

Suburb wins round in battle with city over immigrants

BY PETER KATZ

Pkatz@westfairinc.com

New York City and governments in the Hudson Valley are battling in court and in public over the handling of asylum seekers arriving in New York City from southern border states and as of May 17 one of the suburban counties had won a round in court.

Orange County officials said they were blindsided when Mayor Eric Adams' administration in New York City sent a busload of immigrants escorted by police and accompanied by security guards to the Crossroads Hotel in the town of Newburgh. It turned out that other immigrants from the city had been bussed to the Ramada by Wyndham, also in Newburgh. That was followed by the arrival of 14 immigrant families consisting of 34 people at the Ramada Inn on Tuckahoe Road in Yonkers.

By the early morning of May 18, a busload of 40 migrants had arrived in Sullivan County with at least another 40 on the way. They were transported to the Knights Inn in Liberty, New York. The chairman of Sullivan's legislature, Robert Doherty, said they received less than 24-hour notice from New York City that the migrants would be coming.

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What's Next for Connecticut's Operation Fuel?

BY PHIL HALL

Phall@westfairinc.com

Operation Fuel, Connecticut's only year-round emergency energy assistance program, recently named Gannon Long as its chief program officer. In her new position, Long will manage Operation Fuel's utility assistance and clean energy programs.

Long joined Operation Fuel in May 2020 as the organization's first policy and public affairs director. The Business Journals recently spoke with her regarding the organization's role after a winter of record-breaking heating and electricity costs burdened by Connecticut residents.

Congratulations on your recent appointment as Operation Fuel's chief program officer. What are the duties and

concerns that you are inheriting with your new job? Because if I'm not mistaken, I think there was a record number of Connecticut residents who were tapping into Operation Fuel this winter.

You're definitely right about that. We've been around since the late 1970s, when Operation Fuel was founded as a response

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New leader at EPOCH Senior Living

BY PETER KATZ

pkatz@westfairinc.com

Laurie Gerber of Newton, Massachusetts, has an extensive and successful corporate career that included stints in the role of CFO. She's an expert in compliance with Securities and Exchange Commission regulations and had been a partner at the accounting firm PricewaterhouseCoopers LLP. She recently assumed the role of chairperson at EPOCH Senior Living, starting to lead the company following the death of the company's founder and CEO, her husband Laurence Gerber. He died on March 25 of this year at age 66.

EPOCH currently operates five Waterstone Senior Living communities and 11 memory care and assisted living communities branded Bridges by EPOCH. There is a Waterstone development in White Plains and another in Stamford. There are Bridges by EPOCH facilities in Norwalk and Trumbull. Laurie Gerber committed to visiting all of EPOCH's locations to get to better know the staffs and physical plants as she carries on her husband's legacy of providing homes and services that enrich the lives of seniors.

"The loss is obviously tragic and that has been really hard," Laurie Gerber told the Business Journals while she was visiting the Waterstone on Bloomingdale Road in White Plains. "To continue the business and fulfill my husband's legacy is the thing that really keeps me going and helps me be able to cope with the loss."

She said that making sure that seniors were well taken care of was very important to Laurence, both seniors who wanted independent living without the need to take care of a house or those with memory or other issues requiring the services offered by an assisted living facility.

"The day after the funeral I woke up and I called his senior management team and I said, 'Let's do this; let's do this for Larry.' So I am doing this for my husband and it's the thing that brings me joy," Gerber said



Laurie Gerber. Photo by Peter Katz.

Gerber said that Laurence had started EPOCH shortly after the two got married and there was a lot of business discussion at the dinner table every night.

"Knowing what he wanted to do and how he wanted to do it and what his philosophy was, which was taking good care of the residents and also taking good care of the employees and making sure that it was a great place to work are things that are kind of part of who I am now," Gerber said. "I'm learning a lot more about the company with the help of a very senior, very experienced management team that's doing an awesome job."

Gerber said that she had been at a management meeting a few days before her visit to White Plains at which EPOCH's position as an "A" player in the senior living field was discussed.

"I don't want to be anything but the 'A' player here. I want to keep the brand very strong, high-quality properties, and make sure we don't diminish that," Gerber said. "I'm working hard to make

sure we hire the best people, we train them the best, that we make sure we put the residents first and we keep our reputation."

Gerber said that she doesn't see a so-called glass ceiling for women existing at EPOCH and that with her husband's passing EPOCH is a women-run company. She points out that she has been a strong supporter of women in business.

"The senior management team is principally women. Most of the executive directors at the buildings are women," Gerber said. "I've been talking to the team about making sure that we develop these people, promote from within and continue to support all the employees, women, men, everybody."

Gerber forecast a growing need for the type of senior living facilities and opportunities for social interaction for seniors that EPOCH offers.

"As people get older their friend group somewhat dissipates," Gerber said. "Social interaction has been proven to really lengthen and improve peoples' quality of life."

While Gerber said that it is too soon for her to map out long-term plans for the company, she knows generally that she wants to grow the business and create more opportunities for both residents and employees while making EPOCH a wonderful legacy and tribute to her husband.



The Waterstone on Bloomingdale Road in White Plains. Photo by Peter Katz.

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Phall@westfairinc.com

WRITE TO

4 Smith Ave., Suite No. 2
Mount Kisco, NY 10549

Publisher

Dee DelBello

Co-Publisher

Dan Viteri

Associate Publisher

Anne Jordan

NEWS

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Danbury's Food Farmacy offers distinctive approach to fighting malnutrition

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

A unique strategy to tackling the health problems associated with malnutrition is being pursued in downtown Danbury at the Connecticut Institute for Communities' (CIFIC) Community Center.

Slightly more than \$1 million in federal funds is being granted to United Way of Western Connecticut used to launch the Greater Danbury Food Farmacy in partnership with Nuvance Health.

The "Food Farmacy" will allow doctors to prescribe healthy food to patients, which they will be able to acquire at the facility that will be constructed adjacent to the CIFIC's Gov. Dannel P. Malloy Hall, which contains the community center's pool and athletic facilities. The funding will also allow 100 food-insecure patients to be prescribed healthy food by health care providers for a 9-month period.

"This grant allows us to continue pushing the boundaries of what's possible by launching this Food as Medicine Food Pharmacy Program," said Isabel Almeda, the president of United Way of Western Connecticut. "This program will provide support for those individuals who are diagnosed with hypertension and who screen positive for food insecurity. Individuals identified will receive a prescription to redeem at the food pharmacy. Once enrolled, patients will see a dietician. They'll have the opportunity to shop in a grocery style food pantry for healthy foods"

Twice a month, those with a prescription will be able to shop at the Food Farmacy. They will also be able to spend up to \$10 a week in United Way's Healthy Savings benefits on fresh produce from area retailers. Additionally, those patients will have access to support staff, including a social worker, a dietician and access to monthly cooking demonstrations. The pantry itself will also help alleviate a food desert in downtown Danbury where few healthy food options are present at affordable prices.

"This grant will not only enable us to address the critical challenges that we face, such as food insecurity and health disparities, but will also empower us to foster a culture of innovation and collaboration here in Danbury," Almeda added. "We're excited at the possibilities that lie ahead and we invite all members of our community to join in this journey."

At a recent ceremony launching the Food Farmacy, U.S. Sen. Richard Blumenthal noted that Danbury is one of the most

diverse cities in Connecticut and home to "so many different backgrounds, nationalities, cultures, heritages, different ways of eating, different ways of celebrating holidays. But we all have in common the need for good nutrition. It is vital not only to enjoying life but being productive in life, particularly for our children."

Blumenthal expressed hope that both the United Way and programs such as the Food Farmacy could see expansion in the near future, including to other parts of the state such as his hometown of Stamford. He underlined the importance of reducing food waste and that medically tailored meals, which take into account the specific nutritional needs of individuals could lead the way forward for addressing hunger.

"I knew that the partnership was really

confident of the merits of this program when I got an application for \$1,050,000," said U.S. Sen. Chris Murphy, who joined Blumenthal at the ceremony, noting the \$50,000 was earmarked specifically to hire the program's social worker.

"Normally you need a million dollars you'll submit an application for \$900,000, \$990,000, right up to the million-dollar mark. But they needed that \$50,000 to make this program work and they weren't shy about asking for it," said Murphy.

"Chronic disease accounts for 80% of the American health care spend, 20% of the U.S. GDP, one in four dollars that we spend in the Medicare program is dedicated just to diabetes," Murphy added, expressing hope that the Food Farmacy might have economic as well as health

benefits. He called the application "a no brainer," and said that he hopes that the program will blaze a path toward addressing both chronic disease and hunger while saving taxpayers money.

Dr. Brenda Ayers, the medical director for health equity at Nuvance Health, reminded the event's audience of the scale of the problem the Food Farmacy is addressing.

"In our country, food insecurity or the condition of not having consistent access to nutritious food to meet basic needs affect about 34 million people every single day," Ayers said. "This means that every-day people across our country and right here in Danbury have to choose between paying their rent or paying an electric bill, or putting gas in their car, or buying their medicine."

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Sierra Club study links energy price fluctuations to natural gas dependency

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

The Sierra Club unveiled the findings of a white paper on the role of natural gas within the energy mix of the New England states in a May 11 Zoom presentation. The environmental organization funded the study that was conducted by environmental consulting group Stratagen.

“We feel that this is a really, really important issue in New England,” said Allyson Samuell, an organizing representative for the Sierra Club’s Building Electrification Campaign in New England.

Brad Cebulko, senior manager at Stratagen, walked the webinar’s attendees through the contents of the white paper.

“New England is particularly vulnerable to fossil gas price volatility,” Cebulko said. “And it’s because of the unique situation of New England itself. In 2000, natural gas was about 15% of electricity generation. When we talked about the gas price decrease happening in 2009 or so, that spurred a whole lot of growth in the electric generation sector as we moved away from expensive coal to fossil gas plants, which were running on a cheaper fuel.”

Cebulko used the term “fossil gas” to refer to natural gas, emphasizing that the current supply is primarily from hydraulic fracturing operations in the western part of the country as opposed to captured methane generated by farms or treatment plants. The origins of the natural gas are an important consideration in understanding



Photo by Ratfink1973 / Pixabay.

energy policy in New England as the lack of local sources creates a dependency on pipelines.

Also, 53% of New England’s electricity generation comes from burning natural gas, with most of it being imported from sources in Texas, Oklahoma, Colorado and Wyoming.

Cebulko explained that existing infrastructure for bringing natural gas to the region is already at maximum capacity, while international pressures related to the war in Ukraine and fluctuations in the prices of other fossil fuels mean that while New England is the “end of the line” for natural gas, it is not always the end user.

“The United States in 2015, 2016 was an LNG (Liquid Natural Gas) importer,” Cebulko noted. “Since then, we have become an exporter; in 2022 the United States became the largest LNG exporter in the world. Domestic fossil gas prices are more interconnected with the global market than ever before.”

Renewables can generate the cheapest power available, but their impact is hard for consumers to feel at present.

The regional transmission organization ISO (Independent System Operator) New England sets a “market clearing price” for what energy costs at a given moment in time, which is determined by the most expensive form of electricity generation currently in operation. As a result, the entire supply of renewable electricity in New England is used every day.

However, the rate per kilowatt hour paid to generators is typically set by natural gas plants, which pick up the slack left by the shortfall of nuclear power and renewables like solar, wind, and hydroelectric. Cebulko said that increasing installation of solar and wind power alongside infrastructure to store energy for when demand peaks will eventually be able to supplant gas entirely – but this will take some time to achieve, while the time it would take to increase the availability of gas in New England is itself a barrier.

“In the short run, adding additional pipeline capacity would relieve some of the price impacts, but one thing that our regulatory and market structures don’t do a great job of is capturing long-term costs

and risks,” Cebulko explained. “A new pipeline is a many-decades-long investment, these things are going to be around for a long time, 50 to 60 years, it takes a long time to recover the cost of it. You’re locking in a whole lot of investment at tremendous cost, both financial and the challenges of building in New England, so there’s significant risk associated with locking in that price over the long run particularly if society successfully decarbonizes and walks away from all that gas.”

Not on the table for the discussion was nuclear power, which already provides 38% of Connecticut’s electricity and has grown in popularity among some environmentalists for its ability to provide reliable electricity without CO2 emissions and lower overall tonnage of waste produced compared to coal or natural gas.

Vick Mohanka, the acting deputy chapter director for the Massachusetts Chapter of the Sierra Club, discussed nuclear power during an audience question period. He reiterated that the organization hopes to promote improved energy efficiency and renewable power projects but had to state that the “Sierra Club position is that we don’t support nuclear energy, especially to fulfill these needs.”

Cebulko noted that nuclear power does have lower price volatility than fossil-fuel derived options, but the focus of the paper was the viability of renewables for stabilizing energy costs.

“Our regional grid does have nuclear on it,” Mohanka allowed. “But there aren’t a lot of large nuclear projects. It’s not something ready to go right now.”



Photo courtesy of Sports Illustrated

81-year-old Martha Stewart is a cover model for the Sports Illustrated Swimsuit issue

BY PHIL HALL

Phall@westfairinc.com

Martha Stewart has made publishing history as the oldest woman to grace the cover of the Sports Illustrated Swimsuit issue.

The 81-year-old Stewart, a Katonah resident who previously lived in Westport, unveiled the cover in an interview on

NBC’s daytime talk show “Today,” explaining she was approached by the magazine last November and did the photo shoot in January.

“That was kind of a request that I’ve never had before,” Stewart said. “To be on the cover at my age was a challenge. And I think I met the challenge.”

Stewart added that her initial apprehensions over the photo shoot was eventually erased when she realized that she

could call attention to the positive aspects of growing older.

“I think all of us should think about good living, successfully living and not aging – the whole aging thing is so boring,” she added.

Stewart is one of four women to have a Sports Illustrated swimsuit cover this year – her fellow pin-ups are actress Megan Fox, singer-songwriter Kim Petras and model Brooks Nader.

Cara MocarSKI rolls out the Welcome Wagon for Fairfield County

BY PHIL HALL

Phall@westfairinc.com

Shelton-based Cara MocarSKI is a business leader with multiple focuses. Within the marketing and public relations world, she is recognized for her innovative work as the founder and head of the agency Cutting Edge Communications.

MocarSKI is also known for her works as a community marketing executive in Fairfield County on behalf of Welcome Wagon, the recognized new mover marketing company based in Coral Springs, Florida. Last month, MocarSKI was recognized for attaining the President's Sales Leadership Club, the highest sales recognition awarded by Welcome Wagon—she was

only one of five Welcome Wagon employees who qualified for this top honor, which was based on exceptional sales performance.

For the past 13 years, MocarSKI has placed in the top 10 U.S. rankings for Welcome Wagon sales, and the company also recognized her as a Premier Ambassador for her community involvement and a mentor to her colleagues. Last year, she was promoted to the level of national sales trainer.

While the term “welcome wagon” has become a casual expression for greeting a new member of a neighborhood, MocarSKI explained that Welcome Wagon as a business has existed since 1928 and was progressive in its workforce recruitment and responsibilities.

“It was all-female,” she said of its origins. “We were ahead of our time. But



Cara MocarSKI.

since I've been with the company for 13 years, I've seen a big change – and I train a lot of men and women and they're of all ages.”

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to the oil crisis – we were helping families that fell through the cracks to heat their homes. Today, the majority of customers we serve are electric customers, because Connecticut has some of the highest electricity rates in the country.

We were somewhat lucky in terms of the milder winter this year. But despite that, we saw a record demand – more than 100% increase in families applying for help over the previous year. And the same time that this was happening, the State Energy Assistance Program – which is much bigger than Operation Fuel's and has federal funding – saw demand go up about 25% this year.

Also, this was at same time that a lot of money ran out from the Covid ARPA benefits and funding that's been there the last couple of years to help take care of folks that are struggling from the pandemic. And so, people are struggling.

It's been a challenging year. We're very proud of our team – we've been very responsive to the demand and we really pride ourselves on being flexible in meeting the customer where they are. But typically, our program runs until May and sometimes even June – this year, we had to end in April because we have to make sure that we can sustain our work when we're

planning to open back up in Aug. 1.

What's on tap for Operation Fuel during the summer months?

Operation Fuel is not just involved in energy assistance, but more and more we've been focused on how do we reduce people's energy burden in the first place. We've been working with researchers and we do a study every few years on utility affordability in Connecticut. We've been working on releasing a study, probably later this month or next month, that is going to look at energy, housing, transportation and water affordability by census tract across the state. And we have interactive maps that we're going to publish – it's a combination of how much are you paying for energy costs and how much income do you make. The researchers found that the affordability gap – the difference between what people are expected to pay and what they can pay – has increased by 37% in the last two years, so that's pretty extraordinary.

We'll be posting that study and sharing it with policymakers, doing public events to talk about it and help people get the information. Also, in terms of that work, we have been engaging more with the Public Utilities Regulatory Authority and in partnership with the utilities to try to connect customers to clean energy opportunities. We have a partnership with each of the utilities where we're helping to qualify customers for shared Clean Energy

Facility subscriptions, where if you can't have solar on your own home there are community projects that develop either solar or fuel cells. And Operation Fuel is going to be helping people to enroll for those programs when they come online – the utilities are each running them.

Also, there's going to be a discount rate for lower income ratepayers that starts in January 2024, and we're working with the utilities to help identify people, develop their communications and get people enrolled in that who qualify.

How is Operation Fuel funded?

Since 2015, we've been included in the systems benefit charge that all ratepayers pay. We get \$2.1 million each year from that, which is less than \$1 a customer per year. We also have money from out-of-dollar programs – if you pay your bill, the utilities will give you a box to check and you can add \$1 to your bill. The utilities collect it, but all that money goes back to Operation Fuel for utility assistance.

We have some foundation grants, we have individual donors that can give online, and due to legislation that passed last year there was a provision for PURA to award notice of violation fine money to Operation Fuel. But that is a little bit more unpredictable, obviously, because we can't predict when a company is going to violate a rule and what the penalty for that will be or when it would arrive. So, that money is harder to budget around.

What are you anticipating come August when the program starts up again?

We all need to understand that people are struggling. Things were not perfect before the pandemic, and for a lot of folks the pandemic made it worse.

I think we're going into the summer expecting that the increased demand for assistance as part of our new normal. I don't know exactly what it's going to look like, but I expect we're going to continue to see high numbers of people applying for help.

At the risk of sounding crass, are you going to have the financial wherewithal to help these people if we have a colder winter coming up?

We always do our best to be as responsive as possible to the need that we see on the ground. We're doing more work around energy burden, and we're doing more work around energy efficiency around connecting people to upgrade or retrofit their homes so that they're more efficient and healthier. Ultimately, Operation Fuel is not going to be able to solve the gap all by ourselves – I think our budget this year is probably around \$9 million and it was \$4.5 million just a couple of years ago. So, it's going to take a lot more coordination around the state and strengthening that infrastructure to support people who are struggling, and we're going to do the best that we can for the population that we serve.

Delayed project seeks revival in Poughkeepsie

BY PETER KATZ

Pkatz@westfairinc.com

Architect Steve Tinkleman, who with Poughkeepsie businessman Wayne Nussbickel proposed developing the Pelton Manor apartments on property at 36 N. Clover St. in Poughkeepsie is asking the city's Planning Board to reapprove the current amended site plan that was submitted by Pelton Partners LLC but has lapsed.

Tinkleman said there have been no changes made to the amended site plan application dated June 25, 2019, that called for 46 apartments. That plan had been submitted to the city's Planning Department and received a Resolution of Conditional Amended Site Plan Approval.

The site plan calls for six buildings to be on the site, including the restored Hill House.

In 2015, the developers had reached an

agreement with Poughkeepsie to purchase the 2.46-acre property at 36 N. Clover that was the site of the historic Hill House, also known as the Pelton Mansion. The mansion was built in 1859 and is located in the city's Mill Street-North Closer Street Historic District. The city's Common Council in 2010 designated the property as a local landmark.

One of the approvals required for the development was a Certificate of Appropriateness from Poughkeepsie's Historic District and Landmark Preservation Commission. The commission declined to issue the certificate. The developers appealed to the Common Council, the council backed the commission and the developers filed an Article 78 lawsuit.

In the application, Pelton Partners LLC proposes to restore the exterior of the Pelton Mansion structure in what it describes as an historically appropriate manner and utilize the space for additional apartment units.

The Pelton Manor development includes a community garden. There's a Carriage House that includes tenant parking. An area for limited public access for passive recreation consistent with private use of the property was proposed. In addition to the proposed development, Pelton Partners LLC proposed to donate money to the city for recreational purposes.

Amendments to the plans in 2018 increased the number of dwelling units from 39 to 44 while reducing the number of bedrooms in the project from 72 to 65. Other modifications included the addition of a gymnasium, 26 individual tenant storage facilities, bicycle storage, a dog wash within the Carriage House, and 800 square feet of meeting space for use by residents within the Pelton Mansion.

The Carriage House was to contain two of the proposed studio apartments and two of the proposed one-bedroom apartments. The entire project would have 46 apart-

ments, with 14 studios, 19 one-bedroom units and 13 two-bedroom units..

On April 11, 2018, Poughkeepsie's Zoning Board of Appeals issued variances required for the project, including allowing 67 parking spaces instead of the required 70 spaces. On June 18, 2018, the Planning Board granted site plan approval. A traffic study indicated that traffic impacts from the proposed project would be minimal. It was anticipated that 28 trees, some of which are in poor condition, would be removed.

Hill House was built in 1859 by George and Charles Pelton and uses the Italianate architecture style known as "Italian Villa." According to Pelton Partners LLC, the style was popularized in the U. S. by Alexander Jackson Davis in the 1840s as an alternative to Gothic or Greek revival styles. The Pelton Mansion features six arched dormers on the top story of the building. A second story was added to the veranda 1916. A fire in 1979 required extensive repairs.

New Rochelle puts new train station on express track

BY PETER KATZ

pkatz@westfairinc.com

In addition to being a busy commuter station for Metro-North, the New Rochelle train station serves as a stop for Amtrak trains on the Northeast Corridor en route to Boston and Washington. The station promises to become even more important as development continues in the city and when Metro-North starts service to Penn Station on Manhattan's West Side via New Rochelle.

The city has initiated a comprehensive redesign of its transit center and has brought in architecture and planning firm FXCollaborative to work on designs for the project.

