller: Chuan Gao and Junjie Xiong, Samford. Property: 357 Round Hill Road, Greenwich. Amount: \$10. Filed May 1.

Muldoon, Elizabeth and Ryan Muldoon, Cos Cob. Seller: Cristin McGuinn Hayes and Christopher Hayes Jr., Old Greenwich. Property: 71 Halsey Drive, Old Greenwich. Amount: \$1,450,000. Filed May 3.

Naples Jr., Paul D. and Kelly A. Weir, Fairfield. Seller: Cao Yi, Fairfield. Property: 298 Country Road, Fairfield. Amount: \$740,000. Filed May 8.

Needleman, Eric and Kelly B. Needleman, Greenwich. Seller: CAFEJU Investments LLC, Wilmington, Delaware. Property: 33 Boulder Brook Road, Greenwich. Amount: \$10. Filed April 29.

Negron, Noemi, Stamford. Seller: 68 McMullen Avenue LLC, Stamford. Property: 68 McMullen Ave., Stamford. Amount: \$525,000. Filed April 24.

Newman, Elena, Fairfield. Seller: Agnieszka Buller, Fairfield. Property: 2180 Kings Highway, Unit 1, Fairfield. Amount: \$830,000. Filed May 9.

Nouss III, James Louis and Andrea Caron Nouss, Old Greenwich. Seller: Scott R. Davidson and Lisa M. Davidson, Old Greenwich. Property: 25 Lockwood Drive, Old Greenwich. Amount: \$3,010,000. Filed May 3.

Oen-Lee, Jonathan Keith and Karin Grace Oen-Lee, Millbrae, California. Seller: Alexandra Navarro, Greenwich. Property: Lot 19, Taylor Drive, Cos Cob. Amount: \$10. Filed April 29.

Olson, Mari J., Fairfield. Seller: Jamie P. Kaiser, Fairfield. Property: Lot A, Map 7431, Fairfield. Amount: \$1,500,000. Filed May 10.

Anderson J., O'Neil, Fairfield. Seller: Victor Encarnacion and Dionne Encarnacion, Fairfield. Property: 1095 Brooklawn Ave., Fairfield. Amount: \$560,000. Filed May 6.

Paniagua, Elina, White Plains, New York. Seller: Beatrice Bebichou Henry, Stamford. Property: 75 Maple Tree Ave., Unit A, Stamford. Amount: \$400,000. Filed April 30.

Patrizi, Isadora Israel and Kevin Andres Bedoya Cano, Fairfield. Seller: Feliks Podgaitis and Inna Podgaitis, Stamford. Property: 6 Gaxton Road, Stamford. Amount: \$925,000. Filed April 30.

Pereira Rynne, Regina, Fairfield. Seller: Debra Schneider, Fairfield. Property: 85 Gate Ridge Road, Fairfield. Amount: \$495,000. Filed May 6.

Pinto, John H. and Donna de Varona, Palm Beach, Florida. Seller: Donna de Varona, Palm Beach, Florida. Property: 55 Winding Lane, Greenwich. Amount: \$10. Filed May 3.

Prozes, Andrew and Nonie MacKin Prozes, Greenwich. Seller: Stephanie D. Stapleton, et al, Fisher Island, Florida. Property: 25 Zaccheus Mead Lane, Greenwich. Amount: \$10. Filed May 1.

Purcell, Philip, Greenwich. Seller: Eileen Karn, Ashland, Oregon. Property: 175 Hobart Ave., Greenwich. Amount: \$10. Filed April 30.

Quintana Estrada, Marlon Eduardo, Stamford. Seller: Yomaris Robertson and Rodney Robertson, Stamford. Property: 192 Hamilton Ave., Stamford. Amount: \$613,000. Filed April 26.

Rennert, Peter, Fairfield. Seller: Peter A. Rennert, Fairfield. Property: 322 Adley Road, Fairfield. Amount: \$0. Filed May 6.

Savage, Cynthia Ward, Greenwich. Seller: Dervorgilla K. Gardiner and Arthur Denny Gardiner, Greenwich. Property: 291 Lake Ave., Greenwich. Amount: \$10. Filed May 1.

Sebastian, Sebastian, Stamford. Seller: 75 Josephine Evaristo Avenue LLC, Greenwich. Property: 75 Josephine Evaristo Ave., Greenwich. Amount: \$10. Filed May 3.

Shanahan, Devin Wise and Michael Henry Shanahan, Greenwich. Seller: Shelyv Slayton, Austin, Texas. Property: 18 Brookside Park, Greenwich. Amount: \$10. Filed May 1.

Tascher, Debora, Newington. Seller: Nicole Colleran-Jeanetti and Patrick Jeanetti, Fairfield. Property: 285 Old Black Rock Turnpike, Fairfield. Amount: \$1,048,000. Filed May 8.

