

Westchester & Fairfield County Business Journals

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Trump pleads “not guilty” to charges in indictment

BY PETER KATZ

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In what was an historic event for the U.S., Donald Trump on April 4 entered a plea of “not guilty” to charges in a New York State Supreme Court indictment. The indictment charged Trump with 34 counts of falsifying business records in the first degree. Manhattan District Attorney Alvin Bragg’s office had obtained the indictment from a grand jury.

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\$35M recreation center in Harrison moving forward

BY PETER KATZ

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The village of Harrison’s Board of Trustees on March 30 approved issuing \$12 million in bonds to help finance construction of a new recreation center at 270 Harrison Ave., at the corner

of Harrison Avenue and Calvert Street. The total cost of the center was presented as being no more than \$35 million.

Harrison Town/Village Engineer Michael Amodeo is expected to shortly advertise for bids for the first phase of the project’s construction. Phase 1 of the project is

intended to include site work involving installation of a subsurface geothermal well system to prepare for the geothermal heat pump to be used in heating and cooling the building, preparing a stormwater management facility and installing other utilities.



Rendering of the planned Harrison Recreation Center.

Fake death to cost fraudster \$457,050

BY BILL HELTZEL

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An area fraudster has pled guilty to scheming to obtain a loan of nearly a half-million dollars by faking his death.

Nick Camaj, also known as Nikolin or Nika Camaj, pled guilty to wire fraud on March 23 in U.S. District Court, White Plains, for having his victim transfer money by wire to a bank account.

He also consented to forfeiting \$457,050 in “proceeds traceable to the commission of the offense.”

Camaj was arrested and arraigned last October and initially pled not guilty.

He devised a scheme from mid-2016 to early 2022 to induce



Photo courtesy dreamstime.com.

the victim to loan him more than \$450,000, according to the indictment, by claiming he was being treated in European hospitals and “making it appear that he died.”

The indictment and other court records are otherwise vague about the crime or where he lives.

But when he was released on

a \$500,000 personal recognizance bond in October, Driton, Elsa and Jelena Camaj of Armonk pledged \$200,000 as security for the bond.

The court docket also indicates that Camaj might be a citizen of Italy or Montenegro, in that he declined at his arraignment to have the consulates of those

countries notified of his case.

Camaj admitted that the proceeds of his crime “cannot be located upon exercise of due diligence,” according to the forfeiture order, meaning that it has been sold or transferred to a third party, commingled with other property, diminished in value or placed beyond the court’s jurisdiction.

In consenting to forfeiture, the government can go after other property of his that is not directly linked to the crime, up to \$457,050.

Camaj is scheduled for sentencing on June 28.

Assistant prosecutor Margery B. Feinzig is handling the prosecution. Greenburgh attorney Peter Goodrich represents Camaj.

Westport’s Impact Growth Partners pitches B Corp certification



Jennifer Gorin

BY JUSTIN MCGOWN

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In an era where consumers are becoming increasingly demanding that corporations adhere to higher ethical, environmental and social standards, the appeal of B Corp certification can be obvious.

B Corps also have a tendency to work with other organizations that have earned the certification, creating an invaluable network of companies and brands with dedicated customer bases and a reputation for quality.

“B Corps are for-profit companies that meet rigorous standards of social and environmen-

tal performance, accountability, and transparency,” stated Jenifer Gorin, the founder of Impact Growth Partners (IGP), itself a Certified B Corp. “Right now, there are over 6,000 certified B Corps around the world and 2,000 in the U.S. and Canada.”

Notable B Corps include Athleta, Ben & Jerry’s, New Belgium Brewing, Bigelow Tea Co., Patagonia. Earning the coveted certification is no easy feat, which is why it has become a central focus for IGP. In a webinar on March 30, representatives of the consulting firm spoke with several business owners exploring the possibility.

Gorin founded the company in Westport five years ago and has since helped more than 30 Connecticut businesses find their way through the certification process. Her focus on B Corps is based on her own experiences in business.

“In my first jobs, I was in finance, and my view was that companies are for making a profit, however they do that. Philanthropy and government are for helping save the world,”

Gorin said. “I’ve totally done a 180 since then and that’s really what B Corp certification is based on, moving towards the realization that corporations do have a responsibility to consider all stakeholders. A B Corp sees that as your community, your customer and clients, the workers, the environment and suppliers.”

“You’re balancing your purpose and your profit, so you’re able to grow a financially sustainable business while having a positive impact on all stakeholders,” Gorin added. “When we started this in 2018, even before Covid, we found that the work was naturally done best on Zoom. Beyond our Connecticut focus, it quickly became a national and international company.”

IGP clients now include companies in the U.K. and Canada. Gorin stressed the rigor of the certification process as a key reason why small businesses may want to consider an outside consultant such as IGP to guide them through. She explained that B Labs, the collection of entities that certify B Corps, developed 1,600 questions to understand a business and its commitments. They will tailor a list of 200 to an applicant depending on their size, industry and location, and the

applicant must be able to score full credit on at least 80 of the questions.

The difficult part is that proof of every assertion must be provided, along with a rigorous risk assessment of ways that the business could fall short of some of those goals. According to Gorin, even if a company fails the initial assessment and is unable to make corrections in the allotted time, going through the process is still immensely useful as it provides extensive amounts of internal data and that those who run a business have a full and thorough accounting of many aspects of both daily and strategic operations.

A nominal fee is charged of each B Corp each year on top of some application costs, although there are diversity, equity and inclusion discounts and a sliding scale that ensures costs are manageable for even the smallest companies.

Gorin urged the webinar’s attendees considering a B Corp application to consider starting soon.

“They plan to revise the process to have minimum scores within individual categories,” Gorin said. “The plan is to roll this out in 2024 so what I encourage is if you’re certified going into 2024 you won’t need to meet those standards until your next recertification a few years later.”

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In the Spotlight: Matt Cawley, president of National Multifamily Corp.



Matt Cawley

BY PHIL HALL

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National Multifamily Corp. is one of the newer players in the regional commercial real estate market. The Rye Brook-headquartered company recently celebrated its first anniversary in business and promotes itself as “your go-to source for buying and selling multifamily and mixed-use properties in New York and Connecticut.”

The Business Journals recently spoke with Matt Cawley, the National Multifamily’s founder and president, on his company’s niche within the regional real estate market.

Congratulations on your first year in business. What inspired you to create the company?

I had been commercial broker for multifamily and mixed-use properties for about eight years or so. I was working for a company that was Boston-based and I was the whole New York and Connecticut operations for them. Geographically, we were very different and it made sense to go off on my own at that time. It’s worked out very well ever since.

What was it like starting your own company, particularly in this crowded market?

It certainly had ups and downs to it. I had a great client base and a great following to begin with, which made the transition as easy as possible. It’s a very interesting market overall for commercial real estate with last year’s rising interest rates.



The mixed-use property 1191-1209 E. Main St. in Bridgeport that was sold via National Multifamily in January for \$750,000.

What do you look for in a property that you want to have under the National Multifamily banner?

Typically, it’s really about advising owners it doesn’t really matter what the property is like. What we do is we broker any five-plus multifamily mixed-use in Connecticut, or New York City and Westchester County and above. Those are the properties that we work on and the owners that we advise.

Is this a seller’s market for the multifamily properties?

A little bit, yes. I’d say it is a seller’s market because of an extreme lack of inventory that’s on the market. So, anything that is well priced goes immediately, often in all-cash deals which was not the case in the preceding five years. On the other hand, we have seen values come down due to the rise of interest rates. So, on the flip side, it’s also a buyers’ market because they’re able to get buildings at a discount of what their peak was last year.

And who are the buyers for these properties? Are they real estate investment trusts or individual investors?

Typically, they’re all individuals. We have a lot of great relationships with the people coming up from New York, and

we can explain the differences between the two states. So, it’s a lot of individual investors, and I’d say mainly from New York City.

Across Connecticut, you are in urban markets, including Bridgeport, New Britain and New Haven. At the risk of being rude, these aren’t the luxury markets that many people associate with Connecticut real estate, such as Greenwich or Westport. Are buyers interested in these urban markets?

Absolutely. Number one is they see the growth potential. For example, Bridgeport is an area where I’ve been working for a very long time and I’ve seen those investments in the city itself just continue to grow, both in value and how the city is evolving and developing and building out the downtown.

Are you focusing on doing business in other states?

We’re primarily just in New York and Connecticut because those are the two that I’ve worked for the past decade and they’re the ones that we’re planning on only working for the foreseeable future. Down the line, we may help a client, let’s say, in a 1031. We are licensed in New

Jersey, Massachusetts, Pennsylvania, Florida and Colorado. So, if someone is looking for a property to trade into down in Florida, we can really be a one-stop shop for them.

What is the state of the 1031 market today?

There have been a lot of questions on what’s going to happen to the 1031 exchange on a national level it comes up almost every election cycle. I don’t see it going anywhere. It really is something that helps commercial real estate overall, where a mom-and-pop owner can grow from a small building into a medium-sized building for the first 1031 and

then to a larger size building for the next 1031. It really helps clients and sellers that are on the mom-and-pop level create a portfolio and attain wealth for their families.

What’s on your agenda for the remainder of this year?

Advising sellers as much as we possibly can. Because of how turbulent this market really has been, we’re getting the word out by providing as much information as we can.

There’s going to be a big focus on Connecticut. New York has a lot of legislative risk at the moment with the potential Good Cause Eviction bill that is currently in the state assembly. And so, Connecticut is sort of a safe haven for a lot of New Yorkers to come to and seek out investments in property.

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Yorktown Heights ‘sober home’ partners feud for control of addiction business

BY BILL HELTZEL

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The founders of a Yorktown Heights “sober home” dedicated to helping people recover from addictions are fighting one another over a partnership gone toxic.

Justin Gurland sued Zachary Clark, Matthew Rinklin and Release Recovery in Westchester Supreme Court on March 2, claiming that he was improperly stripped of his income and kicked out of the business they founded in 2017.

Clark and Rinklin responded in a March 27 court filing that Gurland strayed from the principles of running a recovery and treatment business and had to be removed.

Gurland sued them, their attorneys argued, “to tarnish the reputation of Release Recovery and its principals in an attempt to gain additional leverage in ... buyout negotiations. It is Mr. Gurland’s reckless conduct that requires him to separate from Release Recovery.”

Release Recovery operates a mansion on Underhill Road in Yorktown Heights where drug and alcohol abusers live and receive mental health and support services.

Gurland and Clark each own 45% of the business and Rinklin owns 10%, according to the complaint.

“Drawing from their years of experience in the recovery field – as well as from their own personal journeys in recovery – Zac and Justin have made it their life’s work to share the gift of recovery with as many people as possible,” Release Recovery’s Facebook page states.

But a year ago, according to Gurland’s complaint, he agreed to take a temporary leave of absence as a manager “after a personal disagreement” with his partners.

His partners allegedly tried to force him to divest his interest in the business, threatened to remove him for cause, stopped paying his \$8,000 biweekly income and cut off access to financial records and bank accounts.

Gurland’s complaint omits key details, Clark and Rinklin claim.

The “personal dispute” concerned an extramarital affair with an employee he managed, according to a memorandum of law their lawyers submitted. He allegedly abandoned his duties to spend time with her and treated her to an all-expense company-paid romantic getaway. After his wife learned of the affair, he allegedly tried to fire the employee.

Gurland enrolled in a residential addiction treatment program for 40 days during his leave of absence last spring, the partners said.

His actions “are fundamentally inconsistent with running a recovery and treatment business,” they said. Soon after he returned from treatment they began negotiating a buyout so that the partners could “separate on peaceful, rather than adversarial terms.”

Gurland’s attorney argues that his partners violated the Release Recovery operating agreement. He accuses them, for example, of breach of contract and unjust enrichment, and he is demanding resumption of his bi-weekly \$8,000 payments and access to financial records and bank accounts.

Clark’s and Rinklin’s attorneys argue that the operating agreement requires all disputes to be settled by arbitration, and

they have asked the court to compel a proceeding before the American Arbitration Association.

Gurland is represented by attorney Marc D’Angiolillo. Clark and Rinklin are represented by Kathleen M. Prystowsky and Ashley B. Akapo. Release Recovery is represented by Brian A. Herman and Elizabeth I. Buechner.



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"not guilty" ①

It marked the first time that a U.S. president or ex-president had been criminally indicted. It's alleged that Trump falsified New York business records in order to conceal damaging information and unlawful activity from American voters before and after the 2016 election.

Trump, age 76, appeared in Manhattan Criminal Court where he was advised that he was under arrest and was booked and fingerprinted. Rather than being put in a holding cell Trump was allowed to wait in a meeting room until it was time for court to be in session. Trump entered a 15th-floor courtroom at about 2:28 p.m. for his arraignment. The session lasted 57 minutes according to court records. New York Supreme Court Justice Juan Merchan presided at the arraignment. Trump did not make a statement to reporters as he entered the courtroom and had no statement on his way out.

Trump was hustled out of the courthouse and taken to LaGuardia Airport, where his private Boeing 757 jetliner was waiting to fly him back to Florida and his home at the Mar-a-Lago resort. Trump had flown to New York on April 3 and over-nighted in the apartment that he keeps at Trump Tower on Fifth Avenue.

District Attorney Bragg was among those inside of the courtroom. Bragg held a news conference after the court proceedings in which he provided details on the indictment, which had been under seal since it was initially handed up by the grand jury.

"Manhattan is home to the country's most significant business market," Bragg said. "We cannot allow New York businesses to manipulate their records to cover up criminal conduct."

Bragg said that the Statement of Facts that accompanied the indictment describes a trail of money and lies exposing a pattern that it is alleged violate one of New York's basic and fundamental business laws. Bragg said that by taking the action against Trump his office was upholding its solemn responsibility to ensure that everyone stands equal before the law.

The indictment for falsifying business records in the first degree read, in part, "The defendant, in the County of New York and elsewhere, on or about February 14, 2017, with intent to defraud and intent to commit another crime and aid and conceal



DA Bragg at news conference after Trump arraignment.



Donald Trump arriving at courthouse in Manhattan. Image courtesy of WCBS-TV Ch. 2 News.

the commission thereof, made and caused a false entry in the business records of an enterprise, to wit, an invoice from Michael Cohen dated February 14, 2017, marked as a record of the Donald J. Trump Revocable Trust, and kept and maintained by the Trump Organization." The indictment then went on to specify the additional counts.

The case concerns the payment of \$130,000 to porn star Stormy Daniels to buy her silence about a sexual relation-

ship she and Trump had. Former Trump Attorney Michael Cohen served prison time on federal charges connected with the payoff to Daniels.

The Statement of Facts that accompanied the indictment stated, in part, "From August 2015 to December 2017, the Defendant orchestrated a scheme with others to influence the 2016 presidential election by identifying and purchasing negative information about him to suppress its



Trump walks into courtroom for his arraignment. Image courtesy of WCBS-TV Ch. 2 News.

publication and benefit the Defendant's electoral prospects. In order to execute the unlawful scheme, the participants violated election laws and made and caused false entries in the business records of various entities in New York. The participants also took steps that mischaracterized, for tax purposes, the true nature of the payments made in furtherance of the scheme."

The court documents provided information as background on a so-called "catch and kill" scheme that involved American Media, publisher of the tabloid National Enquirer, owned by Trump ally David Pecker. Under "catch and kill," American Media would buy the exclusive rights to stories that could hurt Trump and then never publish those stories.

It's alleged that in total, 11 checks were issued for a phony purpose. Nine of those checks were signed by Trump. Each check was processed by the Trump Organization and illegally disguised as a payment for legal services rendered pursuant to a non-existent retainer agreement, it is alleged.

Although Trump had been calling on his supporters to stage protests against the court case, police estimated that only a few hundred pro-Trump demonstrators showed up near the Manhattan courthouse. When far-right Republican Rep. Marjorie Taylor Greene of Georgia made a much-publicized appearance to support Trump, she began speaking but was drowned out by anti-Trump demonstrators and quickly left. Republican Rep. George Santos of New York was surrounded by news cameras and reporters and hurried away from the area without speaking to the crowd. Democratic Rep. Jamaal Bowman, whose district covers the southern half of Westchester expressed support for the judicial process and the principle that no person is above the law.

Judge Merchan set the next in-person hearing date for Dec. 4. It's expected that Trump's attorneys will file a motion asking that the indictment be dismissed.

Back at Mar-a-Lago on the night of his court appearance, Trump told about 500 of his supporters that the New York case is an attempt to interfere in elections by using the court system. He also attacked Judge Merchan and his wife and daughter as being biased against him.

While speaking at Mar-a-Lago, Trump also brought up the classified documents investigation, saying that the classified documents that he had taken from the White House were not really classified. Trump said that as soon as he removed them from the White House they automatically became declassified. He did not cite a law or government procedure that supports his claim.

World's largest pickleball venue planned for Stamford

BY JUSTIN MCGOWN

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The former Saks Fifth Avenue department store at the Stamford Center Mall will soon be given new life as a premier downtown attraction. The empty space is set to be converted into the nation's largest pickleball facility, comprising 28 individual courts across two stories.

The rebirth of the space is the brainchild of Pickleball America (PBA), whose board consists of a group of Stamford businesspeople including Jay Waldner, Jay Ross and Joe Schipani, the "Chief Pickleball Officer" and brother of Mia Schipani, who is both a board member and the realtor with Houlihan Lawrence who brokered the deal between the Stamford Center Mall and PBA.

Scattered throughout the venue will be spaces for players and spectators to sit and take in other games, drink and snack vendors and a pro-shop. And the pickleball courts' nets will be fully removable, thus enabling the entire facility to serve as a venue for dozens of different events, including concerts and conferences.

For those unfamiliar with pickleball, the game was created in 1965 by businessmen in Washington State in search of a sport they could play with their entire families. Originally wanting to play badminton, they discovered the summer house they were visiting was not properly equipped. They decided to substitute a plastic ball with holes in it and ping pong paddles for rackets, and over the course of the summer developed a game that would eventually become a national phenomenon by the 2010s, complete with tournaments offering cash prizes and trophies.

Phase 1 of the Stamford endeavor, which is slated to open this spring, will bring the

first floor of the former Saks space online with 14 of the planned courts. The space has entrances both from within the mall proper and externally through Veteran's Park.

According to Mia Schipani, the vision for the space is to create a broader activation of Stamford Town Center akin to that offered by the Palisades Mall in New Jersey.

"They have indoor ice skating, skiing, they are referenced as the newest generation of that experiential 'bring the whole family' destination," she said. "We could open up a childcare center right here so their parents can come and have childcare and socialize."

"It's all about socialization," Waldner said, noting that many UConn Stamford students are transplants or commuters who are looking for social interaction. "They could be people in school and not necessarily 17- or 18-year-olds, but 20- or 30-year-olds that have kids. They could drop off the kids, go to school, play a little pickle. There could be cross pollination. The benefit of being in the mall is we could attract these industry partners to be right outside."

Waldner is also the principal of Waldner's, the global office furnishing company. He plans to outfit the space in a "Brooklyn Industrial" style with furnishings and design by Safavieh, the chic New York City creative studio, which already has a show room in the mall just a stone's throw away from the future facility.

Waldner described a number of ongoing conversations with potential partners, from beverage companies to major league teams, facilitated by connections made through decades of furnishing the offices of key players in dozens of industries.

Locally, the PBA is discussing the possibility of collaboration with UConn Stamford to provide access to students and potentially set up an internship program for sports



The entrance to the future site of the Pickleball America venue, the former Saks Fifth Avenue store at the Stamford Center Mall. Photo by Justin McGown.

management students. Discussions with Half-Full Brewery for a pickleball themed beer and cross promotions with Stamford community organizations are all being explored.

"We're working together to revitalize the whole Stamford Town Center as this new sports center for the community," Mia Schipani added. "There is no place for people to hang out in Stamford and this is going to be one of those focal points where people can come and play and hangout. They can just show up here, you don't have to be a member and you don't have to know how

to play pickleball."

Mia Schipani, who is also a board member of the Connecticut Convention and Sports Bureau, further emphasized that the potential for the space to host events outside of pickleball can be a major value add for the region.

"I know first-hand that this is a major addition to Fairfield County," she said, noting the diverse requests for proposal that the space will be able to consider. "There's endless uses for this space, this is an incredible opportunity for the hotels and businesses down here."



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An illustration of a blue building with solar panels on the roof. In front of the building, there are two EV charging stations. A red car is plugged into one station, and a black car is plugged into the other. Two people are standing near the charging stations. The background is a light blue sky with a pink starburst graphic in the top left corner.The logo for Connecticut Green Bank, featuring a stylized green and blue starburst graphic above the text "CONNECTICUT GREEN BANK" and "BUILDING SOLUTIONS" below it.

Red Horse restaurant officially opens in White Plains

BY GEORGETTE GOUVEIA

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David Burke is more than a restaurateur. An author, TV personality, art collector and philanthropist with his own lines of cookware, bakeware, cutlery, steak sauce and wine, Burke takes a holistic approach to some 18 restaurants he operates along the East Coast of the United States and Saudi Arabia as part of David Burke Hospitality Management. Indeed, it's not unheard of for you to see barn doors, a phone booth or a pool table from his personal collection adorning one of his restaurants.

On the day of the pandemic lockdown in 2020, he bought a painting of a red horse by Vietnamese artist Tran Tuan. It was an investment not only in art but in the future. Despite the lockdown, the Jersey boy who attended the Culinary Institute of America in Hyde Park, New York, and pastry school in Paris opened four restaurants within a year in the Garden State, including one in Rumson on the site of the former Fromagerie, with which he had a long history. He called the new place Red Horse, after the painting that graces it.

"I like horses, though I'm not a track guy," he said. "They never go out of style."

Clearly, he sees the horse or at least his painted red one as a talisman, for on Monday, April 3, he officially opened a second Red Horse by David Burke on the site of the former BLT Steak White Plains, adjoining The Opus, Westchester, Autograph Collection (itself the former RitzCarlton New York, Westchester). (Red Horse had a soft opening March 22.) And yes, this Red Horse contains a copy of the Tran Tuan painting to the left of the entrance of the 7,900- square foot space, which Burke has renovated in a warm yet airy red and white palette at a cost that is between \$1.5 million and \$2 million. In a phone interview prior to the grand opening, he said it was money wellspent.

"We realized that in New York there are plenty of opportunities for growth," he said of his seven restaurants now open in the Empire State, including the Revel 32° event space in Poughkeepsie. (A second Manhattan location, the brasserie Park Ave Kitchen, will open this fall.) "We see growth in White Plains."

The man whom Westchester County Executive George Latimer credited with spearheading that growth White Plains Mayor Tom Roach returned the compliment at the grand opening. "It's just a great restaurant," he said.

Judging from the hors d'oeuvres at the

celebration, you could only concur. Each of the restaurants in Burke's portfolio is different, he said. Red Horse is a steakhouse with Asian influences. Signature dishes include its Gruyere Popovers, Clothesline Bacon, Lobster Dumplings, Salmon Pastrami, Angry Lobster and Pork Chops with Sandy Hook Clams Casino. We sampled the sweetsavory Clothesline Bacon, served on squares of piquant pickles; Crispy Shrimp Spring Rolls; a smooth, rolled salmon pastrami on pretzel spears topped with crème fraîche and chives; and tender filet mignon served on a bed of guacamole and French bread - all highly satisfying. Fish, pork and poultry figure into a menu that will have daily specials beginning in late April. But it is prime beef, dryaged using Burke's patented Himalayan salt process, for which Red Horse is known.

