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INCLUDING THE HUDSON VALLEY



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Rendering of Hudson Piers.

HEAVYWEIGHT NYC DEVELOPER EXTELL STARTS BUILDING IN WESTCHESTER

[CLICK HERE FOR VIDEO](#)

BY PETER KATZ

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Extell Development, which is viewed as redefining the Manhattan skyline with its high-rise projects that include the 1,550-foot-tall, 131-story Central Park

Tower, has started construction on Hudson Piers, a project that has been greeted with expectations of redefining the Yonkers Hudson River waterfront.

While Central Park Tower is billed as the world's tallest residential

building, the \$585 million Hudson Piers project in Yonkers, with a complex of seven-story buildings containing approximately 1,400 luxury and affordable units, will represent a comparatively low-rise major transformation of a

former industrial and now vacant 17.4-acre parcel at 159 Alexander St. The site is bounded by Alexander, Water Grant streets and Babcock Place and the river. A groundbreaking ceremony on May 5 marked the start of above-

ground construction.

"Building high-rises in Manhattan is an incredibly difficult job to make a success of it," Gary Barnett, founder and chairman of Extell, told the Business Journals. "Red tape, regulations, the time, the actual

scale of building a building that tall is an exceptionally difficult thing to do. Building here is not as hard but it's also something to create; a large expanse of land, a lot of units. They're all beautiful. Tall is beau-

EXTELL

6

New documentary celebrates Stamford's bygone era of mom-and-pop stores

BY EDWARD ARRIAZA

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The Avon Theatre Film Center in Stamford is set to premiere the documentary "Remembering the Family Store, Downtown Stamford Circa 1940-1965" through an invitation-only screening on June 12. This film about the

city's small-business retail environment came to fruition through a collaboration of the Stamford-based Jewish Historical Society of Fairfield County (JHSFC) and Norwalk-based filmmaker Marge Costa's Aries Production.

According to Gail G.

Trell, a JHSFC board member who heads the committee for "Remembering the Family Store," the idea for the documentary first came when Lester Sharlach, the JHSFC president from 1988 to 1990, showcased a slideshow presentation to various organizations that high-

lighted Jewish family stores in the area and their respective owners. Sharlach also shared stories he knew of the owners.

"And it was very, very popular. Wherever he went, he stimulated, he had people reminiscing," Trell said. "We heard more stories we

hadn't even planned on hearing. Together, the committee said, "Well, let's make a documentary. Let's show it as a film."

The group successfully applied for a grant from the Stamford Arts & Cultural Commission and hired Costa, a founding member

of the Norwalk Film Festival and executive director of the Norwalk Education Foundation.

"When they hired me, the original plan was 'X,' and then through discussions and interviews, it became a completely different

STAMFORD

3

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to enrich ourselves;
we enrich our readers
with news about where they
live and work.**

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A cannabis advertising billboard in Springfield, Massachusetts. Photo by Justin McGown.

Signs of the time: Cannabis billboard advertising faces restrictions

BY JUSTIN MCGOWN

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Last month, the Connecticut House of Representatives voted 98-48 to restrict advertising cannabis products and services to those who hold industry relevant licenses. The impetus for the proposed law came largely from towns along the border with Massachusetts where billboards advertising stores just over the state line have proliferated since legalization took effect in the Bay State.

“Look, I’m sick of seeing these billboards with cannabis leaves splayed all across them, within 1,500 yards across from a school or church or whatever. Can’t we do something more about that?” said Rep. Mike D’Agostino (D-Hamden) to the General Assembly’s General Law Committee earlier this year.

Despite some of the support for the bill coming from a dislike for the visibility of the industry,

Fred McKinney, the principal of the economic consulting firm BJM Solutions, which counts the Alliance for Cannabis Equity (ACE) as a client, did not take issue with it.

“I don’t think that’s problematic,” McKinney, who is one of the authors of ACE’s Cannabis Manifesto for Social Equality. “Obviously if you are in the business, you have a license, it’s the only way for you to be in the business, so it’s in your interest to market your company and its products. You’re not going to want out-of-state purveyors of cannabis trying to attract cannabis customers out of the state.”

According to McKinney, the law would not pose an issue for any legal business within Connecticut. Some friction may still occur between towns that are opposed to the billboards even when advertising local businesses and licensed cannabis merchants. However, as current-

ly worded, the bill will actually help the industry grow once the first legal recreational dispensaries open by reducing cross-border draw.

“It’s also consistent with federal law,” McKinney noted. “It’s still a federal crime to be carrying cannabis across state lines. I think you can make the case as well that this is the state telling Connecticut consumers ‘don’t cross state lines to go and buy marijuana.’”

McKinney also dismissed concerns that the bill could entirely prevent the advertising as written. Licensed companies in the state with financial backing or imported products can partner with national organizations to purchase advertising.

“Money is pretty fungible,” he said. “It’d be difficult in my view to say that this would prohibit an out-of-state company from supporting an in-state company in doing marketing like this.”

Moving forward, McKinney predicted that marijuana will be treated like other products aimed at adults.

“I think the best example would be the way you see alcohol advertised, and the way you used to see cigarettes advertised if you’re old enough to remember when you saw that,” he said. “I think there’s a legitimate state interest in curtailing some of the advertising in the industry. Even though I’m an avid supporter of legalization, I don’t want to see billboards all over the place either. There are going to be restrictions similar to that which you see with alcohol and tobacco being sold or advertised close to schools and churches.”

McKinney predicted that if federal legalization arrives, it will occur in the next five years and the cannabis industry will in short order come to resemble the alcohol industry in terms of retailing and regulations.

end product from what was originally envisioned,” Costa said of the project’s evolution.

Costa sought to film interviews with family members tied to the Stamford stores and wound up with more than 30 interviews representing 25 family businesses. Interviewees include the brothers Douglas, Steve and Robert Karp of Karp’s Stationery, Thomas Bradford of Superior Barbershop and Larry Weinroth and Ruth Weinroth Adatto of Bedford Jewelers.

In addition, Costa accessed the JHSFC’s archives for historical material and received contributed material from the personal collections of the interviewees. Costa and Trell cited pandemic-era quarantining and lockdowns as a major factor in individuals being more willing to submit material, as they had more time to devote to aiding the production.

The immigrant experience and the melting pot environment of Stamford through the years was another aspect of the film that expanded on the original slideshow. Though Jewish family stores were still a big part of the final film, families belonging to non-Jewish ethnic groups were also spotlighted. Sharlach believed this would allow the film to more easily appeal to the wider community.

“He said this film is not going to be of interest to the community if it’s just Jewish merchants,” Trell recalled. “So, we went out and we have Greeks and African Americans and Irish and Italians, all talking about their business. So, we have it so that it is a diverse family-store story.”

Similarly, Costa believed the documentary will be of great interest to everyone, including young people.



Photo of Stamford’s Grand Central Market. Photos courtesy of the Jewish Historical Society of Fairfield County.

“I think it just will resonate with a lot of people because the history is just so rich – and a lot of times, no one talks about this kind of history,” Trell said. “This is why we are where we are today. This is why Stamford is where Stamford is today, that Stamford didn’t look like this back in the 1920s. It was all mom-and-pop stores.”

Unfortunately, Sharlach passed away in July 2020, just one month after the documentary was originally set to premiere. But Trell believed the film in its current form fulfills Sharlach’s vision and JHSFC’s mission of recording Stamford’s history.

“One of the people who saw the screening made a comment: ‘I wish Lester was here to see it,’” Trell stated.



Douglas, Steve and Robert Karp of Karp’s Stationery.

Blueline Tactical, Elmsford gun shop, aims for bankruptcy overhaul

BY BILL HELTZEL

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Blueline Tactical and Police Supply LLC, an Elmsford gun store, filed for “emergency” bankruptcy protection last month on the day before an eviction proceeding was to be held.

Blueline declared \$170,379 in assets and \$4.1 million in liabilities, in a Chapter 11 petition filed April 13 in U.S. Bankruptcy Court, White Plains.

The gun store is seeking financing, founder Benjamin Rosenshine states in an April 27 affidavit, to “obtain some breathing room while it formulates and puts in place its plan of reorganization.”

Rosenshine, of Pleasantville, founded Blueline in 2010. The store at 444 Saw

Mill River Road, Elmsford, sells pistols, long guns and paraphernalia. It has a shooting range and offers training programs. Among its customers, he says, are employees of the U.S. Secret Service, IRS, state attorney general, and various local, state and federal law enforcement agencies.

Last year, when a spike in national gun sales was attributed to the Covid-19 pandemic, Blueline booked nearly \$3 million in revenue, three times more than the previous year, according to a financial affairs statement.

But the business fell behind on rent by \$315,000 and an eviction hearing was to be held on April 14 in Greenburgh Town Court. Faced with no viable rental option, Blueline filed for bankruptcy and a chance to reorganize.

Rosenshine owns 51.7% of Blueline shares.

Investors include Argo Partners, Mount Kisco, 40.3%; Diamond Properties, Mount Kisco, 2%; Terry Geller, Hasting-on-Hudson, 1.95%; Anthony F. Miscrimarra Jr., Rye Brook, 1.95%; and Seth Neubardt, Rye, 1.95%.

Most of Blueline’s debt, nearly \$3.9 million, is claimed by investors, including \$3.1 million to Argo Partners, \$470,382 to Diamond Properties and affiliates for rent and a construction loan; and \$100,000 each to the individual investors.

Rosenshine classified the Argo, Diamond and landlord debts as disputed. He stated, for example, that there is an oral agreement to pay \$10,000 a month in rent instead of the \$12,400 Blueline has been charged.

Assets include a \$42,296 Chevrolet Tahoe, \$40,000 in ammunition and other

inventory, \$30,700 in bank accounts, three machine guns worth \$33,000 and rental guns worth \$6,000.

Rosenshine said Blueline has never before filed for bankruptcy.

In 2017, Dawn D. Rosenshine, doing business as Blueline Tactical & Police Supply, filed for Chapter 7 bankruptcy liquidation, declaring \$500,000 to \$1 million in assets and liabilities. The case was dismissed two months later for failure to pay the filing fee.

In 2020, Benjamin Rosenshine filed for personal Chapter 13 bankruptcy, declaring \$377,060 in assets and \$1,058,864 in liabilities, and listing Dawn Rosenshine as codebtor. He voluntarily withdrew the case three months later.

Blueline is represented by Harrison attorney H. Bruce Bronson Jr.

Connecticut Green Bank closes second round of Green Liberty Notes

BY JUSTIN MCGOWN

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The Connecticut Green Bank was the first institution of its kind in the country. Dedicated to helping state funds reach projects to improve energy efficiency, expand green power projects and generally improve the state of Connecticut's electric grid, the Green Bank achieves its goals through competitive loans and financial instruments.

The latest of these efforts is a series of "Green Liberty Notes" based on their already successful bond offerings. The original bond offering concluded at the end of 2021 and has been succeeded by programs administered directly by Avangrid and Eversource, the state's two primary utility companies according to Bert Hunter, the Green Bank's chief investment officer.

The bond program worked by investing the funds from the purchase of the bonds to pay for the installation of solar panels on homes and businesses participating in programs the Green Bank administered. Those panels earned the bank green energy credits, which



Photo by Orlandow / Pixabay.

were then sold to utility companies that were trying to meet renewable energy standards set by the state. The sale of the credits yielded the return on investment for those who held the bonds.

"We were the first in terms of a public authority to issue bonds secured by a solar revenue stream," Hunter said. "In fact, we were the first green bank in the world to offer solar-backed green bonds."

The bonds proved popular, but Hunter said that retail investors were frequently seeking opportunities to make smaller and smaller purchases.

"We surveyed investors in this state and found that \$5,000 was really a pivotal point for them," Hunter explained. "We said, 'Well, what if we brought it down to \$1,000?' And then the number of people willing to participate went up."

In discussion it came up that there was interest in purchasing bonds for even smaller amounts as well, but for regulatory reasons \$1,000 was the lower limit of the price for which the bank could offer bonds.

"We wanted to make the green energy economy available to every-

one," Hunter said. "After an exhaustive search of various parties who could issue these micro-bonds, we wound up with Raise Green."

Raise Green is a climate action investment platform financial technology platform for community-driven finance projects. Working with Raise Green, the Green Bank successfully launched a round of the Green Liberty Notes to raise \$250,000 and is seeking to raise a similar sum with a second round scheduled to end on May 13.

Additional rounds are planned to be offered every quarter, with an initial cumulative goal of \$2 million,

but Hunter said that the holders of the notes can make investments as low as \$100 and earn a 1.5% interest rate after they mature in one year, which compares well to current CD rates without requiring as large of an investment.

David Beech, the manager of the Green Bank's Clean Energy Finance Team, indicated that the notes are already a success.

"We got investors from all over the country, and a strong majority of investors came from the state of Connecticut," Beech said. "Something else that we're proud of is that well over 50% of the investments we received on Green Liberty Notes have come in at less than \$1,000. That was a key goal with Green Liberty Notes, to be able to get folks who don't have \$1,000 to spare, don't have a broker, but want to be involved in helping fight climate change while finding a way to put their money somewhere that's going to make a difference."

Green Liberty Notes are available through Raise Green and a third offering will be available through the platform during the third quarter.

Bankruptcy trustee says yacht deal defrauded Heritage credit union

BY BILL HELTZEL

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When Rockland real estate broker Joseph A. Brown sold a luxury yacht in 2018, a U.S. bankruptcy trustee said, he did so to defraud his creditors.

Now trustee Fred Stevens is suing the buyer, Wayne Corts, to cancel the transaction and get the yacht back for the benefit of Brown's creditors.

Brown "orchestrated the fraudulent transaction" to get \$15,000 for himself, Stevens states in an adversary proceeding filed April 28 in U.S. Bankruptcy Court, Poughkeepsie, and Corts "was

a willing participant because he stood to, and ultimately did, profit significantly from the subsequent sale of the yacht."

Corts, CEO of Falkirk Estate & Country Club in Central Valley, Orange County, and former owner of Stony Point Marina in Rockland, was not immediately available to respond to the accusations.

Brown, of Rock Hill, Sullivan County, filed for personal Chapter 7 liquidation in 2018, declaring \$21,910 in assets and \$690,536 in liabilities. He was operating a Re/Max real estate franchise in Nanuet, Rockland County.

Stevens is a Manhattan attorney who was appointed by the court to ensure the integrity of

the bankruptcy process. He sued Brown last year to stop him from using bankruptcy to cancel his debts, arguing that Brown had refused to turn over financial records, failed to disclose apparent gambling losses and concealed the sale of the yacht.

Chief U.S. Bankruptcy Judge Cecelia G. Morris entered a default judgment against Brown last September for not responding to the charges and she ruled that he could not use bankruptcy to discharge his debts.

Now Stevens is going after the yacht.

Brown bought the Meridian 459 Motor Yacht for \$400,000 in 2005, according to the complaint,

and paid for it by trading in another boat and financing the balance with a loan from TD Bank.

Around 2018, he fell behind on loan payments. He borrowed \$30,685 from Heritage Federal Credit Union and used the yacht as collateral. He made two monthly payments and then stopped paying the credit union.

TD Bank was owed more than \$200,000 but agreed to accept \$95,000 to settle the debt. But Brown did not have enough money to pay even the reduced debt, according to the complaint, so he cut a deal with Corts.

Brown transferred his interests in the yacht to Corts for \$110,000, pocketed \$15,000 and used

\$95,000 to pay off the TD Bank loan. The credit union got nothing.

Corts sold the yacht for \$200,000 in 2020.

The deal was fraudulent, Stevens argued, because the yacht was worth significantly more than \$110,000, as shown by the subsequent sale for \$200,000.

He says the transfer also was improper because Brown was insolvent or left insolvent because of the deal and he used the deal "to escape the reach of his creditors," including the credit union, which was not told about the sale of its collateral.

Stevens is asking the court to cancel the transfer of the yacht and order its return, or its value, to the bankruptcy estate.

COMPILED BY PHIL HALL

Bridgeport sells Sikorsky Airport for \$10 million

The City of Bridgeport Airport Commission approved the sale of Bridgeport Sikorsky Airport to the Connecticut Airport Authority (CAA) for \$10 million.

According to a statement released by the Bridgeport city government, the sale price was the maximum amount the city could retain from a sale of the airport as established by the Federal Aviation Administration.

The CAA has committed to administering more than \$60 million of improvements to the airport, with the goal of restoring commercial service that has not existed at the facility since the 1990s.

"I am very happy that we have come to a vote to sell to the CAA," said Mayor Joe Ganim. "The city has been working diligently over the past few years to bring back passenger service to the airport, and this transfer of ownership is expected to expedite that process."

"The Connecticut Airport Authority is pleased that the Airport Commission chose to move forward with progressing the CAA's acquisition proposal to the City Council," said Kevin Dillon, executive director and CEO of the CAA. "If we are able to complete this deal, we look forward to working with the city of Bridgeport and town of Stratford to maximize the potential of the airport and the region's economic development."

The airport, which loses an average of \$500,000 per year, is located in Stratford but owned by Bridgeport.

Yonkers' Ridge Hill sold for \$220 million

Ridge Hill, a mixed-use lifestyle center in Yonkers, was acquired for \$220 million by a partnership of Nuveen Real Estate, Taconic Partners and North American Properties.

In a press statement, the new owners said they were planning to renovate the 1.2 million-square-foot complex "to incorporate state-of-the-art initiatives that enhance Ridge Hill's public spaces, street design and parking amenities. They will also draw on their combined network of retailers to attract top-tier local and New York City-inspired food and beverage concepts, and national luxury apparel and boutique fitness providers, building on Ridge Hill's existing experiential features

to create the leading lifestyle center in the tri-state region."

"We see this as an attractively priced asset in an evolving sector that fits within our well-diversified New York property, focused real estate fund," said Nadir Settles, managing director at Nuveen and head of the New York Property Fund. "The acquisition of Ridge Hill reflects a generational opportunity to re-position an already dom-

inant lifestyle center that sits in the heart of one of the country's most affluent and densely populated regions."

JLL marketed the property on behalf of the seller, QIC US Management Inc., and working on behalf of the new owners to secure a \$181.3 million nonrecourse acquisition loan from Heitman Capital Management LLC.

FuelCell Energy

extends development pact with ExxonMobil

Danbury-headquartered FuelCell Energy Inc. has extended the term of its joint development agreement with ExxonMobil Technology and Engineering Co. through Dec. 31.

According to the company, the

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7

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The 131-story Central Park Tower in Manhattan. Satellite. Photo via Google Maps.

tiful, short is beautiful. As long as they're the right type of project and the right type of creative building, we're excited to do it."

Extell Development, which was founded in 1989, reports having more than 25 million square feet of development completed or underway. Among its New York projects are: The Orion, a 500-unit residential tower at 350 W. 42nd St.; the 550-foot Hyatt Times Square, which has 487 guest rooms; One57, a 1,000-foot-tall building with 132 luxury apartments at 157 W. 57th St.; and The Kent at 200 E. 95th St., a 30-story building with 83 condominiums. In addition to other projects in Manhattan, Extell is responsible for developments in Brooklyn, Boston, Utah, Texas and Colorado.

"This is going to be spectacular too," Barnett said of Hudson Piers. "Look at the surrounding area; really beautiful water, wide expanse of the Hudson River, the Palisades. This is really beautiful land, a beautiful view and we're planning to build something of scale. We're happy to be doing it and we hope it will be a success for everybody."

Barnett had high praise for Yonkers, especially its location only a short train ride to and from Manhattan on Metro-North, saying, "It's very well situated. It's got great

leadership with a mayor and the council that appreciate development, appreciate job creation, appreciate the amenities and everything that's going to be provided from some of the earlier projects and by these projects, so that's a place where you feel welcome to come and develop and to create beautiful projects."

Profiles of Barnett show that when he was born in 1956 he was Gershon Swiatycki, the son of a rabbi and Talmudic scholar living on the Lower East Side of Manhattan but didn't change his name to Gary Barnett until much later when he got into real estate. The Swiatycki family moved to Monsey in Rockland County, where there was a growing Orthodox community. Barnett went to Queens College, where he received a bachelor's degree in mathematics. He continued his education at Hunter College, earning a master's degree in economics.

While vacationing in Florida in 1980, he met the daughter of the founder of Belgian diamond company S. Muller & Sons. The two got married and Barnett joined the diamond company, moving to Antwerp. He remained with the company for a dozen years, largely as a diamond trader, but also started investing in U.S. real estate.

After building a portfolio, he moved



Gary Barnett, founder and chairman of Extell. Photo by Peter Katz.

back to New York and plunged into U.S. real estate with both feet. That included not being at all squeamish when it came to looking for bigger deals on bigger properties. His early purchases included the Belnord Apartments at Broadway and 86th Street. In 1996, he started a project to develop a Planet Hollywood Hotel near Times Square, which didn't go as hoped and instead opened as the W Times Square Hotel.

A deal from approximately 17 years ago that Barnett still talks about as being important for him in realizing the potential of Hudson River waterfront property involved buying a piece of Manhattan's West Side from Donald Trump and a group of Chinese investors. The property is near the Hudson River between 59th and 72nd street and it happened to be home to Trump Palace and Riverside South. Extell did the deal in partnership with The Carlyle Group.

Barnett recalled that the purchase resulted in Donald Trump suing in court and Trump losing. Trump's lawsuit named Barnett personally as well as Extell and several other entities.

According to court documents, Extell and the Carlyle Group had bought the property and three existing residential build-

ings from Trump and the group of Chinese investors for \$1.76 billion. Vacant land offered space to construct additional buildings. Trump's share of the purchase price was supposed to be \$500 million. Trump claimed in the lawsuit that his partners should have gotten more by negotiating with other prospects or staging an auction. Among other things, Trump filed a series of amended complaints and the case took several years to work its way through the court system with Trump eventually losing.

The Hudson Piers project, which will be developed in three phases over a six-year period, is expected to create 200 permanent jobs and 450 to 500 construction jobs. It will provide approximately 870,000 rentable square feet of residential space in buildings of seven stories with more than 37,000 rentable square feet of ground floor retail space. There will be a mix of residential units ranging from studios to three-bedrooms.