Vukosavljevic, Zoran, Bushkill, Pennsylvania. Seller: Constance Begetis, Stamford. Property: 91 Strawberry Hill Ave., Unit 225, Stamford. Amount: \$171,000. Filed April 24.

Wallace Jr., Robert and Amanda Wallace, Fairfield. Seller: Angela T. McKeon, Fairfield. Property: 230 Osborne Hill Road, Fairfield. Amount: \$805,000. Filed May 6.

Winters, Penelope W., Greenwich. Seller: David Lampman and Abeir Lampman, Stamford. Property: 77 Havemeyer Lane, Unit 90, Stamford. Amount: \$1,450,000. Filed April 25.

Woods, Ronald K. and Jacqueline D. Woods, Stamford. Seller: Ronald K. Woods and Jacqueline D. Woods, Stamford. Property: 11 Skyview Drive, Stamford. Amount: SN/A. Filed April 26.

Zanardi, Paul and Melissa Zanardi, Scottsdale, Arizona. Seller: Clare Kennedy Blasius, Fairfield. Property: 240 Hurd St., Fairfield. Amount: \$1,400,000. Filed May 7.

Zeiss, Francesca C., Stamford. Seller: Jeffrey Harper and Jennifer B. Harper, Fairfield. Property: Lot 6, Map 190, Old Field Road, Fairfield. Amount: \$925,000. Filed May 10.

Zhang, Kevin Fengmiao and Emily Ying Chen Gan, Westford, Massachusetts. Seller: Hyung Suk Choe and Mok Choe, Highland, Maryland. Property: 31 Beaumont St., No. 31, Fairfield. Amount: \$962,000. Filed May 7.

LIS PENDENS

Delgado, Rafael, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Federal Home Loan Mortgage Corp. Property: 43 Tuttle St., Stamford. Action: foreclose defendants' mortgage. Filed April 19.

Faherty, Suzanne, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 45 Columbus Place, Unit 17, Stamford. Action: foreclose defendants' mortgage. Filed April 22.

Grodin, Aubrey A., Fairfield. Filed by Lerner, Guarino & Foodman LLC, Westport, for Nicholas T. Grodin. Property: 193 Old Black Rock Turnpike, Fairfield. Action: foreclose defendant's mortgage. Filed May 6.

Henderson, Peter, Fairfield. Filed by the Law Offices of Daniel D. Portanova PC, Bridgeport, for Amie Redgate. Property: 62 Center St., Southport. Action: foreclose defendants' mortgage. Filed May 3.

O'Leary, Brian J., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 125 Prospect St., Unit 4-B, Stamford. Action: foreclose defendants' mortgage. Filed April 25.

Thompson, Barbara, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for MCLP Asset Company Inc. Property: 153 Woody Lane, Fairfield. Action: foreclose defendants' mortgage. Filed May 9.

Tucci, Donna M., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Deutsche Bank National Trust Company. Property: 82 Hillside Road, Fairfield. Action: foreclose defendants' mortgage. Filed May 9.

Weinreb, Christine R., et al, Stamford. Filed by Korde & Associates PC, New London, for Citizens Bank NA. Property: 125 Buckingham Drive, Stamford. Action: foreclose defendants' mortgage. Filed April 18.

Wolfe, Lynn L., et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 13 Rachele Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 26.

MORTGAGES

605 Liberty Avenue NDB Brooklyn LLC, Stamford, by N/A. Lender: Emporium TPO LLC, 3010 Gaylord Parkway, Suite 125, Frisco, Texas. Property: 9 Arthur St., Greenwich. Amount: \$545,000. Filed April 1.

Amiti, Elidon and Gjyste Martinaj, Stamford, by John A. Cassone Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 649 Newfield Ave., Stamford. Amount: \$518,000. Filed March 18.

Armstrong, Robert R., Stamford, by Victoria L. Miller. Lender: Marc Lasry, 11 W. 42nd St., Ninth floor, New York, New York. Property: 32 Hanrahan St., Stamford. Amount: \$25,000. Filed March 18.

Arroyave, Ruth, Stamford, by Christopher J. Jarboe. Lender: Ideal Lending LLC, 5589 Okeechobee Blvd., Suite 101, West Palm Beach, Florida. Property: 30 Glenbrook Road, Unit 9E, Stamford. Amount: \$270,400. Filed March 15.

Britez Cabrera, Arnildo R., Stamford, by Adam J. Hirsch. Lender: Citadel Servicing Corp. d.b.a. Acra Lending, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 155 Fox Ridge Road, Stamford. Amount: \$752,000. Filed March 19.