Pink Himalayan salt figures into a border that bridges the open kitchen and a spacious dining area as well as the red and the white of the color scheme, since pink combines both of those hues. (There are more intimate tables for two graced by horse portraits and a smaller dining room on the other side of the restaurant, which seats 200 inside and 80 outside.)

The outdoors will feature some special chairs painted by local artists through

ArtsWestchester, whose Arts Exchange headquarters can be seen diagonally across from the restaurant through its floor-to-ceiling windows. Under ArtsWestchester's auspices, three artists Ann Ladd, Barry Mason and Susan Rowe Harrison painted the eight colorful jockey statues by Saratoga Signature that overlook the main dining room. (The artwork is curated by Emily Santangelo.)

At the opening, the 65 attendees seemed as taken with the surroundings and their individual conversations as with the food. But then, County Executive Latimer said in his brief remarks, that is what fine dining is all about. He recalled that in his previous career as a marketing executive, he once received a big promotion and expected praise from the father, the late Stanley Latimer, who raised him in workingclass circumstances in Mount Vernon. Instead, his father admonished him about eating out so often.

But reflecting on turning 70 later this year (Nov. 22), Latimer said, "Me and my generation like to go out to eat. It's not just the food but the social occasion" a sentiment with which younger generations would undoubtedly agree.

He added that he and the County Board of Legislators, some of whom attended the opening, were always looking for a great

lunch spot.

"We'll be back," Latimer said, adding as he waved a finger teasingly at the Legislators, "but on your own dime, guys."

Red Horse, at 121 Main St., is currently open for happy hour 3 to 6 p.m. daily and dinner (5 to 8 p.m. Sundays through Thursdays and 5 to 10 p.m. Fridays and Saturdays). For more, click here. <https://redhorsebydb.com/restaurantwhiteplains/>.



Horse with David.

Uprooting the myths of a plant-based diet

BY PHIL HALL

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The Stop & Shop supermarket chain recently hosted a webinar designed to address the lingering myths surrounding plant-based foods.

“There is often this myth that these types of diets cannot be nutritionally adequate,” said Emily Hayes, a registered dietitian with Stop & Shop. “But the Academy of Nutrition and Dietetics states that appropriately planned vegetarian and vegan diets can be helpful and nutritionally adequate for all stages of the lifecycle.”

Hayes recommended using MyPlate.gov, an online resource operated by the U.S. Department of Agriculture, for guidance on planning a plant-based diet.

“We can incorporate colorful produce on our plate and whole grains, and we can incorporate plant-based protein sources,” she said. “If you are reducing or eliminating dairy products, you’ll want to look for non-dairy alternatives that have a nutritional value that’s similar to dairy.”

Hayes cited data that found approximately 90% of Americans do not meet the federally recommended goal for vegetable intake and 80% don’t meet the goal for fruit intake. She observed that canned and frozen fruits and vegetables “can be just as



Photo by Rita E / Pixabay.

nutritious as fresh and are oftentimes more affordable, particularly when items are out of season like berries in the winter.”

But when buying canned or frozen items, Hayes strongly recommended reading product labels.

“Look for lower sodium or no salt added canned veggies, look for canned fruits that are either in juice or water, avoiding any sugary syrups,” she said. “And for some of those frozen options, I generally say to stay away from any sauces or seasonings because typically that’s where some saturated fat sodium and added sugar can sneak in.”

In regard to grains, Hayes presented U.S.-based data that found 90% of women

and 97% of men don’t meet the recommended intakes for fiber.

“Eating whole grains can be one great way to bump up your fiber intake since whole grains will contain more fiber than refined grains,” she said. “And luckily, there are a variety of whole grain options to choose between.”

One of the greatest concerns for those skeptical of plant-based diets was their alleged lack of protein, but Hayes said she was “definitely busting that myth today” by highlighting soy-based products like edamame, tempeh and tofu plus legumes and nuts and seeds plus their butters as protein sources. She also detailed plant-based calcium sources, including tofu and

certain leafy green vegetables, adding that most people “think of dairy foods when we think about calcium” without realizing there were multiple nondairy options.

“Plant-based diets can be nutritionally adequate if they’re planned appropriately,” she said, detailing how the decrease or elimination of animal products would require ensuring there are plant-based alternatives that can provide nutrients, including vitamin B12, vitamin D and iron.

Hayes also stressed that not all plant-based packaged foods are necessarily the healthiest choices. She pointed out a frozen plant-based pizza that was high in saturated fat and sodium. Furthermore, Hayes acknowledged that there is no one-size-fits-all for this type of diet.

“If you are someone who maybe is following a strict vegan diet, there certainly may be potentially the need for supplements,” she said. “This can vary from person to person, especially depending on your personal medical background and what foods you actually may or may not be consuming. I would always say if you are making any major changes to your eating pattern, it’s always best to consult with your health-care provider and they can provide more individualized guidance from there in terms of do you need to take a supplement and what amounts should you be taking.”

No second chance for Nigerian who admitted to bank fraud in Port Chester

BY BILL HELTZEL

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ANew Jersey man was sentenced to 34 months in federal prison on March 23 for setting up phony entities, including a Port Chester jewelry business, and manipulating women to funnel \$1.6 million in counterfeit checks into bank accounts.

U.S. District Judge Nelson S. Román also ordered Chidiebele “Dave” Okafor to pay \$380,000 in restitution and submit to three years of supervision after his release.

“Please consider me for this second chance sentence of time served, your honor,” Okafor had beseeched the judge in a March 17 letter, “and give me 200 years if you ever see me do anything against the law again.”

The first chance was his release from custody after his arrest in 2021, followed by revocation of bail a year ago when it was determined that he was still committing bank fraud.

God has given him clear revelations on what to do with his life, he states in the long handwritten letter, emboldening him to abide by the law, confront crime and assist law enforcement.

Okafor began romantic relationships with at least four women, according to court records, persuaded them to create businesses, open bank accounts and deposit counterfeit checks.

This past December he pled guilty to bank fraud, in a plea agreement, and an identity theft charge was dropped.

Nonbinding federal sentencing guidelines called for 46 to 57 months in prison.

Attorney Benjamin Gold of the Federal Defenders of New York argued for leniency.

He describes Okafor as a peaceful man who had never before been in trouble and who has learned from his mistakes.

Okafor was born in Nigeria 44 years ago, was an observant Catholic, and earned a Bachelor of Law degree.

He worked at a politically connected law firm where he was critical of its business practices, Gold states in a sentencing memorandum. When the firm got caught up in corruption issues, he was blamed for the “leak.”

He and his wife moved to the United States in 2015 and sought political asylum “due to threats relating to Mr. Okafor’s prior employment in Nigeria.”

Gold says the sentencing guideline are too severe because they are based in part on a loss of \$1.5 million to \$3.5 million. But Okafor did not steal the checks. Rather, he was an intermediary who facilitated the crime and “not a criminal mastermind who got rich from his conduct.”

His take was \$380,000.

Gold also notes that Okafor was a

model inmate at the Westchester County Jail, who used his time to reconnect to his faith, think about his mistakes and organize Bible studies.

After he is released, Gold said in a letter to the judge, he will probably be deported.

Gold recommended a prison sentence of one year and a day.

Assistant U.S. Attorney Steven J. Kochevar recommended four years.

Even after Okafor was released from custody after his arrest, he continued to commit bank fraud, Kochevar states in a sentencing letter.

He engaged in a repeated pattern of fraudulent conduct, the prosecutor said. He repeatedly manipulated women, impregnated one of his cohorts, coached the women on how to cover up the crimes, operated a phishing scam and transferred stolen funds while released on bail, and demonstrated callous disregard for people, banks and the law.

Okafor has shown “an utter disregard for the court’s authority and the law,” Kochevar said. “He will not stop his criminal conduct unless he is incarcerated.”



Sarah Maslin Nir Photo credit Victoria Wills

An entrepreneur with a lot of horse sense

BY GEORGETTE GOUVEIA

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Sarah Maslin Nir is an investigative metro reporter for The New York Times. But she's also on her way to becoming something of a "horse media mogul," and small wonder.

An equestrian and author of the well-received memoir "Horse Crazy: The Story of a Woman and a World in Love With an Animal" about how horses helped her challenged younger self navigate New York City and other tales

of equine enthusiasts Nir has decided that "horsey grownups shouldn't have all the fun." After all, she fell in love with all things equestrian when she was a child, as many children do.

Now she's telling horse tales for the 8- to 14-year-old set in the new series "Once Upon a Horse" (Abrams/Cameron Kids), whose first book, "The Flying Horse" (163 pages, \$17) just debuted.

With charming, postage stamp-size black-and-white illustrations by artist Laylie Frazier, "The Flying Horse" alternates the engaging stories of Sarah, a dyslexic, horse-loving seventh grader in Manhattan, and Trendsetter (Trendy), a bay Dutch Warmblood gelding born in Luttelgeest, the Netherlands, with a crooked right front hoof, who comes to New York City aboard a Boeing 747. Sarah and Trendy seem made for each other. But can they overcome their obstacles together, in and out of the ring, to learn to be themselves and thus truly fly?

Nir never intended to write a novel. "Never," she said. "I never had it in mind. I write (nonfiction) every day. 'Horse Crazy' was the logical extension of that."

But Cameron Kids editorial director Amy Novesky found her on Instagram after reading "Horse Crazy," and the "Once Upon a Horse" series was born, with each planned book fictionalizing a chapter in "Horse Crazy." Trendy is one of Nir's real-life horses, a 23-year-old retiree who remains her "best friend" as well as a muse. He really did fly in the belly of a Boeing (with a passport and stamps to prove it.) But a Warmblood, with a heavier build, would not have been admitted to the Spanish Riding School in Vienna, home of the dancing, prancing Lippizanners, as Trendy is in the novel, Nir writes in the Author's Note to the book.

The second book in the series, "The Jockey and Her Horse," tells the story of the first female Black jockey, Cheryl White (1953-2019), who was breaking barriers aboard the horse Jetolara when she was just 17 years old. "It's the intersection of social justice and horses," Nir said of two subjects she is passionate about. (Her 2016 investigation into the exploitative, racist practices of New York City's nail salons, "**Unvarnished**," was a **finalist for the Pulitzer Prize in Local Reporting** <https://www.wagmag.com/jumping-in-to-journalism/> that resulted in changes to the industry.) Written with White's brother, Raymond White Jr., "The Jockey

and Her Horse” will be out this fall and has already spawned a cottage industry. Breyer, which makes models of horses, is creating a doll of Cheryl White and Jetolara – a first in the company’s 74-year history – to be sold with the book, which has been optioned as a documentary and a feature film, both in progress. (The novel will also be available as a stand-alone.)

The third book in the series will be “The Star Horse,” about a horse that goes to Hollywood. But the media works are just one aspect of Nir’s horse business. With two friends, she owns Once Upon a Pony, buying and selling ponies. She also owns Green Fields LLC, breeding high quality Palomino Sport Horses. “It’s hard to find that quality and color,” she said of the Palomino’s blond coat. Besides Trendsetter, she has four other horses – Falkor, or At Last, an 8-year-old Dutch Warmblood gelding whom she rides in competition; Brightside, a 5-year-old Palomino Zangerscheide (Belgian Sport Horse), a gelding; Sommerdai, a 14-year-old Scottish Sport Horse, a Palomino mare; and Starlet, a 5-year-old Welsh pony, a filly. This spring, she will use semen collected from Brightside before he was gelded to impregnate Sommerdai.

Among those who have purchased horses from Nir is former New York City Council Speaker Christine Quinn, now the owner of Halcyon, a Belgian Warmblood gelding. Whatever money she makes, Nir plows it back into her riding career. She competes in the amateur owners hunters category, which judges the form of horse and rider as they complete an obstacle course – as opposed to jumper events, which are based on speed and accuracy.

It’s a multifaceted career that she could only dream of as a child. Nir grew up in Manhattan, the daughter of two high-powered parents. Her father was the child psychiatrist Yehuda Nir, M.D., a Holocaust survivor who specialized in treating PTSD and seriously ill children. (He changed the family’s German name, Gruenfeld, meaning “green field,” to Nir, its Hebrew equivalent.) Her mother, psychologist Bonnie Maslin, helped pioneer the idea of the TV therapist, appearing on “Oprah” in its first year. Together, Nir’s parents wrote books. For the hyperkinetic, lonely, young Nir – who struggled with spelling and school in general and made what she writes were “poor decisions” – horses offered a sense of belonging and an identity, just as they did for her immigrant father, who liked to remind her that Ralph Lauren, creator of the eponymous, equine-inspired brand, was really Ralphie Lifshitz of the Bronx.

Graduating from Columbia University and its Graduate School of Journalism, Nir broke into The Times by becoming its

indefatigable party reporter, supplementing her freelance pieces with restaurant work. Two years later, she was a full-time staffer, with the globe as her beat. Now a metro reporter, she was among the first on the scene in the early days of Covid in New Rochelle, catching the virus herself.

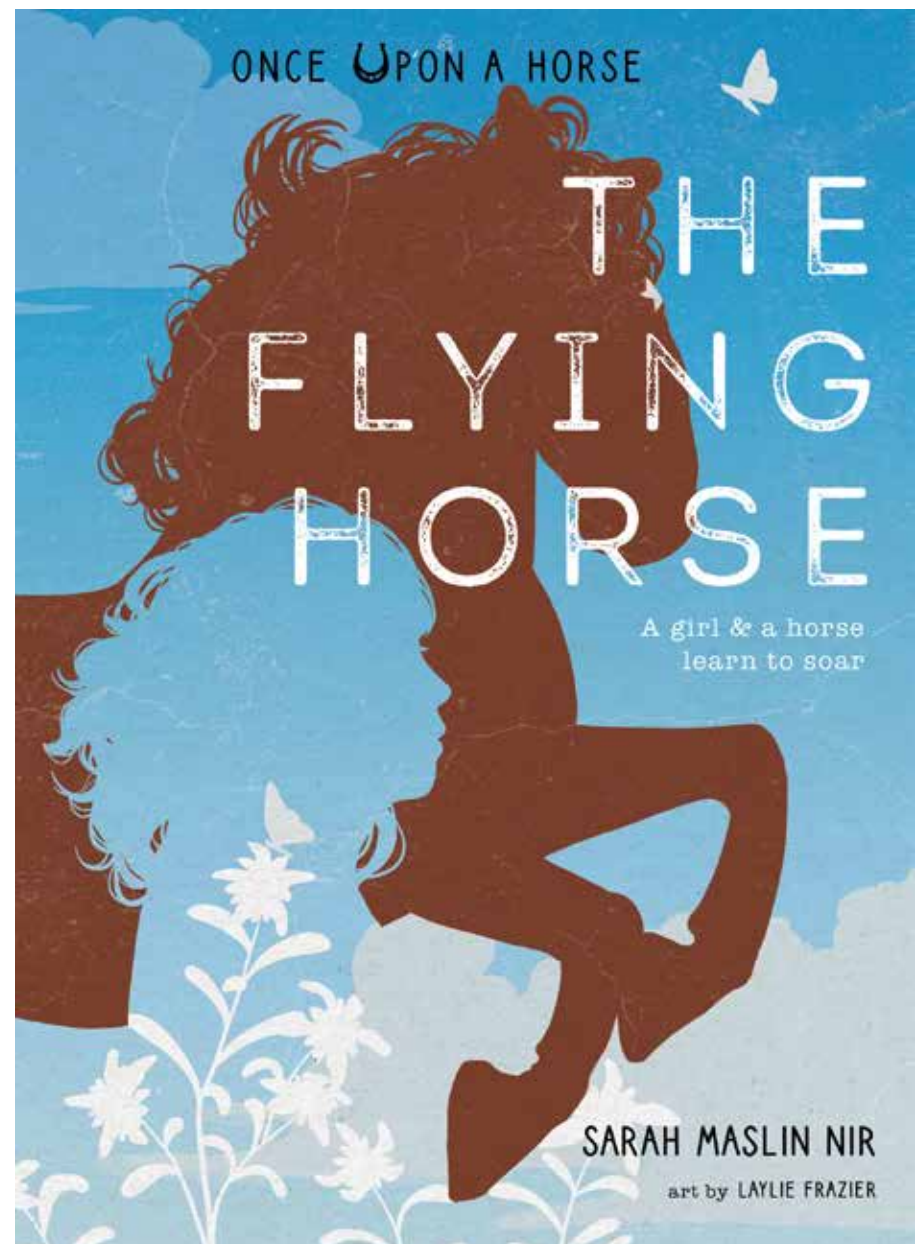
Nir continues her day job as she develops the business side of an expensive passion that is not without risks. A show-jumping vocation or avocation can cost anywhere from five to six figures a year. (A stall alone in Wellington, Florida, the winter capital of the U.S. equestrian world, can average \$10,000 a month, Nir said.) It’s a lot of money to place on the backs of these slender-legged, high-strung beauties. “It’s a living thing,” Nir said of a horse. “It’s not like a house you can flip.”

Despite this passion, “horses are not my favorite animals. I love all animals,” added the vegetarian, who doesn’t even kill bugs.

So it’s no surprise that she recently celebrated a milestone birthday with friends in South Africa on safari, which today is all about conservation of wildlife.

“Although I wrote a book called ‘Horse Crazy,’ I am in fact just plain animal crazy,” she said. “I love them all. So traveling to South Africa on safari was incredible. At one point we were on horseback through the bush, and a man walked by and said, ‘Did you see the 40-foot python?’ Let me tell you, you learn what the word ‘gallop’ really means after that.”

Follow Sarah Maslin Nir on Instagram @OnceUponAHorse.



Sarah Maslin Nir. Photo credit Adrienne A. Morella.

The Conversion of Commercial Properties: What are the Creative Options?

PANELISTS



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Managing Director
LMXD

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Silvery beauty on the block

BY KATIE BANSER-WHITTLE

Silver has an allure all its own. Its cool luster draws the eye. The metal can be worked into an infinite variety of forms, used for both practical and decorative purposes. It's durable, beautiful and affordable.

That's especially true right now, when a great deal of desirable antique and vintage silver is coming to market. Boomers are downsizing, their kids are "right-sizing," and their offspring aren't having multi-course meals that call for seven-piece place settings of matching sterling tableware.

But there's much more to silver than seldom-used formal dinnerware. Therese Ferrara, Bonhams Skinner's silver and decorative arts specialist, notes that there's a lively market for statement pieces such as bowls, vases and candlesticks. These stand-alone examples of the silversmith's art can become the focal point of a tablescape or an architectural feature such as a mantel or a niche.

A signature silver piece may be big and bold. Ferrara points out that it can also be small in scale and intriguing in workmanship and materials. Bonhams Skinner's April 19 Collector's Choice Wedgwood & Silver auction offers a perfect example: a small silver and enamel basket by Cartier. The name Cartier is most often associated with splendid jewelry at eye-popping prices. But the luxury brand also features little treasures like this that are very affordable.

In silver, as in every other area of antiques and collectibles, the best of the best will always hold its value. Quality pieces in excellent condition from legendary names like Tiffany & Co., Georg Jensen, Buccellati, Fabergé and Gorham are style icons with an appreciative worldwide audience.

For buyers willing to look beyond the famous and familiar, gleaming treasures wait to be discovered. Ferrara notes that Chinese export silver has been "hot" for at least the last decade, with a continually strong market. In the 18th and 19th centuries, objects of silver made for Western buyers, and to specifically Western taste, joined the brisk trade in tea, silk and porcelain for fashionable American and European homes.

Chinese silversmiths quickly became expert in copying European styles from models of unfamiliar objects such as mugs, candlesticks, tableware and tea and coffee sets. Soon the Chinese artisans introduced traditional decorative motifs such as bamboo, dragons and typically Chinese



Therese Ferrara

landscapes. The meeting of East and West resulted in distinctive silver objects that combine the best of both cultures.

Silver is just one category of antiques and collectibles that is changing with the times, sometimes dramatically. It's always a good time to start or complete a collection of furniture and decorative objects such as ceramics, or to acquire that signature piece that brims with visual interest and perfectly expresses your unique personality.

Buying and selling at auction offers significant advantages. A major house like Bonhams Skinner <https://www.bonhams.com/stories/34976/> has worldwide reach. Buyers gain access to the rare and unusual and have broad choice. For sellers, their treasures get the greatest possible exposure in the marketplace. And the expertise of auction-house specialists adds an essential element of reliability about value, authenticity and provenance for buyers and sellers alike.

For more, contact Katie at katie.whittle@bonhamsskinner.com or 212-787-1114.



Cartier basket



Harrison recreation center site. Photo by Peter Katz.

MOVING FORWARD 1

The project to build a new recreation center was put on hold because of the Covid-19 pandemic and Harrison turning its attention to purchasing the former Willow Ridge County Club for use as a municipal golf course and recreation facility. The recreation center project was put back into motion last spring. The new facility would be on the site of the current Sollazzo Center and is designed to be significantly larger.

The Mount Kisco-based firm KG+D Architects has designed the new building and created various documents needed for its construction. When the project was reactivated, Russell Davidson, president and principal of KG+D, told Harrison's board that some changes were made to better handle traffic.

"There were some issues about drop-off areas and the building actually was modified and the curb-cuts were modified to provide drop-off areas and stacking areas on the side street," Davidson said.

The new recreation center would include two basketball courts along with a walking track. There would be a variety of spaces available for community meetings and other activities. There would be a controlled and secure space on the roof for outdoor use. Office space for the municipality's recreation department and for operation of the facility would be provided.

"The proposed design has a large multipurpose recreational space. There can be two high-school-size basketball courts, which are heavily in demand. It can be reconfigured to have one full-size court with a lot of retractable bleachers so you can also use it for special events," Davidson said. "Those bleachers are accessed from below and above. It does have a fitness room. It's a minor component of the overall recreation center; it's not a health club. It has a lot of multipurpose event rooms that can be used for senior meetings, dance, all the things that people need

meeting space for."

Davidson described the new building as a very flexible facility and a larger version of the existing Sollazzo Center.

"It has a room dedicated to teens and obviously all the support you need for that," Davidson said. "You can open one side of the facility without opening the other side of the facility. There's storage underneath and as much off-street parking as could be provided on the site."

Davidson said there would be 11 underground parking spaces.

"We did do some test borings early on and we found that the north side of the site was completely granite," Davidson said. "We did a study on that and it was not cost-effective to remove all that rock in a downtown area for subsurface parking."

Pat Cleary, Harrison's planner, said that something other than a recreation center would not be the best use of the site. He suggested that it would not make economic sense for Harrison to sell the site for development. He suggested that there is a planning rationale for having a municipal quadrangle, which includes the recreation center, library, the municipal building and train station in proximity to each other.

"We're going to have hundreds of additional residents living in our downtown," Cleary said. "What we should be doing is creating a public space that's interesting and active. It's called placemaking. From a planning perspective, this is not a bad exercise in placemaking."