The development will feature 1.5 acres of new public parkland as well as a 1.5-mile-long esplanade extension that will adjoin to the existing public waterfront promenade. Plans also call for the construction of an elevated roadway to be named Riverside Drive, which will be deeded back to Yonkers.

5 Briefs—

agreement will enable the continuation of work to advance fuel cell carbon capture and storage technology closer to commercialization and to explore multiple market applications.

“Extending the scope of our long-standing agreement is evidence of ExxonMobil and FuelCell Energy’s joint desire to accelerate commercial deployment of differentiated fuel cell carbon capture technology,” said Jason Few, CEO of FuelCell Energy. “We are excited to build on the recent achievement of a key technical milestone as we advance toward the goals of a carbon capture demonstration and, ultimately, full scale deployment. We believe carbon capture is an essential requirement toward achieving global climate objectives.”

“We are extending our agreement with FuelCell Energy to continue joint development of a novel technology that may accelerate deployment of carbon capture in industrial sectors,” said Prasanna Joshi, vice president of ExxonMobil Technology and Engineering Co. “Carbonate fuel cell technology is part of our lower-emissions research and development portfolio as we look to identify commercially scalable technologies that can help reduce greenhouse gas emissions from vital sectors of the economy in support of a net-zero future.”

Barvida to open Darien location

Barvida, the Darien plant-based juice bar, is planning to open a second location in New Canaan.

The NewCanaanite.com blog reported Barvida LLC filed a building permit application for 137 Elm St. and is planning a roughly \$100,000 interior fit-out for the space.

Barvida is owned by Brennan Branca, a former personal trainer and real estate broker who opened his business in 2020. The Barvida menu ranges from juices – the “Dope Detox” features kale, celery, cucumber, cilantro, ginger and lemon; the “Vital Eyes” includes carrot, apple, turmeric, ginger, lemon and cinnamon – to smoothies (such as “The Morning Show,” with banana, chocolate protein powder, cinnamon, dates, almond milk, cacao nibs, cold-brew coffee, espresso beans and sea salt), wellness shots and superfood bowls.

“Our menu has items that can actually boost your immune system, and our wellness shots are full of vitamin C,” said Branca

in an interview with the Business Journals. “Now more than ever we need to be focused on building up our immune systems, and I think that will play in our favor.”

Greyston Foundation moves Yonkers HQ

The social justice nonprofit Greyston Foundation has relocated its headquar-

ters to a 12,489-square-foot office at 20 S. Broadway in Yonkers.

The organization will relocate its headquarters from 21-23 Park Ave. in Yonkers and signed a 10-year lease for its new headquarters. Greyston’s neighbors in the 12-story property includes the U.S. Social Security Administration, Bank of America, Westchester Community College, Family Services of Westchester,

the Westchester County Health Department and the Visiting Nurse Service of New York.

Ellen Herman, executive vice president at JLL, represented Greyston Foundation in the transaction while the property owner, Landlord Chestnut Holdings, was represented in-house by Gil Wiener, managing director.

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9

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Chappaqua's Points Mom offers insight on credit card reward programs



BY EDWARD ARRIAZA

earriaza@westfairinc.com

Navigating through the world of credit card rewards programs and juggling multiple cards to achieve desired points and miles can be a daunting task. And that's where Cindy Greenstein enters the picture.

A former public accountant, the Chappaqua resident had been giving free advice on her website The Points Mom since 2014 before making the decision in 2018 to operate it as a consulting company that offers one-on-one guidance and speaking engagements on the best ways to reap the most in rewards, points and benefits from credit cards.

Greenstein's first brush with points expertise came around when she was an accountant fresh out of college, avidly traveling and accumulating points.

"I kind of got addicted at that

point, just earning points and miles by flying and staying at hotels," she recalled. "This was before any of the big banks had credit cards attached to the loyalty programs."

Today, The Points Mom seeks to guide clients through the ever-shifting landscape of rewards cards and loyalty programs, subject to constant change by banks and companies, with both positive and negative impacts on existing cards.

"This game does not work if you apply for card, and you end up paying interest or fees. It totally negates any rewards you would ever earn," she said.

Many of Greenstein's clients are on the wealthier side yet still wish to visit exotic locations without the immense spending.

"We all love to travel, and there are so many cards out there that will get you to free travel if you use them correctly and apply for them at the right time," Greenstein said, adding

that one client will be travelling to Hawaii during the Christmas holiday thanks to her input.

Greenstein herself has gone on numerous vacations over the years with her family to popular destinations like New Orleans, London and Paris. However, Greenstein has found that the clients who get the most out of their cards are small business owners because of the large expenses that happen when running a business.

"If you have a small-business, you can have personal cards and you can have business cards, and those cards can kind of earn the same rewards that all flow to the same bucket," Greenstein said. "It's a lot easier to earn and get free travel."

Greenstein drew attention to three cards of interest to those looking to earn the most points. The first is the American Express Gold Card, a card which earns the same points as other American Express cards people



Cindy Greenstein of The Points Mom. Contributed photo.

might already own, such as a Platinum Card. Gold Card holders earn four times the points per dollar for dining and groceries. The annual fee is \$250, though Greenstein noted that diligent usage of the card's monthly benefits allows one to bump this down to \$10.

Greenstein also recommended Capital One Venture X, which gives two miles for every dollar spent, regardless of what is purchased. A mile earned can be redeemed for one cent and is not tied to Capital One's website. Additionally, Capital One offers \$300 travel credit (albeit usable only through [capitalone-travel.com](https://www.capitalone-travel.com)) and also gives holders 10,000 bonus miles every one-year anniversary, meaning holders can more than cover the card's \$395 annual fee.

Yet another card Greenstein praised is the Chase Sapphire Preferred Card, which she suggested especially to those entering the world of points and miles for the first time. Holders can earn three points per dollar spent on dining or streaming services or two points for travel. But what is most appealing about the card, Greenstein said, is that one point can be redeemed at \$0.125. However, she cautioned that "you are limited if you're going to use them as money to go through the Chase travel website."

Regardless which card is utilized, Greenstein stressed that loyalty programs are to be avoided.

"One mistake I think people make is that they use a credit card tied to a loyalty program for their everyday spending. And what I recommend is using a card that earns flexible miles or points for your everyday spending, where you can use those points as money or you can transfer them to partners," Greenstein advised.

The rewards and points industry managed the effects of the pandemic well enough due to companies' efforts to retain and attract customers in response to decreased travel.

"Most of the companies gave amazing incentives that we've never seen before, and we will probably never see again," Greenstein said, noting this resulted in companies greatly reducing the number of points needed to reach top-tier status, which comes with additional rewards and bonus points. JetBlue is one such company, having reduced the number of points needed to reach its Mosaic status from 50,000 points down to 15,000.

The waning severity of Covid-19 in the public's eye as of late has, according to Greenstein, resulted in an increased urge to travel among her clientele.

"I just think people want to travel, and they're maybe willing to spend a little bit more," Greenstein said. "Maybe it wouldn't be like this had Covid not happened, and maybe people wouldn't be wanting to spend that little extra amount on a hotel or a flight."

Though Covid-19 has not had a massive negative impact on her business, Greenstein put forth her desire to improve the one-woman operation, namely in how advice is transmitted.

"While I'm going to continue to do my consultations, I am trying to grow my social media, and try to do more speaking engagements," she said, citing her one-on-one consultations while hoping to build up to group sessions with around 10 or more clients.



PROFITS & PASSIONS

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7 Briefs—

Mastercard launches cancer research fundraising effort

Mastercard is partnering with Emmy Award-winning actor Sterling K. Brown on a new campaign supporting the nonprofit Stand Up To Cancer (SU2C).

Beginning this month and running through July 15, Mastercard will donate one cent to SU2C every time cardholders order online or tap their card at qualifying restaurants and grocery stores – the Purchase-based Mastercard is aiming for a \$5 million total donation.

Brown is appearing in a new 30-second television commercial explaining how cardholders can participate in this fundraising endeavor by using their Mastercard.

“I’m honored to be a part of this collaboration with Mastercard supporting Stand Up To Cancer’s goal of making every cancer patient a long-term survivor,” said Brown in a press statement. “Having personally dealt with cancer in my own family, I know how important it is to support this cause and create ways for people to give back that make an impact. The fact that Mastercard is making it so easy to donate through everyday dining and groceries is incredibly special.”

“Mastercard remains committed to our long-standing partnership with Stand Up To Cancer, and we’re giving our cardholders a simple way to join us on our mission,” said

Rustom Dastoor, executive vice president for North America marketing and communications at Mastercard. “Whether it’s through people’s passion for food or simply everyday grocery shopping, people can give back to SU2C with an everyday activity they already do – dining out and purchasing groceries. By doing so our cardholders can help us raise funds and awareness in the fight against cancer, furthering the impact SU2C can make in putting an end to this disease.”

Over the past decade, Mastercard donated over \$60 million to SU2C, which was used to fund research that has contributed to the development of nine new cancer therapies approved by the U.S. Food and Drug Administration.

Katherine Stueland named Sema4 CEO

Stamford-headquartered Sema4 has announced the appointment of Katherine Stueland as its new CEO.

Stueland was formerly president and CEO of GeneDX, which Sema4 acquired earlier this year. Stueland, who will also serve on the Sema4 board of directors, takes over the chief executive role from company founder Eric Schadt, who will serve as president and chief research and development officer, reporting to Stueleand; Schadt will also continue to serve on the board of directors.

“I am delighted to have the opportunity to lead Sema4 as we embark on this next

chapter for the combined company, with a focus on growth, operating efficiency, scaling toward profitability and transformational partnerships,” said Stueland. “Our vision is to accelerate the use of genomics and leverage large-scale clinical data to enhance the standard of care through extensive precision medicine solutions. I look forward to realizing that vision with Sema4’s unmatched health intelligence platform, enabling comprehensive family health, from planning a pregnancy through every stage of life.”

Stueland was appointed to GeneDX’s leadership role last June, having previously served as chief commercial officer at Invitae Corp.

RCC’s Baston leaving for Ohio college post

Rockland Community College (RCC) announced its president, Michael A. Baston, is stepping down in July to accept a new position as president of Cuyahoga Community College in Cleveland, Ohio.

Baston has served as president of the Suffern-based school since 2017, having previously served as vice president for student affairs and associate provost at LaGuardia Community College in Long Island City, New York. An interim president will be selected by the RCC board of trustees while a national search takes place to identify a successor.

“This was a difficult decision,” said Baston in a press statement. “I have truly enjoyed leading Rockland Community College over

the past five years and while the pandemic presented unique challenges, I believe the RCC campus community is stronger and more prepared for the future than ever before. I am proud of what we have accomplished together, and I know my successor will be welcomed with open arms and lead RCC into the next exciting phase of its history.”

Greenwich home seller will accept crypto

A Greenwich mansion listed for sale at \$6.5 million has become the first in its town to accept a cryptocurrency transaction.

According to a CNBC report, the unidentified owner of 241 Bedford Road will accept either Bitcoin or Ethereum payment for the 4.3-acre farmhouse compound. According to the property’s listing agent, Kevin Sneddon of Compass, the cryptocurrency option reflected the owner’s investing focus.

“It’s not like a gimmick,” said Sneddon. “Not only does my client hold a lot of cryptocurrency, she actively trades a fair amount of it on a daily basis.”

The main residence on the property dates back to 1835 and is known as the Levi Ireland house – it is a designated Greenwich Landmark with five bedrooms and four bathrooms. The property also includes a three-bedroom carriage house, a one-bedroom cottage and what the listing refers to as a vintage “party barn.”

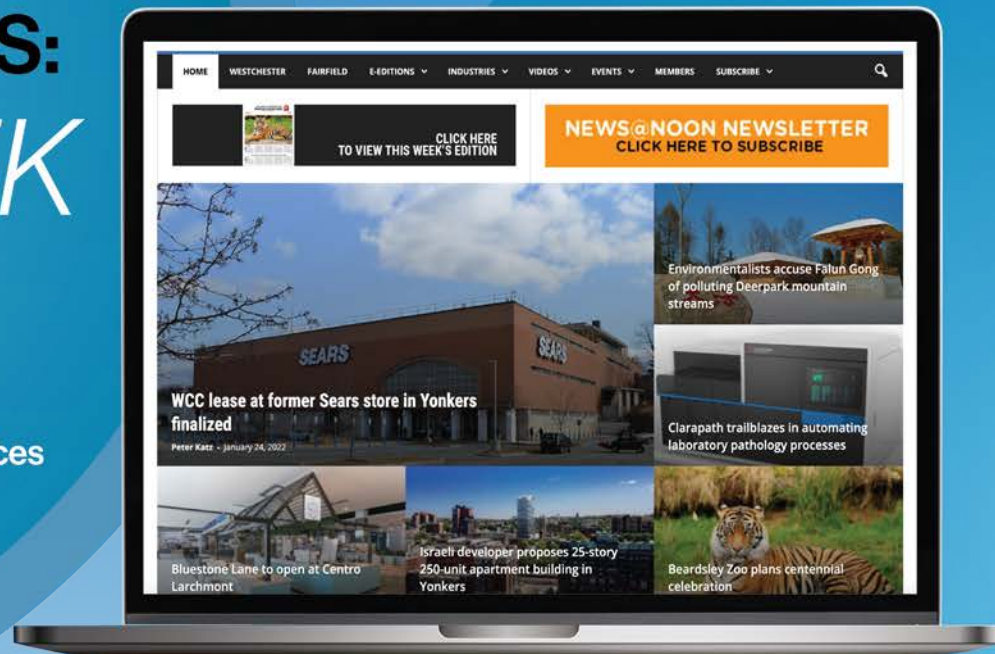
The property last changed hands in May 2009 for \$3.4 million.

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UPDATE

3RD ANNUAL REGIONAL WORKFORCE SUMMIT

The Westchester County Association hosted its 3rd Annual Regional Workforce Summit on Tuesday, April 19, 2022, at the Sleepy Hollow Hotel and Conference Center. The event brought together some of the top leaders in the Hudson Valley at the forefront of leading economic and workforce initiatives. The keynote speaker, Empire State Development President, and CEO Hope Knight, addressed the community for the first time since being appointed in her new role. The discussion focused on New York's newest economic and workforce development initiatives and highlights from the NYS 2022 budget. There was also a panel of thought leaders including, Mercy College President Timothy Hall, Greyston Bakery Vice President of Strategic Programs and Partnerships Dr. Penny Jennings, Westchester Community College Vice President of Workforce Development and Community Education Teresita B. Wisell, and NYS Department of Labor Deputy Commissioner Chris White, who discussed innovative training and recruitment programs and workforce diversity. During this event, the WCA also unveiled its latest Regional Talent Resource Guide, which is available at Westchester.org.



UPCOMING EVENTS

WCA'S 2022 REAL ESTATE CONFERENCE - STATEWIDE SOLUTIONS TO WESTCHESTER'S HOUSING CRISIS

Featuring a Keynote Address from Dr. Jenny Schuetz, Senior Fellow, Brookings Institution

May 24, 2022 | 4:00 pm - 7:30 pm | Westchester County Club

New York's housing challenges, particularly acute in Westchester, are often cited. While other states are taking action, New York has not been able to marshal comprehensive statewide solutions. Join us to take part in a resurgent conversation around state-level fixes to this critical issue.

WCA'S SUMMER NETWORKING EVENT

June 15, 2022 | 5:30 pm - 7:30 pm | Whitby Castle at Rye Golf Club

Connect with the "Who's Who" of Westchester at this exclusive cocktail reception. Come generate ideas, make connections and build new professional relationships. Meet and greet leading professionals from both the public and private sectors including members of the WCA Board as this reception follows WCA's quarterly board of director meeting.

PROFIT AND PURPOSE '22 -THE WCA SUSTAINABLE BUSINESS CONFERENCE

July 14, 2022 | 3:00 pm - 8:00 pm | Elisabeth Haub School of Law at Pace University White Plains, NY

Sustainability Management is now a necessity for well-run organizations. Come join chief corporate sustainability officers and policy experts to find out how businesses, nonprofits, and government are using sustainability concepts to drive profitability and social impact.

For additional information on all our events and to register visit westchester.org/events



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"Toasting to a Healthy Westchester" | Keynote Address by Dr. Mary Bassett; Commissioner of New York State Department of Health

NOVEMBER 17TH, 2022

Annual Leadership Gala



EXECUTIVE INSIGHTS

AMY ALLEN, VICE PRESIDENT

HEALTHCARE ADVOCACY – AN UPDATE FROM THE TRENCHES

As the region's long-term business advocate for our healthcare system, the WCA has focused its efforts this year on increased funding, workforce development, expanding access, and flexible staffing issues. Over the past few months, we have successfully secured funding for our hospitals and providers at the federal, state, and local levels.

This year's State budget contains significant new investments in healthcare. The Medicaid reimbursement rate was increased for the first time in more than a decade resulting in a 1% increase on top of restoration of the 1.5% cut from 2020. Although this will help our healthcare providers, we need to do more so that reimbursement rates can keep pace with inflation.

We also saw significant investment in our healthcare workforce, including one-time bonuses and other incentives. In addition to public sector funding, the WCA has been running programs and initiatives to address the healthcare workforce shortage. For example, our recent Healthcare Career Fair connected dozens of healthcare employers with hundreds of job seekers created in partnership with Westchester County. In addition, this year, our Healthcare Talent Pipeline Program will train and place one-hundred healthcare employees within the local market.

On the policy front, telehealth payment parity is now New York State law. This has been a key advocacy focus of the WCA and is welcome news for providers. The use of this delivery model exploded during the pandemic and continues to expand.

While we have enjoyed success, a lot of work remains. Of note, we need to make permanent the scope of practice and licensure flexibilities that have been in place during the Covid pandemic. That would help with our critical staffing shortage and improve patient outcomes. These are law in many neighboring states but not in New York. There are still a few weeks before the end of the legislative session to move our agenda and help grow our economy for our businesses, workers, and residents.

Amy J. Allen



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Photo by Steven Buissonne / Pixabay.

How to act if you missed the April tax deadline

BY NORMAN G. GRILL

April 18 was the tax deadline for most taxpayers to file this year. But if you haven't sent in your 2021 return, here's how to proceed in order to avoid getting in trouble with the Internal Revenue Service (IRS).

First, gather all information related to income and deductions for the tax year, then contact a qualified tax preparer for an in-person or virtual appointment. Dealing with late taxes can be difficult and costly on your own.

If you are owed money, the sooner you file, the sooner you will get your refund. If you owe taxes, file and pay as soon as you can, which will stop the interest and penalties you owe.

If you owe money but cannot pay the IRS in full, pay as much as you can when filing your tax return to minimize penalties and interest. The IRS will work with you if you are having a financial hardship. If you continue to ignore your tax bill, the IRS may take collection action.

Some taxpayers may have extra time to file their tax returns and pay taxes. These include individuals living or working in a federally declared disaster area, military service

members and eligible support personnel in combat zones, and U.S. citizens and resident aliens who live and work outside the U.S. and Puerto Rico.

There are several ways to make a payment on your taxes: credit card, electronic funds transfer, check, money order, cashier's check or cash. If you pay your federal taxes using a major credit card or debit card, there is no IRS fee for credit or debit card payments, but processing companies may charge a convenience fee or flat fee.

Review your options because the interest rates on a loan or credit card could be lower than the combination of penalties and interest imposed by the Internal Revenue Code.

Taxpayers who cannot pay the full amount owed should pay as much as possible. This will reduce the amount of interest and penalties owed than if you pay nothing. Based on individual circumstances, a taxpayer could qualify for an extension of time to pay, an installment agreement, a temporary delay, or an offer in compromise.

For individuals, IRS Direct Pay is a fast and free way to pay directly from your checking or savings account. Taxpayers who need more time to pay can set up either a short-term payment extension or a monthly

payment plan.

Most people can set up a monthly payment plan or installment agreement that gives them more time to pay. However, penalties and interest will continue to be charged on the unpaid portion of the debt throughout the duration of the installment agreement/payment plan. You should pay as much as possible before entering into an installment agreement.

Taxpayers who have a history of filing and paying on time often qualify for penalty relief. Taxpayers generally qualify if they have filed and paid timely for the past three years and meet other requirements.

Your specific tax situation will determine which payment options are available to you. Payment options include full payment, a short-term payment plan (paying in 120 days or less), or a long-term payment plan (installment agreement paying in more than 120 days).

User fees may apply depending on the type of installment plan you are approved for. A sole proprietor or independent contractor should apply for a payment plan as an individual.

You may qualify for a long-term payment plan (installment agreement) if

you owe \$50,000 or less in combined tax, penalties and interest and filed all required returns. You may qualify for a short-term payment plan if you owe less than \$100,000 in combined tax, penalties and interest.

It is important to understand the ramifications of not filing a past due return and the steps that the IRS will take. Taxpayers who continue to not file a required return and fail to respond to IRS requests for a return may be considered for various enforcement actions - including substantial penalties and fees.

For example, the failure-to-file penalty is 5% of the tax owed for each month or part of a month that a tax return is late. However, this penalty is reduced for any month where the failure to pay penalty also applies. The basic failure-to-pay penalty rate is generally 0.5% of unpaid tax owed for each month or part of a month.

Norman G. Grill is managing partner of Grill & Partners LLC, certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien.



Housing possible for former Ulster County jail site

BY PETER KATZ

Pkatz@westfairinc.com

Pennrose NY Developer LLC has been seeking approval from the city of Kingston in Ulster County to develop Golden Hill, a multibuilding residential complex on approximately half of a 41-acre site that contains the former Ulster County Jail as well as other current health and transportation facilities. The engineering and planning firm The Chazen Companies, on behalf of Pennrose, has told Kingston planners that the parcel would be subdivided into two parts. The address of the project would be 63 Golden Hill Drive.

The residential development would be on a parcel of approximately 20.14 acres. The second parcel would be approximately 20.87 acres. The plan calls for demolition of the former Ulster County Jail, Community Corrections building and a storage and maintenance building.

Pennrose proposes a four-story 76,600-square-foot residential building for seniors with 80 residential units. Also proposed is a three-story 57,607-square-foot, 48-unit building intended for occupancy by families. There also would be four buildings devoted to townhouses. One would be two-stories and have 7,758 square feet while three others would be three-stories and have 12,432 square feet. There also would be a 5,000-square-foot community building and there would be 164 residential units.