"New Rochelle's Transit Center is at the very heart of our community: the focal point of the most ambitious downtown development in New Rochelle's history, and our chief connection to the larger world, from the core of New York City to the entire Northeast Corridor," Mayor Noam Bramson said in a May 9 announcement at City Hall. "The daily experience of thousands of residents and commuters, both train and bus, is shaped by the station's condition."

Bramson acknowledged that the condition of the train station, first constructed in 1887, leaves a lot to be desired. He described it as hidden below grade with entry points that are obscure or unattractive, poorly connected to nearby neighborhoods, challenging to navigate especially for pedestrians and, aside from trains either speeding through or stopping to pickup and discharge passengers, mainly inactive.

Bramson said that the City Council voted unanimously to begin a comprehensive redesign to create a new New Rochelle Transit Center.

"This would be exciting under any circumstances, but is especially important at this moment in our history," Bramson said. "As New Rochelle experiences the fastest growth in all of New York, it is vital that we have a transportation center that befits a thriving city, meeting the needs and expectations of current and future generations."

Bramson pointed out that for thousands of arriving visitors the train station forms the first impression of the city.

"In just a few short years, Metro-North will begin service to Penn Station, making New Rochelle the community closest to Manhattan with direct access to the east and west sides," Bramson said. "That's a game-changing opportunity for our city to welcome many more travelers from far and wide, but one that also requires planning and intentionality to meet the moment."



Bramson at podium announcing launch of transportation center design project.

John Schuyler, a partner in FXCollaborative, said, "As we think about what does success look like for this project, it's not going to be just making a great transit center. Yes, you may want to go there for the bus; you may want to go there for the train. We think this is going to be where you want



Concept drawing for New Rochelle Transit Center.

to go just to be at this place, this place where everybody wants to go and to linger. You want to go there throughout the week ... you want to go there throughout the year."

Schuyler said they hope to create a center where people will want to go to shop at specialty retailers, meet a friend for coffee

and attend various activities

"To be sure, design is only step one," Bramson said. "Successful execution will require time and resources. But having proven that we can set big goals and achieve them, New Rochelle is more than up to the challenge."

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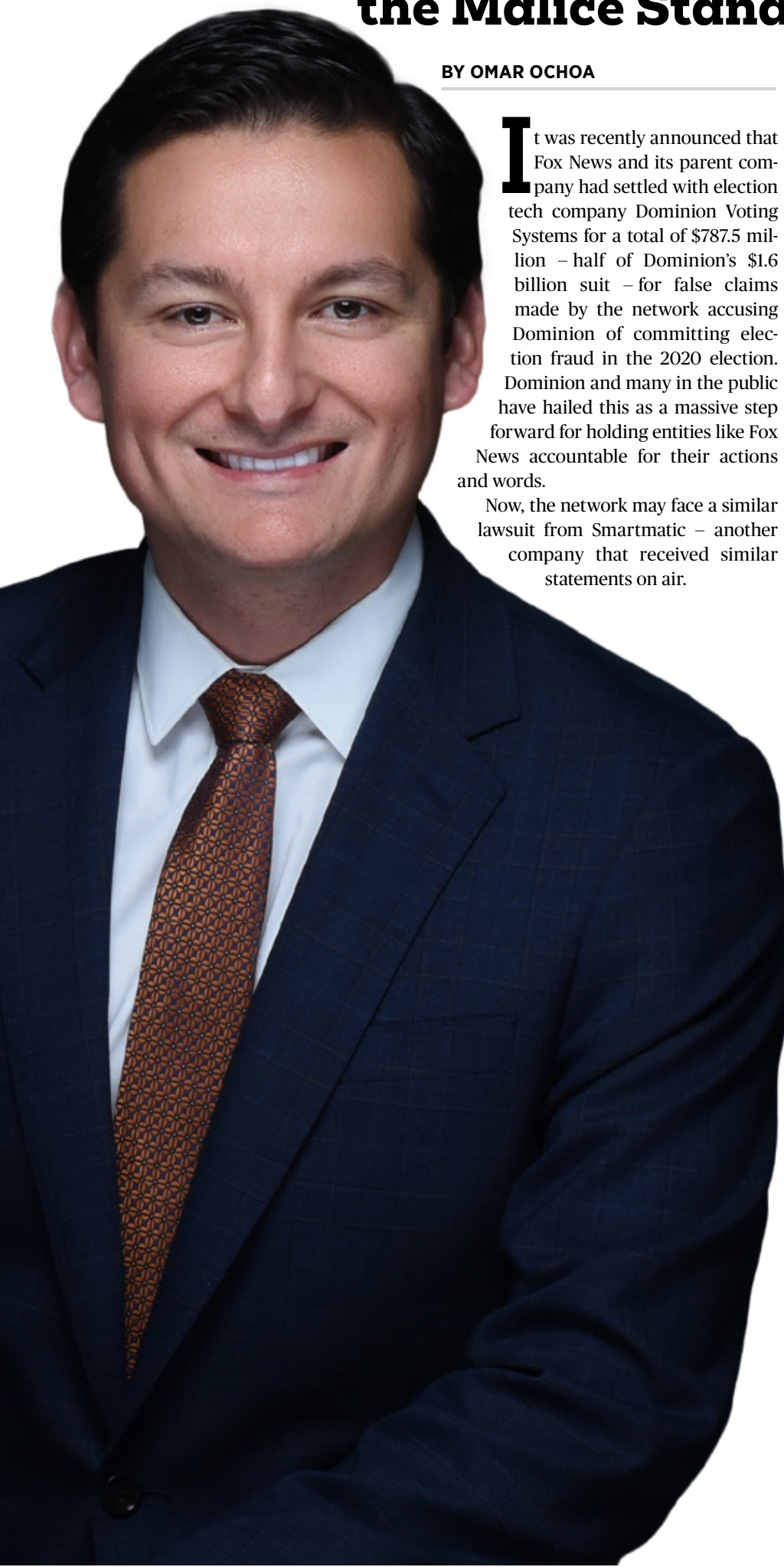
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What Is Defamation, and Why Does the Malice Standard Make It So Tricky?

BY OMAR OCHOA



It was recently announced that Fox News and its parent company had settled with election tech company Dominion Voting Systems for a total of \$787.5 million – half of Dominion’s \$1.6 billion suit – for false claims made by the network accusing Dominion of committing election fraud in the 2020 election. Dominion and many in the public have hailed this as a massive step forward for holding entities like Fox News accountable for their actions and words.

Now, the network may face a similar lawsuit from Smartmatic – another company that received similar statements on air.

Defining defamation

In light of these cases, many Americans are wondering what defamation means and what its greater ramifications on the legal space are. Legally speaking, defamation is a broad term that refers to any false information that harms the reputation of a person, business or organization. In these lawsuits, Dominion and Smartmatic have accused Fox of spreading false information to harm their companies’ reputations, hence defamation.

Underneath the umbrella of defamation are two terms frequently misunderstood and confused: libel and slander. Libel is a form of defamation that refers to statements that are published or broadcast, whereas slander is defamatory statements that are not published – more along the lines of being said in conversation. Since these cases are regarding statements broadcast on national television, they are considered libel suits.

Proving defamation

The way the legal system is set up for lawsuits about defamation, the burden of proof lies with the plaintiff. As such, the party accusing another of defamation must show that the statements meet certain criteria for it to be considered defamatory:

- For libel cases, the first thing a plaintiff must prove is that the statements were published or broadcast. Generally, this is one of the easiest things to prove in a lawsuit, because the plaintiff can just submit the link to where it was published online, a physical copy if it was published in print, or video or audio files if it was broadcast.
- Second, the statement must identify the plaintiff directly. A vague description of the plaintiff is not enough to constitute defamation. A statement must identify the plaintiff by name to be considered defamatory. This is another thing that is easy to prove: it either does or does not mention the plaintiff’s name.
- Where it becomes tricky is proving harm to a plaintiff’s reputation. Sometimes, it’s obvious what constitutes defamation because the words are so clearly harmful on their face. Other times, it is important to consider the statement within context to determine whether the plaintiff’s reputation has been harmed.

- The lines also become difficult to distinguish with regard to proving that the defamatory statement is a “false statement of fact.” Statements that can be proven true or are false statements of opinion are not considered defamatory. Sometimes, it can be difficult to distinguish between what is an opinion and what is being stated as fact.
- However, perhaps the most difficult thing to prove in a defamation case is the level of fault. Ultimately, there are two different standards of fault, based on the profile of the plaintiff. A public official or a public figure will have to go much further and prove actual malice, whereas a private individual or company typically must only prove negligence.

The difficulties of defamation lawsuits

This malice standard is a large part of what makes the legal system so complicated in defamation cases. When a public figure accuses someone of defamation, they essentially have to prove that the accused either knew the statement was false when they made it, or that they acted with a high degree of reckless disregard for what they said. It’s much easier to prove simple negligence in defamation cases for plaintiffs who are not public figures.

However, where it becomes even trickier is that – in cases like the Dominion and Smartmatic cases against Fox – the lines between who and what is considered a public figure become blurred. Because of their integral role in public affairs, these companies that manufacture voting machines can, in some circumstances, be considered public figures. As such, in these cases, it is up to them to prove malice on the part of the accused.

Given the statements were made on air, identify Dominion directly, harm their reputation, were made as a statement of fact, and seemed to have been made with malicious intent, it’s no wonder Fox News decided to settle with the company – these statements have all the hallmarks of defamation. This should be seen as a massive win in the battle against misinformation, as wrongdoers are being held responsible for the damage spreading lies can cause.

Omar Ochoa, Founder and Award-Winning Trial Lawyer at Omar Ochoa Law Firm

Buyer dings Elmsford Jaguar dealer for alleged incomplete repairs

BY BILL HELTZEL

Bheltzel@westfairinc.com

An Elmsford Jaguar dealer that used a 165-point checklist to ensure “1 incredible vehicle,” according to a buyer, failed to detect numerous defects in a used Jaguar.

Atalay Balkanli, of Cliffside Park, New Jersey, accused Jaguar Land Rover White Plains of warranty violations in a complaint filed April 27 in Westchester Supreme Court.

The 2021 Jaguar F-Pace that he bought six months ago “is in pieces” at the car shop, he claims, and “is painted several different colors and is waiting for parts from a war zone.”

Jaguar Land Rover North America, which also is named as a defendant, broadly denied the allegations in a formal response filed on May 10, and asked the court to dismiss the complaint.

Balkanli says that the car he bought last November for \$50,588 was not sold as a simple used vehicle, but as a certified pre-owned vehicle that had been thoroughly inspected.

But upon leaving the dealership, he says, he found a cracked windshield, blown – out speakers and a rattling sunroof and door panel.

He brought the car back on Jan. 23, the earliest date that the dealer could give him a loaner car. A month later, Feb. 23, the dealer allegedly claimed that the work had been completed.

The speakers had been fixed and the sunroof had been recalibrated, according to the complaint, but the windshield had not been replaced. Balkanli also concluded that the Jaguar had been in an accident because the hood was misaligned and damaged all the way down to the bumper.

The dealer tried to return the car again on March 1, the complaint states. The windshield still had not been replaced and the crack had been filled with acrylic. Balkanli alleges that the sunroof was not fixed, a door handle was chipped, the area around the shift knob was scratched, the interior was damaged, a glue mark stained the passenger seat, and the hood and bumper had been painted in two colors.

The last time he saw the Jaguar at the car shop, according to the complaint, it was in pieces and it was painted in three colors. Balkanli says he was told that the dealer was waiting for parts from Ukraine and that the whole car would have to be sanded and repainted.

He accused the dealer of violating the

Magnuson Moss Warranty Act, a federal law that governs warranties on consumer products; a New York used car warranty law; deceptive trade practices; false advertising; and negligent representation.

He is demanding unspecified damages and replacement of the car.

Jaguar Land Rover North America

claims that Balkanli has not permitted “a reasonable number of attempts to repair the alleged nonconformity;” the alleged defects are the result of abuse, neglect or unauthorized modifications; the alleged damages are excluded in the warranty; and “parts delays were caused by war.”

If the court does not dismiss the com-

plaint, Jaguar Land Rover argues, Balkanli should be held responsible for the portion of damages that can be attributed to culpable conduct.

Balkanli is represented by Manhattan attorney Jason L. Greshes. Jaguar Land Rover North America is represented by Manhattan attorney James S. Dobis.



Annual Labor, Employment & HR Conference

The legal and practical issues employers face are increasingly complex and varied. Employers need to know the steps they can take to avoid, or at least minimize, the liability associated with their human resources decisions and comply with regulatory requirements. Mindful of this need, Bond has developed a full-day conference that will provide updates on various topics, including:

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Cara MocarSKI - Page 5

Today's Welcome Wagon operates through a data registry to identify new residents to an area. Traditionally, the company offered its welcome after the residents arrived, but operations are different now.

"Last year, we launched a pre-moving program, because we have all this data," she explained. "We know at least six weeks before someone's moving if they'll need services like a moving company, a home inspector, junk removal – peo-

ple make a lot of their buying decisions before they move, and we saw that was really a huge need across America."

Welcome Wagon also adapted from having homeowners as customers to having renters as well – an expansion that MocarSKI welcomed.

"Look at Stanford, for instance – there are so many renters there," she said. "And now we can target people renting single-family homes and people in townhomes, condos and renting apartments."

In the Welcome Wagon environment, MocarSKI stated, local businesses team

with the company as "community partners" and their products and services are shared with the neighborhood's newcomers in a special gift book with coupons and advertising information. The local business selection runs the gamut from financial advisors to home improvement specialists, and each category has one local business that is unique to that profession. MocarSKI noted the most popular category sought by new residents is dentists.

"I've had dentists in one market that started with Welcome Wagon when they opened

their practice family," she said. "They recently left after 40 years – they retired."

Welcome Wagon traditionally used postal mail and printed material to reach customers, but MocarSKI noted that "we doubled the exposure with our digital platforms" that includes a phone app and social media advertising.

MocarSKI praised the Fairfield County business sector for its longtime support of Welcome Wagon.

"Without community partners sponsoring campaigns, we wouldn't have Welcome Wagon," she said.

When a house becomes a home – and then a house again

BY CAMI WEINSTEIN

I have been an interior designer for many years and have worked on so many varied projects. Some projects such as single rooms take a much shorter amount of time to create and implement than others. Most of the projects I work on are new builds or large renovation projects.

When working on these large-scale projects, many experts are required to come together to create the home of someone's dreams. There is often an architect, an interior designer and a landscape architect navigating tradespeople and working together with the clients to determine the style the clients' want their home to be. We discuss how they live and create a wish list with the focus on the elements that must be included. For example, we may be creating a home for a chef who loves to entertain. A large kitchen with plenty of workspace and workhorse appliances would be on his/her list. Perhaps a large dining area would command the living area. Would the client need room for more than one chef?

Maybe you don't like cooking but love entertaining. In that case, you may have private chefs coming in. Is there enough space that would be conducive to having caterers coming in and setting up?

With so many clients now working from home the need for home offices has become another must. Today's home offices can be equipped with space for multiple computer monitors, scanning and printing. TVs, comfortable chairs, ergonomic desk chairs and large desks to spread work out on are some of the elements we add into the design. Taking all the client's needs into consideration requires a long time for planning and implementation. During the planning and designing part of the project, we are often going in and out of the house. In



"We create homes in houses and the houses have memories and stories," Westfair interior design columnist Cami Weinstein writes, "so many shared memories of growing up, moving away and creating new homes."

its various stages of construction, the house doesn't feel like anyone owns it. It's just feels like a large construction site devoid of personality. As we get further into the project, it starts to become more of a personal home. It becomes easier to anticipate what the client would like or dislike. (We often have repeat clients and on the third or fourth project over the years, we already have a nonverbal communication of the clients' likes and dislikes.)

Once everything is installed in the home and the client starts moving in, the house really feels like it doesn't belong to

you or the tradespeople anymore. There is always that first time when you put the key into the lock, open the door and you feel like you're trespassing. That magical moment happens with all projects that are new builds or large-scale renovations. The house has become a home. It has become someone's personal space.

We create homes in houses and the houses have memories and stories – so many shared memories of growing up, moving away and creating new homes. I experienced that same feeling when we sold our home that we had lived in for 30

years. Once all the packing, discarding and cleaning have taken place and you take that last walk through, the memories run through your head of all the laughter and joy that happened in your home. Although it was a sad moment, I realized the house had become a house again and we were taking our home and memories with us to recreate them in a different place. It no longer felt like our home – but a house for others to imprint on and make their own.

For more, call 914-447-6904 or visit Camidesigns.com.

Deer-proofing your garden

BY MELINDA MYERS

Deer are common visitors to landscapes, even in urban and suburban areas. Fencing is the most effective way to protect your plants but is not always practical or desirable. Your community may have restrictions on fencing, your budget may not support this option, or you may prefer not to hide your plantings behind a fence.

Growing a beautiful garden despite the deer is possible but takes planning, persistence and flexibility. You must be willing to change strategies as needed to minimize deer damage.

Deer dining patterns can vary from one part of your neighborhood to another and from year to year. You have probably reviewed deer-resistant plant lists only to find a few plants frequently damaged in your yard included on the list.

No plant is immune from hungry deer, but some are a bit less palatable than others. Look for plants with these characteristics next time you go plant shopping: Include plants with fuzzy or hairy leaves, prickly or thorny stems, thick and leathery leaves and strong fragrances that deer tend to avoid. Even though this is not 100%, plant selection should be part of your strategy for reducing the risk of damage. Make note



of the plants selected and how the deer respond. It will help as you make future additions to the garden.

There are toxic plants that deer avoid, including daffodils, ferns, false blue indigo, poppies, euphorbias, and bleeding hearts, to name a few. Some of these are also toxic to people and pets, so do your research before adding them to the landscape.

Some gardeners find combining the less favored plants with those the deer love helps discourage feeding. Planting strongly scented lavender next to roses or surrounding a garden of deer favorites with thyme can help discourage deer browsing. Diversifying plantings is also a good strategy for reducing the risk of insects and diseases infecting and destroying gardens filled with just one type of plant.

Look for pathways frequented or used

to enter your landscape. Find ways to disrupt regular deer routes to keep them moving along past your landscape. A trellis or a few posts covered with vines may be enough to limit access. Points of access are great places to apply repellents like organic Plantskydd (plantskydd.com). The deer take a whiff and move along before taking a bite out of any plants. The same holds true for those key plants favored by deer. Plantskydd is rain- and snow-resistant, so you don't need to apply it as often as other repellent products.

Plant a deer-detering hedge. Some gardeners use deer favorites, allowing the deer to munch on these plants as they continue past your yard. Other gardeners fill the hedge with prickly, smelly and less desirable plants. Deer will take a bite and move along. Plant these

close together to discourage deer from pushing through in search of better-tasting plants.

Design round or square beds with more space in the middle and less perimeter. Long narrow beds allow easy access to all the plants in the garden.

Keep in mind deer are focused on finding food while you have other priorities to consider. You need to be vigilant and persistent, adapting as the deer's eating habits change to be successful. Your efforts will be rewarded as you grow an attractive garden without the help of a fence.

Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine and was commissioned by Tree World Plant Care for her expertise to write this article. For more, visit here. www.MelindaMyers.com.



No, no, Bambi: With vigilance and persistence, Westfair gardening contributor Melinda Myers writes, you can deer-proof your garden this spring without costly, obfuscating fencing.

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Contractor gets 3 months in prison for Poughkeepsie construction fatality

BY BILL HELTZEL

Bheltzel@westfairinc.com

ANew Jersey contractor was sentenced to three months in prison on Friday and his company was fined \$218,417 for a violation of safety regulations the led to the death of a worker at a Poughkeepsie job site.

Finbar O'Neill, 57, of Paramus, New Jersey and Onekey LLC of Hackensack, New Jersey, had pleaded guilty to willful violation of federal regulations resulting in death.

"Though technically a misdemeanor," federal prosecutors said in a sentencing letter, "the defendants committed an extremely serious crime."

The accident happened in August 2017 at the former A.C. Dutton Lumber Co., 1 Dutchess Ave., Poughkeepsie, where Onekey was building a 300-apartment complex.

An engineer had prepared a plan for piling up and moving dirt around three structures as they were being built, in accordance with U.S. Occupational Safety and Health Administration regulations.

O'Neill deviated from the plan by ordering workers to build a temporary concrete block wall to hold back the soil. About 15 feet of soil was piled up and heavy machinery was driven over the pile.

Several people at the site, according to court records, advised O'Neill that the wall was unsafe. He ignored the warnings.

The wall collapsed and crushed Maximiliano Saban, a native of Guatemala and the father of two children, and injured another worker. Both were employed by a subcontractor, New Generations Masonry, Hartford, Connecticut.

O'Neill's attorneys recommended probation as an appropriate punishment, in a sentencing memorandum submitted to U.S. Magistrate Judge Paul E. Davison in White Plains federal court.

"His disregard of the OSHA regulation was an aberration and in no way reflective of the care he has for his employees' safety," attorneys Scott A. Resnik, Michael M. Rosensaft and Jake A. Nussbaum wrote.

His lawyers and numerous support letters depict a man who has devoted his life to family, community, employees and the needy.

He was born on a sheep, cattle and potato farm in Pomeroy, Ireland, and immigrated to the U.S. when he was 19.

He started out in a carpentry business and with his wife, Paula, went on to develop Onekey, a successful general contracting enterprise.

He helped other immigrants from Ireland find success in the U.S. He supported missions in Africa, India and Sri Lanka.

The Rev. Prince Robert Bellarmine, a Catholic priest, praised O'Neill's support for a jungle mission in Sri Lanka and for daycare for children and clean drinking water in India.

He routinely helped with construction projects at his parish center and for individuals who needed help. He contributed to the Child Abuse Prevention Center and other charities.

He helped a quadriplegic man fulfill a lifetime dream of visiting Ireland and Medjugorje, a Catholic pilgrimage site. The irony, his lawyers wrote, is that the wall was built to protect workers.

When the accident happened he tried to rescue the victim.

He hosted a vigil at the job site for Saban's family, covered the cost of the wake and funeral and repatriation of the body to Guatemala.

Onekey has paid a \$281,583 civil penalty to OSHA, and O'Neill and Onekey have settled a lawsuit with the family for \$2.8 million.

To this day, his children told the judge, he is devastated and distraught over the death.