Brown, Betty Cobbs and **Betty Ware Cobbs Brown**, Greenwich, by Jane V. Maxwell. Lender: Philip D. Green, 4007 N. 27 St., Arlington, Virginia. Property: 608 Lake Ave., Greenwich. Amount: \$250,000. Filed April 2.

Cecunjanin, Medina and **Sukrija Cecunjanin**, Stamford, by Lukas J. Thomas. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 76 Maple Tree Ave., Unit 3, Stamford. Amount: \$275,000. Filed March 13.

Curran, Moira J., Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 275 Paulding St., Fairfield. Amount: \$350,000. Filed March 27.

Delardi, Peter, Fairfield, by Sharon M. Jones. Lender: Cross Country Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 87 Oxbow Road, Fairfield. Amount: \$380,000. Filed March 27.

Donnelly, Shaun Michael and **Phoebe Grace Donnelly**, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 229 Lakeside Drive, Fairfield. Amount: \$250,000. Filed March 28.

Doyle, Ryan and **Magdalena Doyle**, Greenwich, by James Kavanagh. Lender: Butler Street LLC, 10 Loughlin Ave., Cos Cob. Property: 7 Butler St., Cos Cob. Amount: \$1,180,000. Filed April 1.

Durso, Kerri and **Christopher Durso**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 17 Candlelight Place, Greenwich. Amount: \$200,000. Filed April 2.

Feeney, Michael and **Katherine Knott**, Fairfield, by Antonio Faretta. Lender: Cross Country Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 150 Fairfield Place, Fairfield. Amount: \$78,106. Filed March 27.

Ferrio, Peter L., Fairfield, by Adam R. Kravet. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 108 Jeniford Road, Fairfield. Amount: \$318,000. Filed March 27.

Fishman, Matthew and **Meryl Grodnick Fishman**, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 346 North St., Greenwich. Amount: \$5,000,000. Filed April 1.

Fowler, James and **Andrea DelBello**, Greenwich, by N/A. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 58 Sherwood Place, Greenwich. Amount: \$1,361,500. Filed April 1.

Frandsen, Nina, Harrison, New York, by Stephen R. Ketainecvk. Lender: Worth Avenue Capital LLC, 171 Old Sachems Old Road, Guilford. Property: Pecksland Road, Greenwich. Amount: \$4,200,000. Filed April 2.

Gabriele, Michelle, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Hoover Road, Riverside. Amount: \$50,000. Filed April 2.

Gallo, Amy and **Ryan Gallo**, Stamford, by Joseph J. Capalbo, II. Lender: Edward E. Granelli and Catherine R. Granelli, 115 Akbar Road, Stamford. Property: 100 Fawn Drive, Stamford. Amount: \$596,221. Filed March 18.

Gian, Robert J., Stamford, by Peter V. Lathouris. Lender: Continental Mortgage Banking LTD, 1100 Summer St., Stamford. Property: 12 Columbus Place, Stamford. Amount: \$140,000. Filed March 13.

Greenberg, Seth Aaron and **Rebecca Ariela Welsler**, Stamford, by Shetal Nitin Malkan. Lender: First American Bank, P.O. Box 307, 201 S. State St., Hampshire, Illinois. Property: 113 Fieldstone Terrace, Stamford. Amount: \$87,500. Filed March 19.

Gutierrez, Avelino and **Cosette Gutierrez**, Stamford, by Maria C. Miller. Lender: Peoples Bank, 330 Whitney Ave., Holyoke, Massachusetts. Property: 95 Davenport Farm Lane East, Stamford. Amount: \$144,600. Filed March 15.

Haque, Mozammel and **Noor Akhter**, Stamford, by Jennifer K. Wysocki. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 22 Sherman St., Stamford. Amount: \$540,000. Filed March 19.

Harrison, Benjamin and **Aislynn Harrison**, Stamford, by Eric Diaz. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 16 Nurney St., No. 4, Stamford. Amount: \$340,000. Filed March 20.

Hegde, Ankit and **Shloka Shetty**, Stamford, by Marissa L. Florio. Lender: Cross Country Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 95 Lafayette St., Apt. 4, Stamford. Amount: \$425,000. Filed March 20.

Higgins, James and **Diana M. Higgins**, Greenwich, by M. Cassin Maloney Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 297 Shore Road, Greenwich. Amount: \$3,500,000. Filed April 1.

Ismail, Ayman, Bridgeport, by Joshua F. Gilman. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 232-234 Melville Drive, Fairfield. Amount: \$400,000. Filed March 26.

Jacobs, Matthew Hunter, Greenwich, by Morris L. Barocas. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 77 Glenbrook Road, Unit 405, Stamford. Amount: \$304,000. Filed March 15.

Jaworski, Robert, Rocky Hill, by Andrij Cichowlas. Lender: John Kuzemczak and Barbara Kuzemczak, 46 Normandy Road, Yonkers, New York. Property: Lot 58, Map 4222, Stamford. Amount: \$85,000. Filed March 13.