The senior building would have 80 one-bedroom apartments. The family building would have 19 one-bedroom units and 29 two-bedroom units. There would be eight one-bedroom townhouses and 28 three-bedroom townhouses.

Chazen describes Pennrose as “a premier multifamily development company with the expertise to bring together development projects in a way that exemplify quality while creating value in the short and long term, and a national reputation for development execution.”

“The goal of the Golden Hill development project is to develop an intergenerational, affordable mixed-income housing community that embraces a diverse set of programs for all ages and provides access to social, cultural, health and environmental benefits, to balance the needs of the city of Kingston and Ulster County,” Chazen said.

Pennrose reports that it has delivered more than 17,200 housing units in many



Rendering of a section of the Golden Hill project.

states, has more than 400 employees and has completed more than \$3.5 billion worth of developments.

Pennrose has been working with the Ulster County Housing Development Corp. (UCHDC) on the project, which has the support of Ulster County Executive Pat Ryan.

“The day-to-day public health challenges of Covid-19 have helped reveal some of the challenges that we have always known were there; now more than ever we must respond to the longer-term impacts of the pandemic,” Ryan said. “Frontline workers, working full time to serve and protect us, should be able to afford decent housing. It is not enough to just thank them; we must take care of them like they take care of us. The selection of a developer for this project is a major step toward allowing Ulster County to support those who have heroically served and supported us.”

UCHDC Member Hayes Clement said, “Pennrose had the most creative, innovative and responsive proposal and, just as importantly, it was presented throughout every stage of the process by a consistent and candid team of professionals, one with a thoroughly demonstrated track record for delivering on their promises. We were thoroughly impressed with other Pennrose projects in the Hudson Valley, and are con-

fident they will deliver a Golden Hill redevelopment that will set new standards for affordable housing and make its neighbors and all of Kingston proud.”

The apartments would be priced to target a variety of households from those who earn up to 30% of area median income (AMI), or \$26,500 for a family of four, up to 80% AMI, or \$70,250 for a family of four. Some apartments would be reserved for special-needs populations, including the frail elderly and people who have experienced domestic violence.

The developer proposes providing 228 parking spaces on the site and would provide six electric vehicle-charging stations with the capability for expanding the number of charging stations in the future.

The project has received support from some residents as well as the Ulster County Regional Chamber of Commerce. Ward Todd, president and CEO of the Chamber of Commerce in a March 4 letter told the Kingston Planning Board, “The Ulster County Regional Chamber of Commerce supports the Golden Hill development, its applications for public approvals and its application to the New York State Division of Homes and Community Renewal for an allocation of federal tax credits and other funding sources to support the development of needed housing and job-generat-

ing uses planned for the project.”

Todd said that the proposed development would help unlock the full potential of the site while providing new housing opportunities for Kingston and the Hudson Valley region

“The availability of safe, healthy and affordable housing is a critical factor in increasing spending and employment in the surrounding economy, acts to ensure an available workforce, reduces costs to local governments associated with homelessness and crime and can place regional economies in a competitive advantage,” Todd said.

The proposal has generated opposition from some residents. A petition opposing the project that had been signed by 96 residents was presented to the Kingston Planning Board at its April 4 meeting.

Kingston resident Ellen DiFalco raised concerns about traffic and the need for infrastructure improvements. She said that residents have “been plagued with traffic safety issues attributed to the Golden Hill Nursing and Rehabilitation Center and other county office buildings. In fact, the excessive traffic volume dates back to the 1970s.”

The project would be expected to take approximately two years from start of construction to completion.



Dutchess County Executive
Marc Molinaro.

Molinaro: Dutchess financials strong

BY PETER KATZ

Pkatz@westfairinc.com

Dutchess County Executive Marc Molinaro, a Republican who announced that he would be running to unseat Democratic Congressman Antonio Delgado before Delgado was named as New York's new lieutenant governor, is proclaiming a "complete turnaround in this county's fiscal position."

Molinaro may be running against Pat Ryan, the Democrat who is serving as County Executive in Ulster County, which is just across the Hudson River from Dutchess. Ryan filed papers in Albany to substitute his name for Delgado's name on election ballots. Delgado's campaign agreed to the action. However, as of May 10, Ryan had not formally declared that he's a candidate.

Regardless of the candidate Molinaro faces in the November election for

Congress, the issue of fiscal management is certain to come up and he will be talking about his track record.

Dutchess county completed and released its financial report for 2021 that shows revenues for the year of \$562.2 million and expenses of \$449.4 million. The difference might be termed a "profit" in business, but in government it is viewed as a "surplus."

Molinaro said that when he first came into office, the county had to appropriate nearly all of its fund balance to meet needs of the 2021 budget.

"Today, we have built a \$119.5 million fund balance that will help ensure Dutchess County can weather any future fiscal challenges and we have kept our promises of delivering tax relief to our residents and businesses with historic cuts in both property and sales taxes, while making smart investments in safety, health and parks projects that improve

the quality of life for all," Molinaro said.

The county's unassigned general fund balance now stands at \$119.5 million, according to the new financial report.

During 2021, the county saw a dramatic increase in sales tax receipts, which were up \$50.3 million over 2021. An estimated \$13 million of the sales tax increase came from a new requirement for sales taxes on all third-party internet sales platforms. The report showed that sales taxes account for 45% of the county's total revenue.

Federal money through the American Rescue Plan increased 2021 revenue by \$5 million and hotel and motel tax collections went up \$1.3 million over the 2020 level.

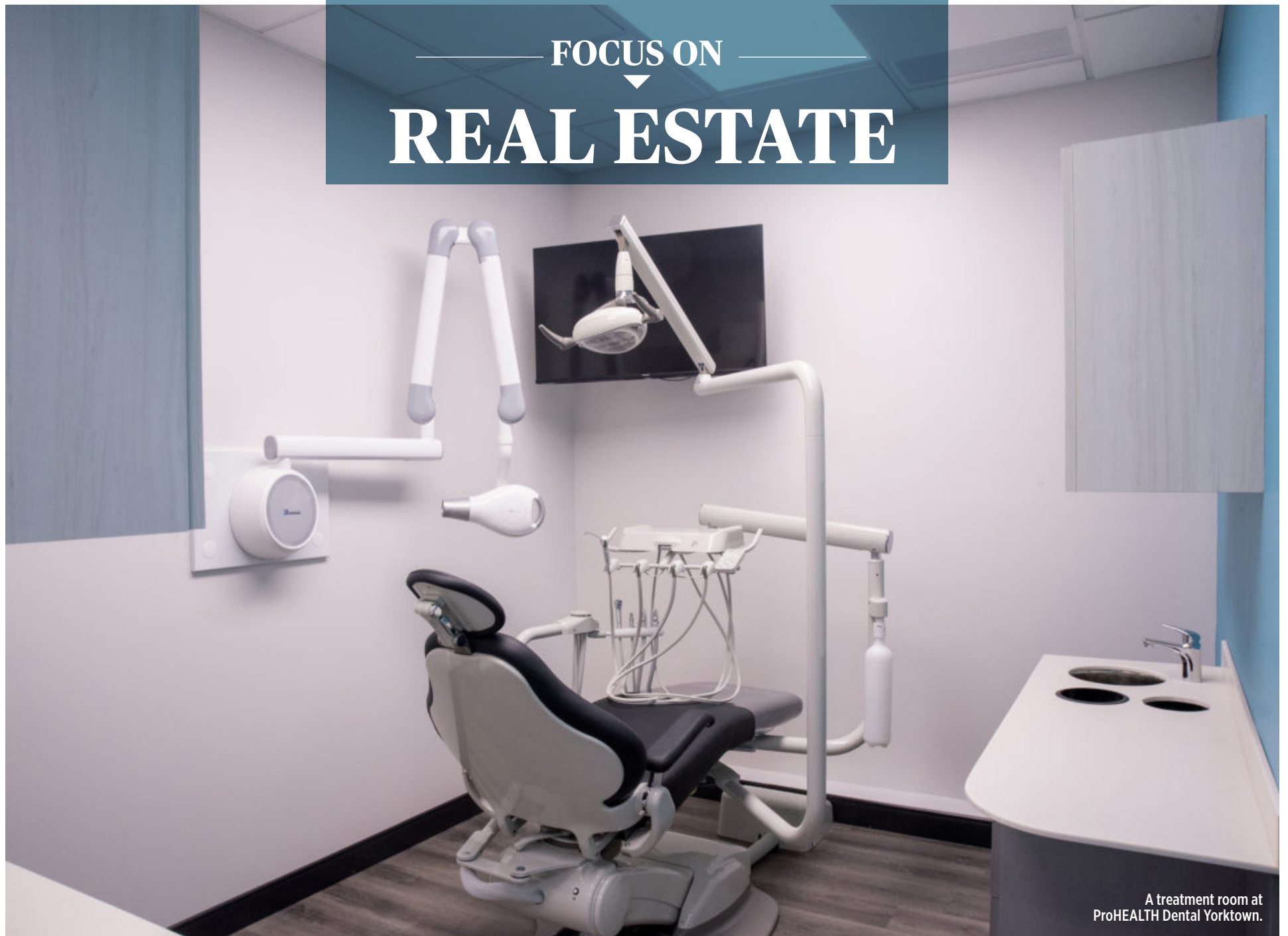
Expenses increased \$7.3 million over the 2020 level, but the report said it was primarily due to sales tax revenue being shared with local municipalities.

The report said that the county's 2022 budget that was adopted provides historic tax relief in the form of a 10% property tax cut, elimination of sales taxes on clothing and shoes costing under \$110 per item, and a switch from bonding to paying through budget allocations for the purchase of county vehicles and the funding of capital projects at Dutchess Community College.

This year, Dutchess plans to pay off nearly \$8.6 million in debt dating from 2014 in order to save more than \$1.5 million in interest.

"Although sales tax receipts have been strong, it is critical to ensure there is a strong fund balance to help offset any downturn in this economically sensitive revenue. With inflation currently driving up costs and interest rates on the rise, consumer consumption may decline as their buying power decreases," the county noted.

FOCUS ON REAL ESTATE



A treatment room at ProHEALTH Dental Yorktown.

Putting new faces on certain types of real estate

BY PETER KATZ

Pkatz@westfairinc.com

An Armonk-based construction company has been expanding its activities in the Hudson Valley while at the same time developing a specialty in creating health care facilities that occasionally involves the adaptive reuse of certain pieces of real estate.

The company is PTS Contracting, which was founded in 2010 by Phyllis Delacamara, who also serves as its president. While initially handling construction projects in the fields of office, retail and industrial, PTS, for a decade, has been increasingly focused on the needs of health care providers, becoming a

specialist in projects involving highly customized exterior and interior construction that meets strict requirements.

According to the company, during the course of a year, it may be handling multiple complex projects with up to 800 people on the job in communities throughout Westchester and the Hudson Valley. Some of the projects it has worked on involve converting spaces that had been used by retailers in shopping plazas into health care facilities.

In an adaptive reuse project completed last month for ProHEALTH Dental Yorktown, PTS converted a former bank in the Yorktown Green Shopping Center into a dental office complete with nine treatment rooms.

A \$3.1 million renovation project for CareMount Endoscopy in Mount Kisco created an up-to-date 14,183-square-foot facility. Also in Mount Kisco, PTS in October of last year completed a \$3.4 million renovation of a 6,709-square-foot fertility clinic for Reproductive Medicine Associates of New York.

Other typical projects include an obstetrics and gynecology facility for CareMount Medical OB/GYN in New Paltz, a renovated facility for the Premier Medical Group of Hudson Valley in Poughkeepsie, new offices and a therapy center for the Mental Health Association of Westchester in Mount Kisco that is due to open next month and a new facility for Sun River Health that is due to open next

month in White Plains.

Zach Sawyer, vice president of construction operations for PTS, told the Business Journals, “We found that in health care, you have a slightly more sophisticated client because of the equipment coordination and everything that’s required to build-out their spaces and you’ve got a slightly higher level of quality of subcontractors and trade partners that do that work.”

Sawyer said that health care projects require the use of very high-end materials bearing in mind the need for end-users to maintain not only a high degree of cleanliness throughout, but also the sterility of some areas.

REAL ESTATE

16



Zach Sawyer

“All of the architects and the owners that we work with go through quite the design process to come up with the correct finishes that are going to be durable and long-lasting. In addition to that, there are some very high-end air quality and air filtration systems, especially post-Covid. You’ve got redundancies in electrical, mechanical and plumbing systems. We’re putting generators on sites. You’ve got specialty equipment coordination for imaging equipment like MRI and CAT scans.”

Sawyer said that despite the added complexities and requirements of health care projects, PTS has a goal of keeping construction time within the parameters normally associated with jobs in other categories.

“You do sometimes see longer lead times and with the supply chain issues that everybody’s involved in, you are seeing some longer durations,” Sawyer said. “We work with our trade partners and our trusted suppliers to do everything we can to come up with the right solution and make sure that the job stays to a normal schedule.”

Sawyer said that when estimating a job in health care, PTS works closely with equipment suppliers such as Philips

Healthcare and Siemens Healthineers, along with medical product distributors such as Henry Schein Inc.

He said that although most construction companies do not specialize in health care construction, it is a competitive field.

“There are other folks that build spaces but most of those folks do not specialize, and that’s what makes us unique,” Sawyer said. “Our focus is health care and life sciences. We’re not focused on building outside of that realm.”

Sawyer said that he sees continued demand for health care spaces in Westchester and the Hudson Valley as reflected in moves by area hospitals to create new outpatient facilities.

“You’re seeing a large trend in health care moving into former retail spaces. We’re working on that adaptive reuse, renovating, repurposing and building modern spaces,” Sawyer said. “We’re all the way up to Ulster. We just completed a project up there where we turned an existing storefront into medical office space. We’re working all the way over to Sullivan and a little bit into Fairfield in Connecticut.”



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Westchester Airport master plan taking off

BY PETER KATZ

Pkatz@westfairinc.com

In a briefing on May 4, Westchester County Executive George Latimer announced details of the plan to collect public input and restart the process to develop an updated master plan for the Westchester County Airport. The Business Journals reported on April 6 that the county would be moving forward with the project, in part to fulfill FAA requirements for airports receiving federal funding to have an updated master plan.

The last full master plan for the airport was completed in 1989. In February 2020, Latimer started to take action for a master plan supplement, but the Covid-19 pandemic forced a halt.

“Our challenge at the airport is pretty straightforward,” Latimer said during a briefing at the County Office Building in White Plains. “We have a unique transportation hub, which is not possessed by many other county governments ... hardly any others in our region and certainly across the nation. It represents

a transportation hub of value to the business community in both business retention and business attraction to have an airport of the size and scope that the Westchester Airport is. At the same time, it is meant to be a suburban airport, not an urban airport. The criticism and concern for many, many years of people who live in and around the area is they don't want to see a LaGuardia North, and we too do not want to see a LaGuardia North.”

Latimer said his administration is committed to completing a thorough evaluation of airport operations and their impacts using a robust community engagement program.

“Whether you use the airport to fly with your family to Florida, to pick up your parents who are visiting for the winter, or you use the airport for business travel, we need to hear from you,” Latimer said. He called on residents, the business community, environmental groups, community organizations and others to participate in the master plan process. He said people from Connecticut



From left: Joan McDonald, George Latimer, Ken Jenkins.

are welcome to participate and disclosed that county officials would be meeting with officials from Greenwich to discuss the airport.

The Master Plan Supplement Community Engagement Program has been given the name "On the Horizon." It kicks off May 24 with a 6 p.m. town hall meeting at the Elisabeth Haub School of Law at Pace University in White Plains. On June 2 at 6 p.m., there is a second town hall at Manhattanville College in Purchase. A third scheduled town hall is set for June 9 at 6 p.m. at Mercy College in Dobbs Ferry.

Latimer said additional meetings will be scheduled, including at least one to be held virtually.

The FAA, in an Advisory Circular outlining what it expects to be included in an Airport Master Plan, says there needs to be a program of public involvement. It calls for an examination of existing conditions as well as forecasts of aviation activity along with analysis of facility requirements. It wants to see airport layout plans as well as a financial feasibility analysis and facilities implementation plans. The FAA also calls for studies of various alternatives regarding airport development. It provides various sets of documentation guidelines from which planners can select the items that are relevant to their particular airport.

County Director of Operations Joan McDonald, who previously served as commissioner at the New York State Department of Transportation and as Connecticut's economic development commissioner, said that before they get into the technical aspects of the master plan, they want to get public input.

"We are going to get the public input to get a sense of what the public in Westchester County wants this airport to be," McDonald said.

Deputy County Executive Ken Jenkins said of the airport, "It is an economic driver for the County of Westchester; it's also a driver for all of the travel that Westchester residents expect to be able to do."

Latimer recalled that during the 1960s, '70s and '80s, the airport was an element that helped attract businesses to Westchester County. He said that companies appreciated then, and still do now, having the ability for their executives to access company-owned aircraft or private charters instead of having to conform their travel to airline schedules. Latimer pointed out that general avia-

tion flights at Westchester operate from Fixed Base Operators, located separately from the commercial passenger terminal at the airport.

Latimer said that the start of airline services between Westchester and cities such as Los Angeles and San Francisco by Breeze Airways does not represent airport expansion since they're working within existing limitations on the

number of passengers coming through the terminal. He said that the interest by Breeze in providing new service shows there is "a strength and demand at Westchester Airport, so we have to manage that demand."

"This airport employs 1,485 full-time employees. There is \$735 million in economic activities," Latimer said. "We know that people have strong feelings

about the airport on both sides. This asset represents something that affects one million people, all of the people of Westchester County. Everybody may not use it but some people work there and some people may fly out of there for personal reasons, some people may work for corporations that use the airport, as well as those people who live around the airport. We need to hear all the voices."



Building Codes Update

Breakfast Seminar for Developers, Builders & Contractors

Presented by Building and Allied Construction Industries (BACI) and The Building & Realty Institute (BRI)

Wednesday, June 29, 2022, 8:30 am

Sonesta White Plains, 66 Hale Ave, White Plains, NY

Are you a busy homebuilder, developer, general contractor or construction professional who needs to stay up-to-date on current New York codes and standards, including building codes, fire codes, and the ever-changing energy codes? This 2-hour morning seminar is for you. We'll highlight the most significant changes for 2022 to keep you building safely, efficiently, and up-to-spec.

Register for this FREE Seminar NOW
at buildersinstitute.org/codes

BRI BACI

AN EVENING WITH VANESSA WILLIAMS

Children's Learning Centers of Fairfield County (CLC) will celebrate its 120th anniversary with Vanessa Williams at an event titled "120 Club: An Evening," on Friday, June 3. This event at Serafina in the Italian Club in Stamford, is chaired by Alexis Gevanter, CLC board member.

CLC, the second-largest early childhood education provider in Connecticut, has been a leader in developing and implementing high-quality and affordable early childhood education and care programs since 1902. With eight locations in Stamford, CLC is licensed to serve almost 1,000 children who live across Fairfield County.

"Children's Learning Centers of Fairfield County plays a critical role in educating and caring for children in our community. We are looking forward to celebrating the impact we've had over the past 120 years with our supporters during our most important fundraiser of the year," stated CLC CEO Marc E. Jaffe.

Williams, a respected and multi-faceted performer, has sold millions of records worldwide. Currently she is performing in a new Broadway comedy, "POTUS," at the Shubert Theatre. Her platinum single, "Colors of the Wind", from Disney's Pocahontas won the Oscar, Grammy and Golden Globe for Best Original Song.

CLC will award Connecticut Congresswoman Rosa DeLauro with the CLC Champion of Children Award for her unwavering and longtime dedication to children. Currently, she serves as the chair of the House Appropriations Committee, sits on the Democratic Steering



Vanessa Williams



U. S. Congresswoman Rosa DeLauro

and Policy Committee, is chair of the Labor, Health and Human Services, and Education Appropriations Subcommittee, where she oversees our nation's investments in education, health and employment.

Sponsorship opportunities are available; individual tickets start at \$300 per person. For more information, visit clcf.org.

WEBSTER BANK PARTNERING WITH YPIE

Webster Bank, which recently merged with Sterling National Bank, continues its community impact programming in the Yonkers area, especially financial literacy training for students.

The Webster and Yonkers Partners in Education (YPIE) Finance Lab will serve as a combined technology lab and classroom, providing students with access to hardware and broadband via loanable laptops and hotspot devices.

The YPIE Finance Major, designed and taught by a dedicated YPIE instructor, has a carefully curated curriculum with which Webster colleagues will serve as volunteers, sharing their time

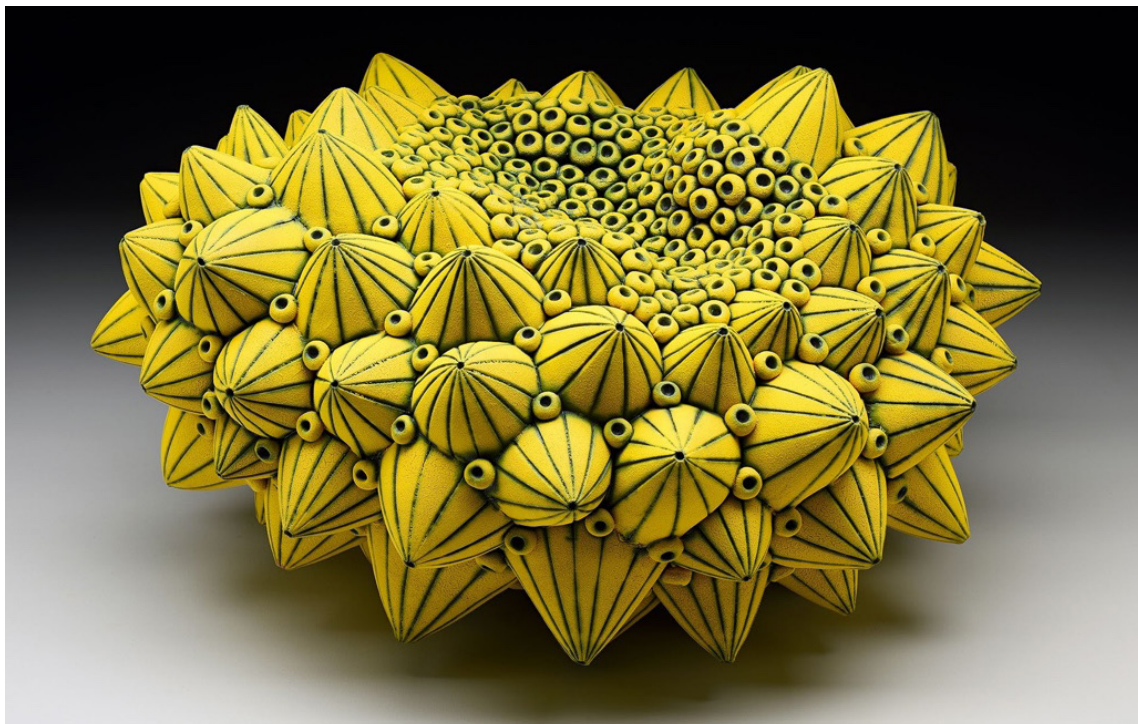
and expertise with YPIE students.