In addition to the bonding, which is subject to a permissive referendum, the village plans to finance the project using the transfer of \$2,938,000 from the New Public Works Garage Reserve Fund, expenditure of \$11,888,000 from the Rec Center Reserve Fund and \$11,312,000 from other funds the village currently has on hand.

Beacon looks at community facility needs

BY PETER KATZ

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The City of Beacon has released a report prepared by the consulting firm Weston & Sampson that studies the city's community facility and program situation and makes recommendations for future facility and program opportunities.

"The plan establishes a clear direction for policy development, delivery of city services, and the prioritization of demands and opportunities," the report says. "The plan positions Beacon to build on the community's unique assets while identifying new strategic initiatives to improve offerings."

The consultants held public meetings and conducted an online survey to seek input. They also met with city staff as part of the process. The report said that key takeaways from public participation included evidence that there is strong support for a new or expanded community center in Beacon.

Approximately 70% of the respondents to the online survey stated that a new or expanded community center was needed within the city, according to the report. In addition, 57% of the respondents preferring a larger centralized community center over several smaller centers.

The three items that received the highest rating for how to increase engagement and utilization of city facilities were:

- Improving the condition and maintenance of parks and facilities;
- Improving the communication about program offerings;
- Hosting additional community programs and events.

The three items that were classified as being the most important

for Beacon to address over the next decade were:

- Expanded community programs and activities;
- Development of new community recreation centers;
- Preservation of open space and land acquisition.

The three facilities that received the highest importance rating for the city to address over the next decade were:

- Trails and pathways;
- Additional restrooms and improvements to existing restroom facilities;
- A new community center.

The three programs that received the highest importance rating for the city to address over the next decade were:

- Environmental education and nature programs;
- Music and art in the parks;
- Programming for teenagers.

The report found that parks in Beacon are well maintained, especially given limited operations and maintenance staffing. Areas for improvement are typically related to outdated amenities and facilities like pavilions, play equipment, and irrigation. In some cases, complete removal of unsafe or substandard facilities is recommended, while in others, repair to these features may be considered. In all parks, accessibility, tree planting/maintenance, and improved signage was recommended to increase park usage and provide a safe community environment.

Green Street Park is one of the parks in Beacon that was studied. Among the specific recommendations made to improve the park were to resurface or replace the basketball courts with new color sealcoating and athletic striping, eliminate low spots and reduce stormwater ponding and add more shade trees.



Green Street Park in Beacon. Satellite photo via Google Maps.

Call for rail safety in Ulster

BY PETER KATZ

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Thirteen municipal officials in Ulster County have joined with Ulster County Executive Jen Metzger in demanding stronger regulations of the freight railroad industry that they say would improve safety.

Their action comes in the wake of train derailments in which hazardous materials caught fire, especially the accident at East Palestine, Ohio, in which hazardous chemicals burned for several days. They signed a letter to the Department of Transportation (DOT) Secretary Pete Buttigieg and Federal Railroad Administration (FRA) Administrator Amit Bose.

The Ulster County leaders urged the FRA and DOT to strengthen safety standards on tank cars, require electronic braking systems, implement derailment detectors, enact minimum safe staffing levels, increase minimum fines on bad actors, improve the safety of at-grade crossings, increase funding for equipment and train-

ing for local first responders, and providing advance notice when hazardous materials are being shipped through the county.

Thirty-eight miles of West Shore Rail Line run through seven municipalities in Ulster County, including through the most densely developed urban cores, and 13 miles of track are located on the shores of the Hudson River. On an annual basis, more than 25 million tons of freight, including crude petroleum, waste, industrial chemicals, motor vehicles, and other goods and materials are transported through these communities. Nearly 200 trains pass over 30 at-grade rail crossings every week in Ulster County.

"In our community, as in many others across the nation, rail infrastructure is inadequately maintained and presents unacceptable risks and hazards," the letter said. "Over the years, our communities have documented many concerning conditions, including unsafe bridges, dilapidated crossings, and dangerous track conditions."

The letter said that with railroad companies reporting record earnings the lack

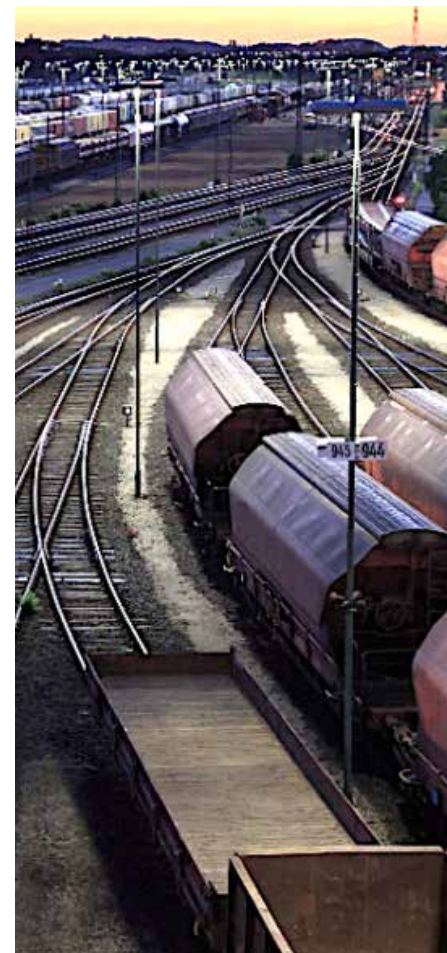
of investment to protect public health and safety is unacceptable.

The municipal officials wrote, "We urge you to consider the role that rail transport can play as a climate solution in the transportation sector. Moving freight by rail rather than by truck reduces greenhouse gas emissions by up to 75% on average, with a single train replacing hundreds of trucks on the highway network. Electrifying rail transport would build on the inherent efficiency of rail and would further reduce emissions while also eliminating the adverse health and quality-of-life impacts of diesel-powered trains on neighborhoods near rail lines."

The letter stated that more than 100,000 residents depend upon the Hudson River for their drinking water supply, and a large rail accident along the shores of the Hudson River would be disastrous.

"Rail infrastructure is a critical part of our transportation infrastructure and an inherently efficient means of commerce, but for far too long, critical health and safety issues have not received the attention they deserve," the letter said.

"In the wake of the East Palestine disaster, there is no excuse for inaction," the officials concluded.



Railyard.

Newburgh's Downing Film Center set to close

BY PETER KATZ

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A small movie theater, the Downing Film Center in Newburgh, is closing after a run of about 17 years. Founded in July 2006 by Brian and Sharon Burke and their son Kevin, the film center has specialized in showing classics, foreign films, documentaries and independent features.

In announcing that the last showing will be on April 27, the Burkes thanked local patrons for having kept the film center in operation.

"We are fortunate to have made so many friends through a shared passion for cinema and to have enjoyed such extraordinary support through the years from our devoted employees, generous volunteers, donors, members, and fans," the Burkes said.

The Covid pandemic and associated restrictions that kept people away from movie theaters hurt, as did the realities of the changing economics of the movie theater business.

The film center had been operating in

the Yellow Bird building, the former Burger Furniture warehouse at 19 Front St. in the south end of the Newburgh waterfront.

The Burkes were proud of their fresh popcorn and selection of coffees, teas, and soft drinks, along with traditional movie candies and fine chocolates.

When interviewed by the Business Journals for a profile of the film center, Brian Burke said, "Going to the movies or to the theater is a way to join with others who enjoy a common pastime. It's a joy to hear the audience clapping for a film at the end of it and hearing them critique it as they leave."

The Downing Film Center operated as a nonprofit that was supported by memberships as well as ticket and concession sales..

"Our younger son encouraged me to take a chance on opening a small movie house, and knowing my love of films and the theater, it wasn't hard to take him up on the challenge," said Burke.

The theater was named for architect Andrew Jackson Downing who was born in Newburgh in 1815 and became a renowned landscape designer.



Entrance for the Downing Film Center in Newburgh. Photo via Google Maps.



Spano expresses optimism for Yonkers' future

BY PETER KATZ

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Yonkers Mayor Mike Spano in his 2023 State of the City Address said that the state of Yonkers is “reimagined.”

“We continue to reimagine what can be for Yonkers,” Spano said. “We can reimagine the future for our students and schools; our public safety and community policing. Reimagine economic possibilities that bring more jobs, businesses and residents. Reimagine the cultural and ethnic fiber of who we are. And reimagine our quality of life and the pride we have for Yonkers and each other.”

Spano said that crime in Yonkers is down 40% and that the police department worked with the county to create a Mobile Crisis Response Team for dealing with individuals having mental health problems. He said about 60 people in Yonkers were helped during the team’s first six months of operation.

Spano also said that the Yonkers police have been working with Westhab on Project Connect, which provides services and housing for people who were living on the streets. He said the city is allocating another \$1.5 million to keep the program in operation during 2023.

“The taxpayers of Yonkers can’t keep doing it forever,” Spano said. “Homeless services are the mission of state and county governments. We’ve shown what works here, so tonight I

ask them to step up and fund this program in the future.”

Spano said that Yonkers is different from some other cities in the U.S. where headlines have been made related to police misconduct.

“Our officers are trained to effectively improve their conflict resolution skills and expand their knowledge of cultural diversity,” Spano said in his March 30 address at the Yonkers Riverfront Library. “These programs promote accountability and encourage intervention when it comes to witnessing colleagues engaging in unethical behavior.”

Spano said that this spring, the Yonkers Police Department (YPD) will open a new Motorola AWARE facility that will be the first of its kind in New York state.

“This room will be capable of monitoring police events in realtime, receiving data from surveillance cameras, computer information systems and even a YPD drone,” Spano said. “These technologies working together will give our police a real-time picture of crime as it happens and will allow our police to instantaneously direct resources where they are needed most. This command center represents the cutting-edge in crime fighting technology.”

Spano emphasized the important role city parks play in the daily lives of Yonkers residents and said more of the approximately 80 parks would be renovated and enhanced this year. He said that a major part of the transformation and reimagining of Yonkers has come through the development that has been going on resulting in new housing, jobs and entertainment.

“We welcomed developers instead of putting up barriers,” Spano said.

“We sold off abandoned properties and repurposed them for housing, parks and schools.”

Spano highlighted the development of movie and TV production studios in the city, with more to come. He said that the city continues to support Empire City Casino in its quest to obtain a full-gaming facility license from the state.

Spano announced that the Ford Motor Company soon will partner with automotive magnet programs at three Yonkers high schools to enhance student training in electric vehicles and other technical advancements. He said Yonkers students would have direct access to jobs at local Ford dealerships.

Spano said that Yonkers continues to add affordable housing to its housing stock and is addressing climate change. He said carbon dioxide emissions from municipal buildings have been reduced by 26%.

“Through the Climate Safe Neighborhoods initiative, we are identifying heat islands, expanding climate education efforts and enacting climate resilient improvements,” Spano said. “In addition to creating open space, for us that also means the planting of more trees, installing rubber matting in playgrounds, building shade structures at parks and increasing perennial plantings. We are even looking to enact a new ordinance requiring rooftops on all city-owned properties to be painted white, in order to lower extreme temperatures in parts of the city.”

Spano said that in a few weeks, the city will release its first-ever Climate Action Plan, designed to help make the city achieve zero-emissions by 2050. He also said the city has been investigating a new underground refuse storage and collection system, designed for large-scale collection to replace the use of above-ground dumpsters.

“Our students’ safety continues to be a top priority, whether it be inside or outside the classroom,” Spano said. “Starting September of this year, all 400 school buses traveling within the city of Yonkers ... will be equipped with cameras to capture motorists who illegally pass them. It’s time we punish those who choose to think of themselves over our students. If caught, that punishment includes points on their license and a fine starting at \$250.”

Spano expressed pride in educational improvements by the Yonkers Public Schools, with 90% of the students graduating with Regents or Regents with Advanced Designation diplomas, about a 20% increase from a decade ago. Spano announced that vacant city-owned property near Ashburton Avenue will become the site of a new Pre-K to 8th grade community school expected to open its doors in 2026.

“I have never been more optimistic as I am now for Yonkers”

Mayor Mike Spano delivering 2023 State of the City Address



Catering stars at Lionsgate studios



Jane Carroll, left, welcomes students to the catering facility serving Lionsgate.

BY PETER KATZ

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The Charter School of Educational Excellence at 220 Warburton Ave. in Yonkers has been operating for more than 18 years. In 2021, it added a new, state-of-the-art commercial kitchen where students learning culinary skills can familiarize themselves with tools of the trade as they embark on a possible career path. The school will graduate its first senior class in June.

More than 50 students in the high school's culinary classes went on a field trip to the Lionsgate Studio at 28 Wells Ave. in downtown Yonkers recently where they spent some time at the Jane Foodie catering facility that services the studio and then went on a tour of the nearby film and TV production plant. The catering facility is used to serve meals to the crews and actors shooting productions.

"I want to get them exposed to cooking, but not in a traditional restaurant setting," said Jane Carroll, owner of the catering company. "When kids go to culinary schools they think, OK, the pinnacle is to open up their own restaurant, but there are so many different avenues that you can go into."

Culinary jobs are expected to grow at a faster-than-average rate nationally, according to the U.S. Bureau of Labor Statistics, which estimates that culinary careers will grow at 15% through 2031. The average growth rate for all professions in this period is projected to be 5%.

"This is a wonderful opportunity for our students," said Alan Richter, one of the school's culinary teachers. "It exposes them to a foodservice operation for which they can train, get experience and move into a successful career."

Yonkers Housing Authority is Building a Greener Future

At the Yonkers Housing Authority we are forging a more sustainable path for the future. From creating green spaces to reverse heat islands and flooding in our neighborhoods to building climate resistant affordable housing, YHA is a national leader in the sustainable housing movement.

We've installed solar panels to help save the planet and electric costs for Yonkers residents. We've incorporated sustainable practices into our new construction to make seniors safer by protecting our properties against climate change.

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Anti-graffiti mural revealed

Mayor Spano views mural with two of those involved in its creation.

BY PETER KATZ

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There's a colorful new mural on a wall bordering section of the Bronx River Parkway in Yonkers. The mural, designed by New York City-based artist Jason Naylor, is part of a new initiative created by Mayor Mike Spano to combat graffiti while bringing new art to the area.

The mural was commissioned by

Yonkers Arts and runs for approximately 120 feet. Its geometric shapes and vibrant colors are designed to invoke message of love, hope, and positivity. It is located on the Bronx River Parkway near Exit 10 directly next to the Yonkers Avenue/Mount Vernon Bridge.

"There is always room for more color, more kindness, more love. Let's spread it," said Naylor, who has created murals for commercial clients, including Adidas,

Google, and MTV.

"We are excited to unveil this beautiful mural to the community," said Spano. "It not only adds to the visual appeal of the area, but it also sends a strong message that we will not tolerate graffiti in our city. We believe that by creating more public art, we can help combat vandalism and keep our community looking its best."

Ray Wilcox, executive director of Yonkers Arts, said, "We hope that this mural

will inspire some of the previous graffiti artists to potentially become involved and help us continue to beautify our city."

Yonkers Arts was founded in 2007 by community leaders who felt the city needed an all-encompassing arts organization. The nonprofit operates a fine art gallery and performing arts space in Yonkers' Carpet Mills Arts District. Its 4,000-square-foot Yonkers Arts Project Space features six exhibitions annually.

Yonkers women honored

BY PETER KATZ

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Five women from Yonkers have been honored as "Women of Distinction" during a City Hall ceremony marking Women's History Month. Mayor Mike Spano presented the awards to the women whose achievements have improved the lives of others in the community and whose impact has changed Yonkers for the better.

"Women's History Month recognizes the historic accomplishments of women, and now it is Yonkers' turn to pay tribute to the local leaders who either live or work among us each day," Spano said. "We are truly inspired by these women who continuously strive to make a difference among our residents."

Michelle Benson was born and raised in Yonkers. She was honored for her philanthropic efforts through the Ronald McDonald House Charities with the Yonkers Fire Department to inspire children to appreciate what they have and



From left: Michelle Benson; Marilyn Lopez; Sade Gilcrest; Alonda Hassell; and Celeste Hughes.

how healthy they are. She has also done volunteer work with the Police Conference of New York during their backpack drives, turkey giveaways and feeding of the less fortunate.

Marilyn Lopez is the co-owner of the newly opened Yonkers Knockouts Boxing Team. She was honored for providing a sanctuary for Yonkers youth, helping them to develop skills while being uplifted and empowered. In addition, she has created


an exercise program for Yonkers youth, including calisthenics and various cardio exercises. Yonkers Knockouts assists youth in controlling anger especially when faced with the anger of others.

Sade Gilcrest has done work with the YMCA, first as a youth leader for various programs and as a key player in the development of its Teen Center. She transitioned into the violence prevention program known as SNUG, helping the youth in

Yonkers who had a history of violence. The award calls attention to her passion in helping the youth in Yonkers, defending their rights and in supporting opportunities available to them.

Alonda Hassell serves as co-pastor alongside her husband, Dr. James Hassell at the Kingdom Christian Cultural Center in Yonkers. She also is an author and soon to be a certified life coach. She provides talks on various subjects, with a focus on empowering women and helping them overcome various obstacles. She is a strong advocate for empowering women from various backgrounds to learn and grow together.

Celeste Hughes is one of six children in her family born and raised in Yonkers. She has been active in the scouts, serving as a den leader and cubmaster. She has helped develop an extensive and dynamic scouting program in Northeast Yonkers and at Annunciation Our Lady of Fatima Parish with Cub Scouts Pack 6 Crestwood. In addition to working with scouts she volunteers at a Yonkers food pantry.

An illustration of a city skyline at night, with a dark blue sky filled with white stars. Several bright spotlights beam down from the sky onto a cityscape. In the foreground, a large, multi-story building with a glass facade and a sign that reads "YONKERS" is illuminated. The background shows a silhouette of a city skyline with various buildings. The overall color palette is dominated by dark blues, purples, and oranges from the spotlights.

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FIND YOURSELF AMONG THE STARS

Exciting things are happening in Yonkers. A remarkable renaissance has delivered nearly \$5 billion in private investment, more than 12,500 units of new housing, rising resident income and the highest graduation rate among New York's five biggest school districts. Most recently, a new film production studio located to the city's Downtown-Waterfront District, now known as 'Hollywood on Hudson'. Chosen for its proximity to Manhattan and in the midst of a multi-billion-dollar revitalization, Yonkers boasts affordable new residences, vibrant cultural, entertainment, foodie, and art scenes, and breathtaking views of the Hudson River. You can go anywhere from here.

HollywoodOnHudson.org

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Cracks in the state of the accounting profession

BY PHIL HALL

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The accounting sector within the U.S. is facing a shortage of professionals to handle the work, a growing frustration among many businesses who rely on accounting services, and a growing hope within the profession that technology can help alleviate the staffing problems it is facing.

IN SEARCH OF TOMORROW'S ACCOUNTANTS

The Association of International Certified Professional Accountants (AICPA), the professional association for the industry, has acknowledged a talent shortage in this sector and called on the reinstatement of CPA exam credits that expired since Jan. 1, 2020.

Pandemic restrictions forced the April 2020 closure of CPA Exam sites operated by Prometric, a leading provider of technology-enabled testing and assessment solutions sites. As this was happening, many universities and colleges switched their in-person instruction to online courses. While state boards of accountancy granted many CPA candidates credit extensions on the 18-month period in which candidates must complete all four parts of the CPA Exam, the total number of U.S. candidates passing their fourth and final section of the CPA Exam dipped in 2020 to below 20,000 for the first time since 2007.

"Covid was an unprecedented event that struck at a time when many professions, including accounting, were already encountering talent shortages," said AICPA CEO of Public Accounting Sue Coffey. "Strengthening the CPA pipeline and rebuilding from disruption requires a comprehensive, collaborative effort. Consideration of this credit restoration for candidates who were on the path to CPA licensure is one important step."

The AICPA noted that the National Association of State Boards of Accountancy (NASBA) was establishing a task force to consider a proposed reinstatement of CPA exam credits. Any proposal would need to be reviewed and considered for adoption by each state board of accountancy.

"A proposal like this could allow for the reinstatement of credit for more than 15,000 CPA candidates and re-open the door for those candidates to complete their journeys to becoming licensed CPAs," Coffey added.



"I applaud NASBA for raising this possibility and exploring it with state boards of accountancy, since a comprehensive reinstatement effort could help offset hurdles to advancement that many CPA candidates faced due to circumstances outside their control."

CLIENTS GETTING CRUNCHED

A new influx of accountants is being sought by businesses that rely on this profession. The newly published Capterra Accounting Shortage Survey of nearly 300 business leaders found that 64% of businesses struggled to find accounting firms to support them for this year's tax season. A majority (71%) of businesses outsource accounting work and 65% of them require full-time support to handle their taxes.

However, rising costs (50%) and an inability to support requests (31%) are among the top challenges for organizations using outside firms. With 93% of businesses experiencing accounting delays, over half (52%) of them have relied on software to help automate functions – and 58% of business leaders planned to spend more than \$10,000 on new accounting software in the next year.

"America's accounting shortage has been plaguing accounting firms in the last few years," says Max Lillard, senior finance analyst at Capterra, an online marketplace

vendor serving as an intermediary between buyers and technology vendors within the software industry. "As talent retires and the pipeline of fresh accountants dwindles, firms have struggled to provide the services businesses need to meet their financial needs. Despite the shortage, outsourced assistance is in high demand, and companies are weighing their options with software investments and overseas work."

A HIGH-TECH IMPACT

Perhaps the answer to the accountant shortage could be found in technology?

According to the recently published Intuit QuickBooks Accountant Technology Survey, 85% of accountants are predicting that technology create new interest in this career by making the work more engaging. U.S. accountants predicted they will spend an average of \$15,800 on technology improvements and upgrades over the next 12 months. Nearly half of the 2,000 accountants polled for the survey said they expected to invest in and adopt automation tools (48%), artificial intelligence (AI) (48%), and blockchain technology (47%) during the next 12 months.

Current accountants have already seen a change in their duties based on technology – 81% stated technology helped free their time to enable a more advisory role with

their clients and a nearly identical share (80%) reported increased face-to-face time with clients thanks to technology.

As a result of this shift, 86% of accountants predicted technology will be the driving force behind expanded business. The primary benefit of accounting technology was identified as boosting revenue due to efficiency gains (41%), followed by increasing income streams (36%). Looking into the near future, the accountant respondents forecasted improved operations by using technology to better predict future business performance (38%) and understand real-time business performance (38%).

But despite the benefits cited in technology, nearly one-third of accountants (31%) said that ensuring accuracy was their biggest concern with technology. This comes as more than three in five accountants stated their clients sought increased assistance with financial management (67%), filing taxes (62%), managing staffing costs (62%), and financial forecasting (65%) during the past two years.

Intuit QuickBooks conducted its survey in January, half of respondents (54%) identifying as either employees or the owners of an accounting firm and nearly half of respondents (46%) being employed by a non-accounting business as an in-house accountant.

Sacred Heart University professors discuss the accountant shortage

BY JUSTIN MCGOWN

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Anationwide shortage of accountants has been linked to a series of business failures, long waits for the completion of audits, and delays in the filing of taxes. Three professors from the accounting degree program at Sacred Heart University in Fairfield discussed the factors that have caused the shortage and some of the likely impacts. However, they are optimistic about the future of the profession, though they acknowledge that the shape it takes may change.