Collapsed wall at Poughkeepsie job site, 2017.

His lawyers acknowledged that O'Neill was convicted in 2010 of making unlawful payments to a union representative in 2004. But they note that he provided substantial cooperation to the government "at great personal risk to himself and his business."

"A man who does so much work for humanity needs to be spared jail time," the Rev. Jonathan Yabiliyok, a Nigerian church leader wrote. "Finbar is a man whom I believe would affect humanity more positively on the outside than in the walls of a prison cell."

But contrary to how O'Neill's attorneys depict the circumstances, "bad luck was not the culprit here," assistant prosecutors Steven J. Kochevar and Stephanie Simon wrote in a sentencing letter.

He willfully defied a simple construction regulation "to save time and money." Even after he was warned that the concrete blocks could cause death or injury, and as dirt towered over workers, more soil was added.

The wall was not built to protect workers, the prosecutors contend, but to cut costs. Moreover, the workers needed protection because O'Neill and Onekey had already deviated from the engineering plan.

The prosecutors noted that O'Neill's previous conviction was for fraud and extortion that allowed him to defraud a benefits fund. Before that, he was convicted of falsifying business records. In both cases, he received no jail time and was put on probation for five years.

"The common thread among these offenses is lack of honesty and cutting corners in business," they wrote.

They recommended a prison sentence of no less than three months for O'Neill and a fine of no less than \$250,000 for Onekey.

Insubstantial sentences, the prosecutors wrote, "will confirm a perception that construction companies can cut corners and receive a slap on the wrist."

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The Sailhouse offers a picture-perfect summer spot

BY JEREMY WAYNE

GPS and I – not a good fit, honestly. We probably shouldn't be allowed in the same car together. I confidently enunciate “Go to The Sailhouse in Tarrytown” into my iPhone, and nearly end up at a “house for sale” in Yorktown. Luckily my astute passenger and lunch guest senses something is amiss as we head in the wrong direction over the AmVets Memorial Bridge and saves the day – and our lunch.

Our actual destination, The Sailhouse restaurant, was formerly the Washington Irving Restaurant and Bar but is now under new ownership and management. The old awning is still in place and the restaurant is not signposted from the street so, even with a reliable GPS, you still need a bit of luck to find it. (On a second visit, I typed in “238 Green St.,” with much more success.)

Friday lunchtime and the restaurant parking lot, when we found it, was almost full – a good sign. Up the ramp we went, past some boat club memorabilia and entered the restaurant's bar room, to be greeted by a chirpy barman, who asked how she could help. “Table for two?” I ventured warily – warily, because it was now well after 2 p.m. and some restaurants get funny about that sort of thing. “Go right ahead,” she said.

So we went right ahead and promptly found ourselves in a large private room with one long table running down the middle, 30 women seated and all of them all suddenly looking up at me expectantly, as if I had come to make a speech. For an instant, I had the sensation of being in a bad dream where you forget your lines in the school play. What on earth was I going to talk about? A topic of local interest, surely. The Gov. Mario M. Cuomo Bridge, which I can see reflected in a mirror? The pleasures (and pitfalls) of too much Rosé at lunch?

Reality check. Er, sorry for the interruption, ladies. My guest and I backed out smartly and this time exited the bar through the intended door, the one leading to The Sailhouse's terrace, right on the water, with its stupendous view of the river and said Mario Cuomo Bridge.

This really is some terrace. Seating 200 in total, it divides into two sections, one half under a more permanent canvas cover, the other shaded with attractive patio umbrellas. It also happens to be situated at a perfect point on the Hudson, capturing a frame of the Manhattan skyline, 22 miles downriver.

Laid-back and casual during the day, the vibe really amps up with live music early evening, as I found out on a sub-



The Sailhouse terrace. Photographs by Jeremy Wayne.

sequent visit, reaching almost fever pitch around sunset – the sunsets from the terrace being pure Insta-magic.

Full disclosure: one of Sailhouse four partners is the uncle of a Westfair colleague, and I had been tipped to ask for manager Sean Degnan (who is another partner,) if there was any difficulty in getting a table, as the restaurant does not currently take bookings for parties of less than six. Well, there was no difficulty as such, although – and full disclosure again – we were left wandering around the terrace like lost souls for a good two or three minutes until a friendly server came to the rescue and offered us the last outdoor table for two.

Spared a mayday appeal to manager Sean, we nevertheless met him soon after we had sat down, and he shared the excitement building around the restaurant since its takeover, talking about some of the dishes. He described the menu as

having a “nautical” leaning and especially recommended the salmon BLT wrap and the crab cake po' boy. He pointed out the generously sized “double” burger and the house-made black bean and quinoa veggie burger.

Among the dishes we sampled over that first and then a second visit, fried calamari with aioli, baked clams with baked crab and breadcrumbs and a generously packed lobster roll were the standouts. A vast portion of piping hot, golden fries – shoestring fries, I would have called them – and a tower of onion rings, like golden bracelets, were also formidable. Salads, tacos and quesadillas flesh out the menu. A glass of white wine or Rosé, or perhaps a cocktail or two to start, followed by ice cold beers, from a great local and national selection, is a good way to go in terms of drinks.

One small observation: The Sailhouse's

menu is relatively short, which is fine in my book, since I'm all for doing a few dishes but doing them really well. But given the locale and also Sean's actual mention of a nautical theme, I would have welcomed fewer fried and baked dishes and more raw or steamed ones.

That said, Sean also mentioned that the menu is a work in progress, with some more recognizably “entrée-ish” entrées likely to be added soon.

There's going to be more live entertainment, too, through the week as well as at weekends. Expect bands like the New Jersey-based Beverlees (who played at the grand opening party in April,) as well as local acoustics bands and performers like soul, blues and gospel singer John Mervini, who apparently got quite a party going on Mother's Day, May 14.

With or without music and whether you eat or not, sitting on this magnificent deck through the summer months with a drink in your hand and watching the river flow sweetly by is always going to give you the feeling of being on vacation. There's even a (sort of) kids' club, an area at the edge of the deck where kids can play games like cornhole and giant Jenga while you get on with the serious business of relaxing.

For more, visit thesailhousetarrytown.com.

Washington Irving Boat Club from The Sailhouse terrace.



City over immigrants - Page 1

Orange County officials said they learned that another seven busloads were going to be sent to their county.

State Supreme Court Justice Sandra B. Sciortino, whose courtroom is in Orange County's capital Goshen, issued a Temporary Restraining Order (TRO) that had been sought by the county to stop Adams from sending even more busloads of asylum seekers to Orange. Adams had said that with New York City handling more than 65,000 immigrants and no place to house them the city needed to start sending some of the people to the suburbs.

New York City should not be establishing a homeless shelter outside of its borders in Orange County," County Executive Steven M. Neuhaus said. "The city is a self-proclaimed sanctuary city; Orange County is not. We should not have to bear the burden of the immigration crisis that the federal government and Mayor Adams created, and I will continue to fight for Orange County's residents in regard to this important matter."

The TRO allows the 186 asylum seekers already at the Crossroads Hotel and Ramada to remain in Orange County. It prohibits New York City from sending any additional asylum seekers to Orange County, pending further submissions from the parties and future determinations by the court. The parties are due back in court on June 21.

Orange County Attorney Richard Golden said that if any of the 186 asylum seekers leave the Crossroads or Ramada, New York City is not allowed to send individuals to replace them. Two lawsuits have been filed by Orange County. In addition to the lawsuit resulting in the TRO, there's a lawsuit against both of the hotels seeking to stop them from accepting asylum seekers from New York City in violation of an Order and Declaration of Emergency issued by Neuhaus.

On May 16, after several days of speculation but no firm word from New York City officials, Yonkers Mayor Mike Spano announced that the Adams Administration had, indeed, sent a group of immigrants to the Ramada Inn on Tuckahoe Road in Yonkers.

Spano said that he was expecting additional immigrants to be sent there because the hotel has 100 rooms.

"We are being told that there are no school-age children coming at the moment but we also know that that can change at any time," Spano said. "If you're talking about children who don't speak English and have no formal education ... you're talking about some kind of special ed."

Spano called on New York state and



Bus brought immigrants from NYC to Crossroads Hotel in Newburgh.



From left: Lakisha Collins-Bellamy; Mike Spano; Edwin M. Quezada at May 16 news conference at Yonkers City Hall.

New York City to work with Yonkers and provide funding that will cover the cost of services that the immigrant adults and children will need. New York state previously provided \$1 billion in funding to New York City to cover immigrant costs.

"It has to be something that will be shared by all," Spano said.

Yonkers City Council President Lakisha Collins-Bellamy said, "We also are a city of immigrants who encourage people to be open to other diverse communities. However, we are calling on New York state, we are calling on New York City to contribute to ensure that we have the resources available whether it's for health care, for education of the asylum seekers. We have welcomed them."

Yonkers Superintendent of Schools Edwin M. Quezada said that the school system has asked the state education department to provide funding needed to cover support services for any school-age immigrant children and even those who have not yet reached school age.

Spano said that Yonkers offers educational opportunities for adults in addition to schooling for children and that immigrant adults would be entitled to take advantage of those services. He said the city should be provided with the funding needed to cover

those additional costs.

"It is a global issue," Spano said. "If you think about what's happening on the world stage and you think about individuals that have walked months at a time to be here, what's going on where they're living and what are we doing as a nation to deal with that?"

In Albany on May 17, four Republican assemblymen, including Matt Slater of Yorktown in Westchester County announced they had legislation that they said would help in handling the migrant situation. Assemblyman Ed Ra of Franklin Square said his bill would require periodic reporting on funding being used to care for immigrants. Assemblymen Mike Reilly of Staten Island said his bill would prohibit the use of schools or other facilities designed for use by children to be used for sheltering immigrants. Assemblyman Brian Maher of Walden said his legislation would prohibit the removal of homeless veterans from hotels or other supportive shelters in view of the demand for housing immigrants. Slater's pending legislation would require migrants sent to New York state to undergo background checks.

Westchester County Executive George Latimer on May 15 said that comments he had made a week earlier saying that

Westchester stood ready to assist in handling New York City's asylum seeker overload had produced some negative reaction on social media.

"I remember one comment that stood out was ... 'the immigrants coming to this county are destroying America,'" Latimer said. "When I saw that I thought to myself, 'the writer has an opinion and he's absolutely wrong.' What is destroying America is anger and hatred. Anger and hatred destroys America because the principle of America's founding was based on a sense of equality and opportunity for everybody, not just for some people."

Latimer said that if Westchester is called upon to aid in caring for asylum seekers that New York City cannot handle the county will be asking the federal and state governments to take practical steps to help manage the situation.

Those steps would include calling for a satellite immigration court to be opened in Westchester. Latimer said that people who come to the U.S. and ask for asylum are waiting here legally while their case goes through the currently clogged immigration courts. Latimer said that a new immigration court in Westchester could also hear cases from other Hudson Valley counties.

"Executive authority in Washington should be used to empanel as many judges as is necessary to handle these cases immediately," Latimer said. "That is a concrete step that will move the process along."

Latimer said the federal government should work with the New York State Department of Labor and county government to make sure that asylum seekers have the opportunity to work.

"They could be put to work in numerous jobs that are available," Latimer said. "The people coming here are asserting that they want to work. They don't come here looking for a handout. They come here looking for the opportunity to work."



Historic markers restored and reinstalled



Newly restored marker, lower left, in front of Putnam County Court House.

BY PETER KATZ

Pkatz@westfairinc.com

The work products of inmates in the Putnam County jail are on display around the county, although most people won't have a clue as to who prepared them. Putnam County Historian Jennifer Cassidy and County Corrections Officer Matt Amato led a project to have

historic markers around Putnam restored by participants in the County Jail's Community Work Program.

Putnam County plays host to more than 200 historic markers and memorials. Since 2020, more than 30 of them have been temporarily removed, sandblasted, painted and replaced.

"The restoration of these historic markers is a significant contribution to preserv-

ing our county's rich history," said Cassidy. "I can't thank Corrections Officer Amato and his team enough for their participation in helping to educate the public. I'm grateful for their dedication and for the community's generous donations to help subsidize the projects."

"The markers are a great point of pride



Restored County Court House marker.

Kingston launches organics program

BY PETER KATZ

Pkatz@westfairinc.com

Kingston's Mayor Steven T. Noble has announced that this summer the city will launch Phase 1 of the Kingston Organics Program, a food waste diversion program. Noble's announcement coincides with the release of The Kingston Organics Diversion Plan study that looked at ways to put organic waste to good use and keep it out of landfills.

According to the study, for Kingston residents and small commercial businesses in 2022, 8.76 tons, or 17,512 pounds of food waste were transported by truck with other Ulster County waste to the Seneca Meadows Landfill in Waterloo, New York, a 480-mile, 7.5 hour round trip.

The study said that a report by the New York State Department of Environmental Conservation concluded that organics make up 30% of waste generated statewide. The study determined that imple-

menting a curbside organics diversion program in Kingston represents a significant opportunity to divert a large portion of the solid waste collected annually.

Kingston Organics Phase 1 will launch in July with eleven Community Food Scrap Drop-off locations throughout the city. City residents and businesses need to register and choose a drop-off location. Then they'll be able to bring food scraps to the location using their own containers.

Noble said that the city's Organics Diversion Plan and Organics Program demonstrate a commitment to improving environmental and sustainability efforts and the overall health and quality of life in the community.

"Composting programs have proven to reduce waste, decrease the impact of transportation for disposal, resulting in a meaningful reduction of greenhouse gas emissions," Noble said. "This for-

ward-thinking plan puts Kingston at the forefront of innovative efforts that save municipalities money while helping our environment. When the financial benefits from a program exceed the implementation and operating costs, it is a total win."

The city said that organics diversion programs can have many benefits, including prevention of methane emissions from landfills and the creation of useful compost, which some people refer to as "black gold." The compost returns nutrients to the soil while increasing porosity.

Food scraps will be gathered by the city at the drop-off locations and transported to a local composting facility.

Bins and totes for accumulating organics will not be provided by Kingston, nor is the program mandatory. Once the program is launched, the city will evaluate it over several months and develop the future phases based on response. Future phases could include commercial collection or curbside residential collection with small food scraps containers.



FedNow speeds up money transfers

BY JUSTIN MCGOWN

jmcgown@westfairinc.com

Two to three business days is a long time. Amazon Prime has given many the expectation that this is how long it should take to ship physical goods, not conduct digital business. The speed of online business and apps like Venmo, Cashapp and Zelle have also likely given many the perception that anything that isn't physically moved can be sent instantly.

Starting June 1, real-time transfers between financial institutions through the FedNow payment network will bring that same level of speed to the business world. This will be accomplished in part by implementing ISO 20022, the latest International Standards Organization standard for electric data transmission between financial institutions.

FedNow will also enable electronic transfers around the clock and seven days a week, although implementing that will be left to individual institutions.

Speeding up these transactions, which are currently one of the hard limits on the speed of business, is the goal of the FedNow program, which seeks to provide "real-time" cash transfers between financial institutions, businesses and consumers. It could mean that employees get paid seconds after payroll is completed, that businesses no longer need to plan around weekends when transmitting payments and more, all while increasing security.

The Federal Reserve characterizes FedNow as a major improvement to the infrastructure of the American financial system, one of the most significant since

SPECIAL REPORT Banking



the 1970s. Similar capability was rolled out for clearing houses in 2018, but after June 1 banks and other consumer facing institutions will begin implementing it.

When reached for comment about what FedNow will mean for small businesses, a Federal Reserve spokesperson referred to a speech by Vice Chairman Lael Brainard.

"While everyone stands to benefit from instant payments, the benefits could be especially important for households and small-business owners who face cash flow constraints," Brainard said. "Many small businesses cite immediate access to working capital to finance inventories or pay employees as their number-one constraint on growth. Smaller businesses

and merchants would benefit from instant payments because of their need to tightly manage how much of their capital is tied up in unused material or inventory. If a small business could count on its customers' payments being immediately accessible in its bank account, it could reduce its need for short-term financing to cover the costs of ordering materials and goods well in advance."

According to Joe Hussey, the product manager for PRI Payables and Receivables at Wells Fargo, many financial institutions, including Wells Fargo, are excited about the changes that FedNow will represent.

"We look at this as a great opportunity to expand our ability to get to more clients and allow them to receive an almost instant payment. Whether from their insurance company, their wallet or enabling same day payroll," Hussey said.

Individual consumers will not need to take any steps to start receiving real-time transfers under FedNow, according to Hussey. The transactional pilot beginning in June will come at the end of a long period of testing, which Hussey said revealed no surprises.

Businesses of all sizes will benefit from instantly sending and receiving payments 24/7, but Hussey did note that it does represent a significant change in the way that business is done.

"From the businesses owner's side, I think that they should be talking to their bankers today," Hussey added. "Almost all of the banks that are participating in the pilot are talking to our clients about how they'll integrate real-time payments and the FedNow payment network into their systems."

Internal finance teams and payroll departments will likely have the largest adjustments to make, according to Hussey, but he stressed that Wells Fargo, like other banks, will be there to assist. He also noted that business professionals who are eager to take advantage of FedNow's new capabilities should also speak to their bankers to indicate their interest as well.

Mastercard platform helps Ukrainian refugees resettle across Poland

BY PHIL HALL

Phall@westfairinc.com

Purchase-headquartered Mastercard (NYSE:MA) has quietly been a major force in helping nearly 10 million refugees resettle in Poland.

According to a report in LBBOnline.com, Mastercard teamed with Morizon

Gratka Group, part of the biggest Polish news organization, on the "Where to Settle" digital platform that uses multiple datasets to steer refugees to areas in Poland where they would be able to make their new homes. The company estimated that 20% of the 1.5 million refugees who have settled in Poland since the Russian invasion

of Ukraine have used the platform to find residences in Polish cities outside of the major metropolitan areas.

"We believe in taking action to make people's lives better," said Jerzy Holub, marketing director for Poland, Czech and Slovakia, Mastercard Europe. "The war in Ukraine has upended the lives of so many

families and individuals and we couldn't just stand by and watch. By combining our own data with that of local governments and businesses, we were able to create a tool that we hope will ease the unnecessary burdens of so many. In the process, we're excited about helping more Polish communities prosper."

Mount Kisco woman to pay price for role in global fraud



BY BILL HELTZEL

Bheltzel@westfairinc.com

A Mount Kisco woman who played a part in a global fraud scheme has consented to U.S. Securities and Exchange Commission sanctions.

The SEC accused Joan E. Powell, 68, of helping to defraud thousands of investors with promises of astronomical returns on bogus investments, in a civil complaint filed March 27 in U.S. District Court, Brooklyn. Her brother, Wayne H. McLean, 64, of Lithonia, Georgia, also was charged.

From 2012 to 2019, ringleader, Roger Karlsson offered investments in a fund supposedly operated by Eastern Metal Securities. For less than \$100 per share, investors were told, they would eventually be paid with 1.15 kg of gold per share.

But the fund was worthless. There was no gold. No payouts were made.

Karlsson, a citizen of Sweden, used investors' funds to buy a resort and expensive homes in Thailand.

He was extradited from Thailand, and in 2021 he pled guilty in federal court in San Francisco to securities fraud and money laundering for stealing more than \$16 million from 3,500

people. He was sentenced to 15 years in prison and ordered to pay \$8.5 million in restitution and to forfeit \$16.3 million and the Thailand properties.

From 2014 to 2019, Powell and McLean touted the EMS fund on podcasts and through emails, phone calls, and direct contacts, according to the SEC complaint.

McLean referred to investors as new millionaires or billionaires, on his podcast.

He intimated that a "Mr. X" was involved with EMS and then identified Mr. X as the chairman of the Federal Reserve.

Listeners to a 2014 podcast were told that EMS shares that had sold for less than \$100 were now worth \$44,000, or 1.15 kg of gold.

Powell and McLean claimed that they were merely helping investors and did not get paid for their advice.

"In reality," the SEC complaint states, "McLean and Powell misappropriated funds that EMS investors sent them to purchase shares, including spending investor funds on their personal expenses."

They kept some of the money for themselves and transferred the rest to accounts controlled by Karlsson.



value-or-values

I chose both

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Powell collected nearly \$2 million from would-be investors, according to the SEC. In December 2017 alone, she received about \$18,000 and spent half on credit card payments, store goods, insurance, utilities, fuel and parking costs.

McLean collected more than \$250,000, transferred about

\$40,000 to accounts controlled by Powell, and spent thousands of dollars on personal expenses such as food and store goods.

The siblings consented to sanctions in March and the SEC disclosed the agreement in a May 9 press release.

Without admitting or denying wrongdoing, Powell and McLean

agreed to court orders permanently restraining them from violating SEC regulations and from acting as an officer or director of any company that issues registered securities.

They agreed to disgorge all ill-gotten gains and to pay civil penalties, in amounts to be determined by the court.



From left: Avid teacher Megan Ozturska, Avid student Adonis Rodriguez and Avid teacher Mary Beth Lui.



GHS Principal Ralph Mayo, center, with Avid students from left: Natalia Poveda, Ashley Pretel and Alondra Santana.

YOU'RE INVITED

Join the party to recognize Greenwich Public School's Advancement Via Individual Determination (Avid) alumni and educators in celebrating 10 years of college dreams made possible by the Greenwich Alliance for Education. The party will be a fun-filled benefit June 10 at Arch Street Teen Center to recognize the Avid classes, their families and teachers from 2013-2023. It promises to be inspiring and filled with gratitude while looking back at a decade of empowering young minds. The benefit fundraiser will include a special performance by Kovac Brothers, delicious food provided by Pizza Luca, the Taco Guy, a silent auction, and much more.

Avid is a shared vision and commitment between the Greenwich Alliance

and Greenwich Public Schools. A national college-readiness system, Avid's mission is to close the opportunity gap by preparing all students for college and career readiness and success in a global society. Students overcome obstacles, achieve success, graduate and attend college. They can confidently think critically, collaborate and set high expectations to conquer the challenges that await them.

Avid was initially funded by a grant from the Alliance in 2008. Greenwich Public Schools now runs the program, although the Alliance continues to support students, teachers and alums through Avid Success.

For tickets, contact <https://greenwichalliance.org/theparty/>.