The ribbon-cutting ceremony for this new partnership supporting Yonkers students' success in college and future careers took place on May 11.

Webster Financial Corp. is a leading commercial bank in the Northeast that provides a wide range of digital and traditional financial solutions. Headquartered in Stamford, Connecticut, Webster is a values-driven organization with \$65 billion in assets.

Yonkers Partners in Education works with students to ensure they are ready for, enroll in and complete college.

OUTDOOR CRAFTS FESTIVAL



Clay vessel by William Kidd, St. Petersburg, Florida.

The Bruce Museum's 37th annual Outdoor Crafts Festival, a favorite weekend attraction in Greenwich, will take place Saturday and Sunday, May 21 and 22 from 10 a.m. to 5 p.m. each day. Artisans from New England and the East Coast will participate bringing fine contemporary hand-made crafts in jewelry, wearable and decorative fiberglass, furniture and housewares, pottery and more – all available for purchase. Admission to the museum grounds is "Pay as You Wish" with a suggested donation of \$10 per adult. The festival is free to museum members and children younger than 5 years old.

The museum's permanent natural history gallery, Natural Cycles Shape Our Land, is open during festival hours. Attendees are welcome to experience these brand-new, interactive galleries featuring geology of our region, a paleontology gallery with a full-size Jurassic dinosaur recreation, live fish and freshwater animals, a woodland diorama, supersized bugs in our own backyards and much more.

Suzanne Lio, managing director and chief operating officer of the Bruce Museum, said, "I am so delighted that we are carrying on our wonderful tradition of hosting the best and most inspiring craftspeople and artisans at the Bruce Museum. As an added bonus, visitors to the Crafts Festival will have the



Painted silk top by Heather Kidson, Westwood, Maine.

opportunity to witness the swift progress we have made on the construction of the New Bruce addition."

Due to the ongoing construction of the transformative New Bruce, this year's festival is limited to 40 juried artists.

Festival parking is available in all public areas surrounding the Bruce, including Island Beach Parking lot, Steamboat Road, and Museum Drive, except for the Bruce Park. Entrance to

the Outdoor Crafts Festival is via the Museum's east parking lot, along Museum Drive. Face masks are not required outdoors and are optional indoors for vaccinated visitors. Unvaccinated visitors are required to wear a face mask indoors. The festival is held rain or shine. For more information, visit brucemuseum.org or call 203-869-0376, ext. 311.

Although not required, reservations are encouraged. Visit brucemuseum.org or call 203-869-0376, ext. 311.

KATHIE LEE GIFFORD, HOSPITAL GALA EMCEE



Elizabeth Mashburn all suited up for surgery.

VETERINARY SCIENCE PROGRAM INSPIRES YOUTH

After a two-year hiatus due to Covid, the 4-H Veterinary Science Program in Stone Ridge, New York, was resumed. The program is sponsored by Dr. Beth Alden, professor of biology and director of the SUNY Ulster Vet Tech Program and the Cornell Cooperative Extension of Ulster County's (CCEUC) 4-H Youth Development.

Student participant Elizabeth Mashburn said, "...I really liked the experience of being hands-on, from dissections to actually being in the lab and testing our pet stool samples."

The program piqued her interest and she was inspired to continue working with animals after the program ended. She put her entrepreneurial skills learned in 4-H and worked out a business plan for a neighborhood pet-sitting and dog-walking business.

During the 4-H program, students participate in hands-on instruction while

learning the full scope of work that veterinarians and vet techs do. When learning about health, cleaning and disinfections, they practice the intricate ritual of preparing for surgery by scrubbing and suiting up in the clothes that protect patients from infection.

The students are looking forward to a final class and graduation where a wildlife rehabilitator and graduate of SUNY Ulster's Vet Tech Program will discuss his veterinary career.

Cornell Cooperative Extension is a dynamic education system connecting Cornell's world-class research with regional and county-based educators and partners across the state. With a presence in every county and all five boroughs of New York City, it is uniquely positioned to tailor opportunities and resources to match the diverse and ever-evolving needs of individual communities across the state.



From left: Kristen Gizzi, executive director of Litchfield Crossings in Connecticut with vintage car owners Pam and Patrick Booska of New Milford.

CLASSIC CRUISING

Every Tuesday, all season long from dusk to dark, enjoy a fun-filled night of music, prizes and awe-inspiring autos at Litchfield Crossings, 169 Danbury

Road, New Milford. For vintage auto owners and those who want to be, this is the event for you. For more information, visit paradiseclassiccruisers.org.

Former Greenwich Hospital Board of Trustees Chairman Arthur C. Martinez, Mrs. Elizabeth Martinez and family, and physician James A. Brunetti, D.O., will be honored at the hospital's annual benefit Friday, May 20th. Longtime Riverside resident and former "Today Show" co-host, Kathie Lee Gifford, will serve as master of ceremonies. Taking place at Greenwich Country Club, the event will benefit five key areas of growth for the hospital: oncology, children's department, neuroscience, heart and vascular department and behavioral health.

Martinez is retired after a distinguished career as chairman, president and CEO of Sears, Roebuck and Co., leader of other corporations, and director of boards of Fortune 500 companies. He played an active role on Greenwich Hospital's Board of Trustees for 19 years. Currently he is a trustee emeritus. He had led or co-led the board for three terms.

Martinez's visionary leadership helped guide the hospital through a strategic affiliation with Yale New Haven Health that has left an indelible mark on Greenwich Hospital. Today, this relationship stands as the core of the Greenwich Hospital's growth initiatives. Greenwich Hospital is a cause that Elizabeth Martinez has supported as well. She has been a dedicated volunteer on hospital fundraising event committees.


Brunetti's career spans from chief resident, to partner in one of the most respected private practices in town, to a compassionate concierge physician. After his medical training in New York, this second-generation Greenwich resident and former hospital volunteer was

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HONORING
DR. JAMES ANTHONY BRUNETTI
ARTHUR AND ELIZABETH MARTINEZ FAMILY

MASTER OF CEREMONIES
KATHIE LEE GIFFORD



BENEFIT
GREENWICH HOSPITAL
22

YaleNewHavenHealth
Greenwich Hospital

For the safety of our community, the 2022 Benefit has a limited number of tickets available and is now at guest capacity. To be added to the 2022 Benefit wait list or to make a gift in recognition of our honorees and beneficiary areas, please visit us at giving.greenwichhospital.org/benefit-2022.
For more information contact Events@GreenwichHospital.org, 203 863 3965

drawn to the excellent care and personal touch of physician specialists and staff at Greenwich Hospital. Patient care became a guiding principle in Brunetti's private practice. Whether seen in the hospital, in their home or in a nursing home, his patients trust and believe in him. They rely on this very hardworking doctor to help them get back to health.

Diane P. Kelly, president of Greenwich Hospital, said, "This year's Benefit for Greenwich Hospital holds special

meaning for our hospital community as we embrace our ability to celebrate together again. Over the past two years, while we focused on helping and healing the hundreds of patients who came to us during the pandemic, Greenwich Hospital remained forward-facing – keeping pace with new innovations, technologies and treatments, all while growing key clinical areas and planning for the future health care needs of our community."

FESTIVAL, BIGGER AND BETTER

On Sept. 17, the large municipal Lot 7 behind Rockwell's Restaurant and other Wolf's Lane retailers in Pelham will be transformed into an outdoor amphitheater for hosting top national acts, as well as regional and local rock, blues, R&B and folk groups. Headliners, Living Colour, Strand of Oaks and Eliza & the Delusionals have already committed to participate.

The all-day music festival will run from 1 to 10 p.m. with 12 to 14 acts across two stages. Any local bands interested in performing should submit the online form found at Toonerville.org along with samples of their work.

To help cover the costs of the September festival, The Pelham Civic Association will present regional favorites on Saturday, June 18, including the Grateful Dead tribute band featuring Pelham's own Steve Liesman, from 8 to 10 p.m. in Lot 7. Toonerville ticket holders and advanced purchasers will receive a special discount and incentive to attend both events. Tickets for both events as well as a special 40% off two-event package are available.

Named for the famous Toonerville Trolley that carried residents of this small commuter town up and down its main street to the Metro-North Train Station into



Manhattan, the second annual Toonerville Music Festival and warm-up events will give the community a new reason to head into "downtown Pelham" with neighbors.

FOUNDATION DONATES TO CAMP



Paul Blanco and Andrea Keefe.

The Barnum Foundation for Life in Shelton recently donated \$5,000 to The Hole in the Wall Gang Camp based in Ashford, Connecticut. Founded by legendary actor and visionary philanthropist Paul Newman in 1988, the camp, according to Paul Blanco, CEO of Barnum Financial Group and co-founder of

the Barnum Foundation for Life, makes financial group supporters feel like, "... the unique work that the Camp does fits in well with a lot of the work our Barnum Foundation for Life does for young people."

"The Hole in the Wall Gang Camp provides 'a different kind of healing' to

children with serious illnesses and their families through year-round programs celebrating the fun, friendship and spirit of childhood. We greatly appreciate this donation from the Barnum Foundation for Life," said Andrea Keefe, director, community and corporate partnerships for the Camp.

URSULINE STUDENTS RAISE MONEY

With the arrival of worldwide donations The Ursuline School in New Rochelle raised \$168,456, surpassing its goal for its annual Crowds4tus and 40thers fundraiser.

School President Dr. Melnyk helped kick off the event, which took place April 5.

In addition to raising money for the school, for a third consecutive year, Ursuline donated part of the proceeds, more than \$42,114, between two charities: HOPE Community Services of New Rochelle, the largest emergency Food Pantry and Soup Kitchen in the region, and Community Service Associates, meal program in Mount Vernon. Over the past three years, Ursuline has raised close to \$95,000 for these two local organizations.

The donors not only included members of the local Ursuline community, but also alumnae and friends of Ursuline in 35 states, as well as in Scotland, Taiwan, Germany and Armed Forces Africa, Armed Forces Canada, Armed Forces Europe, and Armed Forces Middle East. With 1,019 donors, the school easily surpassed its orig-



From left: Benito Ceja, Hope director, operations; Sylvia Hamer, Hope director, programming and community engagement; Catherine Fay McCarthy, director of philanthropy; Walter Ritz, executive director, Hope Community Services; and Ursuline School President Colleen Melnyk.

inal \$125,000 goal, representing the school's 125th anniversary, which it is celebrating this year.

"The money we received from The Ursuline School is going straight back into the community. It will provide money to support our soup kitchen and our

food pantry. We are very grateful," said Walter Ritz, executive director of Hope Community Services.

The Ursuline School is an all-girls, Roman Catholic, independent college preparatory school, grades 6-12. It is located on a 13-acre modern campus.



MODEL REALTORS

The Hudson Gateway REALTOR® Foundation, the charitable arm of the Hudson Gateway Association of Realtors®, will present its "Runway for Hope" Fashion Show on Tuesday, May 17, from 6 to 10 p.m. at Glen Island Harbour Club in New Rochelle. The Realtors will be modeling fashions provided by Fox's in Eastchester, Reveal in Rye and Family Britches in Chappaqua.

All proceeds will benefit the Hudson Gateway Realtor® Foundation, which supports charities and nonprofits throughout the greater New York Metro area and Hudson Valley. Tickets are \$185 each and are available to the public by visiting HGAR.com/events.

"What makes this unique and so

popular is the fact that members of our own Hudson Gateway Realtor® family will be walking the runway," said Bonnie Koff, chair of the Foundation's Fundraising Committee.

The emcees for the evening will be Donald Arace and Beth Hargraves, HG Realtor® Foundation Fundraising Committee members.

The Hudson Gateway Association of Realtors® is a not-for-profit trade association representing more than 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.



Dr. Seth Leven



Dr. Shekhar Palekar

HARRISON MEDICAL GROUP TRANSITIONS TO WHPA

White Plains Hospital Physician Associates has welcomed Drs. Shekhar Palekar and Seth Leven from the Harrison Medical Group.

Specializing in geriatric medicine and preventive care, Palekar founded Harrison Medical Group in 1999. In addition to his clinical work, he is an adjunct professor of family medicine at New York Medical College and a clinical instructor in family medicine at Weill Cornell Medical College. He earned his medical degree and a master's degree in surgery from Topiwala National Medical College in Mumbai, India, followed by fellowships at both the Royal College of

Surgeons in Glasgow and the Royal College of Surgeons of Edinburgh. He completed his residency in family medicine at St. Joseph's Medical Center in Yonkers, New York.

Leven is a board-certified internist with extensive knowledge of several internal medical subspecialties. His interests include preventative medicine, with special emphasis on promoting a healthy lifestyle. He earned his medical degree from St. George's University in Grenada, West Indies, after which he completed an internship and residency in internal medicine at Lenox Hill Hospital in New York City.



Joe McCoy

EXEC RETURNS TO VALLEY BANK

Joe McCoy has returned to Valley Bank in White Plains as divisional head – commercial lending for the Hudson Valley to manage a team of bankers responsible for client relationships and new business development.

McCoy was most recently senior vice president and region manager for People's United Bank. He started his 11-year career at Valley Bank in 2000 in the management training program and later became a commercial lender. McCoy is active in the Westchester County community serving on the Board of Directors of Yonkers Partners in Education, The Business Council of Westchester, ArtsWestchester, advisory board member for Junior Achievement of Hudson Valley and is a member of the Pleasantville Rotary.

McCoy earned his Bachelor of Arts degree from Muhlenberg College, Allentown, Pennsylvania, and his MBA from Rutgers University in New Jersey. He resides in Pleasantville, New York.

As the principal subsidiary of Valley National Bancorp, Valley National Bank is a regional bank with approximately \$50 billion in assets. It operates many branch locations and commercial banking offices across New Jersey, New York, Florida, Alabama, California and Illinois.

Information for these features has been submitted by the subjects or their delegates.

FOOD BANK OF HUDSON VALLEY TO GROW



At center holding check: town of Montgomery Supervisor Brian Maher; RuthAnn Visnauskas, commissioner of the NYS Division of Housing and Community Renewal; and Molly Nichol, CEO of the Regional Food Bank of Northeastern New York. Photo by Kathy Kahn.

It's just a rendering now, but Molly Nichol, CEO of the Regional Food Bank of Northeastern New York, expects to see the Food Bank of the Hudson Valley's (FBHV) new 40,000-square-foot warehouse up and running in the town of Montgomery very soon. As a tireless advocate for those who struggle with food insecurity, Nichol has been working with the town Planning Board for nearly two years in anticipation of receiving state and federal grants.

Governor Kathy Hochul recently announced a \$10.7 million award for the new building. An additional \$1.9 million contribution to the Food Bank and \$800,000 in private donations will be added to the grant and will help defray the cost of the six acres of land the new warehouse will be built on.

Food Bank of the Hudson Valley was established in 1990 to better serve



Rendering of 40,000-square-foot warehouse/distribution facility Food Bank of the Hudson Valley.

the mid-Hudson region and has been operating out of a donated warehouse in Cornwall-on-Hudson since 1996. It collects and distributes food in Dutchess, Orange, Putnam, Rockland, Sullivan and Ulster counties for nearly 180,000 people in the Hudson Valley region who depend

on local food pantries or faith-based organizations to help feed themselves and their families.

Food Bank of the Hudson Valley's new Montgomery location is expected to be completed and occupied within 18 months.

GREAT DEALS FOR A GOOD CAUSE

The bi-annual Minks to Sinks tag sale in Wilton, Connecticut, was a huge success in bringing donations and shoppers from the area to recycle unwanted items, shop for bargains, and support Family & Children's Agency (FCA), a Norwalk-based nonprofit providing human services for children, families, adults and seniors.

Thousands of shoppers attended the sale and found everything from housewares, clothing and collectibles, to toys, furniture and sports equipment.

Minks to Sinks has been running since 1931 and is organized by more than 150 Wilton-area women who set-up, organize and clean up after the sale.

"It was so exciting to see the tent fill up with incredible donations and then to see the shoppers come and find treasures to purchase," said Kim Healy, co-chair of Minks to Sinks.

"Minks to Sinks raises substantial



Shoppers feeling good about their haul from Minks to Sinks.

funds for FCA while also encouraging recycling and supporting those who can't afford necessities by making them available at low or no cost through this sale," said Robert F. Cashel, president and CEO of Family & Children's Agency.

Family & Children's provides services for community members of all ages and a variety of needs: behavioral and mental

health, addiction recovery services, after-school programs, parenting counseling, homeless services, family counseling, foster care training and home care for older adults.

The bi-annual sale will be held again the weekend of Oct. 1. For more, visit FamilyandChildrensAgency.org and MinkstoSinks.org or on social media.



Michelle A. Nicholas

NOTABLE BLACK LEADER NAMED

PCSB Bank in Yorktown recently announced that Michelle A. Nicholas, senior vice president, chief diversity officer and director of community development, has been awarded two honors by Crain's New York Business. She was named to Crain's 2022 list of Notable Black Leaders and Executives and Notable Diverse Leaders in Banking and Finance.

In her role at PCSB, Nicholas is responsible for shaping the bank's diversity, equity and inclusion strategy as well as engaging external audiences in areas of community development throughout its lower Hudson Valley footprint.

Joseph D. Roberto, chairman, president and CEO of PCSB Bank, said, "Her remarkable contribution has enabled our bank to design and implement diversity initiatives that deeply impact the communities we serve..."

Nicholas said, "... It is very gratifying to be part of a financial institution that truly values fairness, respect and equity."

Upon joining PCSB Bank in 2021, Nicholas brought extensive senior-level experience in the corporate, nonprofit and government sectors. She is chair of the Racial Equity, Diversity & Inclusion Committee of Nonprofit Westchester and the Economic Development Committee at Westchester County's African American Advisory Board.

PCSB Bank, a New York-chartered stock commercial bank, has served the banking needs of its customers in the lower Hudson Valley since 1871. It operates 14 branch offices located throughout Dutchess, Putnam, Rockland and Westchester counties in New York.

THE MOUNT'S 40



Jason N. Adsit, president of the Mount, congratulates the new Aquinas, Ralph, and Boyle scholars.



Charles Zola, assistant to the President for Mission Integration, director of the Mount's Catholic and Dominican Institute, and associate professor of philosophy gives the keynote talk.



Sr. Lucy Povilonis '72, OP distributes honor cords to new Aquinas, Ralph and Boyle scholars. *Photos by Matt Frey.*

More than 40 Mount Saint Mary College students in Newburgh were celebrated for their academic achievements at the recent induction ceremony for Aquinas, Ralph and Boyle Scholars.

Held in the Aquinas Hall atrium on campus, about 200 people attended the ceremony, which recognized Mount Saint Mary's best and brightest.

Honor cords to the scholars, to be worn

at graduation, were distributed by Mount President Jason N. Adsit, and Vice President for Academic Affairs George Abauza.

The keynote address was delivered by Charles Zola, assistant to the president for mission Integration, director of the Mount's Catholic and Dominican Institute, and associate professor of philosophy.

Aquinas, Ralph, and Boyle Scholar awards are presented to students who attain

a high degree of proficiency in their studies and have demonstrated a sincere commitment to learning at the college. Candidates must be full-time students; only 5% of each class may be nominated.

The Mount's heritage of St. Dominic advances the Dominican charism of study and service. It provides a forum for discussion of contemporary ethical issues and enhances Catholic and Jewish dialogue.



BROADWAY SWAYS IN LITCHFIELD HILLS

A star-studded cast of artists and performers from May 21 to late fall are scheduled for Merryall, a nonprofit arthouse and community center located at 8 Chapel Hill Road in the heart of Litchfield Hills. Its doors will open with performances by Barbra & Litmus, benefiting WPKN and Merryall Art Center.

"We are proud to be partnering with WPKN to present the first concert of our reopening season," said Dean Gray, president of Merryall's Board of Directors.

Over the past seven decades, Merryall has hosted such luminaries as Fredric March, Marian Anderson, Isaac Stern and Eartha Kitt.

This season's highlights will continue in June with a trio of performances pay-

ing homage to Gay Pride: Jazz in July will celebrate the Ali Ryerson Jazz Quartet; in August Frank Brocklehurst Gypsy Jazz Quartet featuring Luke Hendon on guitar will take the stage.

Come September, Merryall pays tribute to and remembers renowned playwright Bill C. Davis, who called this area home, with a reading of "The Sex King." The season's finale is a book signing by Carol Bergren Santoleri, the author of "The History of Steep Rock - The Jewel in the Crown." And to discover what's next, ask medium Patti Sinclair, returning to Merryall's stage by popular demand on Oct. 22.

For more information, membership, sponsor or tickets, visit merryallcenter.org.

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SIMONE METRO PROPERTIES PRESIDENT HONORED



Joseph Kelleher, left, and Anderson Torres, Ph.D., LCSW-R.

Joseph Kelleher, president of Simone Metro Properties, was honored for his ongoing support of Regional Aid for Interim Needs Total Care Inc. (R.A.I.N.) at the Bronx-based service provider's sixth annual Golf Outing on May 3 at the Leewood Golf Club in Westchester County. For the past 58 years, R.A.I.N. has offered compassionate, quality care through a continuum of services for people with disabilities of all ages.

Kelleher, a long-time supporter of

R.A.I.N., joined Simone in 2003 to direct the leasing and management of the Hutchinson Metro Center, the company's successful mixed-use complex in the Pelham Bay section of the Bronx, featuring 1.4 million square feet of Class A office, medical, retail and educational space, a Marriott hotel and amenities on a more than 42-acre landscaped campus setting. Kelleher also serves as president of the Bronx Chamber of Commerce and as an adult leader for The Boy Scouts of America.