“There is a national shortage in accountants, and it’s not only in auditing it is in all the fields of accounting,” said Dr. Benoit Boyer, a full professor of the Sacred Heart accounting department. “There’s also the tax field and also financial accounting and managerial accounting. There’s a shortage in general and in particular for CPAs. You need to have a CPA [certification] to become an auditor or to do an audit.”

“One of the reasons for this is that a few years ago they changed a requirement to 150 hours,” Boyer added, noting that in 2000 the American Institute of Certified Public Accountants (AICPA) increased the hours of education an aspiring CPA must undergo before certification. “That means if you want to become a CPA you need to have an additional year of education. Most people will take this by doing a master’s degree somewhere, but at the time [of the change] the pay was much higher in accounting than any other field. Now the pay in many other fields, like finance, is reaching the same level, and we have a problem with people saying, ‘Why should I do an extra year to earn the same wage?’”

“I’ll just add to that that I think a lot of the younger people don’t see the value in having those three letters after their name,” said Paul Iannone, an associate professor in the accounting faculty. “I think they’re misconstruing what is really happening out there in the market, the CPA designation has tremendous value whether you’re working in a public accounting firm or you go to work for a larger corporation the workplace still views anybody that has the letters C-P-A after their name as something special, something premium.”

“The other part of it is that with the bulk of the CPAs, you look at their age, their demographics, they’re all older. And I believe that Covid took a big chunk out of people who were just about at the age where they’re ready to retire. I think a lot of them left. The pipeline just isn’t there,” added Danny

Pannese, a CPA and associate professor in the university’s accounting program.

All three professors agreed that the near future will likely see both the consolidation of many smaller accounting and auditing firms, and that wait times for the completion of audits and taxes may continue to be impacted for at least another six months.

In the meantime, the effects will be most keenly felt among the smaller CPA firms which small businesses traditionally rely.

“At the local CPA firm where you maybe go to get your tax return prepared, they’re finding it very difficult to hire qualified accountants,” noted Pannese.

“A lot of the smaller firms and medium size firms that handle small business what’s left in them are the older people. And

because they’re having difficulty hiring staff, for many of them the only way they’re going to survive is to merge into a bigger firm that has the staff,” Iannone added.

The result of that consolidation is not a cause for concern according to the professors, but they observed that this could mean the end of the personal relationships that many small business owners are used to enjoying with their accountants. Dropping in when the opportunity arises may be replaced by making appointments well in advance, and the ability to discuss personal financial affairs during the same visit.

Yet all three professors agreed there was light at the end of the proverbial tunnel. They expected good things from promotional campaigns by firms to interest high schoolers in

the profession, which they characterized as both financially rewarding and intellectually stimulating to anybody with analytical skills who can handle basic arithmetic.

In the meantime, Boyer said that Sacred Heart requires internships for all accounting students and emphasized that many small businesses can benefit from offering students an opportunity to work with them.

“Businesses should try to avoid the easy solution, to say, ‘Oh, here’s a software that will solve all my issues,’” Boyer said. “Make sure that you trust a person that has the proper training and the proper credentials to help you make your decisions for the future. Because if you don’t have a good relationship with an accountant, you may make decisions that would affect you for many years.”

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Feds say Bronxville man filed false bankruptcy documents to avoid taxes

BY BILL HELTZEL

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A disgraced former lawyer was arrested March 28 in Bronxville and accused of filing false bankruptcy records to avoid paying nearly \$4.5 million in federal and state taxes.

John Dalgarno Roesser, 52, was charged in federal court in Manhattan with concealing assets in bankruptcy and falsifying records in a federal investigation. The charges carry maximum prison sentences of 5 to 20 years.

He was released from custody by U.S. Magistrate Judge Robert W. Lehrburger upon posting a \$250,000 personal recognizance bond that was partially secured

by his \$60,000, 2012 Aston Martin Rapide sports car.

Roesser began his legal career working for Arnold & Porter in Washington, DC, according to news accounts, and later worked in New York for Dechert LLP on international arbitration cases.

He earned significant income as a partner in three international law firms from 2013 to 2018, according to the indictment.

In 2020, he voluntarily gave up his New York law license. He admitted to a state appellate court that he was under investigation for professional misconduct for misappropriating \$99,652 from a client who had died and that he could not successfully defend himself against the allegations.

The court accepted his resignation and

ordered him to make restitution to the client's estate.

Last year, Roesser petitioned U.S. Bankruptcy Court in White Plains for Chapter 11 protection.

He declared \$5.7 million in assets and \$3.8 million in liabilities.

"I need some breathing room in order to achieve my goals," he stated in a February 2022 declaration.

He attributed his financial problems and withdrawal of his law license to his divorce.

His intent was to keep his \$2.6 million Bronxville house and reorganize his affairs. His ex-wife was living in their house on Lookout Avenue in Bronxville and he was renting a house next door. He said his house was in foreclosure and Citibank was about

to sell it.

He said he was expecting nearly \$4.3 million by June 2022 -- as his part of a \$9.5 million commission on a real estate deal -- and he would use the funds to pay taxes, alimony and child support.

In March and April last year, he testified under oath to an assistant federal prosecutor that he expected to receive the commission soon.

In June, he allegedly provided the prosecutor with a screenshot of a bank account record showing a balance of nearly \$9.7 million.

In July, another screenshot showing a slightly lower bank account balance was sent to the prosecutor as confirmation that the funds were in his account.

In August, his bankruptcy attorney stipulated that an IRS claim for \$3.9 million would be resolved.

In September, his attorney filed an operating report listing receipts of \$9.6 million in the bank account. Bankruptcy Judge Sean H. Lane approved the stipulation and Roesser's attorney sent the prosecutor a copy of a \$3.9 million check made out to the U.S. Treasury.

"In fact," the indictment states, Roesser's bank account "never had a positive balance."

In November, his attorney withdrew the monthly operating report "due to information received."

The assistant prosecutor, Annie Wells, filed a motion on Jan. 27 to dismiss the bankruptcy case.

His plan for reorganization was entirely predicated on receiving his share of a \$9.5 million commission, she said.

"But that money did not materialize -- not in June of 2022, not ever."

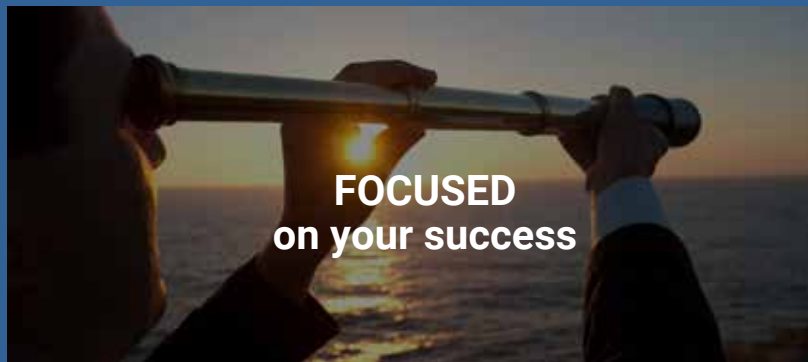
She said the case should be dismissed for gross mismanagement and diminution of the estate, failure to file timely reports, and failure to pay fees.

On March 3, Judge Lane dismissed the case, clearing the way for creditors to seize Roesser's assets.

Twenty-one claims totaling more than \$9 million were filed in the bankruptcy action. The IRS says it is owed nearly \$4 million. New York state is claiming \$384,606 in taxes and California is claiming \$122,755 in taxes.

More than \$2.3 million is owed for two mortgages on the Bronxville home. His ex-wife is claiming \$996,000 in alimony and child support.

Defense attorney Mark I. Cohen did not immediately reply to an email asking for Roesser's response to the allegations.



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GOOD THINGS

MUSEUM AND BANK PARTNERSHIP

Photo by Michael Biondo.

The Bruce Museum in Greenwich opened its newly renovated and expanded building on April 2 following a transformative \$67 million building project that more than doubles the size of the museum and triples its exhibition space. Bank of America will support the museum as Lead Partner of the new Bruce, and three of its opening exhibitions, during its inaugural year.

Since 1996, Bank of America has provided critical resources that have enabled the Bruce Museum to fulfill its mission of promoting the understanding and appreciation of art and science to enrich visitors' lives. The museum opened its doors to its extraordinary new building with a grand-opening ceremony courtesy of Bank of America whose continuing support will allow the Bruce Museum to further its mission by providing an exceptional venue where visitors can engage in art and science.

"We are extremely grateful to have the support of Bank of America as we welcome the public to the new Bruce during its inaugural year," said Robert Wolterstorff, the Bruce Museum's Susan E. Lynch executive

director and CEO. "Bank of America has partnered with the Bruce Museum for over 15 years. We have thrived in that partnership and are privileged to have their continued support as we embark on this exciting new future for the Bruce."

"Our decades-long partnership with the Bruce Museum continues to evolve, enabling visitors from near and far to access and engage with art and science," said Bill Tommins, president, Bank of America Southern Connecticut.

At the heart of the newly expanded Bruce is the 13,000-square-foot William L. Richter Art Wing, which includes a 4,500-square-foot gallery for changing exhibitions and five new galleries for the growing permanent art collection. In addition, the museum opened with a completely new permanent exhibition of minerals, showcasing stunning specimens from around the world; the Permanent Science Galleries, a suite of seven permanent science galleries that take visitors through the story of nature's cycles; a new Science Changing Exhibition Gallery; and eight sig-

nificant exhibitions.

Located in Bruce Park overlooking Greenwich Harbor, the Bruce Museum is a community-based, world-class institution that offers a changing array of exhibitions and educational programs to promote the understanding and appreciation of art and science.

Ahead of its time when textile merchant Robert Moffat Bruce (1822-1909) conceived of the museum and bequeathed the building to the town of Greenwich in 1908, the museum is at the heart of contemporary efforts to bring together art and science, technology and creativity, creating moments of discovery and dialogue.

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company serves clients through operations across the United States, its territories and approximately 35 countries.

PUT ON THOSE RACING SHOES



Heels and Wheels race participants.

Burke Rehabilitation Hospital will hold its annual Heels & Wheels 5K Race and Kids Fun Run on its White Plains campus, 785 Mamaroneck Ave., on Sunday, April 30.

The event, which begins and ends on Burke's 61-acre campus, takes place rain or shine and is open to walkers, runners, hand cyclists and wheelchair athletes of all ability levels. It features a 5K race for adults and a fun run for children ages 4-9, as well as inclusive activities for wheelchair athletes.

Registration for the 5K is \$25 for adults, \$10 for youth runners under 14, and free for children 4 and under. These discounted rates are available to those who register prior to April 28. Online registration

can be completed at: 2023 — Burke Heels & Wheels 5K & Family Fun Run — Race Roster — Registration, Marketing, Fundraising. Registration packets can be picked up starting at 8:45 a.m. on the day of the event. The 5K starts at 9:45 a.m. The Kids Fun Run begins at 9:30 a.m. Refreshments will be available at the finish line.

Heels & Wheels is open to the public and volunteers are needed to help in areas such as registration and water stations and to act as traffic guides. To volunteer, visit 2023 — Burke Heels & Wheels 5K & Family Fun Run — Race Roster — Registration, Marketing, Fundraising. For more information, visit burke.org or call 914-597-2847.



CATIC Financial Inc. in Rocky Hill, Connecticut, recently announced that Gerry Cieja joined its board of directors. Cieja was most recently general counsel and human resources director at Western New England Bancorp Inc. and its subsidiary Westfield Bank in Westfield, Massachusetts, retiring in 2020. Prior to his time at Westfield Bank, Cieja was lead western Massachusetts underwriting counsel and manager for multiple national title insurance companies. Before joining the title insurance industry,

he was a partner in the Springfield, Massachusetts, law firm of Bulkley Richardson and Gelinas specializing in commercial real estate and business organizations. He is a graduate of Northeastern University and Northeastern University School of Law.

Along with its sister company CATIC Title Insurance Company, is currently licensed in every state east of the Mississippi and in Texas and is currently doing business through an independent agent network in 16 states.

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SENIOR CARE COMMUNITY RECEIVES HIGHEST ACCREDITATION

The Osborn continuum of care community, founded in 1908, in Rye, New York, has been awarded its fifth consecutive five-year accreditation by CARF International, which attests to a community's resident-centered focus, sound governance and fiscal strengths.

The Osborn is one of only two 'Continuing Care Retirement Communities' in Westchester County and six in New York state to currently hold the CARF accreditation distinction.

"We are proud to have again earned CARF's prestigious reaccreditation, which demonstrates our high standards in all aspects of senior living," said Osborn President and CEO Matthew G. Anderson. "Further, it reflects our commitment to person-centered services that enhance the lives of those we serve."

The CARF report stated: "The Osborn has a dedicated and talented staff and board that are knowledgeable and passionate about offering person-centered services. Staff and residents noted the high level of communication, which positively impacts the operation. Residents are proud of their personal involvement in and commitment to The Osborn. The transparency of the board and leadership has built a level of trust among staff, residents and families. The organization shows great financial strength."

In addition to residential and health care services on its 56-acre campus, the organization provides home care in Westchester and Fairfield counties through Osborn Home Care.

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NEW SENIOR LEADERS BOOST FIBER NETWORK ROLLOUT

Archtop Fiber in Kingston, New York, is striking it big with the recent announcement of two additions to its leadership team.

Joining Archtop on its mission to bring 100%-fiber internet and phone service to underserved locations across the Northeast are Kathy Kirchner, vice president of operations, and John Boolukos, vice president of business services.

"...These two telecom pros complement the team we have built here and have the background, passion and dedication we need. Both understand the importance of building relationships and delivering a totally seamless customer experience and we're lucky to have them bring their expertise to everything from field operations, technology, warehousing, customer care and business services," said Lenny Higgins, president and chief operating officer of Archtop Fiber.

Kirchner brings over three decades of expansive knowledge gained from working for rural telecommunications and cable providers. In her new role, she will manage all of Archtop's field operations day to day, including service delivery throughout the customer lifecycle.

Previously, Kirchner was senior vice



John Boolukos



Kathy Kirchner

president of customer operations for Altice USA. She has worked in various aspects of the telecommunications industry, including as vice president of National Centers of Excellence at Comcast.

Boolukos will leverage his talents to set up Archtop's extensive business services. He is a multidisciplinary expert with a knack for accelerating sales growth and building and nurturing a high-performing, growth-oriented and loyal sales force. Prior to joining Archtop, he was with All Covered. He began his career in

telecom with MCI and held multiple leadership positions.

Jeff DeMond, CEO of Archtop Fiber, said, "While we've been making a lot of moves recently in terms of acquisitions and market rollouts, we're just getting started, and Kathy and John joining our existing team of industry titans will only serve to accelerate our growth."

Archtop Fiber's rollout plans include markets across New York's Hudson Valley and eventually into New York City, Massachusetts and Pennsylvania.

'CHOYCE' SPACE FOR LEASE

Choyce Peterson Inc., a commercial real estate brokerage firm in Norwalk, recently announced that it is the exclusive representative of a 2,032-square-foot medical/office suite on the first floor of 10 Mott Ave. in Norwalk. The company's Vice President Charlene O'Connell is the agency broker.

This owner-occupied building is well-maintained and features a new and well-appointed, ADA compliant lobby. The available space is currently configured with five private rooms (plumbed for medical use), three restrooms, reception and two offices, but can also be modified to meet a tenant's specific office or medical space needs.

Choyce Peterson, a full service commercial real estate brokerage with offices in Norwalk and Rye Brook, New York, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada.

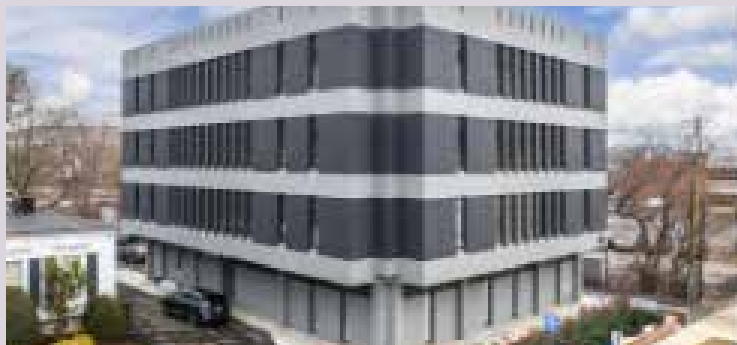


Photo courtesy of CoStar.

STRESSED OUT? SEEK HELP

There is no shame in seeking professional help to treat stress, according to Dr. Jacob Samander, a board-certified psychiatrist with Open Door Family Medical Center.

"You need to treat stress like you treat diabetes," he said. "As with diabetes, treatment begins with seeing an expert and making lifestyle changes – eating healthier, learning to sleep better, exercising

more – and if the diabetes doesn't get any better, then medication. Acknowledging you have a problem and seeking help is a critical first step."

Studies show that stress-related illnesses have increased since the pandemic, creating a "new normal." Raising awareness of the negative impact of stress is particularly important during April, which

is National Stress Awareness Month.

Studies have long shown that Cognitive Behavioral Therapy, along with sleeping better, exercising more, increasing social or down time and incorporating meditation or other relaxation techniques into their lives can help people cope better with stress.

Open Door Family Medical Center

PASSING THE GAVEL

In a letter to Greenwich First Selectman Fred Camillo on March 28, Laurence B. Simon announced his resignation as chairman of the Board of Directors of the Nathaniel Witherell, citing the need to change his focus to his health and spending more time with his children, grandchildren and friends. Brad Markowitz, his successor, was appointed to the board last year and has been working on a long-term plan for the facility, which provides short-term rehab, sub-acute post-hospitalization care and skilled nursing care. A Greenwich resident, Markowitz has broad health-care experience and holds a bachelor's degree in government from Cornell University.

"I have enjoyed my time serving the town of Greenwich for almost 25 years and now as I approach the later years of my life, I need to change my focus," Simon wrote in his resignation letter to the town. Beginning in 1998, Simon served on the town's Information Advisory Committee and became chairman of the Board of Directors of in January 2016.

"We are deeply grateful for Larry's unwavering commitment to the Witherell – its residents and patients – and for his steady hand and dedication, always working closely with staff to maintain the highest standards of care," said John Mastronardi, the Witherell's executive director.

Owned and operated by the town of Greenwich since 1903, the Nathaniel Witherell, located on a 24-acre campus, is a not-for-profit health-care center, dedicated to providing a high level of skilled nursing care and quality of life for its seniors. It also offers short-term rehabilitation and sub-acute post-hospitalization care. The 202-bed facility's annual nursing staff turnover is 7% compared to an average for nursing homes nationally of 46%, as reported by AARP. Many of the nurses have worked at the Witherell between 10 and 30 years, creating stability and continuity that's an essential part of quality care.



'WOMEN AS HEROES' AWARDS

Westchester County Executive George Latimer and program director of Westchester Building Futures Tara Linh Leaman.

As part of Women's History Month, the Westchester County Youth Board hosted the 5th annual Sheros Awards on Tuesday, March 28. (A shero is a woman who is regarded as a hero.)

This year's sheros were Community Advocate Kisha D. Skipper; program director of Westchester Building Futures, Tara Linh Leaman; and Student Advocacy Executive Director Diane Rosenthal.

President of the Parent Teacher Stu-

dent Associations (PTSA) at Yonkers Montessori Academy Skipper said: "My life's work and commitment is truly not for my own benefit but to really plant seeds for trees that I may never sit under and to make the future a little bit brighter for the generations ahead."

Program Director at the Westchester County Department of Social Services Leaman, said, "It is so crucial to highlight bright spots in the midst of dark times for so many.

The Westchester County Youth Bureau, under the leadership of Dr. DaMia Hass-Madden, affords us an opportunity to do just that through the Sheros celebration...."

Rosenthal joined Student Advocacy as Executive Director in 2021, eager to contribute her passion for education, 30 years of experience in nonprofit management and a lifelong belief in the power of education to transform lives, to guide this important organization in its next stage of growth and development.

PUBLIC HEALTH AWARDS

Westchester County Executive George Latimer and the Westchester County Board of Health recently presented the 2023 Public Health Awards, recognizing the outstanding contributions to public health in Westchester by three adults, two organizations and one student.

Latimer said, "Today, we honor the contributions of a robust network of volunteers and community partners who help improve the health of our county, and I also want to thank the volunteer members of the Westchester County Board of Health, along with Health Commissioner Sherlita Amler, M.D., and the staff of our Health Department, whose vital work benefits us all."

Latimer presented the winners with proclamations honoring their achieve-

ments and said: "These awards highlight the important role that public health plays to preserve the health of Westchester residents...."

The awardees included Beverley Chang, PA-C, MPH, a physician assistant from Peekskill; the Tesone Youth Public Health Service Award was presented to Jason Starr, a Briarcliff High School senior; and the Commissioner's Award was given to Michael Palumbo, M.D., executive vice president and chief medical officer at White Plains Hospital.

Also, the Health Department presented two Special Recognition Awards to agencies that partnered with the department by hosting clinics and helping to get the word to residents who could benefit. The Yonkers Riverfront Library was recognized for

creating a safe space for Covid-19 clinics, hosting 17 in 2021 and 2022, and the Loft LGBTQ+ Community Center was selected for helping the department rapidly respond to the Mpox outbreak, by hosting five clinics over a nine-week period.

The LOFT Executive Director Judy Troilo said, "We need to acknowledge Westchester County Executive George Latimer. He was committed to blunting the spread of this horrible disease. He immediately dispatched the Department of Health and together we held clinics at The LOFT from July to September, providing over 700 inoculations to members of our community in a safe and affirming environment. With this partnership, we successfully helped reduce the spread in Westchester County."



ENT and Allergy Associates LLP (ENTA) in Tarrytown with more than 300 providers practicing in over 55 state-of-the-art locations throughout New York and New Jersey, recently added Dr. Arron Gravina and Karina Rotella, M.D., to its team.

After completing his residency this summer at Rutgers New Jersey Medical School, Gravina will begin seeing adult and pediatric patients at ENTA's Parsippany, New Jersey, clinical site. He possesses a diverse background in mental health counseling and medicine having worked as a mental health counselor at Options for Community Living in Smithtown, New York, where he provided counseling services to individuals struggling with mental health issues before pursuing his medical degree.

His academic journey began at the State University of New York at Oneonta, where he received his Bachelor of Science degree in biology. He went on to receive his Doctor of Osteopathic Medicine degree from the New York Institute of Technology- College of Osteopathic Medicine in Old Westbury, New York. He earned a Certificate in Global Health focusing on critical issues such as health disparities, infectious diseases and tropical medicine and participated in a global practicum in Ghana.

Rotella is due to complete her Allergy and Immunology Fellowship at the Icahn School of Medicine at Mount Sinai in July where she completed her pediatrics residency. Prior to training, she attended the seven-year Bachelor of Science degree and M.D. program at the Sophie Davis School



Dr. Arron Gravina



Dr. Karina Rotella

of Biomedical Education/CUNY School of Medicine, completing her clinical years at SUNY Downstate.

Rotella's interest in pediatrics and allergy and immunology began as a child, with her personal struggle with atopic dermatitis (eczema) and allergies.