Johnson, David L. and **Gretchen M. Johnson**, Old Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 43 Hillcrest Park Drive, Old Greenwich. Amount: \$450,000. Filed April 1.

Karl, Elizabeth A., Fairfield, by William Zorzy. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 1980 N. Benson Road, Fairfield. Amount: \$400,000. Filed March 27.

Kobrock, Cheryl and **Kevin Maass**, Greenwich, by Donna Castronovo. Lender: PFN Lending Group Inc., 5016 North Parkway Calabasas, Suite 200, Calabasas, California. Property: 15 River Road, Unit 205, Cos Cob. Amount: \$656,250. Filed April 1.

Krangle, Lindsay and **Elliot Krangle**, Boca Raton, Florida, by Jason E. Brooks. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 351 Pemberwick Road, Greenwich. Amount: \$765,537. Filed April 2.

Lussen, Christopher W., Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 283 Dunlea Road, Fairfield. Amount: \$30,000. Filed March 26.

Manna, Thomas, Cos Cob, by Amanda C. Burns. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 11 River Road 115, Greenwich. Amount: \$489,000. Filed April 3.

Mayaguari, Giovanni H. Puma and **Jessica C. Robles Galarza**, Springdale, by Douglas Seltzer. Lender: Village Capital & Investment LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada. Property: 53 Sterling Place, Stamford. Amount: \$642,023. Filed March 18.

Monick Jr., Anthony W., and **Stephen E. Monick**, Greenwich, by Donna Castronovo. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 114 Bowman Drive, Greenwich. Amount: \$1,724,737. Filed April 1.

Moutinho, Branden M. and **Marilyn Moutinho**, Fairfield, by Frank J. MacPhail. Lender: Cross Country Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 71 Vermont Ave., Fairfield. Amount: \$220,000. Filed March 25.

Nangia, Vikram Sain and **Lakshmi Nangia**, Greenwich, by M. Cassin Maloney Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 860 North St., Greenwich. Amount: \$900,000. Filed April 1.

Normantas, Lukas and **Kenisha Normantas**, Mount Vernon, New York, by Emily D. Wilson. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1102 Stillson Road, Fairfield. Amount: \$560,000. Filed March 26.

Patel, Pooja, Elmsford, New York, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 71 Bowman Drive, Greenwich. Amount: \$1,500,000. Filed April 2.

Pilloni, Joseph Anthony, Riverside, by Charlene M. Pederson. Lender: CMG Mortgage Inc, 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 20 Casmir Drive, Fairfield. Amount: \$433,600. Filed March 26.

Poisson, Sabine, Greenwich, by Dahiana Laucer. Lender: Citadel Servicing Corp. d.b.a. Acra Lending, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 11 Alec Templeton Lane, Greenwich. Amount: \$1,590,000. Filed April 3.

Quinn, Shaun and **Allison Powell Quinn**, Stamford, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 114 Middlebrook Drive, Fairfield. Amount: \$881,250. Filed March 27.

Rottier, Amanda and **Francisco Jose Mira**, New York, New York, by David K. Kurata. Lender: Novus Home Mortgage, 20225 Water Tower Blvd., Suite 400, Brookfield, Wisconsin. Property: 140 Hurd St., Fairfield. Amount: \$1,340,000. Filed March 25.

Sanderson Adelson, Samuel Hastings and **Moires Catherine Colley**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 2980 Sturges Highway, Fairfield. Amount: \$250,000. Filed March 27.

Sansone, Thomas M. and **Teresita M. Sansone**, Westport, by Charmaine Whittingham-Tucker. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 908 Sturges Highway, Westport. Amount: \$400,000. Filed March 26.

Schulten, Alexis J. and **Jennifer M. Schulten**, Houston, Texas, by Chris Barreto. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 150 Arbor Drive, Fairfield. Amount: \$980,000. Filed March 28.

Sharnoff, Alana and **Andrew Sharnoff**, Greenwich, by Jonathan T. Hoffman. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 32 Zora Lane, Stamford. Amount: \$850,750. Filed March 18.

Smith, Pamela Putnam, Branford, by Seth J. Arnowitz. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 98 Valley Road, Apt. 4, Cos Cob. Amount: \$300,000. Filed April 3.

Somma, Jessica Filomena, Norwalk, by Gary Lorusso. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 114 Woodside Green, Unit 1C, Stamford. Amount: \$272,000. Filed March 15.

Sperrazza, Gregory C. and **Amy J. Sperrazza**, Fairfield, by Christopher A. Atrattton. Lender: US Alliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 322 Brambly Hedge Circle, Fairfield. Amount: \$330,125. Filed March 28.