Simone Metro Properties is a division of Simone Development Companies, a full-service real estate investment company specializing in the acquisition and development of health care, office, retail, industrial and residential properties. Headquartered in the Bronx, the privately held company owns and manages more than 7 million square feet across 130 properties in the Bronx, Westchester County, Queens, Long Island, New Jersey and Connecticut.

YMCA AWARD FOR DISTINGUISHED VOLUNTEER SERVICE

Attorney Preston C. Tisdale of Trumbull, a long-time advocate of civil justice, has been named this year's recipient of the Central Connecticut Coast YMCA H. Richard Brew Service Award.

Instituted in 2005 as a way to honor the 35 years of volunteer service to the YMCA provided by H. Richard Brew the award is presented annually to volunteers who have demonstrated character, commitment and long-term dedication to the YMCA. It is the YMCA's highest award for one of its volunteers.

Tisdale, a partner Koskoff Koskoff & Bieder law firm, has demonstrated a career-long commitment to the community and particularly, social justice for all. He is a past chairman of the Central Connecticut Coast YMCA.

In a statement, the YMCA said, "Preston has served on the YMCA Board of Directors since 1990 and for 32 years has demonstrated exceptional character, leadership and commitment allowing the Y to grow and positively impact the lives of thousands of youth, families and adults.

Previously, Tisdale was the director of Special Public Defenders for the State of Connecticut, Officer of the Chief Public Defender. Before that, he was the head of the Fairfield Judicial District Public Defender's Office. He is the vice president of the Public Justice Foundation, a national organization that spearheads litigation and education efforts to aid and protect the public.

Tisdale is a member of the Connecticut



Preston C. Tisdale

Supreme Court Jury Task Force, the Connecticut Commission on Racial and Ethnic Disparity in the Judicial System and the Connecticut Bar Association Task Force on Policing. He is also involved in many civic organizations, including Fairfield County's Community Foundation, the Bridgeport Public Education Fund Inc., and the Advisory Board for the Center for Children's Advocacy.

Tisdale has received numerous honors and awards throughout his career, including: the Liberty Bell Award from the Greater Bridgeport Bar Association, the Distinguished Service Award from the NAACP, the Award of Excellence and the Community Service Award, both from Action for Bridgeport Community Development, and the Outstanding Community Service Award from Save Our Babies. He was also given the Regional Youth Adult Social Action Partnership's highest honor, the Goodspeed/Pfriem Award, in recognition of his work improving the quality of life in the Greater Bridgeport region.

Nationally known Koskoff Koskoff & Bieder, the firm in which Tisdale serves, has offices in Bridgeport and New Haven.

CELEBRATING YONKERS' ARTISTS AND COMMUNITY



Yonkers Arts Weekend returns on May 21st with a citywide celebration of the robust arts and culture scene. This event will offer opportunities for the community to enjoy notable and emerging local artists at the 8th annual event.

Executive Director Ray Wilcox said, "Yonkers Arts Weekend allows us to celebrate our rich arts and culture scene by fostering creative communal gathering

spaces for shared experiences, connections and conversations via the arts. This is perfectly befitting of our mission, which is to develop a strong, effective and cooperative network of artists, cultural organizations and members of the community to promote and encourage the arts in the city of Yonkers."

Initiatives will be active on Saturday, May 21, and Sunday, May 22, including the

19th annual YOHO Open Studios where art enthusiasts will have the opportunity to visit and interact with more than 75 artists in their own studios. These artists, artisans, crafts people and small businesses will be showcasing an array of works from jewelry, fiber, glass and ceramics, to filmmaking, photography, watercolor, mixed media and even tattooing. Free admission for all.

KICKING UP A STORM



The Ulster Performing Arts Center in Kingston will present the international percussion sensation STOMP on Thursday, May 26 STOMP began as a street performance in the United Kingdom more than 20 years ago is now performing in more than 50 countries and by more than 24 million people Created by Luke Cresswell and Steve McNicholas continues its phe-

nomenal run with a permanent London Company and four global productions. Winner of an Olivier Award for Best Choreography (London's Tony Award) is just one of many awards STOMP has received over the past two decades. Tickets are available at UPAC, the Bardovan in Poughkeepsie or via Ticketmaster. UPAC requires all attendees to wear masks at all times.

U.S. BANKRUPTCY
COURTWhite Plains &
Poughkeepsie

Local business cases, May 4 - 10

Pam 555 Warburton Realty LLC, Dobbs Ferry, D'Wayne Prieto, managing member, 22-22236-SHL: Chapter 7, assets and liabilities \$1 million to \$10 million. Attorney: Lance Clark.

U.S. DISTRICT COURT,

White Plains

Local business cases, May 4 - 10

Juul Labs Inc., San Francisco vs. Brewster Snack Shop Inc., 22-cv-3593-NSR: Trademark infringement. Attorney: Robert T. Parker.

181 Westchester Avenue LLC, Mamaroneck vs. Chubb North America, Whitehouse Station, New Jersey, 22-cv-3627-CS: Removal from Westchester Supreme Court, insurance.

Attorneys: James F. Creighton, Jonathan B. Nelson.

Patricio M. Aguilar et al vs. New Dairydel Inc., Hartsdale, et al, 22-cv-3700-NSR: Fair Labor Standards Act, overtime compensation.

Attorneys: Avraham Y. Scher, James P.P. O'Donnell, Roman M. Avshalumov.

Teamsters Local 456 funds, Elmsford vs. Chatbout Trucking LLC, Wallkill, et al, 22-cv-3702-PMH: Civil enforcement of employee benefits. Attorney: Michael S. Adler.

Teamsters Local 456 funds, Elmsford vs. Westchester Hills Landscaping Inc., West Harrison, et al, 22-cv-3706-KMK: Civil enforcement of employee benefits. Attorney: Michael S. Adler.

Teamsters Local 456 funds, Elmsford vs. Kent Plumbing Supply Corp., Thornwood, et al, 22-cv-3707-VB: Civil enforcement of employee benefits. Attorney: Michael S. Adler.

Chantel Chambers, New Windsor vs. Lovingly LLC, Fishkill, et al, 22-cv-3715-KMK: Americans with Disabilities Act. Attorneys: Benjamin J. Wyatt, Michael Varraso, Chandan Panigrahi.

Molnlycke Health Care US, Norcross, Georgia, et al vs. Greenwood Marketing LLC, White Plains, 22-cv-3719-CS: Patent infringement. Attorney: Frederick L. Whitmer.

Rachves Estates LLC, Woodbourne, vs. Durabuilt Homes LLS, Selinsgrove, Pennsylvania, 22-cv-3751-NSR: Breach of contract. Attorney: Malvina Lin.

DEEDS

Above \$1 million

14 Hook LLC, Rye. Seller: Paul R. Kalkut and Marcia F. Kalkut, Rye. Property: 14 Hook Road, Rye. Amount: \$2 million. Filed May 4.

18 Baldwin Yonkers AMD LLC, Yonkers. Seller: Zhen Lu Li and Jun Sheng Sheng, Yonkers. Property: 18 Baldwin Place, Yonkers. Amount: \$1 million. Filed May 9.

26 Legion LLC, Valhalla. Seller: Gisondi Family L.P., White Plains. Property: 26 Legion Drive, Mount Pleasant. Amount: \$2.2 million. Filed May 2.

26-28 Chestnut LLC, Suffern. 26-28 Chestnut Street LLC, Brooklyn. Property: 26-28 Chestnut St., Yonkers. Amount: \$1 million. Filed May 9.

31 Palisades Associates LLC, Forest Hills. Seller: Salvation Army, Nyack. Property: 31 Palisades Ave., Yonkers. Amount: \$1 million. Filed May 10.

44 Dem Brothers LLC, Armonk. Seller: CSN Management Corp., Port Chester. Property: 44 Grant St., Rye. Amount: \$1.4 million. Filed May 3.

116 Maple LLC, Monsey. Seller: Ghassan Rakad Daoud, Surprise, Arizona. Property: 116 Maple St., Yonkers. Amount: \$1.1 million. Filed May 3.

188 Ashburton Holdings LLC, Suffern. Seller: 188 Ashburton LLC, Brooklyn. Property: 188 Ashburton Ave., Yonkers. Amount: \$1.5 million. Filed May 9.

140 Warburton LLC, Yonkers. Seller: Linton S. Howell, and Suzanette Y. Marshall, LaGrangeville. Property: 144 Warburton Ave., Yonkers. Amount: \$2 million. Filed May 9.

497 Van Cortlandt Park LLC, Rye. Seller: McGwyne Management LLC, Blauvelt. Property: 497 Van Cortlandt Park Ave., Yonkers. Amount: \$1.9 million. Filed April 5.

873 Holding Company LLC, Larchmont. Seller: RLA Holdings LLC, Scarsdale. Property: 673 N. Broadway, North Castle. Amount: \$1.1 million. Filed May 2.

AZRMB Group LLC, Yonkers. Seller: Birgijlda Camaj, White Plains. Property: 41 New Ave., Yonkers. Amount: \$1.3 million. Filed May 6.

Ball, Patrick and Brenda Ball, Hoboken, New Jersey. Seller: Tavo Crest LLC, Chappaqua. Property: 14 Jeffrey Lane, New Castle. Amount: \$2.3 million. Filed May 5.

Grand Street Development Group LLC, White Plains. Seller: Guiding Eyes for the Blind Inc., Yorktown. Property: 168 Grand St., White Plains. Amount: \$1 million. Filed May 2.

Hastings Collective LLC, Tuckahoe. Seller: Paul F. Perreten, Old Saybrook. Property: 139-141 Southside Ave., Greenburgh. Amount: \$1 million. Filed May 3.

Hillstone Manor LLC, Yonkers. Seller: Sarajane Britts, Bronxville. Property: 12 Plateau Circle East, Eastchester. Amount: \$3 million. Filed May 4.

Hollow View LLC, New Rochelle. Seller: Dixie Inn Partners LLC, Middle Village. Property: 175 North Washington St., Mount Pleasant. Amount: \$1 million. Filed May 2.

Koslow, Allison and Mathew Koslow, Rye Brook. Seller: 108 Old Orchard Road LLC, Rye Brook. Property: 108 Old Orchard Road, Rye. Amount: \$1.6 million. Filed May 2.

Lawson, Derek Michael, Scarsdale. Seller: union SRB LLC, Scarsdale. Property: 42 Brite Ave., Scarsdale. Amount: \$2.5 million. Filed May 3.

Marie Family Limited Partnership, Astoria. Seller: Arlo Lane Properties LLC, Pleasantville. Property: 23-29 Arlo Lane, Cortlandt. Amount: \$4.7 million. Filed May 5.

Myke, Whitley U., Cortlandt Manor. Seller: Westbrook Group LLC, Croton-on-Hudson. Property: 395 Croton Ave., Cortlandt. Amount: \$1.2 million. Filed May 4.

Pan, Leona Y., Irvington. Seller: Drago Family Construction LLC, Middletown. Property: 10 Drago Way, Greenburgh. Amount: \$1.4 million. Filed May 3.

RMS Broadway LLC, Stamford, Connecticut. Seller: Post Broadway Associates LLC, Boise, Idaho. Property: 51 S. Broadway, White Plains. Amount: \$7.3 million. Filed May 2.

Sakoli Associates LLC, New York City. Seller: Five CS LLC, Yonkers. Property: 375 McLean Ave., Yonkers. Amount: \$1.2 million. Filed May 5.

Below \$1 million

21 South Kensico Realty LLC, West Harrison. Seller: R.R. and C.C. Realty Corp., White Plains. Property: 21-23 S. Kensico Ave., White Plains. Amount: \$750,000. Filed May 3.

34 Gilbert LLC, Port Chester. Seller: Harold Virgil and Marianne Vigil, Blauvelt. Property: 34 Gilbert Place, Rye. Amount: \$320,000. Filed May 2.

101 Summit Street LLC, Great Neck. Seller: Carlton Rouse, New York City. Property: 101 Summit Ave., Mount Vernon. Amount: \$500,000. Filed May 9.

157 Phyllis LLC, Mahopac. Seller: Lynn Gutermuth and Lisa Henley, Stamford, Connecticut. Property: 157 Phyllis Court, Yorktown. Amount: \$275,000. Filed May 4.

444 Associates LLC, Ossining. Seller: JPMorgan Chase Bank National Association, New York City. Property: 434 Bedford Road, Mount Pleasant. Amount: \$450,000. Filed May 5.

707 Lion Corp., Mamaroneck. Seller: Joseph E. Santilli, Poughquag. Property: 705 Hall St., Mamaroneck. Amount: \$493,000. Filed May 3.

1450 East Main Street LLC, Yorktown Heights. Seller: Mary Knopp Kelly, Yorktown Heights. Property: 1836 Hanover St., Yorktown. Amount: \$300,000. Filed May 3.

4428 Park LLC, Mount Vernon. Seller: Markland 330 LLC, Bronx. Property: 330 Saw Mill River Road, Yonkers. Amount: \$273,000. Filed May 4.

4428 Park LLC, Mount Vernon. Seller: Markland 330 LLC, Bronx. Property: 337 Saw Mill River Road, Yonkers. Amount: \$427,000. Filed May 4.

A.F. Development Group LLC, Carmel. Seller: Assured Investing LLC, Bellmore. Property: 23 Gatto Drive, Mount Kisco. Amount: \$195,000. Filed May 3.

Battista, Ralph and Kerry Battista, Yonkers. Seller: Holy Apostolic Catholic Assyrian Church of the East, Yonkers. Property: 60 Candlewood Drive, Yonkers. Amount: \$625,000. Filed May 5.

Breakthrough Corp., Sleepy Hollow. Seller: Maria Cuadrado, Tarrytown. Property: 123 New Broadway, Mount Pleasant. Amount: \$693,500. Filed May 2.

Collins, Michael and Carol Collins, Mamaroneck. Seller: 623 Munro Avenue LLC, Mamaroneck. Property: 523 Munro Ave., Mamaroneck. Amount: \$849,000. Filed May 5.

Marimat, Romeo, Bronx. Seller: 1 Ridge Hill LLC, Plainview. Property: 701 Ridge Hill Boulevard, Unit 5J, Yonkers. Amount: \$374,000. Filed May 2.

Martinez, Raphael and Antonia Martinez, Yonkers. Seller: 6 Secor Glen Road LLC, Scarsdale. Property: 6 Secor Glen Road, Greenburgh. Amount: \$810,000. Filed May 2.

Naigai Bussan Company Ltd., Osaka, Japan. Seller: Kokichi Matsumoto, Tokyo, Japan. Property: 36 Park Ave., Eastchester. Amount: \$950,000. Filed May 5.

Piermont Hudson Properties LLC, Valhalla. Seller: Gisondi Family Limited Partnership, White Plains. Property: 36 Legion Drive, Mount Pleasant. Amount: \$628,430. Filed May 2.

Pizzellagirls Development Corp., Cortlandt Manor. Seller: Dominick Giusti, Peekskill. Property: 45 Buena Vista Ave., Peekskill. Amount: \$110,000. Filed May 4.

Riverview Property Holding LLC, Armonk. Seller: Equity Trust Company, Westlake, Ohio. Property: 501 N. Barry Ave., Unit 1J, Rye. Amount: \$248,000. Filed May 2.

Items appearing in the Fairfield County 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:

Larry Miles
c/o Westfair Communications Inc.
701 Westchester Ave, Suite 100 J
White Plains, NY. 10604-3407
Phone: 694-3600 • Fax: 694-3699

Facts & Figures

Shnajo LLC, Bronx. Seller: Evelyn Brish Tolli, Stephanie A. Grohowski and Andrew Walter Guo, Yonkers. Property: 14 The Crossway, Yonkers. Amount: \$585,000. Filed May 3.

Valley Close Realty Corp., Scarsdale. Seller: Anthony Robinson and Giovanna Robinson, Yonkers. Property: 47 Albemarle Place, Yonkers. Amount: \$170,000. Filed May 2.

West End Lofts II Associates LLC, Baldwin Place. Seller: Somers Realty Corp., Harrison. Property: 23 Clayton Blvd., Somers. Amount: \$550,000. Filed May 2.

Yuster, Jared, Staten Island. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73-4M Spring St., Ossining. Amount: \$460,000. Filed May 3.

JUDGMENTS

#1 Port Richmond Furniture Inc., Staten Island. \$14,903.67 in favor of State Insurance Fund, White Plains. Filed May 3.

Ahmed, Saeed, New Rochelle. \$5,676.98 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 5.

Art Construction and Contracting Inc., Brooklyn. \$5,107.15 in favor of State Insurance Fund, White Plains. Filed May 3.

Branchcomb, Blake, Yonkers. \$21,848 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 5.

Caballero, Liliana A., White Plains. \$7,349.16 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed May 3.

CC Restaurant and Bakery Inc., Poughkeepsie. \$112,349 in favor of Golden Krust Franchising Inc., White Plains. Filed May 3.

Certified Testing Laboratories Inc., Tuckahoe. \$7,816.01 in favor of TBF Financial LLC, Highwood, Illinois. Filed May 3.

CKO Kickboxing Mamaroneck LLC, Mamaroneck. \$42,278.92 in favor of Balboa Capital Corp., Costa Mesa, California. Filed May 3.

Coughlin, Jacqueline, North Salem. \$6,797 in favor of Credit Corporation Solutions Inc., Draper, Utah. Filed May 5.

Dynamic Auto Works and Sales Inc., Jamaica. \$7,224.15 in favor of State Insurance Fund, White Plains. Filed May 3.

Fondeur, Martha E., Crompond. \$6,625 in favor of Capital One Bank U.S.S. National Association. Filed May 4.

Fox, Denise K., Mount Kisco. \$44,826.23 in favor of TD Bank National Association, Flemington, New Jersey. Filed May 5.

GDC Equities LLC, Scarsdale. \$147,748.49 in favor of Win Ridge Realty LLC, Rye Brook. Filed May 3.

Gennarelli, Rhoda, Ossining. \$11,455.26 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed May 4.

GSP Interior Construction Corp., Bronx. \$68,617.66 in favor of State Insurance Fund, White Plains. Filed May 3.

James Fox Inc., Mount Kisco. \$554,712.93 in favor of TD Bank National Association, Flemington, New Jersey. Filed May 5.

Jones LLP, Scarsdale. \$121,192.87 in favor of Sterling National Bank National Association, Montebello. Filed May 4.

Levinson, Sari, Tarrytown. \$7,666.67 in favor of AMDX LLC Light Brandt, Brooklyn. Filed May 3.

Marji, Luke, Mohegan Lake. \$7,500 in favor of Friedman and Friedman PLLC, White Plains. Filed May 3.

Max German Coronel Construction LLC, Spring Valley. \$13,598.14 in favor of State Insurance Fund, White Plains. Filed May 3.

Ortiz, Brandon, Yonkers. \$36,895 in favor of Crump Life Insurance Services Inc., Roseland, New Jersey. Filed May 4.

Prosper Entertainment Group LLC, Brooklyn. \$29,062.25 in favor of State Insurance Fund, White Plains. Filed May 3.

Russ, Spencer, Yorktown Heights. \$16,559.15 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed May 5.

Smart Moving and Storage Inc., Yonkers. \$5,792 in favor of Rentacrate Enterprises LLC, Pittsburgh, Pennsylvania. Filed May 4.

Zuluaga, Jessica, White Plains. \$11,248.50 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed May 5.

WORKERS' COMPENSATION BOARD JUDGMENTS
Failure to carry insurance or for work-related injuries and illnesses.

Anaya Gems Inc., Mount Vernon. Amount: \$33,500.

Cherry Tavern Inc., White Plains. Amount: \$9,000.

Double Z Contracting Inc., Buchanan. Amount: \$20,000.

Dual Fuel Plumbing New Jersey LLC, Mount Vernon. Amount: \$20,000.

Ecua Tile & Marble Decoration Corp., Ossining. Amount: \$5,250.

Errais Import and Export Corp., Ossining. Amount: \$27,500.

Gian Deli Grocery Corp., Mount Vernon. Amount: \$1,500.

Grab & Go By Sofia Inc., Yonkers. Amount: \$1,000.

Hudson Wine and Liquor Inc., Port Chester. Amount: \$5,250.

Kieve B Graham CPA PC, Bronxville. Amount: \$10,000.

Marc London, Briarcliff. Amount: \$20,000.

Peripheral Vascular Diagnostics LLC, New Rochelle. Amount: \$20,000.

Pete's On 5th Bar & Grill Inc. d.b.a. **Baby Duke's Kitchen**, Mount Vernon. Amount: \$2,000.

Technology Solutions Design GRP Inc., Ossining. Amount: \$2,500.

Precision Landscaping Service Inc., Scarsdale. Amount: \$2,500.

Profadeex Inc., New Rochelle. Amount: \$23,000.

Sandy's Cafe Inc., Yonkers. Amount: \$500.

Technology Solutions Design GRP Inc., Ossining. Amount: \$2,500.

Westchester Custom Plumbing & Heating Corp., Eastchester. Amount: \$20,000.

Will-Maur Associates LLC, New Rochelle. Amount: \$20,000.

LIS PENDENS

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

Bermejo, Raymundo and Felipe Sanchez, as owners. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$570,000 affecting property located at 2 Beechdale Road, Dobbs Ferry. Filed May 5.

Foley, Michael J., as owner. Filed by U.S. Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$570,000 affecting property located at 2 Beechdale Road, Dobbs Ferry. Filed May 5.

King, Jessica and Wendy C. King, as owners. Filed by JPMorgan Chase Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 53 College Hill Road, Montrose. Filed May 4.

Liriano, Diana, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$99,640 affecting property located at 53 Cornell Ave., Yonkers. Filed May 5.

Ortiz, Arileyda and Ramon Ortiz, as owners. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$546,250 affecting property located at 9 Durham Road, White Plains. Filed May 2.

Perry, Michael V. and Amparo Perry, as owners. Filed by Amos Financial LLC. Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 26 Old Mill Road, Yorktown Heights. Filed May 6.

Sanchez, Damaris, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$324,000 affecting property located at 83 Winfred Ave., Yonkers. Filed May 6.