ENT and Allergy Associates is the largest such practice in the country.

WESTCHESTER COUNTY RANKS HIGH IN HEALTH STATEWIDE

Out of 62 counties Westchester ranked fourth and sixth for health outcomes, according to the County Health Rankings released by the national County Health Rankings & Roadmaps, a program of the Robert Wood Johnson Foundation.

Health Commissioner Sherlita Amler, M.D., said, "These rankings show we are making progress but have more work to do in collaboration with our community partners. Covid-19 and the struggles of the last few years have taken a toll on all of us, but we are committed to working together

to improve health outcomes, the quality of life and health equity for all Westchester residents."

Westchester has ranked in the top 10 since 2011, when the rankings started.

When compared with the state, Westchester had lower rates of physical inactivity, obesity, teen births, motor vehicle crashes and chlamydia, a sexually transmitted disease. Westchester also had higher rates of high school graduation and college attendance, and lower rates of children in poverty, violent crime and injury deaths.

WOMEN'S HISTORY MONTH HONOREES

Supporters and guests of the Rockland Community Foundation (RCF) filled the Crowne Plaza Hotel in Suffern on Thursday evening, March 3, to honor Tina Campbell; Tri-State Masters Community Council, which advocates for experts and volunteers with a passion for community outreach; Alison Crowther, founder of the Red Bandana, which honors her son, Welles, who perished saving lives during the 9/11 attack; and the Suffrage Forward Fund, founded on the 100th anniversary of the 19th Amendment, which continues to advocate for women's issues. "Our honorees this year represent the heart of Rockland. Each of them is a fundholder, and the stories that led to their establishment of these funds are awe-inspiring...they are very women-centric, which is fitting, since March is Women's History Month," said Julie Sadowski, RCF's executive director. More than 100 funds exceeding \$6.5 million are managed by the nonprofit's board of directors.



Julie Sadowski, executive director of the Rockland Community Foundation, left, with honoree Paulette Ross, chair of the Suffrage Forward Foundation. *Photo by Kathy Kahn.*

WJCS, A TRIUMPH AT 80



From left: Seth Diamond, Micheale Brettschneider and William Shirley.

More than 250 guests at the 80th Westchester Jewish Community Services (WJCS) anniversary gala on March 28 at the Brae Burn Country Club celebrated and honored Board members Michele Brettschneider, a Scarsdale resident, and William Shirley, a Larchmont resident. The evening was especially celebratory as WJCS, now one of the largest human services organizations in Westchester, is commemorating its 80th anniversary.

"We were founded in 1943 as a small organization that served a few families who were struggling in Westchester. WJCS now has over 80 programs and serves 20,000 individuals of all ages and backgrounds," said WJCS CEO Seth Diamond.

The theme of the evening was on the long-term positive impact of WJCS services. Four videos emphasized the theme:

- Judith Watson, CEO of Mount Vernon

Neighborhood Health Center, shared how psychotherapy at WJCS when she was a teen helped her overcome the challenges of a tumultuous childhood and started her on the path to academic and career success.

- WJCS Board member Julian Gomez, general counsel at a large firm, talked about being born into a non-English speaking home and attributed his participation in the WJCS ParentChild+ program as the turning point in becoming literate and later enrolling in an Ivy League college and law school.

- Lois Steinberg, shared how living in a WJCS group home has given her adult disabled daughter "a full life" where she feels "everyone loves me."

- Teddy Cooper, a high school student in Rye, explained how the WJCS Share Shabbat program, which paired him with Dora, an aging Holocaust survivor, whom he visits and brings a Shabbat meal monthly, has changed his life forever. The connection he has made with Dora ensures that her story and those of other Holocaust survivors will be passed on to the next generation.

WJCS-Westchester Jewish Community Services is a nonsectarian, not-for-profit, trauma-informed human service agency helping approximately 20,000 people each year of all ages and backgrounds cope with emotional, cognitive, environmental, physical, interpersonal, social and educational challenges

'WALK FOR YOUR LIFE'

Trinity Spiritual Center (TSC) will host an in-person conversation and live stream event with neuroscientist Dr. Shane O'Mara of Trinity College Dublin on Thursday, April 13 at 7 p.m. at the Church Parish Hall, 651 Pequod Ave., Southport, Connecticut.

Over the course of a lively, interactive discussion, O'Mara will share how the simple act of walking is a superpower, benefiting our bodies and our brains – physically, emotionally, psychologically and spiritually. From walking's evolutionary origins millions of years ago, to life forms on the ocean floor, to new findings from cutting-edge research, he will reveal how the brain and nervous system give us the ability to balance, weave through a crowded city and run our "inner GPS" system.

Nearly every neurological and biochemical system in the human body is activated in some way while we are walking. As a result, walking not only improves our physical and mental wellness, it also increases our ability to form social connections and activate our creative minds. O'Mara will also explore the ways in which

walking can fire up a sense of awe with all kinds of therapeutic benefits.

O'Mara received his bachelor's and master's degrees from NUI Galway and a D.Phil. from the University of Oxford. He is a Fellow of Trinity College, Dublin, and was the first Ireland-based elected Fellow of the Association for Psychological Science and is an elected member of the Royal Irish Academy.

Mark Grayson, director of Trinity Spiritual Center, said, "For centuries seekers across all faith traditions have used walking to condition, engage and energize the body-mind-soul connection to transform lives. We look forward to deepening our scientific understanding of this contemplative practice."

Copies of O'Mara's book "In Praise of Walking: A New Scientific Exploration" will be on sale at the in-person event. An author signing will follow the presentation, which is open to all. No affiliation with Trinity Church is required, but advance registration at \$25 is. To register, visit <https://WalkforYourLife.eventbrite.com>.

10,000 PAIRS OF SOCKS

Knowing that Socks are the most-requested item among residents in homeless shelters, Master Networks of Haverstraw, a service-oriented business development organization, set a goal to collect 10,000 pairs to help people in need and donate them to Catholic Charities Community Services of Rockland (CCSR) and Catholic Charities of New York for distribution.

The sock drive was organized by Barry Dorfman, regional community council executive director of Master Networks. Donations were made by 34 Master Networks chapters with more than 600 members in the New York, New Jersey, Connecticut area.

CCSR also partnered with Master Networks on a previous successful sock drive

as well as a coat drive. This year, because of the massive size of the sock donation, CCSR is joining forces with Catholic Charities of New York in New York City, to distribute them to more people in the region. CCSR operates the Warming Center in Rockland County, which serves as shelter during the colder months for people in need of temporary housing.

"We are truly in awe of this donation and the commitment by Master Networks to help those less fortunate. Their generosity should be an inspiration to others that while singularly we may only be able to do so much, with others we can truly make an incredible difference," said Dan Eudene, executive director of Catholic Charities Community Services in Rockland.

INSPIRING GENEROSITY

Are people basically generous? Yes, they are. So how do we inspire that generosity to come our way? That's the question posed by Asha Curran, the founder and CEO of Giving Tuesday, one of the world's most successful giving organizations. Curran gave some advice recently to more than 600 nonprofit leaders who attended United Way of Westchester and Putnam's

Nonprofit Leadership Summit at Purchase College. Now in its 21st year, the summit is the largest annual gathering of nonprofits in the region. Also addressing the group was Carla Harris, former vice chairman of Morgan Stanley and former chair of the National Women's Business Council. The event's major sponsors were Con Edison and TD Bank.

WESTCHESTER COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, March 29 - April 4

Elmwood Heights LLC, Monsey, representative M. Schneck. 23-22255-SHL: Chapter 11, assets and liabilities \$1 million to \$10 million. Attorney: pro se.

U.S. District Court, White Plains Local business cases, March 29 - April 4

Trustees of the National Retirement Fund, White Plains vs. Safety Wear Inc., Pontiac, Michigan, 23-cv-2718-NSR: Employee Retirement Income Security Act. Attorney: Galina Stiler.

Village of Cuba, New York vs. Dynax Corp., Elmsford, et al, 23-cv-2728-PMH: Product liability, removal from Westchester Supreme Court. Attorney: Patrick Lanciotti.

PK Interiors Inc., Yorktown Heights vs. The Ohio Casualty Insurance Co., Keene, New Hampshire, 23-cv-2761-KMK: Contract. Attorney: Robert A. Sesti.

Anham USA Inc., Dubai, United Arab Emirates vs. USI Insurance Services, Valhalla, et al, 23-cv-2763-CS: Insurance. Attorney: Ethan H. Kaminsky.

Matthew McDermott, Astoria, Queens vs. PanaGenius Inc., New Rochelle, et al, 23-cv-2813: Copyright infringement. Attorney: Craig B. Sanders.

Quandell Swanson, Elmsford vs. Two 7 Three Kitchen Corp., d.b.a. The Greekish, Harrison, et al, 23-cv-2817-CS: Fair Labor Standards Act. Attorney: Penn A. Dodson.

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:

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Phone: 694-3600 • Fax: 694-3699

Freedom Mortgage Corp., Boca Raton, Florida vs. Hudson Valley Emergency Services PC, et al, 23-cv-2831: Foreclosure. Attorney: Todd Falasco.

Andrew Pappalardo, Stony Point vs. Palisades Federal Credit Union, Pearl River, et al, 23-cv-2832: Employment Retirement Security Act. Attorney: Harris Liolis.

DEEDS

Above \$1 million

25 Maple Ave LLC, Rye. Seller: Michael E. and Alison M. Walsh, Rye. Property: 25 Maple Ave., Rye. Amount: \$3.3 million. Filed March 17.

70 Westchester LLC, Eastchester. Seller: Saber-North White Plains LLC, Brewster. Property: 70 Westchester Ave., White Plains. Amount: \$11 million. Filed March 20.

97 Lake Ave Realty Partners LLC, Tuckahoe. Seller: NIPi LLC, Tuckahoe. Property: 97 Lake Ave., Eastchester. Amount: \$1.8 million. Filed March 20.

Amcap Rentals II LLC, Scarsdale. Seller: 612 Forest Ave Associates LLC, Westport, Connecticut. Property: 612 Forest Ave., Rye. Amount: \$5.2 million. Filed March 20.

Centone, Anthony J., Mohegan Lake. Seller: Dynasty LLC, Yonkers. Property: 68 Runyon Ave., Yonkers. Amount: \$1.2 million. Filed March 21.

Curran, Robert J., Seattle, Washington. Seller: CC&WE-NY LLC, Old Greenwich, Connecticut. Property: 12 Ledges Road, North Castle. Amount: \$1.1 million. Filed March 22.

Dancico, Kevin, Port Chester. Seller: 77 Poningo Street LLC, Port Chester. Property: 77 Poning St., Rye. Amount: \$1.2 million. Filed March 17.

Esal Realty LLC, Yonkers. Seller: Bocada 1839 Central Avenue LLC, Cranston, Rhode Island. Property: 1839 Central Park Ave., Yonkers. Amount: \$7 million. Filed March 20.

Ludlow Yonkers LLC, Scarsdale. Seller: 117 119 121 Ludlow LLC, Brooklyn. Property: 117 Ludlow St., Yonkers. Amount: \$6.3 million. Filed March 21.

North County Properties LLC, Falmouth, Maine. Seller: 255 Kisco LLC, Bethesda, Maryland. Property: 255 Kisco Ave., Mount Kisco. Amount: \$6.1 million. Filed March 21.

Padovani, Lisa M., Katonah. Seller: 74 Route 37 LLC, West Harrison. Property: 342 Downing Drive, Yorktown. Amount: \$3.7 million. Filed March 17.

Sabato, Theodore and Susan Sabato, Port Chester. Seller: 110 Pearl Real Estate Corp, Floral Park. Property: 110 N. Pearl St., Rye. Amount: \$1.3 million. Filed March 16.

Sobieski, Christopher J., Katonah. Seller: 16 Bedford Road LLC, Mahopac. Property: 16 Bedford Road, Bedford. Amount: \$2 million. Filed March 20.

Yorktown Jewish Center Inc., Yorktown. Seller: St. Gregorios Orthodox Church, Yonkers. Property: 2966 Crompond Road, Yorktown. Amount: \$1.7 million. Filed March 17.

Below \$1 million

14 Alexander LLC, Yonkers. Seller: Michael and Heidy Lackner. Yonkers. Property: 14 Alexander Ave., Yonkers. Amount: \$890,000. Filed March 21.

APRR Development Inc., Astoria. Seller: A&G Builders Group LLC, Teaneck, New Jersey. Property: 14 Landscape Ave., Yonkers. Amount: \$410,000. Filed March 20.

The Bank of New York, Greenville, South Carolina. Seller: Losmass Real Estate LLC, Bedford. Property: 1173 Oregon Road, Cortlandt. Amount: \$299,000. Filed March 20.

The Bank of New York, Coppell, Texas. Seller: Hamlet Group RE Holdings LLC, Cambria Heights. Property: 20 Old Knollwood Road, Greenburgh. Amount: \$679,000. Filed March 17.

Bedford & Clark LLC, Pleasantville. Seller: George and Edie O'Reilly, Pleasantville. Property: 18 Clark St., Mount Pleasant. Amount: \$500,000. Filed March 22.

Bouton, Richard E., Cortland Manor. Seller: Hill Side Development Group LLC, Mahopac. Property: 35 Conklin Ave., Cortlandt. Amount: \$165,000. Filed March 20.

Capital One Bank USA, Yonkers. Seller: Wilmington Savings Fund Society FSB, Dallas, Texas. Property: 119 Fowler Ave., Yonkers. Amount: \$361,000. Filed March 22.

Cherico, Julie, White Plains. Seller: US Bank NA, Columbus, Ohio. Property: 1276 Old Post Road, Lewisboro. Amount: \$534,000. Filed March 17.

Clifford, Brian and Andrea Clifford, Valhalla. Seller: 8 Columbus Realty LLC, White Plains. Property: 8 Columbus Ave., Mount Pleasant. Amount: \$300,000. Filed March 16.

Fiteni, Joyce, Mount Vernon. Seller: 302 N. Terrace Ave LLC, Mount Vernon. Property: 302 N. Terrace Ave., Mount Vernon. Amount: \$660,000. Filed March 16.

Friedman, Gary, Lincolnale. Seller: The Bank of New York Mellon, Salt Lake City, Utah. Property: 630 Fourth Ave., Mount Vernon. Amount: \$442,000. Filed March 21.

Gale, Donald W. and Sharon Gale, South Salem. Seller: Kubernetes LLC, Albany. Property: 27 Knapp Road, Lewisboro. Amount: \$500,000. Filed March 21.

Geisler, Carmela V., Yonkers. Seller: 243 Stone Ave LLC, Dobbs Ferry. Property: 107A Morningside Ave., Yonkers. Amount: \$225,000. Filed March 20.

General Enterprise Inc., Tokyo, Japan. Seller: Yinghui Song, Bronx. Property: 178 Oakland Ave., Eastchester. Amount: \$989,000. Filed March 20.

Grayline Construction LLC, New Rochelle. Seller: Michelle Morris, Mount Vernon. Property: 354 Hutchinson Ave., Mount Vernon. Amount: \$850,000. Filed March 16.

Hidden Meadow at Somers LLC, Baldwin Place. Seller: Gregory Mitseas, Bronx. Property: 18 Muscoot River Road, Somers. Amount: \$684,000. Filed March 21.

Highsky Equities LLC, Brooklyn. Seller: Patrice Shaw, Bronx. Property: 116 McLean Ave., Yonkers. Amount: \$609,000. Filed March 17.

JECL Corp, White Plains. Seller: 256 Battle LLC, New York. Property: 256 Battle Ave., White Plains. Amount: \$703,000. Filed March 22.

JMK My Houses LLC, Jamaica. Seller: Ronald and Cheyenne Schoenherr, White Plains. Property: 39 Maple Ave., Greenburgh. Amount: \$680,000. Filed March 21.

McMillian, James A. and Roselyn McMillian, Mount Vernon. Seller: 350 Union Ave LLC, Mount Vernon. Property: 350 Union Ave., Mount Vernon. Amount: \$300,000. Filed March 21.

Pagano, Daniel L., White Plains. Seller: Nationstar Mortgage LLC, Coppell, Texas. Property: 142 Saratoga Ave., Yonkers. Amount: \$640,000. Filed March 17.

Passariello, Indigo, White Plains. Seller: 500 Central Park Avenue Corp., Scarsdale. Property: 500 Central Park Ave., Greenburgh. Amount: \$470,000. Filed March 16.

Perone, John M., Larchmont. Seller: Wells Fargo Bank NA, Mount Laurel, New Jersey. Property: 5 Crest Place, Greenburgh. Amount: \$481,000. Filed March 22.

Spencer, Matthew, Pleasantville. Seller: Kondaur Capital Real Property 2 LLC, Orange, California. Property: 348 Garden Ave., Mount Vernon. Amount: \$758,000. Filed March 17.

Subramaniam, Vivek A., Rye Brook. Seller: Rockledge LLC, Rye. Property: 152 Brush Hollow Crescent, Rye. Amount: \$599,000. Filed March 16.

Tarryangel LLC, Wilmington, Delaware. Seller: Peter and Lorena Prengaman, Phoenix, Arizona. Property: 243 Martling Ave., Greenburgh. Amount: \$547,000. Filed March 20.

Tipp, Robert and Victoria Bayard, Millwood. Seller: MJD Contracting Corp., Yorktown Heights. Property: 47F Jefferson Oval, Yorktown. Amount: \$220,000. Filed March 22.

Troiani-Delmas, Daniela and Richard Delmas, Bronx. Seller: S. Decision LLC, Bronx. Property: 78 Pondview Lane, New Rochelle. Amount: \$550,000. Filed March 22.

Federal Tax Liens, \$10,000 or greater, Westchester County, March 29 - April 4

Bidwell, Jon C., Pelham, 2017 personal income, \$56,380.

Bos, Caitlin D., Pelham, 2019 - 2021 personal income, \$145,378.

Buckley, Jennifer, Pelham, 2021 personal income, \$4,410,482.

Carlton, Barbara A., Rye, 2008 - 2011, 2016, 2019 - 2021 personal income, \$75,096.

Cohen, David, Yonkers, 2016 personal income, \$72,737.

Croes, Jane E., New Rochelle, 2019 - 2021 personal income, \$357,018.

Fitzelle, Edward H., New Rochelle, 2019 - 2021 personal income, \$357,018.

Forte, Anthony P., Harrison, 2019 - 2020 personal income, \$449,948.

Gutierrez, Juan, Yonkers, 2015 - 2021 personal income, failure to collect employment taxes, \$47,278.

Harmer, Wendy B., Mount Vernon, 2017 - 2021 personal income, \$306,583.

Johnson, Joseph T., New Rochelle, 2019 - 2021 personal income, \$138,506.

Lubart, Mitchell and Ricki Lubart, Bedford, 2021 personal income, \$84,979.

McOwen, Micah, Mount Vernon, 2017 - 2021 personal income, \$306,583.

Miller, Pamela Duncan, Hartsdale, 2021 personal income, \$11,861.

Montague, Jason P., Yonkers, 2017 personal income, \$76,909.

Reda, Joseph, Pelham, 2021 personal income, \$4,410,482.

Sobel, Michael and Vivian Sobel, Scarsdale, 2019, 2021 personal income, \$139,882.

Studio Lustro Inc., New Rochelle, 2021 employer quarterly taxes, \$12,235.

Tomlin, Davin, Mount Vernon, 2012, 2014 - 2019 personal income, \$173,295.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses.

A-1 Sheet Metal & Duct Work Corp., Spring Valley. Amount: \$17,000.

AAA Office Installation Solutions Corp., White Plains. Amount: \$23,500.

Alpex Contracting Inc., Mount Kisco. Amount: \$21,000.

Chapines Deli Inc., Mount Kisco. Amount: \$24,000.

Chicken Masters of Yonkers, LLC, Harrison. Amount: \$514.

Dublin LLC d.b.a. Dublin Management, New Rochelle. Amount: \$25,000.

Jewelset M. Inc. d.b.a. Medallion Jewelers, Larchmont. Amount: \$46,500.

Kind Loyal Service RN Healthcare Services PLLC d.b.a. KLS Healthcare Services, New Rochelle. Amount: \$4,300.

Limestone Tile Corp, Pleasantville. Amount: \$2,500.

Lola's Restaurant and Bar Inc., White Plains. Amount: \$18,000.

MNI Security Specialist Inc., Bronx. Amount: \$4,400.

Facts & Figures

Neck of the Woods Inc., Port Chester. Amount: \$500.

Neighborhood Medical Health Care PC, Mount Vernon. Amount: \$21,000.

Patino.com Construction, Peekskill. Amount: \$2,000.

Phyllis Properties Group LLC, New Rochelle. Amount: \$21,000.

Rags Car Wash Inc., Yonkers. Amount: \$21,000.

Rosado Carpentry LLC, Yonkers. Amount: \$21,500.

Steven R. Feldman, Cortlandt Manor. Amount: \$21,000.

JUDGMENTS

Acosta, Marcos, Yorktown Heights. \$6,216 in favor of American Express National Bank, Sandy, Utah. Filed March 20.

Adams, Isaac K., Yonkers. \$6,758 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 28.

Aleisha Nailbar Salon & Barbershop Inc., et al, Yonkers. \$3,093 in favor of LCF Group Inc., Lake Success. Filed March 27.

Angelucci, Clara, Mount Vernon. \$1,379 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed March 28.

Barnes, Errol, Port Chester. \$5,439 in favor of Cache LLC, Las Vegas, Nevada. Filed March 28.

Bedford Concrete & Masonry LLC, Brookfield. \$30,839 in favor of Evangelos Pefanis, Somers. Filed March 23.

Bison Mechanical LLC, Irvington. \$4,058 in favor of B&L Testing & Balancing LLC, Oceanside. Filed March 20.

DelBello Donnellan Weingarten Wise & Wiederkehr LLP, White Plains. \$105,075 in favor of Faith G. Miller, White Plains. Filed March 23.

DiNobile, Mario Jr., White Plains. \$1,561 in favor of CKS Prime Investments LLC, Wall, New Jersey. Filed March 28.

Fawole, Temitope N., Yonkers. \$64,002 in favor of National Collegiate Master Student Loan Trust I, Peachtree Corners, Georgia. Filed March 20.

Felix, Napoleon M., Harrison. \$11,978 in favor of American Express National Bank, Sandy, Utah. Filed March 21.

Fishermans Cove Inc., Brooklyn. \$99,928 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed March 20.

Foam Insulation Guys Corp., New Rochelle. \$41,195 in favor of Purinova LLC, Chicago, Illinois. Filed March 27.

Genovese, Christopher L., Rye Brook. \$15,188 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 20.

Gruenbaum, Harly M., Larchmont. \$11,285 in favor of Discover Bank, New Albany, Ohio. Filed March 28.

Hurley, Maurice E., Mount Vernon. \$4,770 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 20.

Kurtaj Senad and Rockland County Handyman LLC, Chappaqua. \$294,208 in favor of Cache LLC, Bronxville. Filed March 24.

LCR Transport, Covington, Georgia. \$69,434 in favor of Elysium Financial Network LLC, New York. Filed March 27.

Mancini, Natasha, Scarsdale. \$6,065 in favor of Capital One NA, Richmond, Virginia Filed March 28.