Subramanian, Bala and **Susan Subramanian**, Stamford, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 167 Ridgecrest Road, Stamford. Amount: \$850,000. Filed March 18.

Suschinsky, Paul, Shrub Oak, New York, by Arianne O'Donnell. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 71 Strawberry Hill Ave., Unit 915, Stamford. Amount: \$155,625. Filed March 20.

Taylor, Alison J., Old Greenwich, by Antonio Faretta. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 90 Havemeyer Lane, Old Greenwich. Amount: \$350,000. Filed April 1.

Vanderwarker, Derek and **Julia Papastavridis**, New York, New York, by Vicki K. Johnson. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 2 Spring Road, Greenwich. Amount: \$2,122,450. Filed April 1.

Velez, Luis R. and **Maria T. Velez**, Stamford, by Kathryn L. Braun. Lender: Quicken Loans LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 4 Noble St., Stamford. Amount: \$366,000. Filed March 13.

Vidoli, Donald W. and **Marcella C. Vidoli**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 67 Rowland Road, Fairfield. Amount: \$120,000. Filed March 25.

Weiss, Steven G. and **Suzan Weiss**, Fairfield, by Alan Fernandes. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 418 Crestwood Road, Fairfield. Amount: \$500,000. Filed March 25.

West Elm Realty LLC, Ridgefield, by Collen T. Joyce. Lender: The Putnam County National Bank of Carmel, 45 Gleneida Ave., Carmel, New York. Property: 40 W. Elm St., Greenwich. Amount: \$539,500. Filed April 2.

NEW BUSINESSES

ALC Mini Market, 118 Stillwater Ave., Stamford 06902, c/o Cristobal Gomez. Filed April 4.

American Contracting Services, 781 Neeb Road, Cincinnati, Ohio 45233, c/o South Coast Surety Insurance Services LLC. Filed April 17.

Avellino Family Barbecue, 761 Den Road, Stamford 06903, c/o LSEJ Inc. Filed April 1.

Avon Theatre Film Center, 272 Bedford St., Stamford 06901, c/o Louisa S. Greene. Filed April 18.

Bar Russo, 28 Spring St., Stamford 06901, c/o The Alchemist Group LLC. Filed April 4.

Career Winners Circle, 70 Strawberry Hill F-3A, Stamford 06902, c/o Tammy Alvarez. Filed April 29.

Clear Water, 15 Hollow Tree Road, Norwalk 06854, c/o Carlos Antonio Mejia. Filed April 3.

Coastal Connections, 1234 Summer St., Sixth floor, Stamford 06905, c/o Crosstown Solutions Inc. Filed April 11.

Cocolon Latin Fusion, 2803 Philadelphia Pike, Suite B463, Claymont, Delaware 19703, c/o Luis Barahona. Filed April 5.

Craftedrx, 609 N. State Highway 47, Suite C, Warrenton, Missouri 63383, c/o Rx Plus Solutions LLC. Filed April 23.

Dim Li Light, 33 Holcomb Ave., Stamford 06906, c/o Patton Kwan. Filed April 8.

Diva Details, 511 Shippan Ave., Suite 6E, Stamford 06902, c/o Bianca Jensen. Filed April 26.

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

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**TIM FOLEY**

CEO and Executive Vice President
The Building & Realty Institute (BRI)

Tim Foley is the CEO and executive vice president of The Building & Realty Institute (BRI), a real estate trade association in Westchester County and the Hudson Valley. The BRI membership contains home builders, remodelers, commercial developers, existing multifamily apartment owners, co-op and condo boards, property managing agents, and others with an interest in housing and real estate in the region. The BRI exists to advocate for the best interests of the realty industry to government and the community, to provide knowledge and resources to its members, and to create opportunities for members to build relationships and improve their businesses. Foley is only the third executive vice president in the 77-year history of the BRI. He is one of the founding partners of the Welcome Home Westchester campaign, which launched in the spring of 2021. This multistakeholder campaign combines several companies involved in the home building and development of housing with economic leaders like the Westchester County Association and Nonprofit Westchester, academics and think tanks that have extensively examined the housing question, organizations dedicated to fighting against homelessness and supporting families in need, faith leaders and community advocates to drive forward a new conversation around housing in the county. He also holds an additional role as the director of Building and Allied Construction Industries of Westchester, the local affiliate for the National Association of Home Builders (NAHB) and the New York State Builders Association (NYSBA). He served for multiple years on the Land Development Committee and the Land Use Policy Committee for NAHB. He is also on the Board of Directors for the Hudson Valley Economic Development Corp. (HVEDC). Prior to joining BRI, Foley was the communications director for New York State Assemblymember Amy Paulin, who represents the 88th Assembly District (Eastchester, New Rochelle, Pelham, Scarsdale and White Plains). In addition to serving as the assemblymember's general liaison with the press and media, he was an important aide for many of her special projects and initiatives focused on Westchester County, including coordinating the work of 33 local governments and school districts in Westchester, Suffolk, and Nassau Counties to challenge the IRS regulations disallowing the use of charitable funds to offer relief for taxpayers straining with the new cap on the State and Local Tax (SALT) deduction at the federal level; supporting local community efforts to respond to both the problematic response by Con Edison to the March 2018 Nor'easters; advocating for adequate funding for the Metro-North Railroad in the next MTA capital plan; and spreading public information on options to adapt to Con Edison's moratorium on new natural gas services.