Smith, Alan and Cherie Smith, as owners. Filed by PHR NPL Fund 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$70,000 affecting property located at 45 Runyon Place, Scarsdale. Filed May 2.

FEDERAL TAX LIENS

\$10,000 or greater. filed in Westchester County, March 14 - 18

Branch, Wallace. Mount Vernon, personal income, 2016 - 2019, \$33,989.

Cohen, Tempest. Ardsley, personal income, 2015 - 2018, \$15,486.

Gouzos, John. Irvington, personal income, 2020, and failure to collect employment taxes, 2017, \$69,093.

Rana, Ronak and Nikita Rana. Yonkers, personal income, 2017 - 2018, \$15,289.

MECHANIC'S LIENS

Mamaroneck Management Corp., as owner. \$10,147.24 in favor of RD Weis LLC, Itasca, Illinois. Filed May 4.

Opra III LLC, Rye. \$7,377,223.27 in favor of Hudson Meridian Construction Group, New York City. Filed May 6.

RJ Rose Realty LLC, Yonkers. \$9,087.74 in favor of Sunbelt Rentals - Region 11, Islip. Filed May 2.

NEW BUSINESSES

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

PARTNERSHIPS

Restaurant Clinic & Fire Protection, 50 W. Second St., Mount Vernon 10550, c/o Leroy A. Bartley and Jemar O. Bartley. Filed May 2.

Facts & Figures

SOLE PROPRIETORSHIPS

Aarons Painting, 22 Allard Ave., Apt. 2, New Rochelle 10805, c/o Luis C. Salcedo. Filed May 5.

Ambition, 52 Bridleside Lane, North Salem 10560, c/o Brandy Michaels. Filed May 6.

Anointed Hands, 129 Lincoln Ave., New Rochelle 10801, c/o Kadian Cannon. Filed May 4.

Biiz Beauty, P.O. Box 1374, Mount Vernon 10551, c/o Brittany Hamilton. Filed May 4.

D&L Lucky Day Spa, 194 N. Highland Ave., Ossining 10562, c/o Lily Liu. Filed May 3.

Denise West Indian Food, 6 McFadden Circle, Yonkers 10701, c/o Denise O'Connor Wade. Filed May 2.

Gabrielles Contracting, 48 Saw Mill River Road, Hawthorne 10532, c/o Wilson Homero Tenezaca. Filed May 3.

GSR Home Improvement, 18 Turin Ave., Bedford Hills 10507, c/o Selvin Arroyo. Filed May 3.

H2M Counseling Services, 465 Tuckahoe Road, Apt. 1038, Yonkers 10710, c/o Yolanda Mines. Filed May 6.

Hugos Landscaping Service, 230 Decatur Ave., Peekskill 10566, c/o Victor Hugo M. Plaza. Filed May 5.

Integrative Fitness Therapy, 49 Hudson View Hill, Ossining 10562, c/o Corina Miranda-

Risnes. Filed May 2.

JES Group Family Day Care, 300 Hayward Ave., Mount Vernon 10552, c/o Samantha Abigail Cabrera. Filed May 5.

Justin Painting, 77 State St., Apt. 4C, Ossining 10562, c/o Jose Morocho. Filed May 6.

Little Lions of Judah Childcare, 121 S. High St., Mount Vernon 10550, c/o Keziah Paul. Filed May 4.

LL Jewelry, 11 Frederic Place, Unit 1, Yonkers 10703, c/o Lucrecia Liz. Filed May 6.

Lyon Hearted ULTD, 51 Rhoda Quash Lane, New Rochelle 10801, c/o Skyler Woodhouse. Filed May 2.

Magic Champ Photo, 30 Clarendon Ave., Suite 2, Yonkers 10701, c/o tony Champ. Filed May 5.

Millennial Working Group, 63 First St., Apt. 1, New Rochelle 10801, c/o Diego A. Perez. Filed May 2.

Pointy Hat Express, 163 Chatterton Pkwy., White Plains 10606, c/o Caitlyn Ann Barone. Filed May 4.

Sandra's Kitchen, 52 Bridleside Lane, North Salem 10560, c/o Brandy Michales. Filed May 6.

Stef Razor Cutz, 91 Gramatan Ave., Mount Vernon 10550, c/o Stefano Clay. Filed May 2.

Uncle Kennys Sharp Shop, 15 Eastwoods Road, Pound Ridge 10576, c/o Kenneth E. Lee. Filed May 4.

XY Craft Studio, P.O. Box 1175, Scarsdale 10583, c/o Yaqi Xu. Filed May 6.

Yogurt & Nieves Artesanales, 279 W. Post Road, Apt. 1, White Plains 10600, c/o Luis Martinez. Filed May 5.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

2 Johanna LN LLC, as owner. Lender: Northeast Community Bank. Property: 2 Johanna Lane, Monsey. Amount: \$1.5 million. Filed May 2.

151 Blauvelt LLC, as owner. Lender: Northeast Community Bank. Property: 151 Blauvelt Road, Monsey. Amount: \$3.5 million. Filed May 3.

Below \$1 million

Green, Kathryn E. and John M. Galbraith, as owners. Lender: Primelending. Property: in Poughkeepsie. Amount: \$508,000. Filed May 4.

Munn, William, as owner. Lender: Salisbury Bank and Trust Co. Property: in North East. Amount: \$300,000. Filed May 3.

Nuovics, Haidy, as owner.

Lender: TD Bank National Association. Property: 23 Barrie Drive, Spring Valley. Amount: \$940,000. Filed May 3.

Shapiro, Jason, as owner. Lender: TD Bank National Association. Property: 254 Buena Vista Road, New City. Amount: \$616,000. Filed May 4.

Yandj Associates LLC, as owner. Lender: Broadview Capital LLC. Property: in Haverstraw. Amount: \$100,000. Filed May 2.

DEEDS

Above \$1 million

22 Stephens Place LLC. Monsey. Seller: 22 Stephens Place LLC, Spring Valley. Property: 22 Stephens Place, Ramapo. Amount: \$1.5 million. Filed May 6.

47 New Main Street LLC, Monsey. Seller: Holland Real Estate LLC, New City. Property: 47 New Main Street, Haverstraw. Amount: \$1.2 million. Filed May 6.

165 Myers Corners Property Owner, New York City. Seller: 165 Myers Corners Road LLC, Fishkill. Property: in Wappinger Falls. Amount: \$10.1 million. Filed May 6.

335 Fishkill LLC, Brooklyn. Seller: Greens Dwelling New York LLC, Beacon. Property: in Beacon. Amount: \$31 million. Filed May 2.

1615 Route 9 LLC, Fishkill. Seller: Route 9 Properties Associates LLC, Wappingers

Falls. Property: in Wappingers Falls. Amount: \$1.2 million. Filed May 5.

2361-65 Crotona LLC, Bronxville. Seller: Bonnie MacDonald, Lake Placid, Florida. Property: 264-268 East Route 59, Clarkstown. Amount: \$1.2 million. Filed May 3.

2430 Route 55 LLC, Dover Plains. Seller: Corner Mill LLC, Poughquag. Property: in Beekman. Amount: \$700,000. Filed May 5.

6635 Hope Holdings LLC, Chestnut Ridge. Seller: 168 Grandview LLC, Monsey. Property: 168 Grandview Ave., Ramapo. Amount: \$1.8 million. Filed May 4.

Active Dog Depot Hill Estate LLC, Weston, Connecticut. Seller: Depot Hill Estate LLC, Lloyd Neck. Property: in Beekman. Amount: \$1.1 million. Filed May 5.

Cohen, Yitzchok Tzvi, Cedarhurst. Seller: 1241 Route 9G Corp., Staatsburg. Property: 2277-2293 Route 9G, Staatsburg. Amount: \$1 million. Filed May 2.

Mainway Subdivision LLC, Spring Valley. Seller: Main Way LLC, Marlboro, New Jersey. Property: Lincolnwood Terrace, Ramapo. Amount: \$1.1 million. Filed May 6.

Y and J Associates LLC, Monroe. Seller: 2 and 4 Main Street LLC, Monroe. Property: 2 and 4 Main St., Haverstraw. Amount: \$1.7 million. Filed May 2.

Below \$1 million

13 Waldron LLC, Spring Valley. Seller: Maximo A. Martinez,

Stony Point. Property: 13 Waldron Drive, Stony Point. Amount: \$540,000. Filed May 4.

20 Rodman LLC, Brooklyn. Seller: Yehuda A. Gross, Spring Valley. Property: 20 Rodman Place, Ramapo. Amount: \$999,999. Filed May 6.

37 Styles Way LLC, LaGrangeville. Seller: Craig Peyton, Rhinebeck. Property: in Union Vale. Amount: \$450,000. Filed May 5.

Angioletti, Ryan. Hopewell Junction. Seller: Taylor Ave Properties LLC, Highland. Property: in Poughkeepsie. Amount: \$285,000. Filed May 3.

Barrera, Erick R. and Melissa Molina, Blauvelt. Seller: Haverstraw Building Development Corp., Haverstraw. Property: 90 Ramapo Road, Haverstraw. Amount: \$367,000. Filed May 4.

Barreras, Hector L. and Adriana J. Rundon. Seller: Home Made Simple LLC, Poughkeepsie. Property: Pleasant Valley. Amount: \$475,000. Filed May 2.

Berger, Yisroel, Monsey. Seller: Penn Way LLC, Spring Valley. Property: 45 Pennington Way, Ramapo. Amount: \$936,000. Filed May 2.

Bradley Court LLC, Lakewood, New Jersey. Seller: Susan M. Short, Spring Valley. Property: 10 Bradley Court, Spring Valley. Amount: \$275,000. Filed May 3.

Campbell Avenue Partners LLC, Brooklyn. Seller: Joanne Cioffi, Ramapo. Property: 14 Campbell Ave., Ramapo. Amount: \$200,000. Filed May 3.

Cong Otzer Hacham Inc.,

Facts & Figures

Monsey. Seller: Iser Kraus, Montebello. Property: 9 Champion Parkway, Montebello. Amount: \$975,000. Filed May 6.

DeMaio Builders Inc., New City. Seller: Charles Eisenstadt, New City. Property: 31 Thornwood Drive, New City. Amount: \$250,000. Filed May 3.

Friedman, Amron, Spring Valley. Seller: 25 Ridge LLC, Airmont. Property: 25 Ridge Ave., Unit 207, Spring Valley. Amount: \$979,000. Filed May 3.

Greenfield, Nathan and Faigy Greenfield, Brooklyn. Seller: Park National Capital Funding LLC, Bronxville. Property: 90 Smith Hill Road, Airmont. Amount: \$950,000. Filed May 3.

Gruber, Frimet and Mordechai Gruber, Brooklyn. Seller: 35 Elener Inc., Spring Valley. Property: 35 Elener Lane, Unit 202, Spring Valley. Amount: \$935,000. Filed May 4.

Jobson, Douglas J., Stony Point. Seller: Parmenio LLC, Stony Point. Property: 10 Hoke Drive, Stony Point. Amount: \$300,000. Filed May 2.

Karnavezos, Adonia, New Windsor. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: \$228,500. Filed May 2.

Lunger, Abraham, Spring Valley. Seller: U.S. 2925 LLC, Spring Valley. Property: 332 Kennedy Drive, Spring Valley. Amount: \$186,200. Filed May 3.

Ridge V&N LLC, Suffern. Seller: Patricia McCardle, Suffern. Property: 8 Ridge Ave., Suffern. Amount: \$340,000. Filed May 6.

Schneider, Yehuda, Chestnut Ridge. Seller: 2 Sutin Place LLC, Lawrence. Property: 2 Sutin Place, Chestnut Ridge. Amount: \$625,000. Filed May 2.

Schwartz, Simcha, Brooklyn. Seller: Willow Creek Enterprises LLC, Blooming Grove. Property: 38 Cosgrove Ave., Haverstraw. Amount: \$315,000. Filed May 4.

Welsh, John, Suffern. Seller: J. Trupp Realty Corp, New City. Property: 59 Parkside Drive, Suffern. Amount: \$191,000. Filed May 3.

Zahid, Salman and Sabeen Salman, Ramsey, New Jersey. Seller: YOU.S. 49 LLC, Suffern. Property: 23 Somerset Drive, Suffern. Amount: \$270,000. Filed May 4.

JUDGMENTS

Belluzzi, Jason, Carmel. \$2,571.86 in favor of Midland Credit Management Inc., San Diego, California. Filed May 2.

Gravlee, Tab H., Brewster. \$16,767.24 in favor of American Express National Bank, Sandy, Utah. Filed May 2.

Grossman, David, New City. \$2,928 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed May 3.

Mermelstein, Mechsa, Spring Valley. \$6,584 in favor of Cavalry SPV 1 LLC, Greenwich, Connecticut. Filed May 5.

Motzen, Jita, Spring Valley. \$8,230 in favor of American Express National Bank, Sandy, Utah. Filed May 5.

Quijada, Dora, Tappan.

\$7,133.33 in favor of Synchrony Bank, Draper, Utah. Filed May 5.

Sayegh, Paul, Lake Peekskill. \$3,992.33 in favor of Midland Credit Management Inc., San Diego, California. Filed May 2.

Scarr Funeral Home Inc., Suffern. \$5,896.38 in favor of Ford Motor Credit Company LLC, Dearborn, Minnesota. Filed May 2.

Scott, Earl, Spring Valley. \$25,656.37 in favor of American Express National Bank, Sandy, Utah. Filed May 2.

Stein, Joel, Monsey. \$16,000 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed May 2.

UKE2018 Inc., Nyack. \$25,901 in favor of Quick Bridge Funding LLC, San Diego, California. Filed May 4.

MECHANIC'S LIENS

100 Snake Hill Road LLC, as owner. \$59,197.44 in favor of SNL Steel LLC, Lake Success. Property: 100 Snake Hill Road, West Nyack. Filed May 5.

300 North Main BH LLC, as owner. \$68,576.61 in favor of M&T Excavation of Rockland Inc., Montvale, New Jersey. Property: 300 N. Main St., Spring Valley. Filed May 6.

Katongole, Namusiso, as owner. \$4,913 in favor of Pickford Contracting Services Inc., Stony Point. Property: 138 Buckberg Mountain Road, Tomkins Cove. Filed May 2.

Kacherski, Thomas and Kristen Michelle Lackaye, as owners. \$131,771 in favor of JMR of LaGrange Inc. Property:

36 Spruce Lane, LaGrangeville. Filed April 25.

NEW BUSINESSES

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

PARTNERSHIPS

Abc Early Learning Academy, 96 W. Railroad Ave. Garnerville 10923, c/o Natacha Francois Audain and Davidson Audain. Filed May 6.

Gaines & Jackson Transit, 13 Vermont Ave., Congers 10920, c/o Norman M. Jackson and Percy Gaines. Filed May 3.

SOLE PROPRIETORSHIPS

Asquare Logo Dzyn & Print, 332 Kennedy Drive, Spring Valley 10977, c/o Aaron Agusta Myers. Filed May 4.

Aunties Raising Orphans, 15 Apple Blossom Court, Airmont 10952, c/o Jessica L. Martinez. Filed May 6.

Bhakti Center, 54 Main St., Warwick 10990, c/o Paul Massie. Filed May 6.

BLSH Co., 108 Union Road, Apt. 3F, Spring Valley 10977, c/o Shirley Jeune. Filed May 5.

Bouncing Beans Inflatables, 22 Last Road, Middletown 10941, c/o Matthew E. McGrath. Filed May 3.

Brothers Landscaping, 11 Jordan Lane, Middletown 10940,

c/o Travon Dominic Jarrette. Filed May 6.

De Lux Cleaning, 103 Orchard St., Walden 12586, c/o Desirae Marie Ciardullo. Filed May 5.

Edgar S. Car Service, 8 W. Castle Ave., Spring Valley 10977, c/o Edgar Santiago Pintag Mishqui. Filed May 3.

Fancy Nails, 1308 Dolsontown Road, Middletown 10940, c/o Duy Cong Huynh. Filed May 2.

Galicia Electric, 55 Quaker Road, Highland Mills 10930, c/o Juan Carlos Honorio Flores Galicia. Filed May 4.

Heavy Metal Kettle, 9 Bel Aire Terrace, New City 10956, c/o Robert Thomas Guarino. Filed May 4.

Herbland Landscaping, 52 Demarest Ave., West Haverstraw 10993, c/o Inocente Ramirez Gonzalez. Filed May 2.

Hydro House Hydroponics & Gardening Supply Store, 261 S. Middletown Road, Nanuet 10954, c/o Santana Allard. Filed May 2.

Jasmin Cleaning Service, 56 Orange Ave., Apt. 14, Suffern 10901, c/o Elizabeth Gutierrez Morales. Filed May 5.

Judy Contreras Photography, 37 Fifth Ave., Newburgh 12550, c/o Judelca F. Russo. Filed May 4.

New Leaf Landscape, 17 Keith Lane, Monroe 10950, c/o Brian Wunder. Filed May 6.

Rockland and Orange Landscaping, 13 Jeanne Marie Gardens, Apt. 1, Nanuet 10954, c/o Michael Harris. Filed May 6.

Rosa's House Cleaning Services, 246 E. Main St., Middletown 10940, c/o Rosa Celmira Guaman. Filed May 4.

Rpm Aerial Video & Photography, 2 Muller Drive, New City 10956, c/o Ruben A. Velez. Filed May 6.

Star Clean, 206 W. Main St., Middletown 10940, c/o Orlando Santiago Rodriguez. Filed May 2.

Staycation Pet Services, 294 Forest Road, Wallkill 12589, c/o Courtney Marie Jones. Filed May 2.

Taxi Yascaribay, 60 S. Main St., Apt. 2C, Pearl River 10965, c/o Carlos Homero Yascaribay. Filed May 3.

Tops Dogs, 228 Bellvale Lakes Road, Warwick 10990, c/o Michael T. Frye. Filed May 2.

Uriel Plumbing, 47 Mangin Road, Monroe 10950, c/o Jose Anael Ramos Sorto. Filed May 4.

West End Deli & General Store, 183 W. Main St., Port Jervis 12771, c/o Shariff Manuel Gual. Filed May 3.

Yoga & You, 106 Knoth Road Crossing, Walkill 12589, c/o Maureen Lara Diehl Pinckney. Filed May 3.

BUILDING PERMITS

Commercial

Byrnes, Martin P., Norwalk, contractor for The Jostal Corp. Install charging stations powered from a house panel at 385 Connecticut Ave., Norwalk. Estimated cost: \$89,340. Filed April 22.

Corporate Construction Inc., Norwalk, contractor for I Park Norwalk II LLC. Perform replacement alterations at 761 Main Ave., Norwalk. Estimated cost: \$780,000. Filed April 20.

Decato, Arthur M., Norwalk, contractor for John and Elizabeth Seufert. Replace fixtures in bathrooms and change tub to shower at 81 Wolfpit Ave., Unit B3, Norwalk. Estimated cost: \$8,000. Filed April 28.

Global Hill Construction Corporation Connecticut, Norwalk, contractor for the city of Norwalk. Renovate bathroom at 125 East Ave., Norwalk. Estimated cost: \$31,869. Filed April 22.

Greenwich Acquisitions LLC, Norwalk, contractor for Greenwich Acquisitions LLC. Perform replacement alterations at 250 Westport Ave., Norwalk. Estimated cost: \$1,000. Filed April 29.

The Home Depot USA Inc., Norwalk, contractor for Ike A. Brown. Remove and replace window at 2 1/2 Laura St., Norwalk. Estimated cost: \$1,192. Filed April 22.

KT Weldon Contracting, Norwalk, contractor for IJ Group OZ LLC. Perform replacement alterations at 64 Wall St., Unit 1, Norwalk. Estimated cost: \$30,000. Filed April 19.

Masonry, Sergio, Norwalk, contractor for Fink Realty LLC. Install new loading dock and backup generators at 26 Pearl St., Norwalk. Estimated cost: \$100,000. Filed April 20.

New Canaan Avenue LLC, Norwalk, contractor for New Canaan Avenue LLC. Perform replacement alterations at 99 New Canaan Ave., Norwalk. Estimated cost: \$2,000. Filed April 25.

Nexius Solutions Inc., Norwalk, contractor for The Home Depot USA Inc. Modify telecommunications equipment at 600 Connecticut Ave., Norwalk. Estimated cost: \$20,000. Filed April 20.

O'Hara, David, Norwalk, contractor for Peter E. Halladay. Remove bathtub and replace with safe-step walk-in tub at 52 Glenrock, Unit E52, Norwalk. Estimated cost: \$10,000. Filed April 25.

Rombout, Bernard, Norwalk, contractor for Christopher D. Bubers. Renovate kitchen at 119 Gregory Blvd., No. 27, Norwalk. Estimated cost: \$18,000. Filed April 19.

Structurecraft Contracting LLC, Norwalk, contractor for 360 Connecticut Avenue LLC. Construct a new addition to the supermarket at 360 Connecticut Ave., Norwalk. Estimated cost: \$2,000,000. Filed April 21.

Villa Gesell Construction LLC, Norwalk, contractor for Norwalk Mutual Housing Inc. Strip plywood and re-roof 6 Arch St., Norwalk. Estimated cost: \$75,000. Filed April 28.

Weldon Construction Corp., Norwalk, contractor for IJ Group OZ LLC. Install gas piping, DWV and domestic water at 64 Wall St., No.1, Norwalk. Estimated cost: \$25,000. Filed April 19.

Residential

Bartlett, Philip, Norwalk, contractor for Michael and Karen A. Behar. Install a generator with transfer switch at 34 Appletree Lane, Norwalk. Estimated cost: \$11,000. Filed April 19.

Bay Restoration LLC, Norwalk, contractor for Andy and Helen Kydes. Remove and replace shingles at 12 Rowan St., Norwalk. Estimated cost: \$9,000. Filed April 19.

Brown, Dennis, Norwalk, contractor for Dennis Brown. Build foundation at two-family residence at 7 Fer St., Norwalk. Estimated cost: \$25,000. Filed April 21.

Cifuentes, Hugo N., Norwalk, contractor for Ignacio and Josefina Cervantes. Install asphalt shingles at 20 Coldspring St., Norwalk. Estimated cost: \$7,000. Filed April 26.