Mangano, Douglas, Croton-on-Hudson. \$8,852 in favor of American Express National Bank, Sandy, Utah. Filed March 20.

Martin, Andy, Mount Vernon. \$2,506 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed March 20.

Mignone, Francesco, Tuckahoe. \$16,519 in favor of Ronald L. Bornstein, Greenacres, Florida. Filed March 24.

Mignone, Francesco, Tuckahoe. \$212,052 in favor of Tiffany Arcaro, Palm Beach Gardens, Florida. Filed March 24.

Mirabal, Jose R., Mount Vernon. \$2,743 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 20.

Moore, Tranesha, Yonkers. \$1,412 in favor of CKS Prime Investments LLC, Wall, New Jersey. Filed March 28.

Morgan Asset Management LLC, Hartsdale. \$170,600 in favor of Rosas Claudia, White Plains. Filed March 28.

North East Site Works Inc., Yonkers. \$49,354 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed March 20.

Ortiz, Jonathan, Bronx. \$29,230 in favor of I801 Westchester Ave LLC, Briarcliff Manor. Filed March 20.

Ourem Steel Inc., Yonkers. \$11,062 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed March 20.

Pelham Manor Car Wash, Pelham. \$32,953 in favor of Cincinnati Insurance Companies, Fairfield, Ohio. Filed March 23.

Rocha, Julia, Ossining. \$4,752 in favor of Midland Funding LLC, San Diego, California. Filed March 22.

Schultze, Sheryl A., North Salem. \$2,725 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed March 20.

Sheldia, Enrik and Flora Sheldia Pelham. \$60,430 in favor of Bronx Park East Housing Company Inc., Bronx. Filed March 23.

Spices & Tease Inc., Elmsford. \$16,220 in favor of Euler Hermes North America Insurance Co., Owings Mills, Maryland. Filed March 20.

Terian Solutions LLC, Houston, Texas. \$83,490 in favor of IBM Credit LLC, Armonk. Filed March 28.

Wade, Victoria K., Mount Vernon. \$3,943 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 28.

Window Specialists Inc., Harrisburg, Pennsylvania. \$1,017,476 in favor of Robert J. Carlson, Longantown, Pennsylvania. Filed March 20.

Woods, Daniel C., Mount Vernon. \$3,522 in favor of Synchrony Bank, Draper, Utah. Filed March 28.

LIS PENDENS

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

Adolphus, Ricky, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$581,000 affecting property located at 9 Chester St., Mount Vernon. Filed March 23.

Bank of America NA, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$166,000 affecting property located at 42 Edgecliff Terrace, Yonkers. Filed March 28.

Bank of America National Trust & Savings Association Trust, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$102,000 affecting property located at 11 Winans St., Larchmont. Filed March 20.

Betances, Jose, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$256,000 affecting property located at 26 Amsterdam Place, Mount Vernon. Filed March 23.

Bleakley, Timothy, as owner. Filed by Federal Home Loan Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$385,000 affecting property located at 21 Dutch St., Montrose. Filed March 20.

Bryan, Dwayne, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$118,000 affecting property located at 346 Highland Ave., Mount Vernon. Filed March 23.

Buccheri, Anthony, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$438,000 affecting property located at 5 Court St., Pleasantville. Filed March 22.

Citibank NA, as owner. Filed by The Bank of New York Trust. Action: Foreclosure of a mortgage in the principal amount of \$405,000 affecting property located at 233 Crest Drive, Tarrytown. Filed March 27.

Dematteis, Meredith A., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 186 Valentine St., Yonkers. Filed March 24.

Desjardin, Pedro, as owner. Filed by Wilmington Savings Fund Society FSB Trust. Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 30 Randolph Road, White Plains. Filed March 24.

Dilone, Altagracia, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 639 Washington St., Peekskill. Filed March 21.

Discover Bank, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$234,000 affecting property located at 18 S. 13th Ave., Mount Vernon. Filed March 22.

Duncan, Shaun, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$550,000 affecting property located at 159 Elm Ave., Mount Vernon. Filed March 24.

Gatley, Veronica, heir, as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$810,000 affecting property located at 30 Elizabeth Place, Armonk. Filed March 21.

Heirs & Distributees, as owner. Filed by Federal Home Loan Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$348,000 affecting property located at 548 S. 10th Ave., Mount Vernon. Filed March 22.

Kennel, James T., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$265,000 affecting property located at 310 Anita Lane, Mamaroneck. Filed March 21.

Lampley, Belinda D., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 36 Stone Ave., White Plains. Filed March 28.

Littman, Steve, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$2,200,000 affecting property located at 15 Archer Road, Harrison. Filed March 23.

Louis, Wisly, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$456,000 affecting property located at 11 Lafayette Place, Yonkers. Filed March 23.

Meinel, George W., Jr. as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$568,000 affecting property located at 27 Edgewood Road, Hartsdale. Filed March 21.

Midland Funding LLC, as owner. Filed by The Bank of New York Mellon Trust. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 11 Scenic View, Yorktown Heights. Filed March 23.

Munzel, Carole A., as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$390,000 affecting property located at 35 Chaucer St., Hartsdale. Filed March 20.

Nardi, Alfred, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$925,000 affecting property located at 95 Rockledge Road, Bronxville. Filed March 27.

Opio, George, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$524,000 affecting property located at 3026 Gomer St., Yorktown Heights. Filed March 22.

Ortega, Billie D., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 826 - 828 John St., Peekskill. Filed March 24.

Purser, Jeffrey, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$47,500 affecting property located at 154 Ravine Ave., Unit 3b, Yonkers. Filed March 21.

Riddick, Marvin O., as owner. Filed by Wilmington Savings Fund Society FSB Trust. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 77 Pennsylvania Ave., Mount Vernon. Filed March 28.

Roane, Sheila M., as owner. Filed by The Bank of New York Mellon National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$435,000 affecting property located at 212 Prospect Ave., White Plains. Filed March 28.

Samaroo, Padmawatie, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$576,000 affecting property located at 146 S. Fulton Ave., Mount Vernon. Filed March 21.

Sang, Wing Chou, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$760,000 affecting property located at 150 Hart Ave., Yonkers. Filed March 22.

Shanghai, Justina, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$298,000 affecting property located at 3302 Old Yorktown Road, Yorktown Heights. Filed March 28.

Verrino, Joanna, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$937,000 affecting property located at 37 Captain Honeywells Road, Ardsley. Filed March 20.

Villanueva, Morny, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$550,000 affecting property located at 11 Highview Terrace, Yonkers. Filed March 21.

Facts & Figures

Whymark, William B., as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$527,000 affecting property located at 777 Armonk Road, New Castle. Filed March 22.

MECHANIC’S LIENS

1060 Nepperhan Ave LLC, Yonkers. \$190,865 in favor of JCT Development New York Inc., White Plains. Filed March 22.

1060 Nepperhan Avenue LLC, Yonkers. \$236,755 in favor of JCT Development New York Inc., White Plains. Filed March 22.

52-19 Realty LLC, Mount Vernon. \$18,972 in favor of Kone Inc., Lisle, Illinois. Filed March 24.

Close Georgia, Bedford. \$14,300 in favor of Danko Poleline Construction LLC, Windgate. Filed March 22.

Cohen Purchase Building Company LLC, Harrison. \$8,160 in favor of ADT Commercial LLC, Boca Raton, Florida. Filed March 20.

County-Wide Masonry Corp, White Plains. \$410,385 in favor of Extech Building Materials Inc., Long Island. Filed March 27.

Devkota Kapila, Yonkers. \$719 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed March 24.

Frattarola Katherine P., Harrison. \$152,877 in favor of First Choice Remodeling Group, Greenwich, Connecticut. Filed March 24.

NEW BUSINESSES

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

Partnerships

914 Icees, 65 Lockwood Ave., Yonkers 10701. c/o Angela Sanchez and Mervin Rios Jr. Filed March 27.

D&F Mazariegos Brothers Landscaping, 341 Northrup Ave. No.1, Mamaroneck 10543. c/o Fredy Ernesto and Daniel Secundino Mazariegos-Lopez. Filed March 29.

Sole Proprietorships

ACA Handyman, 221 E. Prospect Ave., Mount Vernon 10550. c/o Alejandro Avila. Filed March 20.

AJ Services, 316 Edwards Place 2B, Yonkers 10703. c/o Alyssa Jo Cabral. Filed March 29.

All In One Transport, 50 Warren St., New Rochelle 10801. c/o Gustavo Aridio. Filed March 27.

Alvarenga Cleaning, 141N. Ninth Ave. No.1, Mount Vernon 10550. c/o Martinho Carvalho de Alvarenga. Filed March 24.

American Indian Music Band, 3547 Fladers Ave., Yorktown Heights 10598. c/o Rajesh Kumar. Filed March 17.

Auroras HVAC Services, 32 Burling Lane, New Rochelle 10801. c/o Tracy Elliott. Filed March 27.

Bess For Less Kleaning Services, 47 S. 14 Ave., Mount Vernon 10550. c/o Merilyn Wilks. Filed March 22.

Bundlebinz, 1 Anne Place, Pleasantville 10570. c/o Jennifer Cahill. Filed March 29.

Cardsbymiarose, 2333 Palmer Ave., 2F, New Rochelle 10801. c/o Maria R. Viccaro. Filed March 17.

Centered Potter, 15 Summit St., Hastings-on-Hudson 10706. c/o Jodi Hirschman. Filed March 20.

Check List Handyman, P.O. Box 478, Verplanck 10596. c/o Matthew Hanney. Filed March 21.

CRA Trucking, 14 Claremont Place, Mount Vernon 10550. c/o Carlos Roberto Aridio. Filed March 27.

D&M Upholstery, 658 Lake St., West Harrison 10604. c/o Norma Pintado. Filed March 27.

D&R Investments, 892 North St., White Plains 10605. c/o Astrit Rucal and Edvin Dema. Filed March 21.

Empire Car Service, 84 Cypress St., Yonkers 10704. c/o Raul Morales Jr. Filed March 24.

Era Prints, 102 Drake Ave., No. 3, New Rochelle 10805. c/o Erik Resendiz. Filed March 24.

Espies Home Improvement Heating & Air Conditioning, 387 Central Ave., No. 3, White Plains 10606. c/o Francisco Hernandez Flores. Filed March 27.

Flores Home Improvement & Landscaping, 53 Spring St., Apt 2, Mount Kisco 10549. c/o Rudy A. Flores Filed March 20.

Glory Days Market, 8 Thompson St., Larchmont 10538. c/o Erin Reda. Filed March 17.

Royal Flooring & Construction, 110 N. Fifth Ave., Apt 5C, Mount Vernon 10550. c/o Richard Rodrigues. Filed March 15.

Shy Cute, 49 Estherwood Ave., Dobbs Ferry 10522. c/o Christopher Corona. Filed March 13.

SLI Construction, 133 Primrose Ave., Mount Vernon 10552. c/o Martin Silva. Filed March 13.

Styles By Baddies, 18 S. Terrace Ave., Mount Vernon 10550. c/o Semira Davis. Filed March 15.

Sunugal Westchester Dumpster Rental, 639 S. Broadway, Yonkers 10705. c/o Abu Madsyana Niano. Filed March 14.

Torres Bookkeeping Service, 30 Greenwood Ave., Port Chester 10573. c/o Abigail V. Torres Condezo. Filed March 15.

Villa Emilia, 119 Cedar Lane, Ossining 10562. c/o Daniela Gomez. Filed March 14.

Vivalpha Car Services, 5 Main St., Purdys 10578. c/o Humberto Antonio Mejia. Filed March 16.

Wildlife Control Specialists-Westchester, 805 N. Barry Ave., Mamaroneck 10543. c/o Pasqua Nina McGlinchey. Filed March 14.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

14 Johanna Lane LLC, as owner. Lender: Northeast Community Bank. Property: 14 Johanna Lane, Monsey. Amount: \$2.2 million. Filed March 28.

16 South Remsen LLC, as owner. Lender: Northeast Community Bank. Property: 16 S. Remsen St., Monsey. Amount: \$1.5 million. Filed March 24.

Bhns Realty LLC, as owner. Lender: Northeast Community Bank. Property: 23 Allik Way, Ramapo. Amount: \$1.7 million. Filed March 22.

Chestnut 45 Holding LLC, as owner. Lender: Bank of America NA. Property: 555-585 Chestnut Ridge Road, Ramapo. Amount: \$19 million. Filed March 22.

Farm Credit East, as owner. Lender: Goodness Gardens Inc. Property: in Minisink. Amount: \$8 million. Filed March 22.

M&T Bank, as owner. Lender: CR Wolfe Realty LLC, et al. Property: in Wallkill. Amount: \$2 million. Filed March 24.

Northeast Community Bank, as owner. Lender: Starlight Holdings LLC. Property: in Newburgh. Amount: \$1 million. Filed March 23.

Pennington Lots LLC, as owner. Lender: 120 150 McNamara Funding LP. Property: in Spring Valley. Amount: \$1.7 million. Filed March 28.

Stack N Stor Patterson LLC, as owner. Lender: Dime Community Bank. Property: 2160 New York State Route 22, Patterson. Amount: \$13 million. Filed March 29.

Below \$1 million

Bank of America, as owner. Lender: Michael W. Daley Property: in Wallkill. Amount: \$491,000. Filed March 24.

Broadview Capital LLC, as owner. Lender: 20 Louise LLC. Property: in Blooming Grove. Amount: \$250,000. Filed March 24.

Cardinal Financial Co., as owner. Lender: Ahmed Rabia Waqar. Property: in Montgomery. Amount: \$279,000. Filed March 29.

DJC Builders Group Inc., as owner. Lender: Loan Funder LLC. Property: in Patterson. Amount: \$222,300. Filed March 29.

Dutchess Reserve LLC, as owner. Lender: Ulster Savings Bank. Property: in Clinton. Amount: \$455,000. Filed March 20.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Montgomery. Amount: \$93,000. Filed March 20.

EH Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Port Jervis. Amount: \$93,000. Filed March 27.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Greenville. Amount: \$93,000. Filed March 28.

Five Roman Acres LLC, as owner. Lender: Loan Funder LLC Series 50048. Property: 5 Roman Acres Drive, Garnerville. Amount: \$86,500. Filed March 31.

Kiavi Funding Inc., as owner. Lender: Steven Moran. Property: 29 Old South Plank Road, Newburgh. Amount: \$156,000. Filed March 23.

Lendingone LLC, as owner. Lender: JMJ Family Real Estate LLC. Property: in Wallkill. Amount: \$215,000. Filed March 24.

MacWright, Sarah and Jeffrey Smith, as owner. Lender: Bank of Millbrook. Property: in Stanford. Amount: \$156,818. Filed March 21.

Walden Savings Bank, as lender. Owner: Jeffrey and Kathryn A. Schatz. Property: 288 Pine Hill Road, Chester. Amount: \$500,000. Filed March 23.

DEEDS

Below \$1 million

21st Century Living LLC, Poughkeepsie. Seller: City of Poughkeepsie. Property: in Poughkeepsie. Amount: \$50,000. Filed March 23.

24 High Street LLC, Highland. Seller: 24 High LLC, Monsey. Property: in Poughkeepsie. Amount: \$270,000. Filed March 22.

Berisha Ardian, Wappingers Falls. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: in Wappinger. Amount: \$141,500. Filed March 21.

Dutchess Bleachery Limited Liability Co., Wappingers Falls. Seller: George A. Kolb, Wappingers Falls. Property: in Wappinger. Amount: \$145,000. Filed March 23.

Estes, Donald M., Clinton Corners. Seller: Joan Inc., Clinton Corners. Property: in Washington. Amount: \$4,500. Filed March 22.

Foxen, Jane, New York. Seller: Hapeman Hill Holdings LLC, Red Hook. Property: in Rhinebeck. Amount: \$725,000. Filed March 22.

Karstetter, Philip and Kelly Tokos, Poughkeepsie. Seller: BWBI LLC, Millbrook. Property: in Poughkeepsie. Amount: \$430,000. Filed March 24.

Kelley, Elaine, Gilbertsville, Pennsylvania. Seller: Herb Redl LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$285,000. Filed March 20.

Mahmood Rehan Nasir and Shanza Khan Mahmood, Wappingers Falls. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$705,500. Filed March 22.

Montclair Property Relations LLC, Pawling. Seller: Daphne Jane Graham, Pawling. Property: in Pawling. Amount: \$157,000. Filed March 24.

Nancy M. Manter Trust, Brooklyn. Seller: 249 Main Street LLC, Armonk. Property: 249 Main St., Beacon. Amount: \$600,000. Filed March 20.

Newman Joseph and Natalie Morrow, Long Island City. Seller: Visionary Home Buyers LLC, Poughkeepsie. Property: in Wappinger. Amount: \$242,000. Filed March 22.

Poughkeepsie 313 LLC, Poughkeepsie. Seller: 313 Poughkeepsie Inc., Bronx. Property: in Poughkeepsie. Amount: \$560,000. Filed March 24.

Terrero Francisca Maria and Rodolfo Aguirre, Loxahatchee, Florida. Seller: High Vista LLC, Pine Plains. Property: in Pine Plains. Amount: \$350,000. Filed March 23.

US Bank National Association, Salt Lake City, Utah. Seller: Vincent C. Catalano, Poughkeepsie. Property: 13 Pulling Road, LaGrangeville. Amount: \$433,000. Filed March 22.

Wardell, Michael A., Salt Point. Seller: Quantum View Holdings LLC, Wappingers Falls. Property: in Pleasant Valley. Amount: \$349,000. Filed March 22.

Wells Fargo Bank NA, Eagan, Minnesota. Seller: Joseph Papale, Poughkeepsie. Property: in Fishkill. Amount: \$397,500. Filed March 22.

Judgments

Aiken, Amber J., Middletown. \$2,206 in favor of Discover Bank, New Albany, Ohio. Filed March 24.

Amador, Marisol, Monroe. \$2,085 in favor of Discover Bank, New Albany, Ohio. Filed March 22.

Berlinski, Christiana, Middletown. \$3,322 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Berrios, Antonio, New Windsor. \$1,702 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed March 21.

Centeno, William, Campbell Hall. \$2,497 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Decker, Mike, Middletown. \$1,259 in favor of Midland Credit Management Inc., San Diego, California. Filed March 20.

Delacruz, Carmen, Washingtonville. \$4,293 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Delgado, Anthony, Middletown. \$2,491 in favor of Citibank, Sioux Falls, South Dakota. Filed March 20.

Doyle, Brendan T., Warwick. \$1,969 in favor of Discover Bank, New Albany, Ohio. Filed March 24.

Facts & Figures

Dunne, Matthew B., Cornwall-on-Hudson \$5,171 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 24.

Feliciano, Naisha, et al, Middletown. \$5,370 in favor of Colonial Property Management LLC, Spring Valley. Filed March 20.

Filipowski, Randall, Unionville. \$11,472 in favor of Heritage Financial Credit Union, Middletown. Filed March 24.

Francis, Claud, Newburgh. \$1,411 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed March 21.

Fuentes, Pedro Giron, et al, Yonkers. \$3,465 in favor of Cache LLC, Yonkers. Filed March 20.

Gomez, Michelle, New Windsor. \$4,189 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Graham, Keir A., Harriman. \$9,487 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 24.

Gutierrez, Raul, Newburgh. \$4,016 in favor of Maria V. Jimenez, Monroe. Filed March 20.

Guzman, Robey, Middletown. \$5,873 in favor of Midland Credit Management Inc., San Diego, California. Filed March 20.

Halpin, Sean L. Sr., Chester. \$9,874 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 24.

Haughton, Brian P., Newburgh. \$5,250 in favor of Newburgh SHG 2 LLC, Newburgh. Filed March 22.

Hayes, Terane, Newburgh. \$3,644 in favor of Lora Realty Inc., Millville, Delaware. Filed March 22.

Hernandez, Edgar, Middletown. \$2,488 in favor of Capital One Bank USA Glen Allen, Virginia. Filed March 20.

Inglese, Patricia, Pine Bush. \$1,797 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Jenal, Susan, New Windsor. \$2,557 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Klett, Jason, Warwick. \$1,803 in favor of Resurgent Receivables LLC, Greenville, South Carolina. Filed March 24.

Krol, Bridget, Rock Tavern. \$2,240 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Lainez, Omar, Newburgh. \$1,997 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Lanspery, Stacie, Newburgh. \$1,187 in favor of Synchrony Bank, Draper, Utah. Filed March 20.

Levy, Shia E., Monroe. \$6,423 in favor of American Express National Bank, Sandy, Utah, Filed March 22.

Livermore, Nakia L., Middletown. \$3,142 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed March 21.

Lowe, Cazmere, Middletown. \$1,539 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed March 20.

Lugo, Angela, Campbell Hall. \$9,650 in favor of American Express National Bank, Sandy, Utah, Filed March 21.

Mannys Bus Service Inc., Walden. \$28,000 in favor of New York State Department of Motor Vehicles, Albany. Filed March 20.

McKenna, Bryan, Pine Island. \$2,474 in favor of Capital One Bank, Glen Allen, Virginia. Filed March 22.

McNeely, James, Newburgh. \$1,350 in favor of Colonial Property Management LLC, Spring Valley. Filed March 20.

Mix N Mac LLC, et al, Wappingers Falls. \$34,241 in favor of BV Patriot LLC, Hopewell Junction. Filed March 20.

Morales, Damaris, Middletown. \$4,800 in favor of Grand York Realty, Spring Valley. Filed March 20.

Morales, Erica, Middletown. \$7,610 in favor of Horizons at Wawayanda LLC, Middletown. Filed March 20.

Morillo, Altagracia, Newburgh. \$3,619 in favor of Bank of America, Charlotte, North Carolina. Filed March 22.

Ortiz, Maria A., New Windsor. \$1,452 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed March 24.

Ortiz, Steven, Newburgh. \$12,353 in favor of American Express National Bank, Sandy, Utah, Filed March 22.

Ozuna Genesis, Monroe. \$2,074 in favor of Con Edison Company of New York Inc., New York. Filed March 24.

Perez, Carlos, Florida. \$3,485 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 24.

Rabess, Douglas, Newburgh. \$1,450 in favor of Marie C. Masse and Juan Alvarez, Newburgh. Filed March 21.

Randazzo, Salvatore, Newburgh. \$3,851 in favor of TEG Federal Credit Union, Poughkeepsie. Filed March 22.

Reed, Cicero, Newburgh. \$1,283 in favor of Bourne & Kenney Redevelopment Company LLC, Newburgh. Filed March 22.

Rementer, Lori, Middletown. \$6,000 in favor of Citibank, Sioux Falls, South Dakota. Filed March 23.

Rest Haven Inc. and Pamela Lee, Monroe. \$34,916 in favor of Ferguson Enterprises LLC, Lakewood, New Jersey. Filed March 24.

Rozzi, Stephen, Middletown. \$11,754 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed March 20.

Shafranov, Igor, Monroe. \$1,286 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed March 22.

Thompson, Paris, Middletown. \$7,500 in favor of Colonial Property Management LLC, Spring Valley. Filed March 20.

Torres, Hector L., Newburgh. \$5,609 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 22.