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JOSEPH GRAZIOSE

Executive Vice President, Development Services

RXR

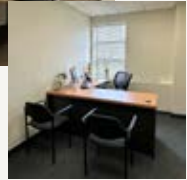
Joseph Graziose serves as executive vice president, development services at RXR. In his role, Graziose is responsible for day-to-day management, execution and strategy for RXR's development company. During his tenure at RXR, Graziose has been responsible for managing and overseeing billions of dollars for ground-up development with a focus on multifamily, mixed-use and master planning in the New York metro area, along with playing a key role in RXR's national expansion, including new development opportunities throughout the country. Since joining RXR in 2011, Graziose has been responsible for building out RXR's multifamily platform across New York metro, including projects in Brooklyn, Bronx, Yonkers and White Plains as well as serving as project executive for RXR's master development partnership with the city of New Rochelle. Through the master development partnership, Graziose is responsible for the creation and implementation of a revitalization plan to transform downtown New Rochelle into a center for job generation, market rate and affordable housing, dining, retail and arts and culture. The mix of uses now entitled across the downtown, with sites controlled by RXR include over 11 million square feet of commercial, retail, institutional and hotel space as well as more than 10,000 residential units. Graziose is an active participant of The Business Council of Westchester and in 2020 was awarded the Council's Rising Stars 40 under 40 award. In 2023, Graziose was added by "City and State" to its Westchester Top 100 list, highlighting the county's most influential leaders. He currently serves on the Board of the Westchester Parks Foundation, New Rochelle Business Improvement District, New Rochelle Police Foundation and Stamford Downtown Special Service District. He received a degree in finance from Boston College.

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**VAUGHN RATCHFORD**

Senior Vice President and Chief Real Estate Officer
New York Blood Center

As Senior Vice President and Chief Real Estate Officer (CREO) at New Blood Center Enterprises (NYBCE), Vaughn Ratchford oversees the organization's 75 asset portfolio that spans 15 states and includes laboratory, office, logistics and warehouse facilities, as well as retail locations for fixed-site donor centers. As CREO, Ratchford provides leadership in real estate strategy, site selection and growth, renewal and relocation decisions, and lease negotiations and acquisitions. He also oversees major development projects. Before joining NYBCE, Ratchford served as executive vice president and head of asset management at the New York City Economic Development Corp. (NYCEDC) where he oversaw the organization's 65 million-square-foot real estate portfolio, which included office, retail, entertainment, industrial, life science and port assets as well as industrial and commercial campuses. Prior to NYCEDC, he held positions with the Related Companies and Starwood Hotels & Resorts in asset management, business operations, finance and business analytics roles. Earlier in his career, he held positions in nonprofit and government organizations, including the City University of New York's Office of Facilities Planning, Construction & Management and the New York State Division of the Budget where he specialized in capital planning and public finance. He earned his Bachelor of Science degree in economics and Bachelor of Science degree in management from Rensselaer Polytechnic Institute and a Master of Science degree in real estate from New York University.



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Founder and CEO
RMS Companies

Randy Salvatore is founder and CEO of RMS Companies, a vertically integrated building, development and hospitality company with a diverse portfolio of residential, commercial and hotel properties. Under his leadership, RMS has established itself as one of the fastest-growing real estate companies in the area, with a successful track record in redefining the lifestyle landscape for residential communities, reinvigorating commercial developments and raising the bar in hotel design and operation. A graduate of the University of Pennsylvania's Wharton School of Business, Salvatore built the company from the ground up, first as a commercial sales and leasing broker, later as a builder specializing in retrofitting and renovating properties for the business sector, and finally as an innovative developer of award-winning single-family homes, townhome communities, luxury apartment buildings and boutique hotels. Recent projects and holdings include The Asher, a luxury apartment building in Stamford, Connecticut; 51 S. Broadway in White Plains, New York; The Pennant, the first phase of The North Crossing mixed-use development in Hartford, Connecticut; Parkside, Maddox, Aura and Pierpont, luxury apartment buildings in New Haven, Connecticut; The Lloyd, a luxury boutique hotel in Stamford; The Blake, a luxury extended stay boutique hotel with rooftop restaurant in New Haven; Stratus on Hudson, a luxury apartment building in Yonkers; Canter Green, a luxury apartment building in Union, New Jersey; UCONN Residences, a dormitory master leased to the University of Connecticut in Stamford; and Goodwin Hotel, a 124-room boutique Hotel in Hartford. RMS also owns and operates The Watershed Hotel in Norwalk and Hotel Zero Degrees, both in Danbury. Salvatore is the past chair of the Board of Trustees of New Canaan Country School, a past chair of the Downtown Special Services District of Stamford, a Corporator of First County Bank, and a supporter of numerous charitable and civic organizations throughout the state of Connecticut.