Elite Development Group LLC, Norwalk, contractor for Elite Development Group LLC. Change-of-ownership details at 542 Westport Ave., Norwalk. Estimated cost: \$1,000. Filed April 29.

Express Roofing & Remodeling LLC, Norwalk, contractor for Christine Limone. Remove and install new asphalt shingles at 9 Hunters Lane, Norwalk. Estimated cost: \$12,900. Filed April 26.

FJS Services Corp., Norwalk, contractor for Timothy M. Seamans. Build interior framing to make floors same level at 7 Singingwoods Road, Norwalk. Estimated cost: \$12,850. Filed April 21.

Fletcher Development, Norwalk, contractor for Mary Johnston. Construct a new superstructure for a single-family residence at 8 Sunwich Road, Norwalk. Estimated cost: \$1,700,000. Filed April 28.

Generoso, Frank, Norwalk, contractor for Michael A. and Rose A. Caputo. Install a generator and propane tanks at 85 William St., Norwalk. Estimated cost: \$10,000. Filed April 21.

Gibbons, Clive R. and Karen E., Norwalk, contractor for Clive R. Gibbons. Renovate a single-family residence at 15 Brenner Road, Norwalk. Estimated cost: \$70,000. Filed April 27.

Greenwich Construction LLC, Norwalk, contractor for Theresa Ricci Armatowski. Install a generator on right side of house at 33 Cranbury Road, Norwalk. Estimated cost: \$14,025. Filed April 19.

Hernandez, Ricardo, Norwalk, contractor for Thomas K. O'Brien. Construct a concrete in-ground pool at 9 Bayne Court, Norwalk. Estimated cost: \$83,000. Filed April 27.

High Quality Builders LLC, Norwalk, contractor for William T. Hennessy. Construct a rear addition to a single-family residence at 14 Drum Road, Norwalk. Estimated cost: \$450,000. Filed April 26.

Integrity Home Services LLC, Norwalk, contractor for Frank Thompson. Strip and re-roof 13 Forest Hill Road, Norwalk. Estimated cost: \$19,475. Filed April 28.

JDM Yew LLC, Norwalk, contractor for JDM Yew LLC. Build a superstructure for a single-family residence at 2 Silvermine Trail, Norwalk. Estimated cost: \$500,000. Filed April 19.

Johnson, Nicholas L., Norwalk, contractor for Nicholas L. Johnson. Remove wall between kitchen and living room at 1 Ambler Drive, Norwalk. Estimated cost: \$20,000. Filed April 28.

Kenney, Robert, Norwalk, contractor for Gary L. and Katherine Leeds. Add one story at rear of a single-family residence at 50 Hunt St., Norwalk. Estimated cost: \$60,000. Filed April 26.

L A Barnaby & Sons Inc., Norwalk, contractor for Jane K. Mitchell. Strip and re-roof 2 Cricklewood Lane, Norwalk. Estimated cost: \$29,000. Filed April 25.

Nascimento, Rogerio, Norwalk, contractor for Louis Alfano. Add one rear story and car garage at a single-family residence at 4 Half Mile Road, Norwalk. Estimated cost: \$30,000. Filed April 27.

Power Home Remodeling Group LLC, Norwalk, contractor for Mary L. Walker. Remove and replace shingles at 57 Lincoln Avenue Extension, Norwalk. Estimated cost: \$14,129. Filed April 26.

Pressley, Matthew, Norwalk, contractor for Basil and Anna-Kay Greenwood. Repair front of a single-family residence damaged by a car at 47 Ponus Ave., Norwalk. Estimated cost: \$65,000. Filed April 26.

R. W. Haggerty Pools, Norwalk, contractor for Mary Johnston. Construct an in-ground pool at 8 Sunwich Road, Norwalk. Estimated cost: \$45,000. Filed April 28.

Raise High Construction LLC, Norwalk, contractor for Christopher Bishop. Construct a one-story addition at 31 Yamouth Road, Norwalk. Estimated cost: \$21,000. Filed April 29.

Rath, Tim, Norwalk, contractor for Tim Rath. Construct a new two and 1/2 story, two-car garage single-family residence at 9 Twilight Place, Norwalk. Estimated cost: \$42,000. Filed April 29.

Rob's Roofing LLC, Norwalk, contractor for Hassan Butt and Michele Danby. Replace roof and upgrade to code at 27 Bettswood Road, Norwalk. Estimated cost: \$15,500. Filed April 19.

Rocksolid Construction LLC, Norwalk, contractor for Alejandro Herrera. Remodel kitchen at 9 Lakeview Drive, Norwalk. Estimated cost: \$35,000. Filed April 20.

Rogers, Ambere, Norwalk, contractor for Ambere Rogers. Renovate bathroom at 5 Nelson Ave., Norwalk. Estimated cost: \$10,000. Filed April 21.

Schnip, Hillary Alyssa, Norwalk, contractor for Hillary Alyssa Schnip. Construct an addition to a single-family residence at 200 W. Rocks Road, Norwalk. Estimated cost: \$115,000. Filed April 21.

Items appearing in the Fairfield County 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:

Larry Miles
c/o Westfair Communications Inc.
701 Westchester Ave, Suite 100 J
White Plains, NY 10604-3407
Phone: 694-3600 • Fax: 694-3699

Facts & Figures

Shaw, Robert H., Norwalk, contractor for Robert H. Shaw. Replace kitchen cabinets at 224 Silvermine Ave., Norwalk. Estimated cost: \$40,000. Filed April 28.

Sixty-Four-84 North, Norwalk, contractor for Sixty Four-84 North. Change of ownership at 64 N. Main St., Norwalk. Estimated cost: \$1,000. Filed April 29.

Taylor, Lee, Norwalk, contractor for Lee Taylor. Finish basement and attic space at 2 A Little Fox Lane, Norwalk. Estimated cost: \$100,000. Filed April 28.

Tracey, Katherine A., Norwalk, contractor for Katherine A. Tracey. Build a single-family residence at 3 Greenwood Place, Norwalk. Estimated cost: \$24,000. Filed April 28.

Wilmington Savings Fund Society FSB, Norwalk, contractor for Wilmington Savings Fund Society FSB. Install vinyl windows and vinyl siding at 59 Bartlett Ave., Norwalk. Estimated cost: \$12,000. Filed April 25.

Zacharias, Thimio, Norwalk, contractor for Anna J. Asta. Install a round above-ground swimming pool at 23 Tracey St., Norwalk. Estimated cost: \$6,500. Filed April 21.

COURT CASES

Bridgeport Superior Court

Dobson, Steven Kent, et al., Derby. Filed by Richard Pugh. Bridgeport. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113685-S. Filed March 8.

Frey, Kevin Christian, et al., Fairfield. Filed by Clinton Barnes, Norwalk. Plaintiff's attorney: Bruce J. Corrigan Jr. Law Office, Westport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113409-S. Filed Feb. 28.

Neil, Marlon Donovan, Bridgeport. Filed by Eikiel Grant, Bridgeport. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113505-S. Filed March 1.

Sucupira-Sena, Abelino, Bridgeport. Filed by Kenneth Lauture, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113608-S. Filed March 7.

Williams, Patricia, et al., Stamford. Filed by Errol Whyte, Stamford. Plaintiff's attorney: Bradley Denkovich & Karayiannis PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6113725-S. Filed March 9.

Danbury Superior Court

Davis, Jeffrey, Star, North Carolina. Filed by Lenin A. Feliz-Arias, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042224-S. Filed Feb. 17.

Gomez, Andres, et al., Danbury. Filed by Ronald Perez-Apolinario, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042119-S. Filed Feb. 14.

Reda, Brianna H., New Milford. Filed by Ruben R. Ordonez, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042372-S. Filed March 8.

Rugova, Meta, Trumbull. Filed by 450 Federal Road LLC, Brookfield. Plaintiff's attorney: Halloran & Sage LLP, Hartford. Action: The plaintiff entered into an agreement with the defendant whereby defendant would contribute 33.3% and manage and oversee the start-up work and opening work associated with the restaurant venture. However, defendant breached the agreement and did not become actively involved. As a result, plaintiff suffered damages. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042442-S. Filed March 9.

Wilson, Megan, Danbury. Filed by Capital One Bank USA, NA, Richmond, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association, which issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042434-S. Filed March 9.

Stamford Superior Court

Ang, Cherry A., Stamford. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Stillman Law Office, Farmington Hills, Michigan. Action: The plaintiff is a banking association, which issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055487-S. Filed Feb. 18.

Betsler, Irina, et al., Stamford. Filed by TD Bank NA, Wilmington, Delaware. Plaintiff's attorney: Elizabeth M. Lacombe, Hartford. Action: The plaintiff is the owner of a mortgage that the defendants failed to pay installments of principal and interest. The plaintiff claims foreclosure of the mortgage, immediate possession of the mortgage premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055364-S. Filed Feb. 14.

Demichael, Richard, et al., New Canaan. Filed by Longbridge Financial LLC, Lansing, Minnesota. Plaintiff's attorney: McCalla Raymer Leibert Pierce LLC, Hartford. Action: The plaintiff is the current holder of the defendants' note and mortgage. The defendants defaulted on the terms of the agreement and have failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055422-S. Filed Feb. 16.

Hossain, Nohana Khanam, et al., Stamford. Filed by Jean Estiverne, Stamford. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was a pedestrian and suffered a collision allegedly caused by the defendants' car and sustained severe and painful personal injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055925-S. Filed March 18.

State Farm Fire & Casualty Company, Hartford. Filed by Maria Maldonado, Norwalk. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. Since the driver did not have sufficient automobile insurance to fairly compensate the plaintiff, a claim for underinsured motorist coverage benefits against the defendant was issued. The defendant was notified and has failed to compensate the plaintiff fairly. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6055616-S. Filed Feb. 28.

DEEDS

Commercial

284 Black Rock LLC, Fairfield. Seller: Penczer Associates LLC, Fairfield. Property: 572 and 600 Commerce Drive, Fairfield. Amount: \$2,200,000. Filed April 6.

433 FBR LLC, Fairfield. Seller: Bryan Hanson and Amanda Hanson, Fairfield. Property: 433 Fairfield Beach Road, Fairfield. Amount: \$6,750,000. Filed April 4.

965 Hope Stamford LLC, Stamford. Seller: 965 Hope LLC, Stamford. Property: 965 Hope St., Stamford. Amount: \$2,000,000. Filed March 28.

Cahill, Louise, Old Greenwich. Seller: Louise Cahill and Jonathan Cahill, Old Greenwich. Property: 376 Sound Beach Ave., Old Greenwich. Amount: \$1. Filed April 7.

Carpe Diem Holdings LLC, Fairfield. Seller: Sandra Murphy, Norwalk. Property: 4200 Congress St., Fairfield. Amount: \$610,000. Filed April 5.

Cerda Fortuna, Juan T., Danbury. Seller: 1114 Hope Street LLC, Stamford. Property: 1114 Hope St., Stamford. Amount: \$530,000. Filed March 30.

Chowdhury, Mojibul, Stamford. Seller: 24 Hanover LLC, Darien. Property: 24 Hanover St., Stamford. Amount: \$750,000. Filed March 28.

CLT Cherry Blossom LLC, Fairfield. Seller: PMW Ventures LLC, Glastonbury. Property: 7 Cherry Blossom Lane, Greenwich. Amount: \$1,380,000. Filed April 6.

Greaves, Tyler and Marwa Greaves, Medfield, Massachusetts. Seller: Dream Homes Solutions LLC, Trumbull. Property: 205 Nonopoge Road, Fairfield. Amount: \$1,500,000. Filed April 8.

Facts & Figures

Messina, Scott, Brooklyn, New York. Seller: Walk Invest LLC, Monroe. Property: 4601 Black Rock Turnpike, Fairfield. Amount: \$729,000. Filed April 4.

Messulam, Derek and **Deborah Messulam**, Weston. Seller: 230 Oldfield Road LLC, Westport. Property: 222 Oldfield Road, Fairfield. Amount: \$1,075,000. Filed April 5.

Otter Boulder LLC, Greenwich. Seller: 204 Otter Rock LLC, Greenwich. Property: 204 Otter Rock Road, Greenwich. Amount: \$10. Filed April 8.

Petty, James and **Wendy Petty**, Weston. Seller: 230 Oldfield Road LLC, Westport. Property: 234 Oldfield Road, Fairfield. Amount: \$1,075,000. Filed April 7.

RoundHillRD6 LLC, Greenwich. Seller: Linden Drive LLC, Greenwich. Property: 435 Round Hill Road, Greenwich. Amount: \$10. Filed April 5.

Tang, Danhuan and **Wenjun Dai**, Fairfield. Seller: David Montanari Holdings LLC, Stamford. Property: 124 Woodside Green, Unit 1B, Stamford. Amount: \$160,000. Filed March 28.

Tribe 11 LLC, Fairfield. Seller: Kardamis Custom Homes LLC, Bridgeport. Property: 20 Longdean Road, Fairfield. Amount: \$1,275,000. Filed April 5.

Wang, Shengchao and **Caitlin Elise Riederer**, New York, New York. Seller: JRL Properties LLC, Greenwich. Property: 27 Evergreen Road, Greenwich. Amount: \$5,275,000. Filed April 6.

Residential

Aldea, Patricia, Hollis, New York. Seller: Barbara Berkman and Arthur Berkman, Stamford. Property: 1010 Rock Rimmon Road, Stamford. Amount: \$860,000. Filed April 1.

Atcheson, Laurie and **Randall Atcheson**, Greenwich. Seller: Laurie Atchenson, Greenwich. Property: 34 Round Hill Road, Greenwich. Amount: \$10. Filed April 8.

Barry, Patricia R. and **Martin S. Barry**, Greenwich. Seller: Igor Telyatnikov and Natalie Telyatnikov, Stamford. Property: 535 W. Hill Road, Stamford. Amount: \$680,000. Filed March 31.

Bhandari, Vishal and **Archana Bhandari**, Cos Cob. Seller: Jessica Walsh, Jupiter, Florida. Property: 38 Butler St., Cos Cob. Amount: \$1,000,000. Filed April 8.

Buchanan, Katharine Tremaine, Fairfield. Seller: Suhail A. Jaffari and Kanwai Kazmi, Fairfield. Property: 124 Rakoczy Ave., Fairfield. Amount: \$460,000. Filed April 4.

Carver, Andrew L. and **Allison Carver**, Stamford. Seller: Paola Serrano Torres, Stamford. Property: 85 Lindale St., Unit 2, Stamford. Amount: \$235,000. Filed March 29.

De Luca, Michael and **Rachel Rogers**, Fairfield. Seller: James D. Garvin and Cassandra E. Garvin, Fairfield. Property: 146 Lawrence Road, Fairfield. Amount: \$950,000. Filed April 5.

De Lucio, Daniela Isabel, and **John Thomas Cigno**, Stamford. Seller: Stephen F. Hackeling, Stamford. Property: 51 Pepper Ridge Road, Stamford. Amount: \$672,500. Filed March 28.

De Moll, Elizabeth B. and **Gregory C. Salber**, Providence, Rhode Island. Seller: James Schmidt and Nicole Schmidt, Fairfield. Property: 262 Ingleside Road, Fairfield. Amount: \$1,635,000. Filed April 5.

Dolecki, Gina L. and **Jamie Dolecki**, Fairfield. Seller: Giuseppe Michelangelo and Michelle Michelangelo, Bridgeport. Property: 196 Figlar Ave., Fairfield. Amount: \$625,000. Filed April 4.

Fallon, Matthew C. and **Page K. Fallon**, Greenwich. Seller: E. Waide Warner Jr. and Cecilia Tso Warner, Greenwich. Property: 25 N. Porchuck Road, Greenwich. Amount: \$0. Filed April 4.

Fraioli, Rachel L.D. and **Christopher M. Fraioli**, Cos Cob. Seller: Sean A. Stoddard and Rachel Fraioli, Cos Cob. Property: 33 Benenson Drive, Cos Cob. Amount: \$10. Filed April 4.

Giver, Paula and **David Giver**, Stamford. Seller: Raymond Kenneth Martin III and Alana Grace D'Angelica, Wilton. Property: Unit 8, Colonial Mews Condominium, Stamford. Amount: \$379,500. Filed March 30.

Gruder, Kenneth M., Fairfield. Seller: Rebecca Spencer, Fairfield. Property: 145 Spring House Road, Fairfield. Amount: \$4,000,000. Filed April 4.

Hackett, Kyle and **Anne Hackett**, Brooklyn, New York. Seller: Erika A. Taylor and Yasushi Egami, Fairfield. Property: 15 Brookfield Ave., Fairfield. Amount: \$540,000. Filed April 7.

Hadizadeh, Abbas, Stamford. Seller: Venkateshwarlu Chirnomula and Laxmi Chirnomula, Orlando, Florida. Property: 33 Dean St., Stamford. Amount: \$653,000. Filed March 28.

Hoverson, Joelle and **Kenan Aktulun**, Easton. Seller: Espen Rikardsen and Karen Laureano-Rikardsen, Stamford. Property: 1383 Shippan Ave., Stamford. Amount: \$0. Filed March 31.

Howe, Laura C. and **Nancy E. Fuller**, Fairfield. Seller: Laura C Howe, Fairfield. Property: 32 Warsaw St., Fairfield. Amount: \$1. Filed April 7.

Infield, Karin and **Steven Infield**, New Rochelle, New York. Seller: Bruce T. Stalowicz and Lori J. Stalowicz, Stamford. Property: 237 Blackberry Drive, Stamford. Amount: \$825,000. Filed March 30.

Jeanpierre, Shavon E., Stamford. Seller: Apolonio U. Isla and Carmencita B. Isla, Stamford. Property: 25 Flora Place, Stamford. Amount: \$768,000. Filed March 29.

Lake, Dennis and **Cecilia Acosta-Lake**, Greenwich. Seller: Mitchell Kaufman and Lauren Connelly, Stamford. Property: 180 Old North Stamford Road, Stamford. Amount: \$713,000. Filed April 1.

Langerhorst, Alexander and **Carla Langerhorst**, Greenwich. Seller: Thomas A. Schmaling and Karen L. Drogaris-Schmaling, Greenwich. Property: 125 Pilgrim Drive, Greenwich. Amount: \$850,000. Filed April 4.

Lindgren, Kevin T. and **Pricilla Lindgren**, Greenwich. Seller: Rohan Kumar and Samantha F. Kumar, Greenwich. Property: 12 Cross St., Greenwich. Amount: \$10. Filed April 7.

MacCallum, Mary Margaret and **Myles K Meserve**, Stamford. Seller: Aaron P. Miller and Ashlie Miller, Stamford. Property: 96 Northhill St., Stamford. Amount: \$625,000. Filed March 31.

Manzur, Aatir, Greenwich. Seller: Jennifer J. Stahl, Stamford. Property: 150 Prospect St., Greenwich. Amount: \$0. Filed April 7.

Ndlovu, Laurel Thandiwe and **Stefan Blagojevic**, Fairfield. Seller: Susanne L. Shunta and Christopher J. Petherick, Fairfield. Property: 585 Hoydens Lane, Fairfield. Amount: \$1,100,000. Filed April 8.

Nunez, Kevin and **Fatima Teos**, Fairfield. Seller: Colleen Roney Flanagan and Richard T. Flanagan, Fairfield. Property: 286 Roseville Terrace, Fairfield. Amount: \$567,000. Filed April 7.

Oh, Edwin and **Szu I. Chen**, Riverside. Seller: Soon Bok Lee, Seoul, South Korea. Property: 29 Revere Road, Riverside. Amount: \$1,897,888. Filed April 8.

O'Reilly, Patrick and **Ellen O'Reilly**, Fairfield. Seller: Dimitrea Karageorge, Fairfield. Property: 52 Southport Woods Drive, No. 52, Fairfield. Amount: \$480,000. Filed April 8.

Otto, Sean M. and **Michelle L. Otto**, Fairfield. Seller: Allison H. Dickens and Todd M. Barmash, Fairfield. Property: 90 Northwood Road, Fairfield. Amount: \$819,500. Filed April 8.

Palumbo, Christopher J. and **Leigh L. Palumbo**, Fairfield. Seller: Michael Keppler and Cristina S. Keppler, Manila, Philippines. Property: 113 Lee Drive, Fairfield. Amount: \$783,000. Filed April 5.

Puterbaugh, Meaghan and **Scott Puterbaugh**, Stamford. Seller: Rick Gianetti, Stamford. Property: 55 Midland Ave., Stamford. Amount: \$530,000. Filed March 29.

Redhead-Celestine, Susan, Fairfield. Seller: Pamela Craven, Fairfield. Property: Moody Ave., Fairfield. Amount: \$570,000. Filed April 6.

Reif, Holley, Stamford. Seller: Ross M. Wiener and Christina M. Pantaleo, Stamford. Property: 79 Harbor Drive, Unit 309, Stamford. Amount: \$505,000. Filed April 1.

Facts & Figures

Rein, Thomas and Rebecca Robison, Cos Cob. Seller: Robert E. Luce and Barbara B. Luce, Riverside. Property: 90 Winthrop Drive, Riverside. Amount: \$1. Filed April 6.

Renn, Edward A. and Kathleen Napolitano, Naples, Florida. Seller: Nancy W. Thorne, Fairfield. Property: Lot 8, River View Circle, Fairfield. Amount: \$675,000. Filed April 6.

Rubidge Jr., Mark, Stamford. Seller: Alejandro Ramos Jr., Bridgeport. Property: 15 Greenwich Ave., Unit 5, Stamford. Amount: \$320,000. Filed March 30.

Smith, Garland Taylor and Ciara J Smith, Norwalk. Seller: Albert Starominsky and Biana Starominsky, Stamford. Property: 115 Colonial Road, Unit 34, Stamford. Amount: \$655,000. Filed March 28.

Tjon, Jeffrey, Cos Cob. Seller: Joshua Rayback and Charelle A. Rayback, Greenwich. Property: 27 Maplewood Drive, Cos Cob. Amount: \$10. Filed April 5.

Von Holzhausen, Kurt, Westport. Seller: James P. Busterud, Fairfield. Property: 73 Christmas Tree Lane, Fairfield. Amount: \$2,765,000. Filed April 6.