Torres, Michael H., Highland Mills. \$16,293 in favor of Discover Bank, New Albany, Ohio. Filed March 24.

Vonhahsel, Amanda M., New Windsor. \$5,133 in favor of Montefiore St. Luke's Cornwall Hospital, Newburgh. Filed March 24.

Watson, Darnell, Middletown. \$2,002 in favor of TD Bank USA Brooklyn Park, Minnesota. Filed March 22.

Well Done Pest Control Inc. and Solomon Goldberger, Monroe. \$86,542 in favor of TD Bank, Mount Laurel, New Jersey. Filed March 23.

Williams, Renekka, Newburgh. \$3,714 in favor of Bourne & Kenney Redevelopment Company LLC, Newburgh. Filed March 20.

Zuber, Hugh, Montgomery. \$3,007 in favor of Discover Bank, New Albany, Ohio. Filed March 21.

Mechanic's Liens

728 Route 6 LLC, as owner. \$20,194 in favor of Tom General Construction and Home Improvements Inc. Property: in Mahopac. Filed March 28.

FRC Mount Devco LLC, as owner. \$34,766 in favor of Sherwin Williams Co. Property: 430 E. Main St., Wallkill. Filed March 30.

Invyncde LLC, as owner. \$5,530 in favor of RK Roofing Inc. Property: 41 Raymond Ave., Poughkeepsie. Filed March 28.

Petrone, Christopher M. and Katherine C. Fontana, as owner. \$7,400 in favor of Quality Air Heating & Cooling Inc. Property: 15 Cross Road, Goshen. Filed March 27.

Rowand Nicole and Alexander Ache, as owner. \$575 in favor of Omni Plumbing. Property: 120 Delafield Lane, Newburgh. Filed March 30.

St. Joseph's Addiction Treatment & Recovery Centers, as owner. \$144,428 in favor of Andrew Chary Architect PLLC. Property: 69 and 73 Catherine St., Poughkeepsie. Filed March 24.

T. Rex Hyde Park Owner LLC, as owner. \$492,574 in favor of All Steel Mid-Rise Contractors. Property: in Hyde Park. Filed March 27.

Wendys Legro Associates, as owner. \$17,642 in favor of Sunbelt Rentals Inc. Property: 320 Route 59, Airmont. Filed March 29.

NEW BUSINESSES

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

Partnerships

A&A Renovation, 18 Weather Oak Hill Road, New Windsor 12553. c/o Coyt J. Jesus Farias. Filed March 31.

B&B Experts, 16 Nappy Lane, Napanoch 12458. c/o Sue Budd Brandi. Filed March 24.

Chloe Sasha Candle C., 1071 Greenville Turnpike, Middletown 10940. c/o Yesenia Arocho Cruz. Filed March 30.

CP Notary Services, 6 Primrose Court, Cornwall-on-Hudson 12518. c/o Christine Pritchard. Filed March 31.

Desrochers Studio, 52 Brimstone Mountain Road, Chester 10918. c/o Desrochers S. Oullis. Filed March 28.

El Rincon De Las Panas, 51 Forge Hill Road, New Windsor 12553. c/o July Y. Guerrero Cantillo. Filed March 29.

Exquisite Beauty Bar, 232 Leftside Broadway, Newburgh 12550. c/o Shaneeka Campbell. Filed March 29.

Franks Tutoring, 67 Mount Hope Road, Mahopac 10541. c/o Frank Zaccheo. Filed March 27.

Fulfillment Emporium, 12 Cooks Lane, Highland Falls 10928. c/o Danny Augustin Hernandez Rodriguez. Filed March 31.

Hashway Hauling Group, 9 Elm St., Middletown 10940. c/o Xavier Aaron Jenkins. Filed March 27.

Hernandez Construction, 91 Carpenter Ave., Middletown 10940. c/o Daniel Diaz Hernandez. Filed March 29.

J&J's Gutter Cleaning, 21 Lakeview Drive, Monroe 10950. c/o John P. B. Vinculado. Filed March 27.

J&L Property Management, 15 Grandview Ave., Middletown 10940. c/o Lisandra Figueroa. Filed March 28.

Jack Antunes Farm, 842

Hill Ave., Pine Bush 12566. c/o Joaquim A. Antunes. Filed March 30.

Justusmanagement, 168 W. Parmenter St., Newburgh 12550. c/o Eric L. Robinson. Filed March 31.

K&B Party Rentals, 10 Cedar Trail, Monroe 10950. c/o James Edward Ronk II. Filed March 31.

McGuire Family Construction, 12 Clara Ave., New Windsor 12553. c/o Daniel Alan McGuire. Filed March 24.

Muyang Media, 24 Oak Lane Middletown 10940. c/o Zhenjun Li. Filed March 27.

NY Wildlife Control, 148 Fairways Crescent, Carmel 10512. c/o Frederick J. Manger. Filed March 28.

Onyx Anglers Fishing Club, 2 Fountayne Court, Washingtonville 10992. c/o Lance R. Davis. Filed March 27.

Pearlized Events, 21 Forest Ave., Middletown 10940. c/o Iveliz Franceschi. Filed March 27.

Pure Pilates, 2 Cooks Lane, Walden 12586. c/o Maribeth Vuksanovich. Filed March 24.

Spots Lighting, 3 Tarnopol Way, No. 321, Monroe 10950. c/o Moshe Gottlieb. Filed March 24.

Topstitch Editorial, 46 Bloomer Road, Brewster 10509. c/o Derrell and Tracy Jean Dunne. Filed March 31.

Transportation Olivares, 296 Main St., Middletown 10940. c/o Alejandra Olivares. Filed March 22.

Treat Box, 398 Mountain Lodge Road, Monroe 10950. c/o Rolland H. Westbrook. Filed March 23.

Triangle Audio Visuals Productions, 19 Longfellow Drive, Carmel 10512. c/o Cesar Augusto Fernandez. Filed March 13.

Vic's Powerwash, 87 Webb Road, Middletown 10940. c/o Victor Jose Marrero. Filed March 20.

Whimsical Creations by Emelia, 122 Castle High Road, Middletown 10940. c/o Emelia Christina Estep. Filed March 22.

Witch Hazel Property Care, 186 Starr Ridge Road, Brewster 10509. c/o David William Churchill. Filed March 22.

Xavier Jenkins as Hashway Towing, 9 Elm St., Middletown 10940. c/o Xavier Aaron Jenkins. Filed March 28.

BUILDING PERMITS

Commercial

BPC Capital Management LLC, Norwalk, contractor for 3 Park Street LLC. Remove roof and re-roof 3 Park St., Norwalk. Estimated cost: \$15,000. Filed Feb. 28.

Brown Dog GC LLC, Norwalk, contractor for Achance Realty LLC. Perform replacement alterations at 12 High St., Norwalk. Estimated cost: \$280,000. Filed March 2.

GL Capasso Inc., Norwalk, contractor for the city of Norwalk. Create an alcove for vending machines at 30 Monroe St., Norwalk. Estimated cost: \$7,700. Filed Feb. 24.

Gold Seal Roofing LLC, Norwalk, contractor for the city of Norwalk. Remove and replace the flat roof on the fire house at 23 Meadow St., Norwalk. Estimated cost: \$313,000. Filed Feb. 27.

Hilberg Contracting LLC, Norwalk, contractor for Kingswood Condo. Reconstruct multistory decks at 3 Valley View Road, Norwalk. Estimated cost: \$1,250. Filed Feb. 23.

The Home Depot USA Inc., Norwalk, contractor for Angel R. Andrade. Remove and replace three windows at 8 Moscariello Place, No. E, Norwalk. Estimated cost: \$2,890. Filed Feb. 27.

The Home Depot USA Inc., Norwalk, contractor for Hermance J. Peter. Remove and replace three windows at 126 Rowayton Woods Drive, No. 8/126, Norwalk. Estimated cost: \$4,525. Filed Feb. 27.

IJK Services LLC, Norwalk, contractor for 196 East Avenue Real Estate LLC. Perform replacement alterations at 196 East Ave., Norwalk. Estimated cost: \$150,000. Filed Feb. 21.

Malvaso, Jean V., Norwalk, contractor for Jean V. Malvaso. Perform replacement alterations at 37 Lexington Ave., Norwalk. Estimated cost: \$20,000. Filed March 1.

O'Hara, David, Norwalk, contractor for Dominick Ferraro and Lucille Ferraro. Remove and replace bathtub at 80 County St., No. III18, Norwalk. Estimated cost: \$10,000. Filed Feb. 28.

One Westport Avenue LLC, Norwalk, contractor for One Westport Avenue LLC. Perform replacement alterations at 49 1/2 East Ave., Norwalk. Estimated cost: \$2,000. Filed March 2.

Rings End Inc., Norwalk, contractor for Thomas R. Langford and Florence B. Langford. Replace windows at 18 Thomas Place, No.10, Norwalk. Estimated cost: \$125,000. Filed Feb. 21.

T&T Associates LLC, Norwalk, contractor for T&T Associates LLC. Perform replacement alterations at 26 Fitch St., Norwalk. Estimated cost: \$5,000. Filed March 3.

Wedge Construction LLC, Norwalk, contractor for United Realty Inc., Vanilla Box at 464 Main Ave., Norwalk. Perform alterations. Estimated cost: \$55,000. Filed March 6.

Residential

55 Marlin Drive LLC, Norwalk, contractor for 55 Marlin Drive LLC. Renovate kitchen, bathroom, living room and bedrooms at 29 Lexington Ave., Norwalk. Estimated cost: \$16,000. Filed March 3.

Brown Roofing Company Inc., Norwalk, contractor for The Salvation Army Incorporated. Install new vinyl siding at 6 Cana Court, Norwalk. Estimated cost: \$32,296. Filed March 6.

Connecticut Masonry & Waterproofing LLC, Norwalk, contractor for Lawrence Reddock Sr. and Deborah Reddock. Remove roof and reroof 14 Lakewood Drive, Norwalk. Estimated cost: \$23,400. Filed March 3.

DeSouza, Pedro and Kalie Bruni, Norwalk, contractor for Pedro DeSouza and Kalie Bruni. Remove siding and install cedar shingles at 41 King St., Norwalk. Estimated cost: \$25,000. Filed March 2.

Dimeo Construction LLC, Norwalk, contractor for Jennifer Gibbs. Perform structural repairs to main level at 48 Noah's Lane Extension, Norwalk. Estimated cost: \$21,000. Filed Feb. 22.

Dziekonski, Cristin, Norwalk, contractor for Cristin Dziekonski. Remove roof and reroof 31 Dorset Road, Norwalk. Estimated cost: \$1,000. Filed March 2.

Elite Energy Consulting LLC, Norwalk, contractor for Christine M. Keegan. Remove roof and reroof 40 Richmond Hill Road, Norwalk. Estimated cost: \$10,450. Filed Feb. 27.

Klauber, Ted E., Norwalk, contractor for Ted E. Klauber. Construct a foundation only for a new single-family residence at 25 Blue Mountain Road, Norwalk. Estimated cost: \$20,000. Filed March 2.

Lamco Construction Inc., Norwalk, contractor for Wendell T. Ellis. Remove wall separating kitchen and living room, add deck at rear and convert porch to dining room at 8 Saxon Road, Norwalk. Estimated cost: \$63,000. Filed Feb. 17.

Lent, Richard S., Norwalk, contractor for Richard S. Lent. Perform replacement alterations at 166 Dry Hill Road, Norwalk. Estimated cost: \$20,000. Filed Feb. 22.

Leon, Freddy and Gloria Leon, Norwalk, contractor for Freddy and Gloria Leon. Replace wood roofing and siding at 8 Lark Lane, Norwalk. Estimated cost: \$30,000. Filed Feb. 28.

Matias, Daniel, Norwalk, contractor for Luis M. Brea Jr. Construct a four-season porch at rear and expand existing deck at 2 Cottontail Road, Norwalk. Estimated cost: \$91,000. Filed March 1.

New Vision Contracting LLC, Norwalk, contractor for Yves Michel. Construct a one-story addition at 5 Kossuth St., Norwalk. Estimated cost: \$15,000. Filed Feb. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Joan M. Bloom. Remove roof and reroof 11 Donna Drive, Norwalk. Estimated cost: \$19,357. Filed Feb. 16.

Power Home Remodeling Group LLC, Norwalk, contractor for George A. Summerville. Remove and replace siding at 240 W. Cedar St., Norwalk. Estimated cost: \$35,019. Filed Feb. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Robert R. Knebel and Charlotte F. Knebel. Remove and replace siding at 20 Pershing St., Norwalk. Estimated cost: \$41,668. Filed Feb. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Katherine B. Morgan. Remove and reroof 23 Fifth St., Norwalk. Estimated cost: \$17,801. Filed Feb. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Jennifer M. Gliesman. Remove roof and reroof 15 Perry Ave., No. C9, Norwalk. Estimated cost: \$8,446. Filed Feb. 23.

Power Home Remodeling Group LLC, Norwalk, contractor for Arthur Gioseffi and Andrea Gioseffi. Remove and replace siding at 6 Hollow Tree Court, Norwalk. Estimated cost: \$22,100. Filed Feb. 23.

Prestige Worldwide Management LLC, Norwalk, contractor for Dwaine Allan Morgan and Melissa Kavanagh. Replace siding with new vinyl planks at 39 Noah's Lane Extension, Norwalk. Estimated cost: \$16,525. Filed Feb. 27.

RR Builders LLC, Norwalk, contractor for Peter Andrew Huggins and Pamela J. Huggins. Construct a one-story addition at rear of single-family residence at 43 Orchard Hill Road, Norwalk. Estimated cost: \$50,000. Filed Feb. 23.

S&W Building & Remodeling Inc., Norwalk, contractor for James F. Sutton III and Geraldine Sutton. Remove and reroof 8 Raymond Terrace, Norwalk. Estimated cost: \$15,000. Filed Feb. 22.

Santander Bank NA, Norwalk, contractor for Santander Bank NA. Construct a foundation only for a new single-family residence at 7 Sable St., Norwalk. Estimated cost: \$50,000. Filed March 3.

Torbisco, Francisco and Nora Torbisco, Norwalk, contractor for Francisco Torbisco. Reconstruct a one-car garage with storage at 56 Fair St., Norwalk. Estimated cost: \$25,000. Filed Feb. 22.

Trinity Solar Inc., Norwalk, contractor for Denise Mace and Edmond Davis. Replace shingles at 39 Wilton Ave., Norwalk. Estimated cost: \$8,361. Filed Feb. 22.

Trinity Solar Inc., Norwalk, contractor for Michele A. Palmer. Replace shingles at 33 Lakeview Drive, Norwalk. Estimated cost: \$23,558. Filed Feb. 22.

Vinylume Inc., Norwalk, contractor for Christine Saracho. Remove roof and reroof 41 Olmstead Place, Norwalk. Estimated cost: \$14,100. Filed Feb. 24.

Vinylume Inc., Norwalk, contractor for Thomas O'Flaherty and Leona O'Flaherty. Replace asphalt shingles on roof at 16 Pine Hill Ave., Norwalk. Estimated cost: \$13,427. Filed Feb. 27.

Wilson, Oliver J., Norwalk, contractor for Kevin McLaughlin. Construct a one-story single-family residence at 121 Old Saugatuck Road, Norwalk. Estimated cost: \$40,000. Filed Feb. 27.

COURT CASES

Bridgeport Superior Court

Janisch, Nora Elena, et al, Salem, Massachusetts. Filed by Agim Ismaili, Shelton. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121474-S. Filed Feb. 8.

Thompson, Zephaniah, et al, Stratford. Filed by Clarence Miller, Bridgeport. Plaintiff's attorney: Sheldon Tremont PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121401-S. Filed Feb. 7.

W&M Properties 2 LLC, et al, Bridgeport. Filed by Donald Laroche, Bridgeport. Plaintiff's attorney: BBB Attorneys LLC, Stratford. Action: The plaintiff was lawfully on the premises controlled by the defendant and when descending the stairwell he was caused to slip and fall violently due to the defective and unreasonably dangerous condition of the stairway and handrail suffering severe and serious injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121562-S. Filed Feb. 14.

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:

Sebastian Flores
Westfair Communications Inc.
701 Westchester Ave, Suite 100 J
White Plains, NY 10604-3407
Phone: 694-3600 • Fax: 694-3699

Facts & Figures

Waldron, Kenneth, et al, Branford. Filed by Eligio Rodriguez, Bridgeport. Plaintiff's attorney: Matthew J. Broder, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6121366-S. Filed Feb. 6.

Danbury Superior Court

Bain, Kent R., Danbury. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Rubin & Rothman LLC, Islandia, New York. 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 less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6044652-S. Filed Nov. 29.

Burk, Richard, Bethel. Filed by Goldman Sachs Bank USA, Richardson, Texas. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is the current owner and holder of a loan agreement with the defendant who has failed to pay the entire indebtedness. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6044757-S. Filed Dec. 12.

Collins, Stephen P., Newtown. Filed by Capital One NA, McLean, 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, and the plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6045058-S. Filed Jan. 11.

Duran, Brenda, Elmsford. Filed by Arline Femmel, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6045061-S. Filed Jan. 12.

Elite Environmental Group LLC, Brookfield. Filed by Ann Morgan, Danbury. Plaintiff's attorney: Raymond C. Lubus, New Fairfield. Action: The plaintiff and the defendant entered into a general contracting agreement prepared by the defendant. The contract was to renovate the master bathroom owned by the plaintiff who paid pursuant to the terms of the agreement. However, the defendant didn't perform the work and failed to return the deposit to the plaintiff. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6045025-S. Filed Jan. 6.

Stamford Superior Court

Henley, Curtis J., Stamford. Filed by Discover Bank, New Albany, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association that issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments and the plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059651-S. Filed Jan. 17.

Majd, Roxana, et al, Wethersfield. Filed by Lina M. Londono-Castrillon, Stamford. Plaintiff's attorney: Alex J. Martinez Law Offices LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059953-S. Filed Feb. 9.

Polar, Brian Christopher, Norwalk. Filed by Lauren Fabrizi, Fairfield. Plaintiff's attorney: Barr & Morgan, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6059706-S. Filed Jan. 20.

DEEDS

Commercial

192 Ely Avenue LLC, Norwalk. Seller: Federal National Mortgage Association, Dallas, Texas. Property: 30 Ann St., Unit 4, Stamford. Amount: \$255,000. Filed March 9.

206 Stanwich Trust, Greenwich. Seller: 206 Greenwich LLC, Darien. Property: 206 Stanwich Road, Greenwich. Amount: \$10. Filed March 17.

26 Ferncliff Road LLC, Greenwich. Seller: Choong Mun and Doris Mun, Greenwich. Property: 26 Ferncliff Road, Greenwich. Amount: \$1,590,000. Filed March 15.

49 Southport Green LLC, Westport. Seller: Jeffrey J. Tengel and Mary K. Tengel, Southport. Property: 49 Southport Green, Unit 49, Southport. Amount: \$1,650,000. Filed March 10.

Ames, Allison S., Greenwich. Seller: Sunset Holdings LLC, Greenwich. Property: 117 Shore Road, Old Greenwich. Amount: \$3,050,000. Filed March 15.

Amin Construction LLC, Greenwich. Seller: PNC Bank NA, Columbus, Ohio. Property: 3 Finney Knoll, Riverside. Amount: \$1,125,000. Filed March 10.

Benco RE Holdings LLC, Fairfield. Seller: Benjamin Gotfried, Fairfield. Property: 3659 Redding Road, Fairfield. Amount: \$N/A. Filed March 10.

City Property LLC, South Carolina. Seller: B&H Holdings LLC, Stamford. Property: 1035 Washington Blvd., Stamford. Amount: \$600,000. Filed March 8.

Combe Incorporated, White Plains, New York. Seller: CVP 49 LLC, Greenwich. Property: 49 W. Putnam Ave., Greenwich. Amount: \$1,000,000. Filed March 9.

Flippin' Connecticut LLC, Branford. Seller: Richard L. Stuart, Cos Cob. Property: 14 Sinawoy Road, Cos Cob. Amount: \$725,000. Filed March 16.

Rothman, Stanley Jess and Harriet Victoria Rothman, Rye, New York. Seller: 50 Spring Hill Lane North LLC, Stamford. Property: 50 Spring Hill Lane North, Stamford. Amount: \$10. Filed March 6.

Ye, Lu and Zuwei Thomas Feng, Darien. Seller: River Road Development LLC, Greenwich. Property: 89 River Road, Unit 302, Cos Cob. Amount: \$1,795,000. Filed March 14.

Residential

Ahmed, Muhammed-Jamil R. and Caroline P. Rando, Stamford. Seller: Ewa Wosniak, et al, Stamford. Property: 112 Colonial Road, Stamford. Amount: \$710,000. Filed March 10.

Biggers, Lucy, New York, New York. Seller: Jeremy Matthew Rouse and Sara Nicole Rouse, Fairfield. Property: 955 Mill Plain Road, Fairfield. Amount: \$800,000. Filed March 6.

Carballo, Carlos F. and Lisbeth Carballo-Jans, Greenwich. Seller: Carlos Federico Carballo, Greenwich. Property: 368 Stanwich Road, Greenwich. Amount: \$10. Filed March 8.

Carr, Richard T., Stamford. Seller: Annmarie E. Bull, Stamford. Property: 44 Lynam Road, Stamford. Amount: \$800,000. Filed March 8.

Christie, David and Alana Christie, Old Greenwich. Seller: Stuart Bogaty and Jill D. Bogaty, Old Greenwich. Property: 9 Robin Place, Old Greenwich. Amount: \$2,585,000. Filed March 10.

Crowl, Joan, Fairfield. Seller: David Ian Karpel, Fairfield. Property: 37 Greenleigh Road, Fairfield. Amount: \$798,750. Filed March 9.

Duncan, Donna M., Stuart, Florida. Seller: Michael J. Zito, Canaan, New York. Property: 20 Church St., Unit B-13, Greenwich. Amount: \$885,000. Filed March 14.

Egan, Kyle Sommer and Laura Noble Lane-Reticker, New York, New York. Seller: Lauren L. Ridberg, Cos Cob. Property: 78 River Road, Unit 3, Cos Cob. Amount: \$1,250,000. Filed March 16.

Finch, Matthew and Kavita Ragavan, Brooklyn, New York. Seller: Emile Robert Oberwetter and Dee Davis Oberwetter, Stamford. Property: 424 Old Long Ridge Road, Stamford. Amount: \$N/A. Filed March 8.

Fischer-Zernin, Arthur, Greenwich. Seller: James M. Kilts, Greenwich. Property: 311 Stanwich Road, Greenwich. Amount: \$1. Filed March 17.

Gelard, Eric and Donna Gelard, Greenwich. Seller: Donna Duncan, Stuart, Florida. Property: Unit 306, River West Condominium, Greenwich. Amount: \$10. Filed March 14.

Gitlitz, Victoria P., Stamford. Seller: Ryszard Klos, Easton. Property: 136 Houston Terrace, Stamford. Amount: \$875,000. Filed March 7.

Harvey, Robert E., Greenwich. Seller: Paul Robert Van Cleave, et al, Greenwich. Property: 1 Millbank Ave, Unit 4G, Greenwich. Amount: \$2,276,000. Filed March 16.