Elisabeth Haub School of Law

PACE UNIVERSITY

LAW SCHOOL RANKS NO. 1 IN ENVIRONMENTAL LAW

Pace University's Elisabeth Haub School of Law in White Plains is once again ranked No. 1 in the country for Environmental Law by the latest "U.S. News and World Report" rankings.

This is the third year in a row, and the fourth time in five years, that Haub Law has received the No. 1 ranking for Environmental Law. With a global footprint and consistently rated among the very best in the country, the program continues to recruit top faculty, generate top scholarship in the field, establish leading-edge programs to address the most pressing environmental challenges and attract students who seek to become the environmental law leaders of the future.

"...This third consecutive No. 1 ranking confirms what we at Pace have long known: that the scholarship, innovation and advocacy for the environment at Haub Law are simply unmatched, as is the commitment to solving today's most

pressing environmental challenges..." said Pace University President Marvin Krislov.

In 2021, the law school launched the Sustainable Business Law Hub, creating opportunities for training, policy and research that address global environmental challenges. The Hub also consists of an advisory board featuring experts in the field, and it has collaborated with firms and companies to offer students paid internship opportunities.

In recent years, the law school has expanded its environmental law faculty attracting prominent scholars in the field. Students have the opportunity to research emerging areas of environmental law alongside experts in the field through the Environmental Law Program's various centers and institutes.

In 2022, Haub Law was also ranked No. 1 in the top 50 Environmental Policy Centers of Excellence across the globe by the journal

of "Environmental Policy and Law."

Additionally, Haub Law's impressive trial advocacy program continues to rise in the rankings, coming in at No. 24 this year and ranking in the top 15% of law schools.

"We are proud that our Environmental Law Program continues to remain at the forefront of training the environmental leaders, advocates and changemakers of tomorrow," said Dean Horace E. Anderson Jr. "Our Environmental Law Program was founded decades ago and since then we continue to develop new programs to meet the ever-changing demands of the world..."

Elisabeth Haub School of Law at Pace University offers Juris Doctorate and Masters' of Law degrees in both environmental and international law, as well as a Doctor of Juridical Science degree in environmental law. The school, housed on the university's campus in White Plains, New York, opened its doors in 1976 and has more than 9,000 alumni around the world.



MERRYALL USHERS IN 2023 SEASON

Combining poetry, rap, beatbox, song and excerpts from his hit shows, Kane Smego takes to the Merryall stage to lead off the season. A featured performer at the Bonnaroo Music and Arts Festival and the Def

PoetryJam reunion, Smego's performance will include highlights from his famed one-man show, Temples of Lung and Air, which explores issues of race, language, self-awareness, community and identity.

Temples premiered in 2018 at Playmakers Repertory Company, Chapel Hill, North Carolina, was featured at the United Solo Theatre Festival in New York City and was produced regionally at the Detroit Public Theatre.

"Growing up in a biracial family was a big influence on my career," said Smego. "It laid the foundation for my understanding of hip-hop music rooted in black and brown communities. Over the years rappers like OutKast, Jay-Z and Busta Rhymes fueled me creatively. ...At Merryall I will be performing various excerpts from my one-man show of hip-hop theatre as well as other poems, raps and songs."

When not on-stage, Smego tours internationally as an associate director of Next Level, a cultural diplomacy program that sends American hip-hop artists around the globe, using music and dance to promote cultural exchange, collaboration and community building. As a recording artist he has released multiple albums featuring his poetry and hip-hop music.



FIRM EXPANDS LITIGATION TEAM

Yankwitt LLP, Westchester County's go-to law firm for high-stakes litigation in White Plains has hired Corey Briskin, a seasoned and credentialed trial attorney who served as an assistant district attorney in Nassau and New York counties and, most recently, as a federal law clerk to Judge Robert M. Spector, U.S. District Court, District of Connecticut.

In almost a decade of practice, Briskin has handled all aspects of litigation, including hundreds of grand jury investigations and evidentiary hearings.

"As a former Manhattan ADA in the Trial Division of the Sex Crimes Unit and the Cybercrime and Identify Theft Unit, Corey has handled complex and sensitive criminal cases and investigations," said Russell Yankwitt, managing partner. "He is especially skilled at preparing witnesses and experts for court appearances, depositions and trials, making him a valuable addition to our growing white-collar criminal defense and investigations practice."

Briskin serves as a senior fellow with the Moot Court Association at New York Law School, where he coaches law students through the process of drafting appellate briefs and preparing for oral arguments on various legal issues at the state and federal levels.

He is a member of the LGBT Bar Association of Greater New York, the New York City Bar Association, the United Jewish Appeal serving as a Shapiro Fellow and on the Brooklyn Advisory Committee. He earned his Juris Doctorate from Brooklyn Law School.

A TOP 10 BEST SMALL COMPANY TO WORK FOR IN NY

Fullerton Beck LLP, a full-service litigation firm based in White Plains, New York, with offices in New Jersey and Connecticut, is 100% women-owned representing companies of all sizes and individuals in a full range of services focused on litigation and risk management. It has recently been honored in the top 10 as a 2023 Best Small Company to Work for in New York state.

To be considered, the firm participated in a rigorous submission process involving two surveys – one measuring employee satisfaction and engagement and a second that gathered information about the firm's workplace practices and policies.

"...Ilisa Pliskow, director of administration, said, "Not only do our attorneys do outstanding work for our clients, but firm leadership has cultivated a culture unlike any other I've experienced. Our founders, Eileen Fullerton and Katrine



From left: Katrine Beck, Ilisa Pliskow and Eileen Fullerton celebrating the firm's fifth anniversary.

Aliha Beck, have dedicated themselves to creating a nurturing environment where young attorneys can learn and grow their practices and where support staff feels valued and an integral part of the work we

do on behalf of our clients."

Best Companies Group (BCG) is an independent research firm that specializes in identifying and recognizing great places to work. Created in 2007, these

annual awards are part of a program that evaluates and ranks the best places of employment with practices that benefit a state's businesses, economy and workforce.

A NIGHT TO REMEMBER



Marc Jaffe. Photo by Melani Lust Photography.

Children's Learning Centers of Fairfield County (CLC) will honor CEO Marc Jaffe as a Champion of Children at its annual spring gala "A Night to Remember: A CLC Celebration," on Friday, June 16, 6:30 p.m. at Serafresca in the Italian Club in Stamford. Actress Jill Larson will serve as the evening's emcee, U.S. Congressman Jim Himes plans to attend and Band Central will lead the entertainment accompanied by DJ April Larken. A live auction and fund-a-need will be included.

Jaffe, who retires this year after serving as CEO of CLC for nearly 10 years, has filled CLC and the Stamford community with vibrant energy and empathetic expertise in early childhood education raising the profile of the industry and CLC.

As Connecticut's second-largest early childhood education provider, CLC has been a leader in developing and implementing high-quality and affordable early childhood education and care programs since 1902. With eight locations in Stamford and statewide influence around early childhood education advocacy, CLC is licensed to serve nearly 900 children who live across Fairfield County.

Jaffe is a member of the Stamford Cradle to Ca-

reer Advisory Council, Stamford School Readiness Foundation, the Steering Committee of Childcare for C.T.'s Future, and the Advisory Board of the Effortless Mastery Institute at Berklee School of Music. He holds a Juris Doctorate from Columbia Law School.

Band Central founder and music director Rob Fried has performed alongside Meryl Streep and Paul Newman to preserve Connecticut farmland, igniting a vision to play "music with purpose." Combining decades of business and investment experience as a founder of the hedge fund Bridgewater Associates with his musical passion, Fried began to unite nonprofit partners, musicians, donors and audience members to help Connecticut families.

The evening will also include dancing to the popular DJ April Larken, a Greenwich-based DJ by way of New York City and London. Most recently, Larken was selected by Governor and Mrs. Lamont as the DJ for the 2023 Inauguration Gala.

Sponsorship and journal ad opportunities are available; individual tickets start at \$250 per person. For more information, visit www.clcfc.org.

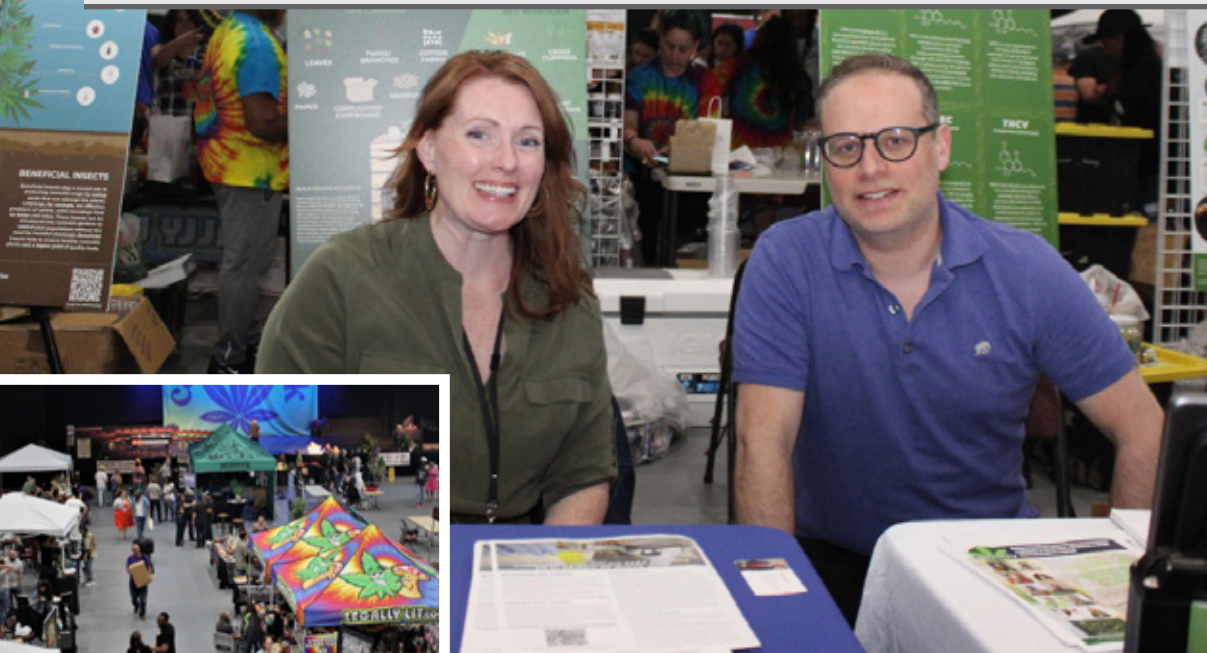
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GOOD THINGS



Cecilia Walsh and Dan Kaufman, New York State Department of Labor, were on hand to educate potential vendors on what's available to help them grow their business.



Cannastock drew more than 1,000 visitors to Poughkeepsie for Radio Woodstock. Photo by Kathy Kahn.

RADIO WOODSTOCK HOSTS FIRST MARIJUANA FEST IN DUTCHESS

As a result of the 2018 Farm Bill, growing hemp — which contains both THC and CBD — became legal once again after being outlawed 83 years ago by the Marihuana Tax Act. Ironically, the Tax Act became law shortly after the release of the 1936 movie “Reefer Madness,” which has subsequently become a cult classic. Since New York is now awash with fields of hemp, the cannabidiol industry has taken off, prompting Radio Woodstock to host its first Cannastock Fest at the MJN Civic Center in Poughkeepsie on May 13.

Fifty vendors attracted more than 1,000 visitors to the afternoon venue. Recreational marijuana was legalized in New York in 2021 and the New York

State Office of Cannabis Management is working as fast as it can to regulate the booming industry. To date, there are eight legal dispensaries across the state, with more to come as the complicated process to become a legal recreational/medical dispensary is tweaked.

The smoke-free event also attracted noncannabis vendors, including Dutchess Community College, which offers cannabis retail management classes; the NYS Department of Labor is making job postings, skills-matching services and consultation available, as well as Work Opportunity Tax credits to promote hiring individuals from target groups that include veterans and the Workforce Development Institute,

which is participating in programs to help those interested in a career in cannabis. “The industry is growing and we’re helping new business owners educate themselves and employees on how to be successful,” said Cecilia Walsh of the Cannabis Workforce Development Program. Cannastock is a prelude to what those in the Hudson Valley — and across the state — can expect to see as the market for THC and CBD products continues to rise. New York is the 15th state to legalize both medical and recreational use since California first legalized medical cannabis in 1996. It appears cannabis is here to stay, with New York now permitting private citizens to grow a limited amount in their own at homes.

FIRM TAPS MALPRACTICE ATTORNEY



Erik Siegel

Erik Siegel launched his legal career as a summer associate attorney at Koskoff Koskoff & Bieder in Bridgeport, the nationally known firm, that focuses on medical malpractice, personal injury, civil rights and commercial litigation. He then went on to litigate for firms in Stamford and Shelton and recently returned to Koskoff as an associate to handle medical malpractice and personal injury cases.

Siegel, a resident of Stamford, earned his law degree, cum laude, from the University of Florida Levin College of Law. His undergraduate degree in political science is from the University of South Florida.

Attorney James Horwitz, the Koskoff firm’s managing attorney, said, “He (Siegel) understands our focus on represent-

ing the underserved in our community, those suffering from injustice perpetrated by powerful institutions. Erik has the compassion, dedication and creativity needed to tackle tough, emotional cases.”

Siegel was named a “Rising Star” in 2018 - 2023 by Connecticut Super Lawyers™, a peer-designated award, which goes to a select number of accomplished attorneys in each state.

Koskoff has offices in Bridgeport and New Haven. The nationally known law firm has achieved record verdicts for people who suffer serious personal injuries or economic harm from medical malpractice, violation of their civil or constitutional rights, dangerous products, negligence, drunk drivers, corporate or governmental abuse and commercial misconduct.

Carter Morse & Goodrich
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CMG, PRIVATE EQUITY DEAL OF THE YEAR AWARDEE

Carter Morse & Goodrich (CMG) was recently named winner of the Private Equity Deal of the Year award at the U.S.A Middle Market M&A Atlas Awards at the gala and dinner ceremony in Washington, D.C. for its role in the acquisition of Resident Essentials by WILsquare.

Working closely with the winning company and its owner through a volatile, Covid-impacted M&A market, which included pausing the initial marketing process to allow for performance to stabilize,

Michael Carter, managing partner at CMG, expressed gratitude to Global M&A Network for the recognition.

He also advised that, “Whether a company is considering an exit in the near-term or is just curious to learn more about what options exist, we would love to connect, learn more about your company and truly understand your objectives. We can certainly share our insights on the market and help you consider what might make sense

for you and the legacy of your business.

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

While CMG provides a full range of investment banking services, its primary focus is representing owners who are pursuing their once-in-a-lifetime M&A transactions. The firm specializes in advising leading companies in niche markets to plan, prepare, execute and close successful transactions that maximize shareholder value.

For 35 years, the combination of its hands-on approach, senior banker attention, strategic guidance, seamless transaction execution and extensive network of domestic and international resources has enabled it to become a trusted advisor to hundreds of business owners.



HOSPITALS & ELDERCARE





AT WARTBURG, YOU CAN LIVE YOUR BEST LIFE

Wartburg is unlike any retirement community you have ever seen before. We believe that the quality of life is as important as the quality of care. Wartburg's gated, lush 34-acre campus with 24-hour security is tucked behind a quiet residential neighborhood near the Mount Vernon-Pelham border. Since its beginnings as an orphanage more than 155 years ago, to the award-winning, comprehensive older adult care community, Wartburg offers a gold standard of living and care options.

We remain vigilant and dedicated to creating a community of care where seniors can avail themselves of the benefits of an urban lifestyle in a park-like setting, with the peace of mind that comes from knowing there is a team ready to help them as their needs change.

Whether you need temporary assistance or ongoing services, Wartburg has the support you need to live independently for as long as possible in a community that cares. We offer everything from independent senior living and assisted living options to nursing home facility. We also offer adult day care, palliative care, hospice care and respite care. If you live



COMING SOON

independently, but require assistance, we offer in-home support for your daily needs and can also provide rehabilitation and skilled nursing services.

We are building for the future! Slated for opening in Fall 2023, the New Living Center will be a state-of-the-art facility that will bring resources



and support to those affected by Alzheimer's and dementia related diseases. The building will consist of 64 beds, made up of 32 single suites and 32 companion suites.

At Wartburg, you can age in place gracefully and secure that your health and safety are our priority. At Wartburg, you can live your best life.



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Our team of caring specialists, on-campus physicians, and personalized, coordinated care plans have made Ridge Crest a leading provider in Sub-Acute Rehabilitation and Skilled Nursing. A testament to the healing nature of our care, our five-star Medicare-rated community has been consistently recognized by U.S. News & World Report as among the best since 2018. Moreover, Ridge Crest received honors from the Center of Excellence in Wound Management by Wound Care Specialists.

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Whether you are starting on day one or have already made progress in your rehabilitation journey, our dedicated associates are here to support you every step of the way. Our compassionate team of medical professionals, fitness experts and physical therapists will work closely with you to develop a plan that aligns with your goals and abilities.

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A wide range of exceptional services and amenities and specialized training programs allow short-term rehabilitation patients at Ridge Crest to recuperate in style and comfort. Benefits include:

- Nearly 25% more care time from nurses
- 24-hour skilled nursing & emergency response
- On-site physician

By the Numbers According to U.S. News & World Report

Compared to Connecticut Averages, Ridge Crest Patients

Are more than 40% less likely to visit the emergency room

Are 7.5% more likely to maintain the ability for self-care

Compared to National Averages, Ridge Crest Patients

Are 14% more likely to receive specific and personalized therapy

Are nearly 10% more likely to return home after a stay at Ridge Crest

“

My experience with physical therapy at Ridge Crest could not have gone more smoothly. The team is deep in talent. Attentive, so friendly and exuding confidence as they patiently brought me back to full mobility.

— Sidney G., Ridge Crest Patient

LEARN MORE

The community invites you to experience the height of award-winning care that characterizes Ridge Crest at Meadow Ridge. Reclaim your strength and independence by choosing Ridge Crest at Meadow Ridge as your rehabilitation partner.

Call us today to schedule a tour and discover how our programs can help you live your best life.

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BEST
NURSING HOMES

U.S. News & World Report

LONG-TERM CARE
2022-23

BEST
NURSING HOMES

U.S. News & World Report

SHORT-TERM
REHABILITATION
2022-23

Award-winning care that rises above the rest.

Our five-star Medicare-rated community is a leading provider in Sub-Acute Rehabilitation and Skilled Nursing. Our exceptional care is achieved through a personalized approach to each patient's needs, providing better outcomes than the national average.

For more information, call **203-295-7584**
RidgeCrestAtMeadowRidge.com



100 Redding Road | Redding, CT 06896
Managed by Benchmark Senior Living



THE PLACE I BELONG

My past, present and future can be seen in the objects carefully arranged in my home. My belongings and my longings are all here. Along the way, home balances the sacred part of my story. The bits and pieces of who I was, who I am and who I am becoming are rooted in my first home and have evolved in the homes I've made along the way.

I am not unique in this. Home is a feeling for most of us. We know how hard it is

at times to move on. How could we when we've heard that "home is where the heart is," "home is where your mom is," "home is where you hang your hat," "home is where your story begins," "there's no place like home," and on and on?

It was moving day over a year after my father died. My brother and I were moving mom out of the apartment where she raised all her children. My brother and I stood in what was our living room. It was



Home is a Feeling

Discover The Greens at Greenwich

We are a small intimate assisted living community for your loved one with memory impairment. The Greens provides safety, comfort, and a loving home filled with laughter and joy.

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Schedule a Tour
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thegreensatgreenwich.com



Excellence in Dementia Care



stark, cold and echoed as we spoke as if the memories were floating all away. We were broken hearted standing in the empty space. I felt I was abandoning all the people who came and went throughout the years I lived there.

Once again, these are common feelings. They are feelings that ground us. These are the feelings many of us have when we move on. When someone has a memory impairment those feelings remain. They are feelings of balance, safety, love, comfort and reassurance. These feelings are sought when home feels lost. The need to center oneself is never more important than when you

feel so much is slipping away. One needs to find sacred ground; a place where there is no judgment and kindness prevails.

When residents move into The Greens at Greenwich, they carry much of their home within them. They seek the essence of a safe space to "hang their hat," feel their story can continue and be embraced by people who will love them unconditionally. At The Greens at Greenwich, we know that there is no place like home and that more than anything else Home is a Feeling.

By Maria Scaros, Executive Director, The Greens at Greenwich.

THE BRISTAL ASSISTED LIVING
INVITES YOU TO A
GARDEN
party

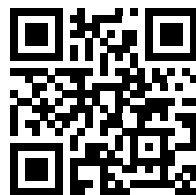
SATURDAY, JUNE 3
& SUNDAY, JUNE 4

Take
advantage of
our spring
savings special
this weekend
only!

Stop by the community
of your choice between

10:00AM - 2:00PM

Join us at any of The Bristol communities for a festive
spring weekend. Take a tour, view our beautifully appointed
apartments, meet our team and learn more about
The Bristol's amenities and lifestyle.



For a list of all of our locations
and to let us know you're coming,
scan the QR Code or visit:
thebristol.com/gardenparty

 Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.

Where every doctor, nurse, and caregiver provides the greatest of care

Greenwich Hospital is part of Yale New Haven Health, a premier academic health system affiliated with Yale School of Medicine, with advanced services and seasoned professionals, including the finest surgeons and specialty physicians who use the latest technology. With its national reputation for patient satisfaction, Greenwich Hospital physicians, surgeons, nurses and staff are known as much for their skills as their compassionate care. Our medical teams use one common electronic medical record to coordinate care and provide patients with easy online access to their health record.

24/7 Emergency Care

Greenwich Hospital provides round-the-clock emergency and trauma care, including life-saving surgery for heart attack and stroke patients. Our youngest patients are treated in a Pediatric Emergency Department staffed by pediatric emergency physicians from Yale New Haven Children's Hospital with a separate children's emergency area designed to put kids and their families at ease.

Center for Healthy Aging

Greenwich Hospital offers a comprehensive program of care for older adults through its Center for Healthy Aging. The Center offers a wide range of outpatient programs to improve quality of life for older adults and their families including comprehensive aging assessments, geriatric psychiatry services and caregiving support groups. The Center for Healthy Aging has received national recognition as a Center of Excellence from the American Geriatrics Society. Services are available to assure older patients and their families get the care and support they need in the hospital and at home. In addition, Greenwich Hospital is one of 300 hospitals across the country participating in NICHE (Nurses Improving Care for Hospitalized Elderly). NICHE is the only national geriatric initiative of its kind to provide systematic training and resources to assure older hospitalized patients receive sensitive and exemplary care.