JUDGMENTS

Bost, Tami, Stamford. \$3,743, in favor of Standard Oil of Connecticut Inc., Bridgeport, by Philip H. Monagan, Waterbury. Property: 56 Fox Glen Drive, Stamford. Filed April 4.

Brandt, Sabina, Greenwich. \$116,659, in favor of the Law Offices of Edward Nusbaum PC, Westport, by Lynch, Trembicki & Boynton, Westport. Property: 56 Club Road, Riverside. Filed April 12.

Chukwuemeka, Onyedika, Stamford. \$5,971, in favor of Citibank NA, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 50 Old Mill Lane, Stamford. Filed April 4.

Flanagan, Todd, et al, Southport. \$8,859, in favor of Bender Plumbing Supplies, New Haven, by Berdon, Young & Margolis PC, New Haven. Property: 139 High Meadow Road, Southport. Filed March 14.

Hayes, Paul, Cos Cob. \$29,253, in favor of Citibank NA, Sioux Falls, South Dakota, by Rubin & Rothman LLC, Islandia, New York. Property: 176 Old Stone Bridge Road, Cos Cob. Filed April 12.

Kirik, Stephanie R, Fairfield. \$1,614, in favor of Unifund Corp., Cincinnati, Ohio, by Tobin & Marohn, Meriden. Property: 90 Noyes Road, Fairfield. Filed March 25.

Kritsovas, Vicki, Fairfield. \$690, in favor of Standard Security Systems, Bridgeport, by Philip H. Monagan, Waterbury. Property: 36 Michaela Circle, Fairfield. Filed April 12.

Plank, Joseph, Stamford. \$5,552, in favor of Velocity Investments LLC, Wall, New Jersey, by the Law Offices of Steven Cohen LLC, Bronx, New York. Property: 70 Waterbury Ave., Stamford. Filed April 11.

Schlauder, Janie, Stamford. \$34,244, in favor of Bank of America NA, Charlotte, North Carolina, by Rubin & Rothman LLC, Islandia, New York. Property: 700 Summer St., Stamford. Filed April 20.

MORTGAGES

Alibay, Farez, Greenwich, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 329 Riversville Road, Greenwich. Amount: \$169,000. Filed April 1.

Allada, Rajasekhar and Madhuri Adabala, Stamford, by Theresa B. Smith. Lender: Kwik Mortgage Corp., 959 Route 46 East, Suite 401, Parsippany, New Jersey. Property: 668 Glenbrook Road, No.20, Stamford. Amount: \$247,600. Filed March 28.

Appel, Arlene, Stamford, by Connie S. Fair. Lender: First County Bank, 117 Prospect St., Stamford. Property: 286 Den Road, Stamford. Amount: \$120,000. Filed March 29.

Bansal, Mohit and Aarti Bansal, Stamford, by Jonathan T. Hoffman. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 36 Hackett Circle North, Stamford. Amount: \$540,000. Filed March 28.

Barnardi, Mario and Sabrina Bernardi, Fairfield, by Michelle Hanover. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 21 Lakeside Drive, Fairfield. Amount: \$335,000. Filed March 29.

Benkert, Marc and Emanuela Iacobelli, Stamford, by Nicola Corea. Lender: Cake Mortgage Corp., 9200 Oakdale Ave., Suite 501, Chatsworth, California. Property: 40 Bradley Place, Stamford. Amount: \$300,000. Filed March 31.

Berkowitz, Brian H. and Meagan K. Berkowitz, Fairfield, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 278 Fairland Drive, Fairfield. Amount: \$560,000. Filed March 28.

Bofill, Steven and Lisa Vushaj, Stamford, by David P. Lasnick. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 298 Chestnut Hill Road, Stamford. Amount: \$620,000. Filed March 30.

Connard, Benjamin D. and Sunyua Song, Greenwich, by Lucy A. Stuart. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 47 Shady Lane, Greenwich. Amount: \$229,938. Filed March 28.

Conry, Brian M, Fairfield, by Mark N. Clarke. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 100 Blake Drive, Fairfield. Amount: \$463,500. Filed April 1.

Devine, Heather E., Fairfield, by Danielle Palozzi. Lender: People's United Bank NA, 850 Main St., Bridgeport. Property: 25 Evelyn St., Fairfield. Amount: \$100,000. Filed March 31.

Enright, Michaël and Olivia Enright, Greenwich, by Jeffrey S. McGregor. Lender: Flagstar Bank, 5151 Corporate Drive, Troy, Michigan. Property: 42 Ridge St., Cos Cob. Amount: \$235,000. Filed March 28.

Flavin, Dia and Scott Potter, Fairfield, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 3135 Park Ave., Fairfield. Amount: \$603,750. Filed March 28.

Gaulin, Robert V. and Patricia B. Gaulin, Greenwich, by Scott Rogalski. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 6 Guinea Road, Greenwich. Amount: \$1,900,000. Filed March 31.

Greenfield, Stanley and Ellen Greenfield, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank 111 Pine St., San Francisco, California. Property: 66 Summer Road, Greenwich. Amount: \$1,600,000. Filed April 1.

Hoverson, Joelle and Kenan Aktulun, Stamford, by Joel M. Kaye. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 1383 Shippan Ave., Stamford. Amount: \$920,000. Filed March 31.

Hu, James, Stamford, by Gary R. Khachian. Lender: Norwich Commercial Group Inc., 38 Security Drive, Avon. Property: 125 Prospect St., Unit 2C, Stamford. Amount: \$146,250. Filed March 29.

Infield, Karin and Steven Infield, Stamford, by Descera Daigle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 237 Blackberry Drive, Stamford. Amount: \$412,500. Filed March 30.

Jacobson, Alexander C. and Anna L. Jacobson, Greenwich, by Diane Inzitari. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 31 Byram Shore Road, Greenwich. Amount: \$800,000. Filed March 30.

Jordan, Nicholas and Dana Ascitutto, Greenwich, by Tanya Cruz. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 94 Cognewaugh Road, Cos Cob. Amount: \$1,228,500. Filed March 29.

Kim, Aaron and Isabel Kim, Stamford, by Dorian Arbelaez. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 124 Snow Crystal Lane, Stamford. Amount: \$570,400. Filed March 30.

Klein, Peter and Stina Klein, Greenwich, by Annemarie F. Stern. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4 Towner Lane, Old Greenwich. Amount: \$1,000,000. Filed March 30.

Lake, Dennis C. and Cecilia Acosta-Lake, Stamford, by Eileen M. Pate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 180 Old North Stamford Road, Stamford. Amount: \$570,400. Filed April 1.

Laskowska, Marta and Janusz Laskowski, Stamford, by Kathryn L. Braun. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 16 Houston Terrace, Unit 4, Stamford. Amount: \$108,400. Filed April 1.

Long, Caroline M., Fairfield, by James B. Dougherty. Lender: Better Mortgage Corp., 175 Greenwich St., 59th floor, New York, New York. Property: 24 Valley View Place, Fairfield. Amount: \$456,320. Filed April 1.

Mahar, Declan, Fairfield, by Carrie B Taylor. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 693 Fairfield Beach Road, Fairfield. Amount: \$544,500. Filed March 30.

Mariucci, Adam and Sarah Mariucci, Greenwich, by Jeremy E. Kaye. Lender: First Republic Bank 111 Pine St., San Francisco, California. Property: 51 Sheephill Road, Riverside. Amount: \$1,725,000. Filed March 29.

Facts & Figures

Marvin, Sam Rogers and **Charlotte Meta Reilly**, Fairfield, by Alexander J. Trembicki. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 98 Brooklawn Pkwy., Fairfield. Amount: \$450,000. Filed March 28.

McManus, Bryan E. and **Jordan Fanny Chaux**, Stamford, by Albert T. Strazza. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood, Chicago, Illinois. Property: 141 Grove St., Unit Q, Stamford. Amount: \$403,880. Filed March 28.

Meserve, Myles K. and **Mary Margaret MacCallum**, Stamford, by Stephen J. Carriero. Lender: William Raveiz Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 96 Northhill St., Stamford. Amount: \$500,000. Filed March 31.

O'Hara, Daniel M. and **Caitlin E. McGettigan**, Greenwich, by Russel A. Giorno. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 83 Indian Field Road, Greenwich. Amount: \$900,000. Filed March 28.

Repenning, Oliver H. and **Debra L. Repenning**, Greenwich, by Michael Land. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 16 Hearthstone Drive, Riverside. Amount: \$956,900. Filed March 29.

Rinelli, Fabricio and **Luana Fernades**, Fairfield, by Jane T. Holler. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 290 Ronald Drive, Fairfield. Amount: \$495,000. Filed March 31.

Romanow, John, Greenwich, by Myrna McNeil. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 20 Church St., No. A37, Greenwich. Amount: \$269,000. Filed March 31.

Rotante, Paul M. and **Traci L. Rotante**, Stamford, by William Zorzy. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 182 Minivale Road, Stamford. Amount: \$325,000. Filed March 29.

Russo, Arlyne E., Fairfield, by Victoria L. Miller. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1481 Fairfield Beach Road, Fairfield. Amount: \$200,000. Filed March 29.

Scampone, Christopher and **Kim Scampone**, Greenwich, by Jody Ann Fay. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 15A and B W Oak St., Greenwich. Amount: \$800,000. Filed March 30.

Seagren, Dwight S., Greenwich, by Jeffrey G. Lane. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 14 Watch Tower Lane, Old Greenwich. Amount: \$750,000. Filed March 31.

Sterling, Daniel and **Loren M. Hager**, Fairfield, by C. H. Barrington. Lender: Freedom Mortgage Corp., 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 27 Lynnbrook Road, Fairfield. Amount: \$315,000. Filed March 29.

Tsouris, Lee C. and **Patricia K. Tsouris**, Fairfield, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 137 Greenbriar Road, Fairfield. Amount: \$228,200. Filed March 31.

Vitale, Mary G. and **Mark A. Symons**, Stamford, by Christian W. Bujdud. Lender: Round Point Mortgage Servicing Corp., 446 Wrenplace Road, Fort Mill, South Carolina. Property: 22 Woodway Road, Stamford. Amount: \$676,000. Filed April 1.

Ward-Bamford, Carol Lynn and **James Bamford**, Fairfield, by Leah M. Parisi. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 546 Old Academy Road, Fairfield. Amount: \$2,000,000. Filed March 30.

Wiswell, David and **Shana Tuttle**, Fairfield, by Ann Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1806 Cross Highway, Fairfield. Amount: \$240,000. Filed April 1.

Wolpert, Peter F. and **Liz Wolpert**, Fairfield, by Robert L. Pellegrino. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2206 Fairfield Beach Road, Fairfield. Amount: \$881,000. Filed March 30.

Yolac, Ibrahim Mehmet and **Sara Sweikar Yolac**, Greenwich, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4 North St., Cos Cob. Amount: \$866,000. Filed April 1.

NEW BUSINESSES

BJR Painting Cleaning Services, 324 Strawberry Hill Ave., Apt. 4, Norwalk 06851, c/o Sergio Jimenez. Filed April 7.

Crum, 263 Tresser Blvd., Ninth floor, Stamford 06901, c/o Ramon Crum. Filed April 1.

Dupree Law Care, 59 Meadow St., Norwalk 06854, c/o John Robert Dupree. Filed April 1.

Exit 9 Bagels, 1128 E. Main St., Stamford 06902, c/o Lan-Chu LLC. Filed April 6.

Holiday Lighting Concepts, 5 Honey Hill Road, Norwalk 06851, c/o Denise Perna. Filed April 4.

Hopeline Pregnancy Resource, 441 Summer St., Stamford 06901, c/o Hopeline Women's Center Inc. Filed April 1.

Jemma Lynn LLC, 39 Unity Road, Stamford 06905, c/o Jemma Lynn Powers. Filed April 1.

JGS Insurance Agency, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Armfield, Harrison & Thomas LLC. Filed April 1.

Justino Car Service, 91 Strawberry Hill Ave., Apt. 637, Stamford 06902, c/o Leonardo Justino Viana. Filed April 4.

Lane Switch Health Group, 134 Suncrest Road, Norwalk 06854, c/o Otis L. Weeks. Filed April 6.

Manny's Bakery LLC, 902 E. Main St., Stamford 06902, c/o Manuel Jurado. Filed April 5.

Odyssey Comics, 134 Rowayton Woods Drive, Norwalk 06854, c/o Tarpan Dun LLC. Filed April 6.

Pedstown, 317 West Ave., No.113197, Stamford 06911, c/o Karen Kemp-Prosteman. Filed April 4.

Peekay Farms LLC, 4 Daskans Lane, No.122, Norwalk 06851, c/o Peter Predun. Filed April 5.

Robert C. Everich Consulting, 31 Splitrock Road, Norwalk 06854, c/o Robert C Everich. Filed April 6.

S and R Plumber, 22 Wilson St., Stamford 06902, c/o Saint Rankin. Filed April 5.

Sanchez Tree Care Service LLC, 15 Fairfield Ave., Apt.11, Norwalk 06854, c/o Angel J. Sanchez. Filed April 6.

So Fresh Doughnut Co, 990 Hope St., Stamford 06907, c/o Stanley Wadolowski. Filed April 1.

Southside Medicine & Apparel, 94 Van Buskirk Ave., Stamford 06902, c/o Stacey L. Sawyer Jr. Filed April 5.

Table 104 Osteria Bar, 299 Long Ridge Road, Stamford 06903, c/o Table 104 LLC. Filed April 4.

Tasos Ice Cream, 58 Dora St., Apt. 2, Stamford 06902, c/o Tasos Arianas. Filed April 6.

The Blind Rhino, 15 N. Main St., Norwalk 06854, c/o Egghead Entertainment Sono LLC. Filed April 5.

The Hazel Stamford, 192 Lexington Ave., Suite 901, New York, New York 10016, c/o 523 Canal Owner LLC. Filed April 1.

Tio Agustin Restaurant, 99 New Canaan Ave., Norwalk 06851, c/o Luis A Silvano Guarneros. Filed April 4.

Xava Design, 40 Puritan Lane, Stamford 06906, c/o Jenny Reyes Lopez. Filed April 1.

LEGAL NOTICES

On the Glo LLC.
Filed 4/1/22 Office:
Westchester Co. SSNY
designated as agent
for process & shall mail
to: 32 Beechwood Ave,
West Harrison, NY
10604 Purpose: All law-
ful. #63110

NOTICE OF
FORMATION OF
LIMITED LIABILITY
COMPANY (LLC).
NAME: ONCE UPON
A TOOTH PEDIATRIC
DENTISTRY, PLLC
Articles of Organization
were filed with the
Secretary of State of
New York (SSNY) on
01/25/2022. 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, 1 Sheldrake
Lane, New Rochelle,
New York 10804, princi-
pal business location of
the LLC. Purpose: any
lawful business activity.
#63117

Kam City Place
Properties, LLC, Arts
of Org. filed with
Sec. of State of NY
(SSNY) 3/18/2022.
Cty: Westchester.
SSNY desig. as agent
upon whom process
against may be served
& shall mail process to
Keeyeol Nam, 28 Brae
Burn Dr., Purchase, NY
10577. General Purpose.
#63118

341 Archer Road LLC,
Arts of Org. filed with
Sec. of State of NY
(SSNY) 3/25/2022.
Cty: Westchester.
SSNY desig. as agent
upon whom process
against may be served
& shall mail process to
Samantha A. Brijlall, 711
West St., Harrison, NY
10528. General Purpose
#63119

Notice of Formation of
Bigger Better Greater
Trucking, LLC. Arts. of
Org. filed with SSNY on
4/18/22. Office location:
Westchester County.
SSNY designated as
agent of LLC upon
whom process may
be served. SSNY shall
mail process to Bigger
Better Greater Trucking,
LLC 63 Garfield St, 3D,
Yonkers, NY 10701.
Purpose: any lawful act
or activity. #63120

REICHS BEAUFORT
INVESTORS LLC, Art.
Of Org. filed with
SSNY 4/7/2022. Office
location: Westchester
County. SSNY desig-
nated as agent for
process & shall mail
process to: The LLC c/o
ATTN: Keith Reich, 28
Wyndham Close, White
Plains, NY, 10605, USA.
Purpose: any lawful act
or activity. #63121

Notice of Formation of
BASK2, LLC, Articles
of Organization filed
with the NY Secretary
of State on 2/1/2022.
Office located in
Westchester County.
NY Secretary of State
designated as agent of
the LLC, upon whom
process against it
may be served. NY
Secretary of state shall
mail process to Keith
Staton 106 Benefield
Blvd, Peekskill NY
10566. Purpose: Any
lawful purpose. #63122

Notice of Formation of
G.s Hvac LLC. filed with
SSNY on 3/31/22. 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, 148 Wallace Ave
Mt Vernon., NY 10552.
Purpose: any lawful
purpose. #63124

Reisco Enterprises
LLC, Arts of Org. filed
with Sec. of State of
NY (SSNY) 3/24/2022.
Cty: Westchester.
SSNY desig. as agent
upon whom process
against may be served
& shall mail process to
29 Beechwood Way,
Briarcliff Manor, NY
10510. General Purpose
#63125

Notice of Formation of
Muscovado Sweets,
LLC. Articles of
Organization filed with
SSNY on 7/22/2020.
Office location:
Westchester County.
SSNY designated as
agent of LLC upon
whom process may be
served. SSNY shall
mail process to 48 Emmett
Terrace, New Rochelle
NY, 10805. Purpose:
any lawful act or activ-
ity. #63126

Notice of Formation of
Sage Creative
Management, LLC Art.
Of Org. filed with SSNY
on 3/24/22. Offc. Loc:
Westchester Cty. SSNY
desig. as agent of the
LLC upon whom pro-
cess against it may be
served. SSNY shall mail
process to the LLC, 157
Beechwood Ave., Mount
Vernon NY 10553.
Purpose: any lawful
purpose. #63130

The Benedict Group,
LLC, Arts of Org. filed
with Sec. of State of
NY (SSNY) 4/13/2022.
Cty: Westchester.
SSNY desig. as agent
upon whom process
against may be served
& shall mail process
to 16 Benedict Ave.,
White Plains, NY 10603.
General Purpose.
#63134

Be You Apparel One
LLC Art of Org. filed
with the SSNY on
01/14/2022. Office:
WESTCHESTER County.
SSNY designated as
agent of the LLC upon
whom process against
it may be served.
SSNY shall mail copy
of process to the LLC.
OSORIO CACHAYA
LAW OFFICES, PLLC
203 EAST POST ROAD
WHITE PLAINS, NY
10601. Purpose: Any
lawful purpose. #63135

Hover Studios LLC,
Arts of Org. filed with
Sec. of State of NY
(SSNY) 3/21/2022.
Cty: Westchester.
SSNY desig. as agent
upon whom process
against may be served
& shall mail process
to C/O Kara Fragola,
63 Columbia Pl., Mt.
Vernon, NY 10552.
General Purpose.
#63137

Articles of organiza-
tion were filed with the
Secretary of State of
New York (SSNY) on
4/19/22. Office location
Westchester County,
The SSNY has been
designated agent of the
LLC upon whom
process against it may
be served. SSNY shall
mail a copy and process
to: The LLC PO Box
302 New Rochelle New
York 10804 principal
business location of the
LLC purpose and lawful
location business activ-
ity. #63138

Notice is hereby given
that a license, num-
ber Pending, for beer,
wine & cider has been
applied for by the
undersigned to sell
beer, wine & cider at
retail in a restaurant
under the Alcoholic
Beverage Control Law
at 307 Halstead Avenue,
Harrison, NY 10528 for
on premises consump-
tion. Robert Deak,
Pureganic Cafe LLC.
#63139

Notice of formation of
a Domestic LLC: MBC
Properties LLC. Date
of filing Articles of
Organization with the
Secretary of State of NY
(SSNY) on 02/22/2022.
The LLC is located in
Westchester County.
The SSNY is designated
as agent of LLC upon
whom process against
it may be served. The
address to which the
SSNY shall mail a
copy of any process
against it served, is to
the principal business
location of the LLC at
c/o 49 Highland Rd.
Thornwood NY 10594.
Purpose: any lawful
activity. #63141

TJC Realty LLC, Arts
of Org. filed with Sec.
of State of NY (SSNY)
3/23/2022. Cty:
Westchester. SSNY
desig. as agent upon
whom process against
may be served & shall
mail process to Lash
Kocovic, 41 Livingston
Ave., Valhalla, NY
10595. General Purpose.
#63143

26 Legion, LLC, Arts
of Org. filed with
Sec. of State of NY
(SSNY) 2/11/2022. Cty:
Westchester. SSNY
desig. as agent upon
whom process against
may be served & shall
mail process to Mark
Mathias, 179 Nelson
Rd., Scarsdale, NY
10583. General Purpose.
#63144

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, June 02, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D264797, PIN 881521, FA Proj Y400-8815-213, Dutchess, Westchester Cos., SIGNAL OPTIMIZATION, WIRELESS VEHICLE DETECTION SYSTEM; NY Routes 9, 35 & 120, Towns of Fishkill, Harrison, Poughkeepsie & Yorktown., Bid Deposit: 5% of Bid (- \$40,000.00), Goals: DBE: 0.00%

D264812, PIN 881408, FA Proj Y240-8814-083, Westchester Co., MILL & FILL WITH OTHER IMPROVEMENTS, NY Routes 100, 120, 127 & 133, Village & Town of Harrison, Town of Newcastle & City of White Plains., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 5.00%

D264822, PIN SRCD22, Bronx, Columbia, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Ulster, Westchester Cos., SIGN REQUIREMENTS CONTRACT DOWNSTATE: Regions 8, 10 & 11, No Plans, Incentive/Disincentive Provisions, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%

Region 10: New York State Department of Transportation
NYS Office Building., Veterans Memorial Highway, Hauppauge, NY, 11788
D264817, PIN DRC121, FA Proj Z24E-DRC1-214, Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Westchester Cos., DOWNSTATE WHERE & WHEN DEMAND RESPONSE DEBRIS REMOVAL CONTRACT, Bid Deposit: 5% of Bid (- \$375,000.00), Goals: DBE: 10.00%

A zebra with black and white stripes is the central focus, standing in a lush savanna. The zebra is positioned in the middle ground, facing right. The background is filled with green bushes and trees, with a soft, golden light suggesting a sunrise or sunset. The overall scene is a classic African savanna landscape.

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