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SIPHO SIMELA
Founder and CEO
Matrix Rental Solutions

Sipho Simela is a fintech entrepreneur at the forefront of innovation in the rental housing market. As the founder and CEO of Matrix Rental Solutions, he has pioneered the development of the first universal rental application, utilizing multisource financial data to drive a more inclusive tenant screening process. This groundbreaking approach not only accelerates the tenant screening process but also offers unparalleled insights into a tenant's ability to pay, revolutionizing the \$500 billion rental housing industry. Before embarking on his entrepreneurial journey with Matrix, Simela garnered extensive experience in Capital Markets, followed by pivotal roles at leading fintech companies, Blend and Oculous. His leadership and innovative contributions to the proptech sector have not gone unnoticed. In 2023, he was honored in the Westfair Business Journal Fairfield County 40 Under 40, acknowledging his influence and commitment to making housing more accessible and affordable. He also holds a position on the Executive Council of the Bipartisan Policy Center for Housing Affordability, further underscoring his dedication to meaningful change in the industry. Under Simela's guidance, Matrix Rental Solutions was named Stamford Chamber of Commerce Company of the Year in 2023, a testament to the company's impact and his visionary leadership. He was also the recipient of the 2023 Millennial + Gen Z Awards and named the 2023 Person of the Year by Westfair Business Journals. Recognized as a respected subject matter expert, Simela frequently shares his insights into the market, contributing to a broader understanding of the challenges and opportunities in affordable housing. Matrix Rental Solutions was selected for the prestigious 2022 Second Century Ventures REACH Commercial program, created by the National Association of REALTORS® to shape the future of real estate technology.



A prominent leader in real estate development and construction in the Northeast, The Cappelli Organization has a proven 45-year track record of excellence. Centrally located in Westchester County, New York, the company has successfully completed over 30 million square feet of development, including mixed-use, retail, waterfront, residential, hotel, restaurants, office, industrial, laboratory and parking facilities, representing a value in excess of \$7 billion. The company has a current development and construction pipeline in New York and Connecticut of more than 20 million square feet. The Cappelli Organization and its wholly owned subsidiaries, Cappelli Development Company and LRC Construction, offer a fully vertical development and construction team with a staff of proven professionals covering every discipline of development and construction, including but not limited to design, architecture, site planning, engineering, estimating, construction services, finance, scheduling and cost control, project management and supervision, as well as residential sales, residential and office leasing and property management. The company is also capable of self-performing excavation, high-rise concrete, curtain wall and sitework (including excavation, foundations, SOE and remediation). Personalized involvement, attention to detail, creativity, concern for scheduling, safety, quality control and cost containment are all essential components of a successful development and are the hallmarks of the Cappelli Organization philosophy.



A real estate development firm, RMS Companies was formed in 1996. Over the years, RMS has developed a diverse portfolio of residential, commercial and hospitality properties and has established itself as one of the fastest-growing real estate companies in the area, with a successful track record in redefining the lifestyle landscape for residential communities, reinvigorating commercial construction and raising the bar in hotel design and operation. Recent projects have included The Asher, a luxury apartment building in Stamford, Connecticut; 51 S. Broadway in White Plains, New York; The Pennant, the first phase of The North Crossing mixed-use development in Hartford, Connecticut, Parkside; Maddox; Aur; and Pierpont, luxury apartment buildings in New Haven, Connecticut; The Lloyd, a luxury boutique hotel in Stamford, Connecticut; The Blake, a luxury extended-stay boutique hotel with rooftop restaurant in New Haven, Connecticut; Stratus on Hudson, a luxury apartment building in Yonkers, New York; Canter Green, a luxury apartment building in Union, New Jersey; UCONN Residences, a dormitory master leased to the University of Connecticut in Stamford, Connecticut; and Goodwin Hotel, a 124-room boutique hotel in Hartford, Connecticut. RMS also owns and operates The Watershed Hotel in Norwalk and Hotel Zero Degrees in Danbury, both in Connecticut. Over the years, RMS Companies has received numerous awards and accolades, including being named Builder of the Year by the Homebuilder's Association of Connecticut, Developer of the Year by NAIP of Fairfield and Westchester County, The Developer Investor Award by the Greater New Haven Chamber of Commerce and the March of Dimes Fairfield and Westchester County Real Estate Award.