Hopper, Margaret M., Old Greenwich. Seller: Alfred C. Knight, Stamford. Property: 51 Forest Ave., Unit 15, Old Greenwich. Amount: \$925,000. Filed March 17.

Jennings, Michael, Stamford. Seller: Bei Zhou, Stamford. Property: 30 Maple Tree Ave., Unit G, Stamford. Amount: \$305,000. Filed March 8.

Kilts, Natalie, Greenwich. Seller: Carla Andrea, Cos Cob. Property: 24 Maplewood Drive, Cos Cob. Amount: \$875,000. Filed March 17.

Kolok, Denise I., Stamford. Seller: Denise I. Kolok, Stamford. Property: 85 Camp Ave, Unit 8E, Stamford. Amount: \$1. Filed March 10.

Korevec, Michael A. and Brooke A. Korevec, Darien. Seller: Eric LaRose and Hillary LaRose, Greenwich. Property: 27 High St., Greenwich. Amount: \$1,325,000. Filed March 9.

LaVecchia, Antoinette, Bloomfield, New Jersey. Seller: Gilvan Moura, Stamford. Property: 65 Glenbrook Road, Unit 10A, Stamford. Amount: \$300,000. Filed March 7.

Liu, Jifeng and Nan Xu, Bridgeport. Seller: Stephen Porpora and Katherine Porpora, Fairfield. Property: Lot 1, Map 2467, Ferncliff Road, Fairfield. Amount: \$720,000. Filed March 6.

Madera, Vincent S. and Steven V. Madera, Bohemia, New York. Seller: Steven Madera, Bohemia, New York. Property: 1777 Congress St., Fairfield. Amount: \$N/A. Filed March 7.

Facts & Figures

Martinez, Amanda and **William Nevens Gutelius**, Rye, New York. Seller: Jessica Granda, Stamford. Property: 421 Glenbrook Road, Unit 5, Stamford. Amount: \$481,000. Filed March 7.

Martinez, Nicholas and **Shuyu Wang**, Jersey City, New Jersey. Seller: Bryan French and Aysha French, Greenwich. Property: 50 Prospect St., Greenwich. Amount: \$1,150,000. Filed March 13.

Mazzacca, Michelle, Stamford. Seller: John E. English and Carolyn M. English, Stamford. Property: 81 Courtland Ave., Unit G-14, Stamford. Amount: \$20,000. Filed March 10.

McDonagh, Miriam, Old Greenwich. Seller: Robert Kennedy and Amanda Kennedy, Greenwich. Property: 25 Manor Road, Old Greenwich. Amount: \$1. Filed March 17.

Miller, Scott Hall and **Carolyn Szabo Miller**, Stamford. Seller: Timothy Carey and Sarah Carey, Stamford. Property: 18 Morgan St., Stamford. Amount: \$750,000. Filed March 6.

Mittal, Mini and **Shireesh Kumar**, Stamford. Seller: Thomas Langmuir and Paula Langmuir, Fairfield. Property: 102 Barry Scott Drive, Fairfield. Amount: \$635,000. Filed March 10.

Morocho, Norma C. and **Wilson Suin**, Sandy Hook. Seller: Donald Anthony Papcsy, Sandy Hook. Property: 60 Cutler Road, Greenwich. Amount: \$1,512,500. Filed March 16.

Motiwala, Shakil and **Shabana Porbandarwala**, Stamford. Seller: Aisha Motiwala, Stamford. Property: 82 Harbor Drive, Stamford. Amount: \$25,000. Filed March 8.

Musto, Eric and **Cristina Pace**, Rye, New York. Seller: Pindong Gu and Yayi Li, Hoboken, New Jersey. Property: 118 Grove St., Unit 3, Stamford. Amount: \$456,000. Filed March 6.

Onus-Kurt, Burcin and **Hakan Kurt**, Fairfield. Seller: Nicole Jackson, Fairfield. Property: 392 Jefferson St., Fairfield. Amount: \$590,000. Filed March 7.

Otto, Diane B., Greenwich. Seller: Diane B. Otto, Greenwich. Property: 40 W. Elm St., Unit 4G, Greenwich. Amount: \$1. Filed March 9.

Pare, Lily, Fairfield. Seller: Elaine Hogan, Fairfield. Property: 254 Windermere St., Fairfield. Amount: \$450,000. Filed March 8.

Pelletier, Andre and **Michelle Pelletier**, Old Greenwich. Seller: John M. Burke and Julie G. Burke, Greenwich. Property: 522 W. Lyon Farm Drive, Greenwich. Amount: \$N/A. Filed March 14.

Penachio, Neal, Delray Beach, Florida. Seller: Carolina Palacios and Rosendo Palacios, Greenwich. Property: 2 Homestead Lane, Unit 409, Greenwich. Amount: \$410,000. Filed March 9.

Pluff, Kevin and **Caitlin Pluff**, Fairfield. Seller: Kimberly A. Murphy and Richard Kral, Fairfield. Property: 614 Rowland Road, Fairfield. Amount: \$2,450,000. Filed March 7.

Restituyo, Jessica and **Bianca Andrade**, Bridgeport. Seller: Lana C. Lee, Stamford. Property: 1 Strawberry Hill Ave., Unit 8K, Stamford. Amount: \$380,000. Filed March 9.

Santiago, Diego M., Brooklyn, New York. Seller: Nicole Simonelli-Spoto, Stamford. Property: 134 Toms Road, Stamford. Amount: \$485,000. Filed March 8.

Sergeyevna, Aida Anastasia, Fairfield. Seller: Robert Nassa and Madeline Heusted, Sandy Hook. Property: 240 Sunnyridge Ave., Unit 77, Fairfield. Amount: \$301,000. Filed March 6.

Siguenza, Nube and **Vicente Siguenza**, Weston. Seller: Sylvia Barchue, Greenwich. Property: Lot 79, Map 303, Grange St., Greenwich. Amount: \$1. Filed March 13.

Sun, Xiangkun, Darien. Seller: Ahmad Alsahori, Stamford. Property: 138 Seaton Road, Unit 6-A, Stamford. Amount: \$265,000. Filed March 10.

Tomlinson, Carla Herling, Jaminson, Pennsylvania. Seller: Paul Krubiner and Marjorie B. Krubiner, Bridgeport. Property: 90 Silliman St., No. 4B Fairfield. Amount: \$239,000. Filed March 6.

Toothman, Matthew and **Jamie Toothman**, Old Greenwich. Seller: Bernard C. Baldwin and Gwen M. Higgins, Greenwich. Property: 14 Annjim Drive, Greenwich. Amount: \$2,610,000. Filed March 17.

Waechter, Ashley B. and **Tara E. Waechter**, Fairfield. Seller: Ashley Waechter and Tara Waechter, Fairfield. Property: 185 Brookview Ave., Fairfield. Amount: \$1. Filed March 6.

Walsh, David G. and **Maureen T. Walsh**, Jupiter, Florida. Seller: David G. Walsh and Maureen T. Walsh, Jupiter, Florida. Property: 43 Laurel Ledge Road, Stamford. Amount: \$N/A. Filed March 10.

Weber, David J. and **Robin Reach Weber**, South Salem, New York. Seller: Thomas L. Talbott and Sally Wilks Talbott, Greenwich. Property: 55 Frontier Road, Greenwich. Amount: \$1,736,800. Filed March 13.

Wenzel IV, William J. and **Lei-Lani Keelan**, Fairfield. Seller: Anthony Jaffe, Fairfield. Property: 703 Verna Hill Road, Fairfield. Amount: \$2,370,000. Filed March 10.

Whelan, Olesja, Stamford. Seller: Scott Biaggi, Stamford. Property: 73 Iroquois Road, Stamford. Amount: \$150,000. Filed March 10.

Zeitel, Lisa, Stamford. Seller: Archie T. Wallace, Baltimore, Maryland. Property: 25 Indian Harbor Drive, Unit 5, Greenwich. Amount: \$825,000. Filed March 13.

MORTGAGES

Allen, Griffin Graham and **Cathleen Harris Allen**, Fairfield, by Philip J. Toohey. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 339 Bronson Road, Southport. Amount: \$880,000. Filed March 2.

Arconti, Joseph M. and **Christina M. Arconti**, Stamford, by Laura S. Cole. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 36 RockRimmon Drive, Stamford. Amount: \$241,400. Filed Feb. 21.

Arriaga, Anthony and **Hannah Fuller**, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 99 Woods End Road, Stamford. Amount: \$19,000. Filed Feb. 22.

Bautista, Karina, Stamford, by Tamara L. Peterson. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood, Chicago, Illinois. Property: 19 Woodway Road, Unit26, Stamford. Amount: \$388,000. Filed Feb. 17.

Berisha, Refat, Ellenville, New York, by Sebastiano Tornatore. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 27 Northhill St., Apt 3J, Stamford. Amount: \$140,600. Filed Feb. 17.

Crosby Mooreland Trust, Greenwich, by Myrna McNeil. Lender: City National Bank, 350 S. Grand Ave., Fifth floor, Los Angeles, California. Property: 59 Mooreland Road, Greenwich. Amount: \$6,600,000. Filed March 8

Dean, Diane Ashmore, Fairfield, by Aaron Charney. Lender: Quicken Loans LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 520 Sturges Highway, Westport. Amount: \$505,200. Filed March 2.

Decker, Mark R., Fairfield, by Leah M. Parisi. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1185 Stratfield Road, Unit DI-2, Fairfield. Amount: \$357,651. Filed March 1.

Degiorgio, Saverio and **Ida P. Degiorgio**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 4 Rockland Place, Greenwich. Amount: \$250,000. Filed March 7.

Devanney Jr., Francis R. and **Jenny Devanney**, Fairfield, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 288 Hunyadi Ave., Fairfield. Amount: \$250,000. Filed Feb. 28.

Endo, Lisa and **Jesse Endo**, Fairfield, by Reginald Korang Boagene, Lender: Nutmeg State Financial Credit Union, 521 Cromwell Ave., Rocky Hill. Property: 28 Still Meadow Place, Fairfield. Amount: \$50,000. Filed March 2.

Fairclough, Marcus Craig, Pelham, New York, by Osvaldo G. Machado. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 300 Broad St., No. 104, Stamford. Amount: \$224,800. Filed Feb. 21.

Fargis, Eileen M., Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 317 Overlook Drive, Greenwich. Amount: \$200,000. Filed March 7.

Frinhani, Bryan, Fairfield, by Stephanie Ortiz. Lender: Liberty Bank, 315 Main St., Middletown. Property: 94 Cummings Ave., Fairfield. Amount: \$245,300. Filed Feb. 27.

Gallinelli, Frank J. and **Ameenie J. Gallinelli**, Fairfield, by Patricia M. Gallagher. Lender: The Milford Bank, 33 Broad St., Milford. Property: 657 Mill Hill Road, Southport. Amount: \$100,000. Filed March 1.

Ghei, Avnish and **Parul Ghei**, Greenwich, by Gillian V. Ingraham. Lender: Sound Federal Credit Union, 888 Washington Blvd., Stamford. Property: 19 LeGrand Ave., Greenwich. Amount: \$560,000. Filed March 7.

Golec, John and **Jennifer Golec**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 517 Aran Hill Road, Fairfield. Amount: \$60,000. Filed March 1.

Jha, Alok Kumar, New York, New York, by Susan M. Ford. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 91 Strawberry Hill Ave., Unit 929, Stamford. Amount: \$218,250. Filed Feb. 21.

Kent, Heath C. and **Alyssa D. Kent**, Fairfield, by Shauna Rose-Larmond. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 186 White Oak Road, Fairfield. Amount: \$440,000. Filed March 2.

Kerr-Smith, Tanya, Stamford, by John T. Szalan. Lender: Homebridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 58 George St., Stamford. Amount: \$405,473. Filed Feb. 21.

Korevec, Michael A. and **Brooke A. Korevec**, Darien, by Michael P. Murray. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 27 High St., Greenwich. Amount: \$927,500. Filed March 9.

Lin, Zheng Mao and **Song Fang Zheng**, Southport, by Jinggao Li. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 560 Black Rock Turnpike, Fairfield. Amount: \$251,250. Filed Feb. 27.

LMB Dublin Hill LLC, Stamford, by Vicki K. Johnson. Lender: Fieldpoint Private Bank & Trust, 100 Field Point Road, Greenwich. Property: 42 Dublin Hill Drive, Greenwich. Amount: \$2,806,175. Filed March 9.

Lober, Bryan A., Fairfield, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbia, Ohio. Property: 1167 Merritt St., Fairfield. Amount: \$462,000. Filed March 2.

Facts & Figures

Loessberg II, Burt, Greenwich, by Laura K. Noe. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 121 Clapboard Ridge Road, Greenwich. Amount: \$2,465,000. Filed March 7.

Longo, Rocco and Carmela Longo, Stamford, by Loren Patrick Wells. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 18 Albin Road, Stamford. Amount: \$250,000. Filed Feb. 21.

McCarthy, Erica and Timothy McCarthy, Brooklyn, New York, by Brian S. Cantor. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 147 Sky Top Terrace, Fairfield. Amount: \$796,000. Filed Feb. 28.

Metzger Jr., Charles and Dana R. Frantz, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 69 Pepper Ridge Road, Stamford. Amount: \$119,000. Filed Feb. 21.

Osgood, Elliot M. and Christine E. Clement, Fairfield, by Leah M. Parisi. Lender: Ives Investments LLC, 1150 Post Road, Fairfield. Property: 33 Spruce St., Fairfield. Amount: \$1,028,000. Filed March 2.

Panico, Victoria, Southport, by Glenda Lee Perez. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 220 High Meadow Road, Fairfield. Amount: \$325,000. Filed March 1.

Peterson, John and Aishling Peterson, Stamford, by Karin O'Connor. Lender: The Secretary of Housing and Urban Development, 451 Seventh Street, Southwest, Washington, D.C. Property: 171 Vine Road, Stamford. Amount: \$97,556. Filed Feb. 17.

Reggina, Michael and Matthew Sam Reggina, Stamford, by Shirley Corsetti. Lender: Farmers Insurance Group, 2255 N. Ontario St., Suite 320, Burbank, California. Property: 16 Burwood Ave., Stamford. Amount: \$140,700. Filed Feb. 22.

Rhodes, William K. and Lora H. Lee, Old Greenwich, by Douglas Seltzer. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 54 Richmond Drive, Old Greenwich. Amount: \$350,000. Filed March 7.

Robinson, Craig, Old Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 19 W. End Ave., Old Greenwich. Amount: \$682,700. Filed March 9.

Rodriguez-Ference, Sol Leonor and Thomas F. Ference, Fairfield, by John E. Curran. Lender: Lisette Rodriguez-Harvey and John Scott Harvey, 25 Glenbrook Road, Apt. 308, Stamford. Property: 1073 Stillson Road, Fairfield. Amount: \$200,000. Filed March 2.

Saddle Road Holdings II LLC, Austin, Texas, by Tabitha Jacobs. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 16 Deer Park Drive, Greenwich. Amount: \$9,450,000. Filed March 7.

Seabright Properties LLC, West Hartford, by Amy P. Blume. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1385 Washington Blvd., Stamford. Amount: \$3,145,000. Filed Feb. 22.

Stach, Michal, Redding, by George Switnicki. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 70 Courtland Hill St., Stamford. Amount: \$168,000. Filed Feb. 21.

Stofa, Peter & Company LLC, Fairfield, by Kathleen M. Dunn. Lender: Helaine C. Ciporen, 782 West End Ave., Apt 83, New York, New York. Property: 559 Stillson Road, Fairfield. Amount: \$250,000. Filed March 1.

Susman, Benjamin Jacob and Heather Michele Susman, Norwalk, by Tamara L. Peterson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Wagon Hill Road, Fairfield. Amount: \$704,800. Filed Feb. 27.

Tarzia, Joseph, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 257 Silver Hill Lane, Stamford. Amount: \$200,000. Filed Feb. 17.

Testani, Ashley and Michael Dekens, Stamford, by Seth J. Arnowitz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2435 Bedford St., Stamford. Amount: \$513,000. Filed Feb. 17.

Varga, Ryan J., Fairfield, by Pamela I. Baekey. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 342 Woodside Circle, Fairfield. Amount: \$574,000. Filed Feb. 28.

Vidika, Colin Michael and Katherine Claire McCastle, Marina Del Rey, California, by John J. Martin Jr. Lender: USAA Federal Savings Bank, 10750 McDermott Freeway, San Antonio, Texas. Property: 60 New St., Fairfield. Amount: \$432,000. Filed Feb. 27.

Zellner, Christopher and Erica Zellner, Fairfield, by Tamara L. Peterson. Lender: Mortgage Research Center LLC, 1400 Forum Blvd., Columbia, Missouri. Property: 55 Mayfair Road, Fairfield. Amount: \$740,000. Filed March 2.

NEW BUSINESSES

A and B Services, 9 Green St., Stamford 06902, c/o Anthony Robert Brown. Filed Feb. 24.

Cashbox Virtual Assistants, 49 Stone Wall Drive, Stamford 06905, c/o Justin P. Castelino. Filed Feb. 28.

Clean Conscious, 110 William St., Norwalk 06851, c/o Isabel Kenner. Filed Feb. 27.

Hair by Poochie, 240 Stillwater Ave., Stamford 06902, c/o Kariah Ellis. Filed Feb. 28.

Home Care, 81 Lafayette St., Stamford 06902, c/o Home Care Inc. Filed Feb. 24.

Home Improvement Services LLC, 3 Soundview Ave., Apt. 2, Stamford 06902, c/o Emiliano Adolfo Flores Vidal. Filed Feb. 23.

Home Solution Services, 24 Grandview Ave., Apt. E, Norwalk 06850, c/o William J. Barrios. Filed Feb. 24.

Maintenance Service, 46 Taylor St., Stamford 06902, c/o Alberto Luis Barbieri-Gallo. Filed Feb. 23.

Mario's Construction, 87 Givens Ave., Stamford 06902, c/o Mario Rene Osoy-Gudiel. Filed Feb. 24.

Micelancias LLC, 39 Summit Ave., Norwalk 06854, c/o Gloria Carmona. Filed Feb. 24.

Top of The Line Masonry, 91 Lexington Ave., No. 10, Norwalk 06854, c/o Julio C. Medina. Filed Feb. 28.

Yi Fang Taiwan Fruit Tea, 215 Main St., Stamford 06901, c/o Fruit Tea Connecticut Inc. Filed Feb. 22.



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LEGAL NOTICES

Commercial Leasing Management, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 10/5/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 623 Anna Ct., Yorktown Heights, NY 10598. General Purpose #63315

Notice of Formation of DomPro618Main LLC, filed with SSNY on 1/17/2023. Office located in Westchester County. SNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63334

Notice of Formation of Bella Bambinos Boutique & Imaging, LLC. Arts. of Org. filed with SSNY on 1/25/23. Principal business location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC: 656 Preservation Trail, Webster, NY 14580. Purpose: any lawful act or activity. #63336

Notice of Formation of Areee Consulting LLC Art. Of Org. filed with SSNY on 2/4/2023. 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, 1 Shorthill Rd. Ardsley, NY 10502. Purpose: any lawful purpose. #63338

Notice of formation of Limited Liability Company.Name: CL 346 Connecticut LLC (iLLC). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYi) on March 1, 2023. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to CL 346 Connecticut LLC, c/o CityLight Realty One LLC, 66 Palmer Avenue, Suite 33B, Bronxville, NY 10708. Purpose/character of LLC is to engage in any lawful act or activity. #63339

Notice of Formation of WESTMONT HOLYOKE ACQUISITIONS LLC. Arts. of Org. filed with Sec. Of State of NY (SSNY) on 3/3/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against may be served. SSNY shall mail process to: c/o Marc Samwick, 204 Mamaroneck Road, Scarsdale, NY 10583. Purpose: any lawful act or activity. #63342

Notice of Formation of High Stereo, LLC Art. Of Org. filed with SSNY on 2/1/23. 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, 339 Tarrytown Road #1077, Elmsford, NY 10523. Purpose: any lawful purpose. #63343

Notice of Formation of MooneyUnlimited, LLC, Articles of Organization were filed with SSNY on 1/5/2023. Office Location: Westchester County. SSNY designated agent of LLC upon whom process may be served; mail to 19 North 3rd Street, Cortlandt Manor, NY 10567.Purpose: any lawful purpose. #63344

LC NYC MANAGEMENT LLC. Filed with SSNY on 02/27/23. Office: Westchester County. SSNY designated as agent for process & shall mail copy to: LC NYC MANAGEMENT LLC, 5 Lee rd, Somers NY 10589. Purpose: Any lawful. #63345

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). ATA Partners, LLC filed Articles of Organization with the Secretary of State of New York (SSNY) on 02/01/23. Office location: Fairfield County, CT. 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: Michael Acerbo, ATA Partners, LLC, 7 Essex Road, Greenwich, CT 06831, the principal business location of the LLC. #63348

NOTICE OF FORMATION OF The Little Liquor Store, I, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 03/01/23.

Office location: Westchester County. SSNY has been designated as agent of the limited liability company (LLC) upon whom process against it may be served. SSNY shall mail a copy of process to Erika Parra: 147 Main St, Apt. 3E. Ossining, NY 10562.Purpose: any lawful business activity. #63349

A Q Maintenance Management LLC Filed 1/6/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 50 Yonkers Terrace 3H, Yonkers, NY 10704 Purpose: all lawful #63350

Emily Bohlander Consulting LLC Filed 1/11/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: PO Box 207, Waccabuc, NY 10597 Purpose: all lawful #63351

The Lice Lady of Westchester, LLC Filed 1/13/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 416 Pine Grove LN, Hartsdale, NY 10530 Purpose: all lawful #63352

Notice of Formation of ASHER ROSENFELD CONSULTING LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on 03/01/2023 Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to United States Corporation Agents, Inc. 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: Any lawful purpose. #63353

Name of Limited Liability Company (LLC): ENDLESSWEETS_LLC. †Date of filing Articles of Organization with the Secretary of State (SSNY) 1/11/21. †The LLC is located in Westchester County. †The SSNY has been designated as agent of the LLC upon whom process against it may be served. †The post office address to which the SSNY shall mail a copy of any process against it served is to the principal business location at c/o 230 Yonkers Avenue 8F NY 10701. Purpose of business of LLC is any lawful act or activity. #63355

29 ACRES, LLC Filed 2/21/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 196 Eastwoods Rd, Pound Ridge, NY 10576 Purpose: all lawful #63358

Irving Avenue Manager LLC. Filed 11/30/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 E 37th St., New York, NY 10016 Purpose: all lawful #63360

Notice of Formation of AATB MUSIC LLC. Art. Of Org. filed with SSNY on 2/27/23. 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, 91 Stony Run, New Rochelle, NY 10804. Purpose: any lawful purpose. #63363

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, May 04, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notice. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D265029, PIN 881409, FA Proj Y001-8814-093, Westchester Co., HIGHWAY - RESURFACING - US Rt. 1 Bronx/Westchester County Line To City Of New Rochelle Line, Town of Pelham, Village of Pelham Manor., Bid Deposit: 5% of Bid (- \$750,000.00), Goals: DBE: 10.00%

40

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