World-class Cancer Expertise

At Smilow Cancer Hospital across from the main hospital, board-certified oncologists and nurses provide comprehensive care from genetic testing and diagnostic services to advanced medical, radiation and surgical treatment to clinical trials and survivorship programs – all powered by affiliation with the world-renowned Yale Cancer Center. Wellness programs, educational lectures and support groups address the physical and emotional needs of patients and their loved ones.

For a tour, please call 203-863-3000.



Outpatient Services

Our outpatient facilities include West Putnam Medical Center in Greenwich, which houses the Yale New Haven Children's Hospital Pediatric Specialty Center, Yale New Haven Health's Heart and Vascular Center, Endoscopy Surgical Center and an expansive Physical Rehabilitation Center. Other satellite facilities include Long Ridge Medical Center, which offers rehabilitation services and an infusion center, and Greenwich Hospital Diagnostic Center, both in Stamford, plus a Walk-In Care Center in Rye Brook, NY.

Telehealth

Greenwich Hospital offers telehealth, a secure and effective option for many healthcare needs that don't require hands-on treatment. Patients have the option of phone or video visits with their practitioners. Patients can schedule remote video visits through the MyChart app, which can be easily downloaded to their computer, tablet or smartphone.

5 Perryridge Road
Greenwich, CT 06830
greenwichhospital.org



A national healthcare leader, all thanks to our exceptional employees.

Greenwich Hospital is proud to have been honored with Pinnacle of Excellence and Guardian of Excellence Awards by Press Ganey, a national leader in measuring patient satisfaction.

As a Guardian of Excellence Award recipient, Greenwich Hospital is in the top 5 percent of healthcare providers delivering an exceptional patient experience in Inpatient, Outpatient Oncology and Outpatient Rehabilitation services.

The Pinnacle of Excellence Award is awarded to the nation's top-performing organizations for exhibiting the highest levels of standards in patient experience. For three consecutive years, Greenwich Hospital received accolades in Inpatient, Ambulatory Surgery and Outpatient services.

We thank you for this amazing acknowledgment, and we promise to remain tirelessly committed to treating our patients with the greatest of care.



YaleNewHaven**Health**
Greenwich Hospital



Every 40 seconds, someone in the United States **suffers a stroke.**

TRUSTED EXPERTS. ADVANCED TECHNOLOGY. COMPREHENSIVE STROKE CARE.



White Plains Hospital has rapidly built its Neurosciences program, offering comprehensive, cutting-edge treatment for a variety of complex neuro-endovascular, neurosurgical, neurological, cranial, and spine conditions.

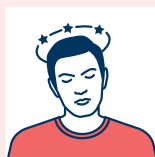
White Plains Hospital now performs mechanical thrombectomies at its state-of-the-art stroke center. Considered the gold standard for stroke treatment, this minimally invasive procedure is the highest quality care available for acute stroke patients.

“Access to advanced neurological care is crucial for improving patient outcomes in our community,” says Dr. Rafael A. Ortiz, Executive Director of White Plains Hospital’s Neurosciences program. “One of the most significant advancements in stroke care has been the development of thrombectomy procedures, which can rapidly restore blood flow to the brain and greatly improve a patient’s chances of recovery. By offering this advanced treatment option, White Plains Hospital is dedicated to providing our community with the highest level of complex and comprehensive care, close to home.”

When minutes matter, knowing the symptoms of a stroke and getting treatment quickly can make all the difference.

JUST REMEMBER: **BE FAST**

B



BALANCE

IS THE PERSON SUDDENLY HAVING TROUBLE WITH BALANCE OR COORDINATION?

E



EYES

ARE THEY EXPERIENCING BLURRED OR DOUBLE VISION OR A SUDDEN LOSS OF VISION IN ONE OR BOTH EYES?

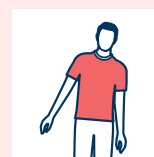
F



FACE DROOPING

DOES ONE SIDE OF THE FACE DROOP OR IS IT NUMB? ASK THE PERSON TO SMILE.

A



ARM WEAKNESS

IS ONE ARM WEAK OR NUMB? SEE IF THE PERSON CAN RAISE BOTH ARMS.

S



SPEECH DIFFICULTY

IS SPEECH SLURRED, OR ARE THEY UNABLE TO SPEAK? ASK THE PERSON TO REPEAT A SIMPLE SENTENCE LIKE, “THE SKY IS BLUE.”

T



TIME TO CALL 911

IF THE PERSON SHOWS ANY OF THESE SYMPTOMS, CALL 911 AND GET THEM TO THE HOSPITAL IMMEDIATELY.

To learn more about White Plains Hospital’s Neurosciences program, visit wphospital.org/neuro





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is Westchester's

BEST

For Quality, Safety & Patient Experience

Visit wphospital.org/awards



Every step forward is a chance to get back to being yourself

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Burke Rehabilitation provides award-winning physical rehabilitation for everyone, from adolescents to seniors, and for simple orthopedic injuries, chronic medical conditions, traumatic injuries, and surgeries. Our flagship hospital in White Plains, NY and our twelve outpatient sites across Westchester County and the Bronx serve the Tri-State region.



BURKE
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WHITE PLAINS

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Scheduling: (914) 597-2200

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Phone: (914) 597-2570 Fax: (914) 597-2201

Cardiac Rehabilitation Building 4, 2nd Fl.

Phone: (914) 597-2802 Fax: (914) 597-2801

Pulmonary Rehabilitation Building 4, 2nd Fl.

Phone: (914) 597-2139 Fax: (914) 597-2763

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Phone: (914) 597-2556 Fax: (914) 835-3187

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Phone: (914) 597-2133 Fax: (914) 253-9372

SOMERS

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Phone: (914) 597-2890 Fax: (914) 669-5061

YONKERS–EXECUTIVE PLAZA

6 Executive Plaza, Suite 280, Yonkers, NY 10701

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YONKERS–RIDGE HILL

Ridge Hill, 73 Market St., Suite 178a,
Yonkers, NY 10710

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

PANELISTS



R. David Genovese
Founder
Baywater Properties



Jonathan Gertman
Senior VP
The NRP Group



Martin Ginsburg
Principal
Ginsburg Development Co.



Katherine Kelman
Managing Director
LMXD

EVENT:

Thursday, June 8
11:30 a.m. to 1:30 p.m.

ATTENDANCE:

\$40 per person

HOSTED BY:

CV Rich Mansion
305 Ridgeway, White Plains

REGISTER:

westfaironline.com/RealEstate2023

MODERATOR:



Eon S. Nichols
Partner
Cuddy & Feder LLC

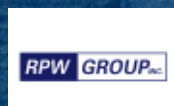
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COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, May 10 - 16

Stephen E. Chalk, Scarsdale, re. Pilgrim Group International LLC, 23-22361-SHL. Chapter 7, assets \$13,949, liabilities \$3,391,341. Attorney: Jeffrey A. Reich.

Aki Decor Inc., Monticello, Mujo Todic, president-owner, 23-35370-CGM. Chapter 7, assets \$64,490, liabilities \$758,523. Attorney: Robert M. Fox.

Mujo Todic, Monticello, re. Aki Deco Inc., 23-35371-GGM. Chapter 7, assets \$129,480, liabilities \$609,465. Attorney: Robert M. Fox.

U.S. District Court, White Plains Local business cases, May 10 - 16

Yvette Myers vs. Tri-County Care LLC, Monsey, et al, 23-cv-3981-CS. Religious discrimination. Attorney: Ronald J. Wronko Jr.

Cecelia Marin, Middletown vs. Sam's Club, Walkkill store, 23-cv-4055. Personal injury, removal from Orange Supreme Court. Attorneys: plaintiff pro se, Patricia A. O'Connor for defendant.

DEEDS

Above \$1 million

13 Riverdale Ave LLC, Pelham. Seller: DJ Gym Port Chester Properties LLC, New Rochelle. Property: 13 Riverdale Ave., Rye. Amount: \$3.1 million. Filed May 2.

16 Bonwit LLC, Rye Brook. Seller: Bajaj Ankeet, Scarsdale. Property: 16 Bonwit Road, Rye. Amount: \$1 million. Filed May 10.

2128 Boston Post Road LLC, New City. Seller: Locals Larchmont LLC, Larchmont. Property: 2128 Boston Post Road, Mamaroneck. Amount: \$1.5 million. Filed May 8.

Benson, Stephen E., Bedford. Seller: US Bank NA, etc., St. Paul, Minnesota. Property: 227 Middle Patent Road, Bedford. Amount: \$2.9 million. Filed May 10.

Bethel Nursing & Rehabilitation Center, Croton-on-Hudson. Seller: 67 Springvale Road LLC, Great Neck. Property: 67 Springvale Road, Cortlandt. Amount: \$32 million. Filed May 10.

BHN Properties, Scarsdale. Seller: 34 MacQuesten LLC, Mount Vernon. Property: 34 Mac Questen Parkway, Mount Vernon. Amount: \$2.6 million. Filed May 8.

Bonnefoy Place LLC, Bayside. Seller: 20 Bonnefoy Place Realty LLC, Scarsdale. Property: 20 Bonnefoy Place, New Rochelle. Amount: \$1.3 million. Filed May 10.

Cerni, Salvatore A., New York. Seller: 241 Nelson Road Corp., Armonk. Property: 241 Nelson Road, Scarsdale. Amount: \$1 million. Filed May 10.

Fox, Mary and Michael Fox, Tarrytown. Seller: 78 Crest LLC, Tarrytown. Property: 78 Crest Drive, Greenburgh. Amount: \$1.1 million. Filed May 9.

Gova Holdings Group LLC, Yonkers. Seller: Anthony O. Ahmed, Yonkers. Property: 77 Lewis Parkway, Yonkers. Amount: \$1 million. Filed May 10.

Hudson Valley Management Group LLC, Elmsford. Seller: 125 East Main LLC, Elmsford. Property: 125 E. Main St., Greenburgh. Amount: \$1.5 million. Filed May 10.

LL Parcel E LLC, Fort Washington, Pennsylvania. Seller: Luz M. Lopez, Ossining. Property: 302 Horseman Blvd., Mount Pleasant. Amount: \$1.8 million. Filed May 2.

LL Parcel E LLC, Fort Washington, Pennsylvania. Seller: Brandon G. and Jennifer Nelson, New York. Property: 300 Horseman Blvd., Mount Pleasant. Amount: \$2 million. Filed May 5.

Malina, Anita and Michael Malina, Scarsdale. Seller: 12 Innes Road LLC, Carle Place. Property: 12 Innes Road, Scarsdale. Amount: \$1.2 million. Filed May 4.

Mazzola, John, Rye. Seller: Mazzola Family Restorations LLC, Rye. Property: 25 Bulkley Manor, Rye. Amount: \$2 million. Filed May 3.

Rubino, Richard, Pound Ridge. Seller: 108 High Ridge Road Estate LLC, White Plains. Property: 108 High Ridge Road, Pound Ridge. Amount: \$4.3 million. Filed May 3.

Somers Crossings LLC, Goldens Bridge. Seller: Mary Pruiett, Pittsboro, North Carolina. Property: 8 Amber Lane, Somers. Amount: \$1.2 million. Filed May 10.

Spencer, Robert H., Pound Ridge. Seller: Weichert Workforce Mobility Inc., Morris Plains, New Jersey. Property: 21 Beech Hill Lane, Pound Ridge. Amount: \$1.6 million. Filed May 4.

Van Hasselt Auto Service Inc., Huntington Beach, California. Seller: Central Park Avenue Yum Yum LLC, Yonkers. Property: 2481 Central Park Ave., Yonkers. Amount: \$1.2 million. Filed May 10.

White Marsh Holdings LLC, Columbia, Maryland. Seller: EH23 LLC, Arlington, Virginia. Property: 201 Ogden Ave., Greenburgh. Amount: \$23.4 million. Filed May 8.

Woodworth Realty Corp., Chappaqua. Seller: 94 Woodworth Avenue LLC, Greenwich, Connecticut. Property: 1 Ashburton Ave., Yonkers. Amount: \$4.6 million. Filed May 3.

Below \$1 million

11 Whipoorwill Lane LLC, New Fairfield. Seller: MRL II Whipoorwill LLC, Millwood. Property: 11 Whipoorwill Lane, North Castle. Amount: \$632,000. Filed May 9.

22 South Washington Avenue LLC, Hartsdale. Seller: GCH Property LLC, Port Chester. Property: 22 S. Washington Ave., Greenburgh. Amount: \$350,000. Filed May 10.

53 S. Ninth Avenue LLC, Roslyn. Seller: Joely R. Sanchez, Bernville, Pennsylvania. Property: 53 Ninth Ave., Mount Vernon. Amount: \$845,000. Filed May 9.

Aloia, Silvio, New Rochelle. Seller: Pink Tease LLC, Huntington. Property: 149 Hanson, New Rochelle. Amount: \$235,000. Filed May 3.

Amen Homes LLC, Mount Vernon. Seller: Natalia M. Dominguez and Martha Almonte Gil, Brooklyn. Property: 302 Edwards Place, Yonkers. Amount: \$538,000. Filed May 4.

Arnold Place Realty LLC, Briarcliff Manor. Seller: Anthony D'Agostino, Tuckahoe. Property: Arnold Place, Mount Pleasant. Amount: \$149,000. Filed May 5.

Astallar Real Property Assets LLC, Monroe. Seller: Bryant J. Marasco and Kimberly Griesch, White Plains. Property: 37 Francis Lane, Rye. Amount: \$468,000. Filed May 3.

Bathija Brothers LLC, Mohegan Lake. Seller: Pedro Jarama, Ossining. Property: 31 Fowler Ave., Cortlandt. Amount: \$170,000. Filed May 9.

Bent, Audrey S., White Plains. Seller: Giovanni Cajamarca PC, Yonkers. Property: 34 McLean Ave., Greenburgh. Amount: \$620,000. Filed May 5.

Browne, Bridget T., Yonkers. Seller: Hobie Holding LLC, New York. Property: 522 Park Ave., Yonkers. Amount: \$420,000. Filed May 4.

BSD 30 Cook Partners LLC, Bronx. Seller: George and Shirley Dzagali, Bronx. Property: 30 Cook Ave., Yonkers. Amount: \$780,000. Filed May 10.

Cairo, Razio, Rye Brook. Seller: JMA Property Management LLC, Rye Brook. Property: 417-421 Franklin St., Rye. Amount: \$300,000. Filed May 10.

Castillo, Ruben, New York. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 235 Delano Ave., Yonkers. Amount: \$714,000. Filed May 8.

Colavita, Anthony S., Eastchester. Seller: Wells Fargo Bank NA, West Palm Beach, Florida. Property: 322 Woodworth Ave., Yonkers. Amount: \$190,000. Filed May 8.

Cornachio III, Albert W., Rye Brook. Seller: Wells Fargo Bank NA, Santa Ana, California. Property: 216 Smith St., Peekskill. Amount: \$746,000. Filed May 10.

Cristella, Stephen and Michelle Citino, White Plains. Seller: Pace Home Buyers LLC, New Rochelle. Property: 97 Washington Ave., North Castle. Amount: \$200,000. Filed May 10.

Heitman, Robert J., Peekskill. Seller: 611 Depew Street LLC, Chappaqua. Property: 611 Depew St., Peekskill. Amount: \$469,000. Filed May 10.

Jonathan Dean Enterprises Inc., Dobbs Ferry. Seller: Gabriella A. Ramundo, Brooklyn. Property: 40 Davis Ave., Mount Pleasant. Amount: \$605,000. Filed May 10.

Lake Mohegan Mansion LLC, Mohegan Lake. Seller: C&G United LLC, Mahopac. Property: 1723 Tower Court, Yorktown. Amount: \$225,000. Filed May 4.

Lancellotti, Rosina, Ardsley. Seller: Sema Properties LLC, River Edge, New Jersey. Property: Allen Street, Greenburgh. Amount: \$250,000. Filed May 8.

Mag Property Holdings LLC, Yonkers. Seller: Ghosh, Brooklyn. Property: 10 Beacon Hill Road, Greenburgh. Amount: \$799,000. Filed May 4.

Mgm Design & Construction Group LLC, Croton-on-Hudson. Seller: Jorge P. V. Gallego and Ana L. Quituizaca Naulahuari, Ossining. Property: 5 Hawkes Ave., Ossining. Amount: \$300,000. Filed May 8.

MHH 31 Associates LLC, Rye. Seller: Maria DeStefano, New Rochelle. Property: 490 Bleeker Ave., Mamaroneck. Amount: \$450,000. Filed May 10.

MHH 5M ASSOCIATES LLC, Rye. Seller: Marilyn Marcus, Mamaroneck. Property: 490 Bleeker, Mamaroneck. Amount: \$905,000. Filed May 10.

Miressi, Thomas, White Plains. Seller: MMJK LLC, Peekskill. Property: 589 Jerome Road, Yorktown. Amount: \$200,000. Filed May 8.

Pagano, Daniel, Yorktown Heights. Seller: Your New Home LLC, Peekskill. Property: 9 N. James St., Peekskill. Amount: \$14,000. Filed May 10.

Peysner, Virginia, White Plains. Seller: 64 Flan LLC, Matamora, Pennsylvania. Property: 64 Flandreau Ave., New Rochelle. Amount: \$550,000. Filed May 10.

Reckde LLC, Bronxville. Seller: Beverly V. Hunter, Bronx. Property: 1376 Midland Ave., Yonkers. Amount: \$440,000. Filed May 10.

Rloon Investors LLC, Yonkers. Seller: MGS Realty Solutions LLC, Yonkers. Property: 124 Belknap Ave., Yonkers. Amount: \$457,000. Filed May 10.

Ruggiero, Joseph A., Chappaqua. Seller: Design Builders Group Inc., Purchase. Property: 39 Weavers Hill, New Castle. Amount: \$703,000. Filed May 9.

Wilmington Savings Fund Society FSB, Dallas, Texas. Seller: 229 Tecumseh LLC, Bronx. Property: 229 Tecumseh Ave., Mount Vernon. Amount: \$325,000. Filed May 10.

Worldwide Realty New York LLC, Yonkers. Seller: Luis Mena, Yonkers. Property: 46 Morris St., Yonkers. Amount: \$890,000. Filed May 10.

Z&C Properties Group LLC, Yorktown Heights. Seller: Natalia McNamara, Croton-on-Hudson. Property: 152 Maple St., Cortlandt. Amount: \$620,000. Filed May 10.

Federal Tax Liens, \$10,000 or greater, Westchester County, May 10 - 16

Hernandez, Angel Maria: Yonkers, 2011 - 2020 federal excise tax, \$235,358.

WORKERS' COMPENSATION BOARD

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

G&R Agency Inc., Tuckahoe. Amount: \$21,500.

J&N Iron Work Inc., Buchanan. Amount: \$40,000.

KJO Construction Inc., Ossining. Amount: \$8,300.

JUDGMENTS

Almonte, Rafael Jr., White Plains. \$7,315 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 5.

Alvarez, Valerie M., Yonkers. \$2,718 in favor of Capital One NA, Glen Allen, Virginia. Filed May 5.

Black Quarry Mill Work LLC, Yonkers. \$226,020 in favor of Honest Funding LLC, Brooklyn. Filed May 1.

Blackridge Development Corp., Yonkers. \$290,470 in favor of Emma Green Restaurant LLC, Bridgeport, Connecticut. Filed May 3.

Brown, Leroy E., Mount Vernon. \$8,026 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Cherneha, Halyna, Yonkers. \$3,060 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 3.

Costello, Martin V., Hastings-on-Hudson. \$3,191 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 1.

Deef Inc., Ardsley. \$5,666 in favor of Oxford Health Plans New York Inc., Shelton, Connecticut. Filed May 2.

Goldstein, Peter A., Ossining. \$115,203 in favor of Patricia McNamee, Amenia. Filed April 28.

Heil, Casey M., Port Chester. \$13,595 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Hines, Virginia, Yonkers. \$11,825 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Facts & Figures

Jackson, Laquana C., Yonkers. \$12,258 in favor of Discover Bank, New Albany, Ohio. Filed May 2.

Jam Printing, Elmsford. \$58,498 in favor of NYIP Owner I LLC, Elmsford. Filed May 5.

Lebberes Anaida, Scarsdale. \$5,000 in favor of Ian C. Daiter, New York. Filed May 3.
Obenza, Arsenio L., Hartsdale. \$2,345 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 5.

Quizhpi, Wilson G., Ossining. \$3,499 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 5.

Rejas, Luis T., Ossining. \$8,403 in favor of Discover Bank, New Albany, Ohio. Filed May 5.

Rodriguez, Juan H., Port Chester. \$9,414 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed May 8.

Rodriguez, Vielka, New Rochelle. \$8,250 in favor of Farber Pappalardo & Carbonari, White Plains. Filed May 3.

Salazar, Julio A., Armonk. \$8,500 in favor of Jodi A. Mosiello, White Plains. Filed May 1.

Santiago, Edwin, Spring Hill, Florida. \$29,083 in favor of VL Gem LLC, Yonkers. Filed May 9.

Tavarez, Diana, Shrub Oak. \$4,920 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed May 2.

Williams, Edmund, Port Chester. \$78,720 in favor of Robert K. Cook, Lambertville, New Jersey. Filed May 1.

Zumpano, Stephen M., Yorktown Heights. \$17,619 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 5.

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

Alvarado, Norma, as owner. Filed by GS Mortgage-Backed Securities Trust 2019-Pj2. Action: Foreclosure of a mortgage in the principal amount of \$981,000 affecting property located at 8 Pheasant Run, Scarsdale. Filed April 28.

American Express Bank FSB, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 90 Stanton Circle, New Rochelle. Filed May 2.

American Express Bank FSB, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$459,000 affecting property located at 141 Lorraine Ave., Mount Vernon. Filed May 4.

Bank of America NA, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$850,000 affecting property located at 160 Overlook Circle, New Rochelle. Filed May 1.

Barnes, Errol, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$517,000 affecting property located at 174 Madison Ave., Rye. Filed May 2.

Blanchard, Viviana, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$629,000 affecting property located at 7 Wyanoke St., White Plains. Filed May 1.