BRONZE SPONSORS



A real estate trade association in Westchester County and the Hudson Valley, the Building & Realty Institute (Bri) advocates for the best interests of the realty industry to government leaders and to the community. It provides knowledge and resources to its members and creates opportunities for them to build relationships and improve their businesses. The membership includes homebuilders, remodelers, multifamily and commercial developers, apartment owners, co-op and condo boards, property managing agents and others looking to build the future of Westchester together.

Proudly serving clients in real estate law, land use, zoning and development, litigation, trusts, estates and elder law, public and private finance (including tax-exempt and taxable bond financing), corporate law, telecommunications, energy and environmental law, cannabis law and nonprofit organizations. For over 50 years, it has established itself as the leading law firm serving a vast region that includes Westchester, New York City, Connecticut and the Hudson River Valley. The firm's foundation is local and it enjoys enduring relationships with leaders, institutions and decision-makers in the communities it serves.



Consigli Construction Company Inc. is a leading construction manager in the Northeast and Mid-Atlantic. Consigli services clients across all markets, including academic, health care, life sciences, institutional, energy, corporate and federal. Founded in 1905, Consigli is now a 100% employee-owned (ESOP) company, providing its people a direct benefit of its success and creating a culture of accountability. The company has offices in Massachusetts, Washington, D.C., Maine, Connecticut, New York, North Carolina, New Hampshire and the Caribbean. Consigli has received numerous awards for its craftsmanship and employment practices, including consistent national recognition as a Forbes Best Employer.

DelBello Donnellan Weingarten Wise & Wiederkehr LLP (DDWWW) provides comprehensive legal solutions tailored to the unique needs of its clients. With specialties in real estate, commercial litigation, corporate law, banking and commercial finance, construction, leasing, land use and zoning, government relations, employment matters, and trusts and estates, DDWWW offers a full range of legal services and a proven track record of success.

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The Fordham Real Estate Institute is a part of Fordham's School of Professional and Continuing Studies and offers a Master of Science in Real Estate, a Master of Science in Real Estate Development, Master of Science in Construction Management, advanced graduate certificates in real estate finance, development, management and construction management, a Bachelor of Science in Real Estate, and a comprehensive array of professional certificates in real estate and construction at its campuses in Manhattan and West Harrison, N.Y. The programs are developed and taught by leading industry practitioners and are centered on imparting real-world professional skill sets. Flexibility and convenience are program hallmarks as classes can be taken in-person, online, and at various paces. For information, visit www.fordham.edu/pcs.

GDC Celebrates 60 Years of Creating Special Places Founded in 1963, in 2023 GDC celebrates 60 years in business. From his many iconic townhome communities to his focus on rediscovering the Hudson River Towns and Transit Oriented Development, Founder and Principal Martin Ginsburg has shaped the real estate landscape of Westchester and Rockland Counties for six decades. Today, GDC continues to be a leader in Master Planning and Place Making, taking on transformative development projects that enhance the communities in which they are built.

The logo for Turner, featuring the word "Turner" in a bold, blue, sans-serif font.The logo for Spinnaker Real Estate Partners, LLC, featuring the word "Spinnaker" in a blue, serif font with a stylized blue wave graphic to the right, and "REAL ESTATE PARTNERS, LLC" in a smaller, blue, sans-serif font below it.

Building Places of Value

Turner is a North America-based, international construction services company and is a leading builder in diverse market segments. The company has earned recognition for undertaking large and complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community. With a staff of over 10,000 employees, the company completes \$15 billion of construction on 1,500 projects each year. Turner offers clients the accessibility and support of a local firm with the stability and resources of a multinational organization. Throughout Turner's history ambitious goals are set and formal commitments are made to enhance safety, care for others, increase of diversity and impact in the community, while upholding high standards for business integrity, and building ever more sustainable and resilient buildings. Turner has been building in Connecticut since 1916, serving a diverse range of clients across the state as well as neighboring regions of Westchester County, New York, and western Massachusetts. Its Connecticut office employs more than 200 employees and completes over \$450 million in construction annually. In Westchester County, it averages approximately \$100 to \$150 million of construction annually, managing multiple projects in the health-care and commercial market segments.

Spinnaker Real Estate Partners LLC owns, develops, and manages mixed-use, commercial and multi-family properties throughout the United States. They have built over 7500 housing units nationally with concentrations in Connecticut, Charlotte, North Carolina, and Portland, Oregon. Spinnaker's portfolio also includes over 4,000,000 sf office, industrial, hotel, and adaptive re-use projects. Guided by a steadfast commitment to responsible building practices and placemaking, the company's development projects focus on creating vibrant communities.

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