Borbon, Julio, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$416,000 affecting property located at 171 Sedgwick Ave., Yonkers. Filed April 28.

Cavalry SPV I LLC, as owner. Filed by Loancare LLC. Action: Foreclosure of a mortgage in the principal amount of \$589,000 affecting property located at 27 Rodman Oval, New Rochelle. Filed May 2.

Cole, James L., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$419,000 affecting property located at 1 Willow Place, Mount Vernon. Filed May 4.

Cusano, Chris, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$327,000 affecting property located at 1437 Delaware Road, Yorktown. Filed May 3.

DelBene, Debra G., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 253 Glenhill Ave., Yonkers. Filed April 28.

Deutsche Bank National Trust Co., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$168,000 affecting property located at 1701 Crompond Road, Unit D411, Peekskill. Filed May 3.

Faiella, Todd M., as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 10 Stone Ave., Ossining. Filed May 2.

Flores, Marlena M., as owner. Filed by Nisa Enterprises LLC. Action: Foreclosure of a mortgage in the principal amount of \$25,000 affecting property located at 23 Ridgeland Road, Yonkers. Filed April 28.

Greenaway, Augustina, as owner. Filed by Citigroup Mortgage Loan Trust Inc. Action: Foreclosure of a mortgage in the principal amount of \$332,000 affecting property located at 33 Glover Ave., Yonkers. Filed May 2.
Lim, Chong H., as owner. Filed by Gulf Harbour Investments Corp. Action: Foreclosure of a mortgage in the principal amount of \$186,000 affecting property located at 1050 Old Post Road, Lewisboro. Filed May 1.

Lyn-Cook, Michael, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$190,000 affecting property located at 28 Amsterdam Place, Mount Vernon. Filed April 28.

Martin, Edward J., as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 1555 Old Orchard St., North Castle. Filed May 2.

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 April 28.

Perez, Fabiaz, as owner. Filed by ARCEPE I LLC. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 1089-1091 Mile Square Road, Yonkers. Filed May 3.

Torrente, Michelle B., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$434,000 affecting property located at 2873 Springhurst St., Yorktown. Filed May 1.

Winter, Pamela, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$369,000 affecting property located at 3811 Wood St., Yorktown. Filed May 2.

MECHANIC'S LIENS

A&F Williams Street LLC, White Plains. \$2,424 in favor of 3phase Excel Elevator, Secaucus, New Jersey. Filed April 28.

AVB Harrison LLC, Harrison. \$274,527 in favor of OCGP LLC, Flushing. Filed May 4.

Brightview Harrison LLC, Harrison. \$18,455 in favor of KG Pumping Corp, Springfield. Filed May 2.

LDG Properties, White Plains. \$1,736 in favor of 3phase Excel Elevator, Secaucus, New Jersey. Filed May 3.

LDG Properties, White Plains. \$2,424 in favor of 3phase Excel Elevator, Secaucus, New Jersey. Filed April 28.

McDougall Jessica, Pelham. \$8,561 in favor of DHD Windows & Doors LLC, Monroe, Connecticut. Filed May 4.

PVE Company II LLC, New Rochelle. \$4,856 in favor of Mason Industries Inc., Hauppauge. Filed May 2.

Suez Water Westchester, Eastchester. \$26,480 in favor of US Electrical Services Inc., Poughkeepsie. Filed May 2.

NEW BUSINESSES

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

Partnerships

M&A Cleaning Services, 14 Maple Place, Ossining 10562. c/o Maria and Amanda Delcid. Filed May 4.

Shift We Made, 274 Hayward St., Yonkers 10704. c/o Jeanelle Canelo and Joseph Santoro. Filed May 8.

Shift We Said, 274 Hayward St., Yonkers 10705. c/o Jeanelle Canelo and Joseph Santoro. Filed May 8.

SOLE PROPRIETORSHIPS

All BBQ, 356 Summit Ave., Mount Vernon 10552. c/o Jesuino Alves Da Silva Junior. Filed May 9.

Anthony Simonetti Accounting Co., 1 Club Lane, Elmsford 10523. c/o Anthony Simonetti. Filed May 1.

Ballon Fairy New York, 172 Beverly Road, Mount Kisco 10549. c/o Casey Glickstein. Filed May 5.

Bonus Points Shop, 23 Westview Ave., Rye Brook 10573. c/o Alexandra Rose Pinlac. Filed May 9.

Cats Closet, 636 N.Terrace Ave., Mount Vernon 10552. c/o Cathy V. Filed May 3.

CF Construction, 5 Sarah St., Ossining 10562. c/o Cristian Fajardo. Filed May 2.

Chantal Cleaning Services, 205 Main St., 2C, Ossining 10562. c/o Chantal Voltaire. Filed May 2.

Cm Contracting, 328 Locust Ave., Port Chester 10573. c/o Christian S. Maza Peralta. Filed May 3.

Crisel Ramos, 42 Pine St., Yonkers 10701. c/o Crisel Ramos. Filed May 8.

Danny's Landscaping, 39 Beattie Lane, No. 2, New Rochelle 10805. c/o Daniel Ayala. Filed May 5.

DevTOTYPE, 17 Sniffen Road, Armonk 10504. c/o Carl Ranieri III. Filed May 5.

Diamond Cleaning Service, 131 Neutron Ave., Port Chester 10573. c/o Nidia Serrano. Filed May 1.

Eastchester Exclusive Nail Studio, 187 Main St., Eastchester 10708. c/o Trenna Seney. Filed May 10.

Express Taxi of Peekskill, 1061 Main St., No. 134 Peekskill 10566. c/o Matilda Walter Smith. Filed May 3.

Fetemart, 145 Edenwald Ave., Mount Vernon 10550. c/o Roy B. Brisport. Filed May 4.

Food By Faith, 38 Manitou Trail, White Plains 10603. c/o Melissa Barrow and Darrin Jackson. Filed May 4.

Galantes Cleaning Service, 6 Villus Ave., New Rochelle 10801. c/o German Williams Minaya. Filed May 10.

Hair Design Center, 1879 Commerce St., Yorktown Heights 10598. c/o Stefania Rishel. Filed May 10.

Ivis Cleaning Service, 117 Harding Ave., IC, White Plains 10606. c/o Patricio Rodriguez. Filed May 1.

Jah Interiors, 10 Coralyn Road, Scarsdale 10583. c/o Julia Hecht. Filed May 4.

JM Legacy Painting, 265 E. Lake Blvd., Mahopac 10541. c/o Jose Abel Montoya Chinchilla. Filed May 4.

Jmazing Sales, 66 Mount Vernon Ave., Mount Vernon 10550. c/o Vanessa Joseph. Filed April 28.

Larrabee Law, 2 Troy Lane, Bedford 10506. c/o Susan B. Larrabee. Filed May 4.

Maat Enterprises, 244 Washington St., Peekskill 10566. c/o Rena Winchester. Filed May 1.

Melchors Landscaping, 60 Maple Ave., Apt. 17, Mount Kisco 10549. c/o Carlos Alfredo Melchor Aguirre. Filed May 2.

Miguel A. Coyt Landscaping, 22 Bent Ave., No.1, Port Chester 10573. c/o Miguel Cox. Filed May 5.

Moon Spa, 231 1/2 S. Highland Ave., Briarcliff Manor 10510. c/o Ya Dong Chen. Filed May 4.

Musical Munchkins, 27 Archer Ave., White Plains 10603. c/o Demi C. Wood. Filed May 5.

Rise Solution Pro, 66 Mount Vernon Ave., Mount Vernon 10550. c/o Vanessa Joseph. Filed April 28.

Robert Levy Photography, 109 Old Farm Road South, Pleasantville 10570. c/o Robert Levy. Filed May 1.

Ropas Tipicas De Guatemala, 540 North Ave., New Rochelle 10801. c/o Jose Cardona Baltazar. Filed May 3.

Sleep & Wellness, 780 Main St., New Rochelle 10805. c/o Diana Bernal-Messinger. Filed May 9.

Victoria, 199 Nepperhan Ave., Yonkers 10701. c/o Lorena Victoria Perez Lopez. Filed May 3.

Facts & Figures

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: Greens at Chester Section 1 LLC. Property: in Chester. Amount: \$22.5 million. Filed May 10.

Below \$1 million

30 Hamilton Holding LLC, as owner. Lender: IBIS Capital Group LLC Cash Balance Plan. Property: 30 Hamilton Ave., Sloatsburg. Amount: \$300,000. Filed May 11.

79 North Airmont Road LLC, as owner. Lender: Loan Funder LLC Series 48678. Property: 79 N. Airmont Road, Suffern. Amount: \$687,500. Filed May 5.

Bank Of America, as owner. Lender: Oriade T. Harbor and Aileen V. Rosario. Property: in New Windsor. Amount: \$96,000. Filed May 5.

Broadview Capital LLC, as owner. Lender: 136 Johnston LLC. Property: 136 Johnson St., Newburgh. Amount: \$225,000. Filed May 9.

EH Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Deerpark. Amount: \$93,000. Filed May 5.

Northeast Community Bank, as owner. Lender: R. Noam Estates LLC. Property: 7 Garfield Road, Palm Tree. Amount: \$361,000. Filed May 4.

Sharestates Investments LLC, as owner. Lender: Newburgh SHG 93 LLC. Property: in Newburgh. Amount: \$192,000. Filed May 5.

DEEDS

Above \$1 million

11 North Troop LLC, Blauvelt. Seller: Blau Rock LLC, Englewood Cliffs, New Jersey. Property: 11 N. Troop Road, Blauvelt. Amount: \$1.8 million. Filed April 5.

52 and 56 South Main Street LLC, Spring Valley. Seller: M&A Rockland Holdings LLC, Los Angeles, California. Property: 52 and 56 S. Main St., Spring Valley. Amount: \$4.3 million. Filed April 18.

65 Call Hollow Holdings LLC, Pomona. Seller: Briarwoods Farm Inc., Monsey. Property: 65 69 Call Hollow Road, Pomona. Amount: \$1.6 million. Filed April 18.

Bethune Park LLC, Chester. Seller: Alfonso Lema, et al. Spring Valley. Property: 149 Bethune Blvd., Spring Valley. Amount: \$1.1 million. Filed April 5.

Denis Auto Repair Inc., Pearl River. Seller: Bricker Inc., Brooklyn. Property: 500 N. Middletown Road, Pearl River. Amount: \$1 million. Filed April 19.

NBroadway LLC, Upper Nyack. Seller: Robert C. and Doris R. Clemensen, Upper Nyack. Property: 609 - 6011 N. Broadway, Nyack. Amount: \$2.1 million. Filed April 12.

Regency 1997 LLC and **Carefree Lane LLC**, New York. Seller: Isaac Kassirer, Suffern. Property: 4 Carefree Lane, Wesley Hills. Amount: \$3 million. Filed April 4.

Below \$1 million

11 Stacie Lane LLC, Monsey. Seller: 11 Stacie LLC, Brooklyn. Property: 11 Stacie Lane, Spring Valley. Amount: \$456,000. Filed April 5.

115 Route 59 LLC, Suffern. Seller: Laurel Delescinskis, Suffern. Property: 115 Route 59, Suffern. Amount: \$450,000. Filed April 14.

124 Route 59 LLC, Airmont. Seller: Stage Street Properties LLC, Airmont. Property: 124 Route 59, Airmont. Amount: \$400,000. Filed April 14.

13 John Street LLC, Hempstead. Seller: Fernandez Caridad Trust, Orangeburg. Property: 16 Woodland Terrace, Orangeburg. Amount: \$695,000. Filed April 5.

33 High Avenue LLC, Millwood. Seller: Carol and William Baretz, Nyack. Property: 33 High Ave., Nyack. Amount: \$400,000. Filed April 19.

6 Prairie LLC, Brooklyn. Seller: John and Diana Sidtis, Suffern. Property: 6 Prairie Ave., Suffern. Amount: \$470,000. Filed April 4.

92 CR LLC, Monsey. Seller: Abraham B. Rosenberg, Monsey. Property: 92 College Road, Monsey. Amount: \$950,000. Filed April 4.

Aslam, Naveed and Aslam, Sabur, Edgewater, New Jersey. Seller: JDF Homes LLC, West Nyack. Property: 377 Kings Highway, Valley Cottage. Amount: \$916,055. Filed April 10.

Austerlitz, Avrohom, New Square. Seller: NS Community Planning and Development Corp, Spring Valley. Property: 20 Wilson Ave., New Square. Amount: \$595,000. Filed April 18.

Baum, Leib and Hendy Rosenberger, Spring Valley. Seller: 27 West Spring LLC, Airmont. Property: 2 Collins Ave., Spring Valley. Amount: \$950,000. Filed April 18.

Blue Door Ventures LLC, White Plains. Seller: Blinn Mazzucca Realty LLC, New Fairfield, Connecticut. Property: 265 Old Mill Road, Valley Cottage. Amount: \$570,000. Filed April 13.

Brookside 303 LLC, Blauvelt. Seller: James and Vincent Genna, Valley Cottage. Property: 104 Route 303, Valley Cottage. Amount: \$180,000. Filed April 12.

Cherns, Yisroel, Monsey. Seller: On Time Auto Body LLC, Monsey. Property: 36 Willow Tree Road, Wesley Hills. Amount: \$872,500. Filed April 14.

Congregation BNEI Israel of Monsey, Monsey. Seller: Gina and Harold W. Conklin Jr., Suffern. Property: 3 Lake Road, Montebello. Amount: \$585,000. Filed April 18.

Ferndale Park LLC, Spring Valley. Seller: Elky Egar, Monsey. Property: 15 Park Ave., Spring Valley. Amount: \$185,000. Filed April 6.

Fischer, Hershy, Spring Valley. Seller: US Bank Trust National Trust Dallas, Texas. Property: 39 - 39A First St., Hillburn. Amount: \$329,000. Filed April 17.

Goldmunzer, Sholem M. and Faige Goldmunzer, Spring Valley. Seller: NS Community Planning and Development Corp, Spring Valley. Property: 20 Wilson Ave., New Square. Amount: \$620,000. Filed April 14.

Greifmam, Yisroel T.Y. and Mirel Greifman, Monsey. Seller: Elyon Apartments LLC, Suffern. Property: 22 Elyon Road, Monsey. Amount: \$679,000. Filed April 18.

Guttman, Solomon and Sarah Guttman, Chestnut Ridge. Seller: Chestnut Ridge Five LLC, Middletown. Property: 11 Coleman Court, Chestnut Ridge. Amount: \$799,000. Filed April 6.

Held, David and Yachet Held, Monsey. Seller: Elyon Apartments LLC, Suffern. Property: 30 Elyon Road, Unit 211, Kaser. Amount: \$659,000. Filed April 18.

Iglesia Segunda Nueva Jerusalem Inc., Suffern. Seller: Vincent Crotty Memorial Foundation, Suffern. Property: 16 Ramapo Ave., Suffern. Amount: \$830,000. Filed April 6.

Jacotin, Dimitri and Donnette A. Hull, West Nyack. Seller: 97 A Capital Improvement LLC, East Rockaway. Property: 6 Continental Ave., West Nyack. Amount: \$765,000. Filed April 18.

Kohn, Sheya, Spring Valley. Seller: Community Growth LLC, Monsey. Property: 54 Matone Circle, West Haverstraw. Amount: \$345,000. Filed April 18.

Kolman, Aron and Miriam Kolman, Spring Valley. Seller: 27 West Spring LLC, Airmont. Property: 2 Collins Ave., Spring Valley. Amount: \$950,000. Filed April 19.

Maplewood Equities LLC, Spring Valley. Seller: Upstate Transportation New York Inc., Monsey. Property: 440 Viola St., Spring Valley. Amount: \$150,000. Filed April 6.

Menczer, Gabriel, et al, Brooklyn. Seller: Ace Builders New York LLC, Spring Valley. Property: 51 Collins Ave., Spring Valley. Amount: \$794,580. Filed April 4.

Mounier, Jason and Adra Bubesi, Tappan. Seller: Taybrawner LLC, Piermont. Property: 489 Piermont Ave., Piermont. Amount: \$750,000. Filed April 18.

Pachtman, Chana, Monsey. Seller: Khal Torath Chaim Inc., Monsey. Property: 151 Route 306, Monsey. Amount: \$529,000. Filed April 19.

Paganetti, Shirlee, Haverstraw. Seller: Quaker Hill Development Advisors LLC, White Plains. Property: 1112 Round Pointe Drive, Haverstraw. Amount: \$334,000. Filed April 13.

Rockland County, New City. Seller: Town of Orangetown. Property: 311 W. Washington Ave., Pearl River. Amount: \$114,620. Filed April 17.

Sander, Eva, Monsey. Seller: 7 Neshers LLC, Spring Valley. Property: 7 Neshers Court, Monsey. Amount: \$480,000. Filed April 19.

Wells Fargo Bank NA, Lake Zurich, Illinois. Seller: Michael A. DiChiaro, referee, et al, Suffern. Property: 64 Tamarack Lane, Pomona. Amount: \$719,707. Filed April 18.

JUDGMENTS

Alvarez, Cesar, Newburgh. \$4,103 in favor of Capital One Bank, Richmond, Virginia. Filed April 28.

Ami, Biondo and Olinski M. Biondo, Slate Hill. \$1,668 in favor of Midland Credit Management Inc., San Diego, California. Filed April 26.

Blum, Leah, Monroe. \$5,532 in favor of Citibank, Sioux Falls, South Dakota. Filed April 28.

Buckley, Thomas P., Middletown. \$2,828 in favor of Capital One, Richmond, Virginia. Filed April 27.

Camacho, Shirley M., Middletown. \$5,929 in favor of Capital One, McLean, Virginia. Filed April 27.

Cantero, Evette, Washingtonville. \$5,355 in favor of Midland Credit Management Inc., San Diego, California. Filed April 26.

Cardenas, Varvara, Pine Bush. \$3,540 in favor of Synchrony Bank, Draper, Utah. Filed April 27.

Crowe, Thomas L., Pine Bush. \$2,363 in favor of Discover Bank, New Albany, Ohio. Filed April 27.

Delgado, Juan, Newburgh. \$15,833 in favor of Heritage Financial Credit Union, Middletown. Filed April 26.

Delonge, Megan R., Mahopac. \$21,293 in favor of Discover Bank, New Albany, Ohio. Filed April 27.

Ekstein, Issac, Monroe. \$1,914 in favor of Discover Bank, New Albany, Ohio. Filed April 27.

Elant Inc., Goshen. \$102,574 in favor of Hamilton Wharton Group Inc., New York. Filed April 28.

Haesche, Jennifer, Warwick. \$10,000 in favor of Alta Tude LLC, Warwick. Filed April 26.

Harrison, James, Warwick. \$5,718 in favor of Capital One Bank, Glen Allen, Virginia. Filed April 28.

Henderson, Richard L. II, Middletown. \$11,102 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 26.

Hoyos, Maria T., Cornwall-on-Hudson. \$1,856 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed April 28.

Hutt, Jonathon W., Slate Hill. \$1,999 in favor of Discover Bank, New Albany, Ohio. Filed April 27.

Kennedy, Alexandra and Isabelle, Walden. \$28,604 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

Lefkowitz, Chaya, Monroe. \$4,650 in favor of Bank of America, Newark, Delaware. Filed April 28.

Link, Peter, Newburgh. \$9,609 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

Facts & Figures

Mack, Bradford C., Highland Mills. \$1,335 in favor of Midland Credit Management Inc., San Diego, California. Filed April 27.

McGowan, Beth, Patterson. \$9,597 in favor of Credit Corporation Solutions Inc., Draper, Utah. Filed April 26.

Mendiolaza, Arturo, Washingtonville. \$5,246 in favor of Capital One Bank, Richmond, Virginia. Filed April 28.

Mida, Carine, Putnam Valley. \$29,186 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed April 28.

MNJ Remodeling Corp., Poughkeepsie. \$68,696 in favor of Acorn Plumbing & Heating Inc., Newburgh. Filed April 26.

Molina, Martha A., Middletown. \$6,362 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed April 27.

Muino, Anthony, Greenwood Lake. \$1,630 in favor of Cavalry SPV I LLC and Citibank, Greenwich, Connecticut. Filed April 27.

Napoleoni, Roberto, Middletown. \$3,500 in favor of Wallkill Senior Housing Development Fund Corporation Inc., Woodbourne. Filed April 28.

Noguez, Jason, New Windsor. \$5,806 in favor of Midland Credit Management Inc., San Diego, California. Filed April 27.

Nolan, Julie, Monroe. \$1,634 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Petrollese, Shane A., New Windsor. \$10,605 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 26.

Pignataro, Frank, Peekskill. \$96,752 in favor of LMD Hauling LLC, Wappingers Falls. Filed April 27.

Ramirez, Maria, Middletown. \$2,970 in favor of Capital One, McLean, Virginia. Filed April 27.

Reyes, Lizmary, New Windsor. \$5,303 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 27.

Romano, Theresa L., Montgomery. \$17,915 in favor of American Express National Bank, Sandy, Utah. Filed April 28.

Sawyer, Jerome III, Cornwall-on-Hudson. \$5,702 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

Scher, Miriam, Monroe. \$23,991 in favor of Wells Fargo Bank, Des Moines, Iowa. Filed April 28.

Shaw, Chelsea N., Monroe. \$3,256 in favor of Discover Bank, New Albany, Ohio. Filed April 28.

Sheremeta, Taras, Circleville. \$2,104 in favor of Buttonwood Hills Condo I, Newburgh. Filed April 28.

Siegel, Carly Elizabeth Rose and Lawrence Gregory Carr, Newburgh. \$7,584 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 27.

Smith, Ashley M., Port Jervis. \$4,064 in favor of Capital One, Richmond, Virginia. Filed April 26.

Solano, Sigrid D., Washingtonville. \$2,265 in favor of Capital One, Glen Allen, Virginia. Filed April 27.

Thompson, Sabrina, Middletown. \$13,084 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 26.

MECHANIC'S LIENS

Admirals Cove Holdings LLC and County of Rockland Industrial Development Agency, as owner. \$98,000 in favor of Anixter Inc. Property: 30-34 Girling Drive, Haverstraw. Filed May 3.

Merriett, John L. Jr., as owner. \$6,975 in favor of Hassan Construction Corp. Property: 38 Virginia Ave., Poughkeepsie. Filed May 3.

Route 6 LLC, as owner. \$27,461 in favor of Murray Engineering PC. Property: 3670 Danbury Road, Southeast. Filed May 10.

Ruggirello, Marilyn J., as owner. \$9,719 in favor of Crawford Electric Supply Company Inc. Property: 227 St. Andrews Road, Montgomery. Filed May 4.

NEW BUSINESSES

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

Sole Proprietorships

Eternal, 276 Temple Hill Road, Unit 1520, New Windsor 12553. c/o Andrew Ireifej. Filed May 4.

Larry Perlman Carpentry and Electrical Services, 10 Inland Court, Carmel 10512. c/o Lawrence Perlman. Filed May 5.

Narvaez Home Improvement, 4 Oak St., Brewster 10509. c/o Jorge E. Narvaez Tacuri. Filed May 5.

New Life Creations 23, 172 Fletcher Drive, Apt. 1, Newburgh 12550. c/o Jose Juan Allende Lopez. Filed May 4.

Pretty Winks, 27 Carpenter Ave., Middletown 10940. c/o Danielle Evalee Munoz. Filed May 5.

RL Seamless Gutters, 37 Buckley St., Port Jervis 12771. c/o Randolph J. Leeper Jr. Filed May 3.

Silent Art Unlimited, 9 Lilly St., Newburgh 12550. c/o Mack Michael Jr. McMillan. Filed May 4.

Stretch Renovation & General Contracting, 17 Penn Ave., Port Jervis 12771. c/o Francisco Montanez. Filed May 4.

TD Services, 5 Pleasant View Road, Monroe 10950. c/o Tonya L. DeMarino. Filed May 3.

TWJ & J Mobile Automotive Toussaint, 4 W. Hickory St., Spring Valley 10977. c/o Philippe Walnes Jr. Filed May 5.



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BUILDING PERMITS

Commercial

40 Wall Street LLC, Norwalk, contractor for 40 Wall Street LLC. Perform replacement alterations at 40 Wall St., Norwalk. Estimated cost: \$2,500. Filed April 10.

A P Construction, Stamford, contractor for 400 Atlantic Joint Venture LLC and Slj Atlantic LLC. Renovation of existing commercial kitchen in basement. Third floor change of use and renovation to install cafeteria, dining area and meeting rooms at 400 Atlantic St., Stamford. Estimated cost: \$2,000,000. Filed April 17.

A Pappajohn Company, Norwalk, contractor for Roeco, LLC. Perform replacement alterations at 130 Tresser Boulevard, Stamford. Estimated cost: \$1,800,000. Filed April 13.

A Pappajohn Company, Norwalk, contractor for Merritt 7 Venture LLC. Construct wall and modify existing loading dock at 601 Merritt 7, Norwalk. Estimated cost: \$65,500. Filed April 6.

Accent Signs LLC, Stamford, contractor for 777 Canal LLC C/O Blt Management, LLC. Erect two twenty-four square feet illuminated signs - one over the front entrance and one over the side entrance at 845 Canal St., Stamford. Estimated cost: \$8,000. Filed April 4.

Advanced Window Systems LLC, Cromwell, contractor for Sandra and Carl Marable. Remove old siding and windows and install new siding and windows at 52 Calass Lane, Stamford. Estimated cost: \$25,000. Filed April 13.

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

Angel Renovation LLC, Danbury, contractor for Bakshish Singh and Manjeet Kaur. Replace roof shingle at 26 Highview Ave., Unit A, Stamford. Estimated cost: \$16,300. Filed April 6.

Baybrook Remodelers Inc., West Haven, contractor for Edward Friedlander. Renovate existing second floor bathtub/shower to shower only at 77 Havemeyer Lane, Unit 410, Stamford. Estimated cost: \$4,000. Filed April 12.

Bellas Ajcharaporn, Stamford, contractor for Bellas Ajcharaporn. Change the layout of the laundry room, mechanical room, and kitchen at 24 King St., Stamford. Estimated cost: \$49,640. Filed April 26.

BLT Management LLC, Norwalk, contractor for 45 Glover Borrower LLC. Perform replacement alterations at 45 Glover Ave., Norwalk. Estimated cost: \$96,966. Filed April 5.

Building By Design LLC, Stamford, contractor for Glenbrook Learning Center. Change of use from meeting space use group a-3 to family childcare home for up to six children at 297 Oaklawn Ave., Stamford. Estimated cost: \$25,000. Filed April 3.

C H Nickerson & Company Inc., Torrington, contractor for City of Stamford Sewage Disposal Plant. Replace primary clarifier no. 1'S (pci) sludge rake, scum blade, and support framing, refurbish pci's bridge. Install new six scum line from the existing primary sludge pumping station to the existing scum well. Install (2) new slurry cups and associated plumbing. Install (3) new primary sludge pumps and associated plumbing at 111 Harbor View Ave., Stamford. Estimated cost: \$9,165,000. Filed April 25.

City Of Stamford, Stamford, contractor for City of Stamford. Install a temporary tent at 1349 Newfield Ave., Stamford. Estimated cost: \$1,000. Filed April 12.

City Of Stamford, Stamford, contractor for City of Stamford. Install a temporary tent at 1040 Washington Boulevard, Stamford. Estimated cost: \$10,000. Filed April 3.

Cognetta, Mike, Norwalk, contractor for Property Associates Inc Norwalk. Perform replacement alterations at 346 Main Ave., Norwalk. Estimated cost: \$1,000. Filed April 6.

Crystal LLC, Norwalk, contractor for Crystal LLC. Expand kitchen at 314 Wilson Ave., Norwalk. Estimated cost: \$25,000. Filed April 5.

Downes Construction Company LLC, New Britain, contractor for Stamford Hospital. Rehab the maternity floor at 1 Hospital Plaza, Stamford. Estimated cost: \$8,073,802. Filed April 13.

Eldorado Wall Company Inc, Louisville, Colorado, contractor for Boys & Girls Club of Stamford. Install climbing wall at 347 Stillwater Ave., Stamford. Estimated cost: \$68,728. Filed April 11.

Sound Renovation LLC, Norwalk, contractor for Lawrence R Jean. Remove and replace six windows at 177 Rowayton Woods Drive, #11177, Norwalk. Estimated cost: \$6,950. Filed April 11.

TWP Home LLC, Norwalk, contractor for Lucia Hervey. Remove and install three vinyl siding windows on second floor at 164 Gillies Lane, #3/02, Norwalk. Estimated cost: \$5,542. Filed April 10.

Residential

A & A Construction and Remodeling LLC, Norwalk, contractor for Jayro Ordonez Cisneros. Create a full bathroom, and install one window at 52 Cedar Crest Place, Norwalk. Estimated cost: \$15,000. Filed April 11.

Alliance Specialities LLC, Norwalk, contractor for David and Elizabeth Castle. Renovate kitchen, bathrooms, laundry, and deck at rear at 7 Mayflower Road, Norwalk. Estimated cost: \$300,000. Filed April 6.

Brice, Zofia, Stamford, contractor for Zofia Brice. Legalize permit to legalize work performed without building and trade permits as follows: renovate kitchen with new cabinets fixtures and appliances. Renovate bathroom at 43 Crescent St., Unit 10, Stamford. Estimated cost: \$5,590. Filed March 1.

Defreitas, Anne-Marie, Norwalk, contractor for Anne-Marie Defreitas. Install hot tub at rear at 50 Tierney St., Norwalk. Estimated cost: \$5,000. Filed April 11.

Elite Construction Solutions LLC, Norwalk, contractor for Dennis Leibowitz. Remove and re-roof at 3 Captains Walk Road, Norwalk. Estimated cost: \$67,000. Filed April 6.

Empire Solar Solutions LLC, Norwalk, contractor for Andrew H and Debra L Todd. Remove and re-roof at 19 Friendly Road, Norwalk. Estimated cost: \$16,000. Filed April 11.

Federal National Mortgage Association, Norwalk, contractor for Federal National Mortgage Association. Renovate single-family residence at 18 Lakeview Drive, Norwalk. Estimated cost: \$100,000. Filed April 5.

Home Depot USA Inc, Norwalk, contractor for Broloa Shea Owens. Remove and replace two windows, same size at 240 West Norwalk Road, Norwalk. Estimated cost: \$3,660. Filed April 10.

Home Depot USA Inc, Norwalk, contractor for James P and Kimberly A Carter. Remove and replace eighteen windows at 2 Christopher Lane, Norwalk. Estimated cost: \$14,074. Filed April 10.

Juniper Road Design Build LTD, Norwalk, contractor for Sarah D Wilson. Create a full bathroom, storage closet and craft room at 237 Rowayton Ave., Norwalk. Estimated cost: \$85,000. Filed April 5.

Mandujano, Gildardo A, Norwalk, contractor for Gildardo A Mandujano. Revert four single-family residences to two family residences by removal of basement and attic at 118 Lexington Ave., Norwalk. Estimated cost: \$45,000. Filed April 10.

MDZ Real Estate LLC, Norwalk, contractor for MDZ Real Estate LLC. Perform replacement alterations at 168 Main St., Norwalk. Estimated cost: \$3,000. Filed April 11.

Power Home Remodeling Group LLC, Norwalk, contractor for Justin T and M Lauren Walters. Remove and replace twenty-two windows at 30 Melbourne Road, Norwalk. Estimated cost: \$23,375. Filed April 10.

Power Home Remodeling Group LLC, Norwalk, contractor for Stephanie N Amantite. Remove and replace siding with insulated vinyl at 9 Parallel St., Norwalk. Estimated cost: \$31,668. Filed April 10.

Przyppek, Kevin V, Norwalk, contractor for Hope P and Eugene V Kelly. Install generator at rear of single-family residence at 10 Getner Trail, #10, Norwalk. Estimated cost: \$14,200. Filed April 11.

Roofing Solutions of CT LLC, Norwalk, contractor for Donald and Kimberly Hegermiller. Remove and re-roof at 18 Scribner Ave., Norwalk. Estimated cost: \$11,400. Filed April 6.

Roofing Solutions of CT LLC, Norwalk, contractor for Lindquist Tammy J. Updated roof, ridge vent and gutters at 8 Pumpkin Lane, Norwalk. Estimated cost: \$20,800. Filed April 11.

Sarris, Konstantina, Norwalk, contractor for Konstantina Sarris. Install storage shed at rear of property at 41 Van Zant St., Norwalk. Estimated cost: \$17,000. Filed April 5.

Sunrun Installation Services Inc, San Francisco, California, contractor for Mauricio Agudelo and Ana Mile Amaya Bohorquez. Install roof mounted solar panels at 228 Sun Dance Road, Stamford. Estimated cost: \$29,263. Filed March 22.

Sunrun Installation Services Inc, San Francisco, California, contractor for David Korman and Nicolette Hill. Install roof mounted solar panels at 56 High Clear Drive, Stamford. Estimated cost: \$19,271. Filed March 30.

Sunrun Installation Services Inc, San Francisco, California, contractor for Michail and Lyubov Kozyuk. Install roof mounted solar panels at 9 Fowler St., Stamford. Estimated cost: \$18,668. Filed March 15.

Suntuity Solar LLC, Holmdel, New Jersey, contractor for Henry Coner and Nicole Gioffre. Install roof mounted solar panels at 41 Knollwood Ave., Stamford. Estimated cost: \$42,903. Filed March 9.

Swimm Pools Inc, Darien, contractor for John G. Costello and Martina O'Sullivan Costello. The construction of a new inground swimming pool at 50 Golden Farm Road, Stamford. Estimated cost: \$80,000. Filed March 22.

Thomas, R. Nejame, Danbury, contractor for Robert and Ronny Levine. Install in ground pool with de filter, heater, led lights, patio, and fence at 52 Heming Way, Stamford. Estimated cost: \$125,000. Filed March 14.

Trinity Solar Inc, Cheshire, contractor for Antonia and Jace C. Damico. Install twenty-four roof-mounted solar panels and structural upgrades at 34 River Hill Drive, Stamford. Estimated cost: \$53,000. Filed March 3.

Trinity Solar Inc, Cheshire, contractor for Julian A. Isasiga Torres and Rangel Elizabeth Sanchez. Install twenty-four roof-mounted solar panels at 32 Kensington Road, Stamford. Estimated cost: \$42,000. Filed March 22.

Trinity Solar Inc, Cheshire, contractor for Jesse P. and Ashley D. Glaude. Install twenty-two roof-mounted solar panels at 32 Rachelle Ave., Stamford. Estimated cost: \$44,000. Filed March 9.

Trinity Solar Inc, Cheshire, contractor for Baldomero P. Flores and Daniel M. Castillo. Add six panels to installed roof-mounted solar at 12 Judy Lane, Stamford. Estimated cost: \$10,000. Filed March 17.

Trinity Solar Inc, Cheshire, contractor for Owen and Arnette Webb. Install fifty roof-mounted solar panels. Structural upgrades required at 202 Westwood Road, Stamford. Estimated cost: \$88,000. Filed March 30.

Trinity Solar Inc, Cheshire, contractor for Peter and Sandra Carlton. Install twenty-three roof-mounted solar panels. Structural upgrades required, sistering roof modifications at 41 Merriland Road, Stamford. Estimated cost: \$40,489. Filed March 24.

Facts & Figures

Trinity Solar Inc, Cheshire, contractor for Stephanie Cahill and Mark Marchesani. Install thirteen roof-mounted solar panels. No structural upgrades required at 219 Belltown Road, Stamford. Estimated cost: \$22,000. Filed March 24.

Velasquez, Neil Jr, Stratford, contractor for Joshua and Margha Lowcock. Supply and install new James Hardie siding. Rescreen existing porch. 2 New storm doors and one insert replacement window in the garage at 105 Tower Ave., Stamford. Estimated cost: \$49,000. Filed March 20.

Venture Home Solar LLC, Southington, contractor for Jorge C. Suarez Idrovo. Install twenty-eight roof mounted solar modules and inverters at 6 Saint George Ave., Stamford. Estimated cost: \$48,000. Filed March 27.

Venture Home Solar LLC, Southington, contractor for Jorge C. Suarez Idrovo. Install a second layer of class-a fiberglass self-sealing shingles over the existing shingles, install new aluminum vent pipe flanges, install a ridge roll vent, install aluminum step flashing at connecting side walls at 6 Saint George Ave., Stamford. Estimated cost: \$14,000. Filed March 31.

Venture Home Solar LLC, Southington, contractor for Mauricio and Gloria S. C. Alvarado. Install twenty-three roof mounted solar modules and inverters on floor 1 only at 57 Warren St., Stamford. Estimated cost: \$42,000. Filed March 16.

Vinylume Inc, Stamford, contractor for Michael Parry and Michelle Liv Tr. Remove existing aluminum siding and install new vinyl siding with applicable accessories at 14 Reed Place, Stamford. Estimated cost: \$42,895. Filed March 31.

Vision Solar LLC, Blackwood, New Jersey, contractor for Morgan Jenkins and Lirong Tang. Install roof mounted solar panels at 127 Dolphin Cove Quay, Stamford. Estimated cost: \$33,000. Filed March 3.

Vision Solar LLC, Blackwood, New Jersey, contractor for Donald Antoine. Install roof mounted solar panels at 11 Leroy Place, Stamford. Estimated cost: \$3,000. Filed March 3.

Vision Solar LLC, Blackwood, New Jersey, contractor for Patricia M. Adiletta. Install roof mounted solar panels at 216 Overbrook Drive, Stamford. Estimated cost: \$33,875. Filed March 22.

Vision Solar LLC, Norwalk, contractor for Patrick C and Catherine L. Andersen. Replace existing shingles at 6 Acacia St., Norwalk. Estimated cost: \$7,000. Filed April 10.

Westview Electric LLC, Guilford, contractor for Robert W. and Carla M. Carey. Remodel kitchen, no structural changes; replace cabinet, some electrical and plumbing at 205 Courtland Ave., Stamford. Estimated cost: \$24,000. Filed March 30.

Westview Electric LLC, Guilford, contractor for Beata Wojciechowski. Remodel kitchen; no structural changes at 221 Strawberry Hill Avenue, Stamford. Estimated cost: \$27,000. Filed March 6.

Wojtek Ultimate Construction LLC, Ridgefield, contractor for Radoslaw Srednicki. Proposed addition to two units of existing three family dwelling at 211 Wardwell St., Stamford. Estimated cost: \$79,999. Filed March 23.

COURT CASES

Bridgeport Superior Court

Brian et al, Shelton. Filed by Ernst Turnier, Stratford. Plaintiff's attorney: Delucia & Levine LLC, Bridgeport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-23-6122584-S. Filed March 21.

Daniels, Lindsay et al, Shelton. Filed by Taylor N. Rountree, Hamden. Plaintiff's attorney: Balzano & Tropiano Pc, New Haven. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-23-6122818-S. Filed Feb. 28.

Reyes, Cristian R. et al, Bridgeport. Filed by Madison DeFelice, Fairfield. Plaintiff's attorney: Berchem Moses Pc, Westport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-23-6122638-S. Filed March 23.

Tavares, Tashieka, Spring Hill, Florida. Filed by Timothy Jones, West Haven. Plaintiff's attorney: Delucia & Levine LLC, Bridgeport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-23-6122725-S. Filed March 27.

Yarusavage, Laura, Trumbull. Filed by Juan Granado, Bridgeport. Plaintiff's attorney: Karayiannis & Denkovich Pc, Bridgeport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-23-6122476-S. Filed March 20.

Danbury Superior Court

Mercier, Mary P., Newtown. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Monagan Philip H Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant. However the defendant has neglected or refused to pay the plaintiff and suffered monetary damages. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-23-6045534-S. Filed March 6.

Morin, Paul, Norwalk. Filed by Connex Credit Union, North Haven. Plaintiff's attorney: Grady & Riley Llp, Waterbury. Action: The plaintiff is a credit union. Defendant made and executed a promissory note, for the purchase of a motor vehicle, which was pledged as security for said note. The defendant defaulted on the note and plaintiff sold the motor vehicle. However, there was a balance due, and defendant neglected to pay plaintiff. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-23-6045560-S. Filed March 7.

Ochoa Guayllasca, Wilson et al, Danbury. Filed by Max Newman, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-23-6045620-S. Filed March 14.

Savoy, Roy J., Danbury. Filed by First National Bank of Omaha, Nebraska. Plaintiff's attorney: Leopold & Associates LLC, Armonk. Action: The plaintiff is a banking association. The defendant used a credit account issued by the plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages of less than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-23-6045323-S. Filed Feb. 9.

Voroschak, Sharon et al, Brooklyn, New York. Filed by Jing Zhong Liang, Ansonia. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-23-6045717-S. Filed March 22.

Stamford Superior Court

City Of Norwalk, Norwalk. Filed by Lady Joana Gallego, Stamford. Plaintiff's attorney: The Schwartzberg Law Firm, Ridgefield. Action: The plaintiff was a pedestrian walking on the sidewalk maintained by the defendant when she was caused to fall due to the icy conditions. As a result, the plaintiff suffered injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-23-6060162-S. Filed Feb. 24.

Lathan, Aundray Artis et al, Bridgeport. Filed by Monica Szkutnik, Fairfield. Plaintiff's attorney: The Maddox Law Firm Inc, New Canaan. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-23-6060374-S. Filed March 14.

Vignoli, Martin et al, Stratford. Filed by Milton Acevedo, Norwalk. Plaintiff's attorney: Formica Pc, New Haven. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-23-6060369-S. Filed March 14.

DEEDS

Commercial

76 Doubling Road Trust, Greenwich. Seller: Mark J Davies and Patricia L Davies, Palm Beach, Florida. Property: 76 Doubling Road, Greenwich. Amount: \$10,450,000. Filed April 17.

Baluch, Farhan, Long Island City, New York. Seller: 18 Euclid Ave, LLC, Norwalk. Property: 18 Euclid Ave., Stamford. Amount: \$1,390,000. Filed April 13.

Battinelli, Joseph P, Greenwich. Seller: 62 Mason Street LLC, Greenwich. Property: 62 Mason St., Unit 1S, Greenwich. Amount: \$438,150. Filed April 21.

Brooks, Louise G, Cos Cob. Seller: River Road Development LLC, Greenwich. Property: 89 River Road, Unit 206, Cos Cob. Amount: \$1,750,000. Filed April 17.

Browe, Derek Jon and Christine Maloblocki Browe, Hampton Bays, New York. Seller: TJK Builders LLC, Bridgeport. Property: 107 Newton St., Fairfield. Amount: \$2,590,000. Filed April 24.

GBH Plus LLC, Cos Cob. Seller: River Road Development LLC, Greenwich. Property: 89 River Road, Unit 304, Greenwich. Amount: \$1,475,000. Filed April 21.

Gengras Realty LLC, Fairfield. Seller: 251 Commerce Drive LLC, Fairfield. Property: 251 Commerce Drive, Fairfield. Amount: \$9,400,000. Filed April 25.

Kompar, Frances and Michael Kompar, West Haven. Seller: G.L. LLC, Stamford. Property: 2256 High Ridge Road, Stamford. Amount: \$280,000. Filed April 14.

New Path Recovery LLC, Fairfield. Seller: S.P.A.Z. Property LLC, Fairfield. Property: 352 Marlborough Terrace, Fairfield. Amount: \$730,000. Filed April 25.

Ong, Gilbert and Min Chung Lee, Greenwich. Seller: Redd LLC, Stamford. Property: 59 Summit Road, Riverside. Amount: \$3,200,000. Filed April 18.

Pinnacle Holdings LLC, Fairfield. Seller: Judith L Raines, Southport. Property: 57 Southport Woods Drive, Unit 11-D-2, Southport. Amount: \$480,000. Filed April 21.

Taborda, Katrin F and Jonathan Taborda, East Lyme. Seller: 13 Bond St, LLC, Trumbull. Property: 13 Bond St., Fairfield. Amount: \$574,000. Filed April 24.

The Bentley Nova MSF Family Trust, Greenwich. Seller: Mark Steven Fisher, Greenwich. Property: 167 Byram Shore Road, Greenwich. Amount: \$0. Filed April 20.

Valley One LLC, Cos Cob. Seller: Matthew Fishman, New York, New York. Property: 272 Valley Road, Cos Cob. Amount: \$0. Filed April 17.

Facts & Figures

Viktoriya Gelfand LLC, Stamford. Seller: Viktoriya Gelfand, Stamford. Property: 1707 Summer St, Unit 3, Stamford. Amount: \$1. Filed April 17.

Residential

Adikes, Jennifer Burford, Fairfield. Seller: Elizabeth Ann Eick, Fairfield. Property: 240 Nichols St., Fairfield. Amount: \$625,000. Filed April 25.

Benway, Jennifer, Fairfield. Seller: Alexandra Cavalea, Fairfield. Property: 142 Dunning Road, Fairfield. Amount: \$1,220,000. Filed April 24.

Bolivar, Maryi Xiomara, New Rochelle, New York. Seller: Jose I Simoes and Vania Batista Simoes, Fairfield. Property: 297 Bullard St., Fairfield. Amount: \$520,000. Filed April 24.

Callison III, Tolliver and Jeannette Haskell Callison, Greenwich. Seller: Suzanne Simpson, State College, Pennsylvania. Property: 5 Putnam Hill, Apt 3A, Greenwich. Amount: \$477,000. Filed April 18.

Carter, Michael C and Jacqueline Welsh, Old Greenwich. Seller: Michael C Carter and Jacqueline Welsh, Old Greenwich. Property: 32 Lockwood Drive, Old Greenwich. Amount: \$0. Filed April 19.

Charter, Christopher and Mollie Charter, Fairfield. Seller: Sherene Selvaratnam, Fairfield. Property: 420 Lakeview Drive, Fairfield. Amount: \$660,000. Filed April 28.

Chersi, Robert J and Rosemary Chersi, Cos Cob. Seller: Gregory M Giordano and Candice Giordano, Cos Cob. Property: 11Shannon Lane, Cos Cob. Amount: \$1,665,000. Filed April 20.

Chow, Sarah and Eric Stafstrom, Ridgefield. Seller: Amine Alaoui and Sara Raley, Fairfield. Property: 10 Wood House Road, Fairfield. Amount: \$1,510,000. Filed April 28.

Conklin, Adam R and Gianna M Oropall, Old Greenwich. Seller: Liam Rogers and Alexandra Clark Rogers, Greenwich. Property: 21 Center Drive, Old Greenwich. Amount: \$0. Filed April 17.

Conlon, Thomas and Carly Dudzik Conlon, Stamford. Seller: Anthony Cacchiani and Kathryn Devlin, Fairfield. Property: 5 Glendale Circle, Stamford. Amount: \$758,000. Filed April 18.

Crimmins, Beth and David Crimmins, Cos Cob. Seller: Janice Lederman, Stamford. Property: 9 Old North Stamford Road, Stamford. Amount: \$450,000. Filed April 14.

Dansker, Paul and Gwendolyn Marisol Pane-Kohn, Fairfield. Seller: Paul Dansker, Fairfield. Property: 2272 Redding Road, Fairfield. Amount: \$10. Filed April 21.

Delpezo, Jose E and Sarith Y Restrepo Herrera, Greenwich. Seller: Carla Dietz, Campbell, California. Property: 344 High St., Fairfield. Amount: \$410,000. Filed April 25.

Flores de Leon, Carlos Rodolfo and Karla Yescenia Toledo Rodriguez, Stamford. Seller: Rocio Rosa and Frank Rosa, Midlothian, Virginia. Property: 79 Colonial Road, Stamford. Amount: \$850,000. Filed April 17.

Frattalone, Quaashle, Old Greenwich. Seller: Joan G Colligan, Greenwich. Property: 1465 East Putnam Ave., Unit #229, Greenwich. Amount: \$565,000. Filed April 19.

Garcia de Reyes, Teresa, Fairfield. Seller: James M Rainville and Nina M Rainville, Fairfield. Property: 111 Granview Road, Fairfield. Amount: \$375,000. Filed April 27.

Gonda, Christopher and Lisa Gonda, White Plains, New York. Seller: Richard R Love and Lauren J Cornelio, Stamford. Property: 74 Hirsch Road, Stamford. Amount: \$635,500. Filed April 17.

Gupta, Akash, Stamford. Seller: Shannon Lee Hopkins, Stamford. Property: 1111 Hope St., Unit 14, Stamford. Amount: \$450,000. Filed April 17.

Halloran, Suzanne and John Halloran, Greenwich. Seller: Caroline Corrado, Stamford. Property: 6 Valley Drive, Greenwich. Amount: \$1,222,600. Filed April 21.

Harley, Suzanne B, Stamford. Seller: Suzanne B Slattery, Stamford. Property: 51 Malvern Road, Stamford. Amount: \$0. Filed April 14.

Hoy, Garrett T and Alyson Hoy, Rye, New York. Seller: Russell A Pruner and Robin L Pruner, Cos Cob. Property: 49 Pond Place, Cos Cob. Amount: \$1,700,000. Filed April 17.

Jacoby, Kara Keeley and Robert Joseph Jacoby, Fairfield. Seller: Bonita M Copp, Greenwich. Property: 130 & 230 Catamount Road, Fairfield. Amount: \$10. Filed April 21.

Linehan, Kathleen, Long Beach, California. Seller: Weems E Estelle Jr and Hannelore B Estelle, Concord, California. Property: 494 Pequot Court, Southport. Amount: \$1,125,000. Filed April 28.

Mariappan, Nithya and Anand Chakkaravarthi Ramadoss, Stamford. Seller: Sagar Rane and Shubhangi A Sawant, Stamford. Property: 68 Hope St., Unit 7, Stamford. Amount: \$450,000. Filed April 18.

Michaels IV, Joseph, Rockville Centre, New York. Seller: Gail Marcus and Peter Marcus, Stamford. Property: 77 Havemeyer Lane, Unit 301, Stamford. Amount: \$685,100. Filed April 13.

Oresky, Adam and Megan Oresky, Fairfield. Seller: Christopher Heil and Gloria Heil, Fairfield. Property: 228 Putting Green Road, Fairfield. Amount: \$795,000. Filed April 26.

Ospina Loaiza, Sonia, et al, Stamford. Seller: Julio C Canales, Stamford. Property: 126 Myrtle Ave., Unit 6, Stamford. Amount: \$340,000. Filed April 13.

Perretta, Kimberley A and Michael J Perretta, Stamford. Seller: Dario J Bertocchi and Ryan O'Rourke, Fairfield. Property: 6 Oxford Road, Fairfield. Amount: \$1,450,000. Filed April 25.

Ramos-Castellanos, Jose Rodolfo and Floridalma Ortiz-DeRamos, Stamford. Seller: Mohammed N Islam and Kamrun Nessa, Stamford. Property: 70 Dale St., Stamford. Amount: \$559,000. Filed April 17.

Rizzo, Alec, Stamford. Seller: Giuseppe Altamura and Michelina Altamura, Stamford. Property: 750 Cove Road, #5, Stamford. Amount: \$225,000. Filed April 13.

Rubino, Michael, Stamford. Seller: Asgar Rouhani, Stamford. Property: 34 Crescent St., Unit 1C, Stamford. Amount: \$310,000. Filed April 17.

Sacks, Andrew Meredith, Southport. Seller: Alexander Peter Blanchard, Southport. Property: 916 Pequot Ave., Southport. Amount: \$3,625,000. Filed April 27.

Sinnott, Ryan, Stamford. Seller: Ryan Reed and Ashley Factor, Stamford. Property: 73 Palmer St., Stamford. Amount: \$650,000. Filed April 17.

Sokolik, Andrew and Ann Marie Sokolik, Greenwich. Seller: Elizabeth C Kraus, Greenwich. Property: 509 Stanwich Road, Greenwich. Amount: \$932,500. Filed April 17.

Tarui, Christopher and Laura Tarui, Greenwich. Seller: Jennifer Lerner, Greenwich. Property: 41 Will Merry Lane, Greenwich. Amount: \$2,495,000. Filed April 18.

Todd, Keith and Jill Todd, Conjux, France. Seller: Sun-Ah Park, Ulan, South Korea. Property: 455 Hope St., Unit 4B, Stamford. Amount: \$425,000. Filed April 13.

Votto, Peter, Southport. Seller: Joseph J Puma and Jeanine Puma, Fairfield. Property: 57 and 61 Geneva Terrace, Fairfield. Amount: \$1,535,000. Filed April 24.

Watson, Donet C and Bevon Walford Jr, Stamford. Seller: Gilbert D Rozier and Juanella Rozier, Stamford. Property: 10 Tuttle St., Unit 1E, Stamford. Amount: \$170,000. Filed April 18.

Waywell, Bradford and Maria Waywell, Greenwich. Seller: Adam Francks and Dana Francks, Greenwich. Property: 25 Rustic View Road, Greenwich. Amount: \$2,900,000. Filed April 19.

Xhemajli, Ekrem and Kosovare Abasi, Greenwich. Seller: Richard G Pustari, et al Greenwich. Property: 32 Arther St., Greenwich. Amount: \$1,100,000. Filed April 17.

MORTGAGES

Angland, Joseph and Ida Angland, Greenwich, by Thomas J Heagney. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 72 Sherwood Ave., Greenwich. Amount: \$750,000. Filed April 3.

Antenucci, Steven and Casey Pennella, Fairfield, by Pamela I Baekey. Lender: Primelending, 1811 Preston Road, Suite 900, Dallas, Texas. Property: 206 University Drive, Fairfield. Amount: \$565,386. Filed April 3.

Aubrey, Edward, Stamford, by Cynthia M Salemm-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 211 Cold Spring Road, Stamford. Amount: \$100,000. Filed March 13.

Brown, Travis, Stamford, by Leah M Parisi. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 75 Thorpe St., Fairfield. Amount: \$839,200. Filed April 3.

Chiczewski, Joseph and Madeline Bauer, Tampa, Florida, by Gillian V Ingraham. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 74 Benjamin St., Old Greenwich. Amount: \$1,756,000. Filed April 4.

Clark, Gavin and Raquel Delgado Isidro, Stamford, by Sheila L Chun. Lender: NBKC Bank, 8320 Ward Parkway, Kansas City, Missouri. Property: 2435 Bedford St, Unit 16B, Stamford. Amount: \$464,120. Filed March 14.

Clarke, Timothy D and Mary Kathryn Clarke, Fairfield, by Brunilda Memaj. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 84 Turney Road, Fairfield. Amount: \$125,000. Filed March 31.

Colangelo, Alyssa and Jason Colangelo, Stamford, by Louis J Colangelo Jr. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 3 Kenilworth Drive West, Stamford. Amount: \$482,600. Filed March 13.

Cox, Madeline and Nicholas Galasso, Greenwich, by Joel M Kaye. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 10 Maher Ave., Greenwich. Amount: \$2,000,000. Filed March 31.

Deteso, Jeffrey A and Tracy Van Akin, Greenwich, by Morris L Barocas. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 105 Bayberrie Drive, Stamford. Amount: \$911,250. Filed March 14.

Farson, Brett D and Anne Huber, Stamford, by Maria A Gallimore. Lender: Waterbury CT Teachers Federal Credit Union, PO Box 2121, Waterbury. Property: 501 Roxbury Road, Stamford. Amount: \$284,400. Filed March 14.

Fogarty, Christopher and Nelly R Fogarty, Greenwich, by Jeremy E Kaye. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 54 Dandy Drive, Cos Cob. Amount: \$1,000,000. Filed March 30.

Garcia, Albert, Stamford, by unreadable. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 38 Belden St., Stamford. Amount: \$125,000. Filed March 14.

Garskof, Joshua, Fairfield, by Patricia M Gallagher. Lender: The Milford Bank, 33 Broad St., Fairfield. Property: 87 Sachem Road, Fairfield. Amount: \$50,000. Filed April 3.

Click Jr, Eric and Meghann Click, Fairfield, by Thomas B Pursell. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 48 Millard St., Fairfield. Amount: \$1,025,000. Filed April 3.

Greene, Robert and Merritt K Greene, Greenwich, by John T Szalan. Lender: City National Bank, 350 S Grand Ave., 5th Floor, Los Angeles, California. Property: 970 Lake Ave., Greenwich. Amount: \$2,944,000. Filed April 4.

Hahn, David and Carolyn Hahn, Cos Cob, by Gillian V Ingraham. Lender: Neat Loans LLC, 167 Old Post Road, Suite 2, Southport. Property: 257 Sound Beach Ave., Old Greenwich. Amount: \$920,000. Filed April 4.

Halpern, Alexander M, Greenwich, by Joel M Kaye. Lender: Morgan Stanley Private Bank, NA 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 80 Putnam Park, Unit 80, Greenwich. Amount: \$620,000. Filed March 30.

Harris, Richard M, Cos Cob, by Robert V Sisca. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 664 River Road, Cos Cob. Amount: \$491,000. Filed April 4.

Haskins, Robert A and Kim Marie Haskins, Fairfield, by John T Szalan. Lender: Bank of America NA, 101 South Tryon St., Charlotte, North Carolina. Property: 217 Lalley Blvd., Fairfield. Amount: \$1,653,300. Filed March 31.

Facts & Figures

Joshi, Satyavrat and Jin Zeng Joshi, Greenwich, by Jeremy E Kaye. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 5 Upland Road, Greenwich. Amount: \$1,631,250. Filed April 4.

Judge, David and Elizabeth A Janka, Brooklyn, New York, by Jack S Lipson. Lender: Prosperity Home Mortgage LLC, 14501 George Carter Way, Suite 300, Chantilly, Virginia. Property: 80 Veres St., Fairfield. Amount: \$1,279,200. Filed April 3.

Kahm, Annika, Stamford, by Stephen M Spedaliere. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 235 Dolphin Cove Quay, Stamford. Amount: \$390,000. Filed March 13.

Kavanagh, Linda, Stamford, by James Kavanagh. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 102 Alton Road, Stamford. Amount: \$384,000. Filed March 13.

Lamsen, Marnie and Reimark Lamsen, Bronx, New York, by Eva Lee Chan. Lender: Fairway Independent Mortgage Corporation, 4201 Marsh Lane, Carrollton, Texas. Property: 240 Wardwell St., Unit 22, Stamford. Amount: \$325,850. Filed March 13.

Lapine, Seth I and Eve S Lapine, Stamford, by John J Louizas. Lender: First County Bank, 117 Prospect St., Stamford. Property: 355 Rock Rimmon Road, Stamford. Amount: \$500,000. Filed March 13.

Lee, Mark D and Denise Walker, Fairfield, by Maribeth Brown Goulden. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 1135 Mill Plain Road, Fairfield. Amount: \$550,000. Filed March 31.

Liso, Nicholas and Nicole Liso, Cortland, New York, by Morris L Barocas. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 98 Haviland Road, Stamford. Amount: \$1,068,900. Filed March 14.

Maleck, Timothy and Julia Delcarson, New York, New York, by Joel M Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 603 Steamboat Road, Apt 6, Greenwich. Amount: \$1,380,000. Filed March 30.

Mehta, Juhi, Fairfield, by Robert E Colapietro. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 17 Madison HL, Fairfield. Amount: \$100,000. Filed March 31.

Morris Creek Yacht Club LLC, Portland, Maine, by Halli J Marshall. Lender: People's United Bank 1 M&T Plaza, Buffalo, New York. Property: Book 6538, Page 209, Greenwich. Amount: \$757,000. Filed April 3.

Pall, Bertalan, Fairfield, by Kenneth J Ginsburg. Lender: Raymond Bastarache, 1070 South Collier Blvd, Unit 705, Marco Island, Florida. Property: 229 Alden St., Fairfield. Amount: \$690,000. Filed April 3.

Panou, Chris J and Janet V Larson, Greenwich, by Vincent J Freccia. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 22 Plow Lane, Greenwich. Amount: \$1,170,000. Filed April 4.

Pashun, Danielle and Jonathan M Beresky, Fairfield, by Cheryl A Carter. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Hunter Road, Fairfield. Amount: \$716,000. Filed April 3.

Payton, Charles M and Isabella Chammah, Greenwich, by Jeremy E Kaye. Lender: Raymond James Bank, 710 Carillon Parkway, St. Petersburg, Florida. Property: 10 Hill Road, Greenwich. Amount: \$2,700,000. Filed April 4.

Perrein, Thierry and Christina Perrein, Cos Cob, by David W Hopper. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 10 Harkim Road, Greenwich. Amount: \$2,200,000. Filed April 3.

Rabadi, Murrad and Nicholas Rabadi, Stamford, by Daniel Walsh. Lender: HomeBridge Financial Services Inc, 194 Wood Ave., South, 9th Floor, Iselin, New Jersey. Property: 1 Strawberry Hill Ave., Apt 10C Stamford. Amount: \$217,350. Filed March 13.

Ruiz, Miguel and Sherlene Ruiz, Fairfield, by Antonio Faretta. Lender: Discover Bank, 502 E Market St., Greenwood, Delaware. Property: 152 Brooklawn Terrace, Fairfield. Amount: \$110,000. Filed March 31.

Schwartz, Stephen and Olga Gretchen Achwatrz, Greenwich, by Andrew L Wallach. Lender: BNY Mellon NA, 201 Washington St, 8th Floor, Boston, Massachusetts. Property: 224 Stanwich Road, Greenwich. Amount: \$3,600,000. Filed April 4.

Simons, Sean K and Emily W Jarrett, Fairfield, by Chris Barreto. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 41 Marne Ave., Fairfield. Amount: \$612,000. Filed March 31.

Spillane, John and Meaghan Spillane, Fairfield, by Glen J Moore. Lender: Marie T Gallagher, 14 Pilgrim Road, Darien. Property: 636 Reid St., Fairfield. Amount: \$600,000. Filed March 31.

Stambovsky, Jeremy and Mollie Stambovsky, Fairfield, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 31 Toilsome Hill Road, Fairfield. Amount: \$125,000. Filed April 3.

Sullivan, Emily Rounds, Greenwich, by Jeremy E Kaye. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 110 Weaver St., Unit A, Greenwich. Amount: \$560,000. Filed March 30.

Trott, Mark David and Erika Elizabeth White, Stamford, by Randie P Paterno. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 83 Woodmere Road, Stamford. Amount: \$568,000. Filed March 13.

Yeung, Sherenie and Michael Dessureau, Stamford, by Jonathan T Hoffman. Lender: US Bank NA, 4801 Frederica St., Owensboro, Kentucky. Property: 34 Lewelyn Road, Stamford. Amount: \$427,500. Filed March 13.

NEW BUSINESSES

Adonai Artistry, 90 Courtland Ave., Stamford 06902, c/o Amy G Ulloa. Filed March 29.

Alice Art Prints Store, 23 Prudence Drive, Stamford 06907, c/o Ksenia King. Filed March 29.

Birchwood Investment Company Inc, 1290 East Main St., Stamford 06902, c/o Tracy M Urquiaga. Filed March 30.

Boxes -A-2Z, 38 Fort Point St., Norwalk 06855, c/o Kurtis Kirby. Filed April 17.

Bright Solar, 94 Diaz St., Stamford 06902, c/o Wilfredo Lazo. Filed March 31.

Chilton Investment Holding Company, 1266 E Main St., 7th Floor, Stamford 06902, c/o Chilton Investment Holding Company Inc. Filed March 30.

Connecticut Concerned Clergy Coali, 458 Wire Mill Road, Stamford 06903, c/o Tommie Jackson. Filed March 27.

Cover Me In Sunshine Co, 23 Prudence Drive, Stamford 06907, c/o Ksenia King. Filed March 29.

Jr Sport Barbershop LLC, 800-816 East Main St., Stamford 06902, c/o Hector J Cabral-Alarcon. Filed March 29.

Just Like Home Consulting CT, 22 Regent Court, Stamford 06907, c/o Property Network LLC. Filed March 31.

Las Pelucas De Cris, 93 Richards Ave., Apt #807, Norwalk 06854, c/o Elidna Bernal Torres. Filed April 17.

Nouveau Elevator Connecticut, 47-55 37th St., Long Island City, New York 11101, c/o Donald Speranza Jr. Filed April 17.

Nova Lux Counseling, 1266 E Main St., Suite 700R, Stamford 06902, c/o Kato Counseling LLC. Filed March 27.

Oasis Closets, 39 Sherman St., Apt 1, Stamford 06902, c/o Chalo Rodriguez. Filed April 17.

RB Salchittruck LLC, 37 Highview Ave., First Floor, Stamford 06907, c/o Brigitte L Nunez. Filed March 29.

Relx Inc, 201 Merritt 7 Building, Norwalk 06851, c/o Renee Simonton. Filed April 17.

She Lawns Compost, 48 Bouton St., E, Stamford 06907, c/o She Lawns LLC. Filed March 27.

Significant Educators, 85 Riverside Ave., Apt A, Stamford 06905, c/o Significant Consulting LLC. Filed March 29.

Visionize Marketing, 24 Pulaski St., Stamford 06902, c/o Sherman Lau. Filed March 30.

Weekend Glow Candle Co, 111 Morgan St., Apt. 506, Stamford 06905, c/o Melissa Kauffman. Filed March 28.

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LEGAL NOTICES

Notice is hereby given that an on premise license, #TBA has been applied for by Marble Restaurant Opco LLC d/b/a Casavida to sell beer, wine, cider and liquor at retail in an on premises establishment with one additional bar. For on premises consumption under the ABC law at 14 Marble Avenue Thornwood NY 10594. #62980

Notice is hereby given that an on premise license, #TBA has been applied for by DVR 166 Inc. d/b/a Archie Grand to sell beer, wine and liquor at retail in an on premises establishment. For on premises consumption under the ABC law at 166B Mamaroneck Avenue White Plains NY 10601. #63048

Notice is hereby given that an On Premises Restaurant Wine license, Serial #1354514 has been applied for by BLTT Inc to sell beer, wine and cider at retail in an Restaurant. For on premise consumption under the ABC Law at 14 Main Street Tarrytown NY 10591. #63321

Notice of Formation of Emerald Sky Technologies LLC Art. Of Org. filed with SSNY on 1/17/23. 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, 162 Byram Lake Road, Mount Kisco, NY 10549. Purpose: any lawful purpose. #63325

Notice of Formation of 3606 IRWIN AVENUE LLC, a domestic, LLC. Art. Of Org. filed with SSNY on 01/18/2023 Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 10 Franklin Drive, Beford Hills NY, 10507. Purpose: Any Lawful Purpose. #63328

Notice is hereby given that a Tavern/Wine license, Serial #1351881, has been applied for by Laughing Horse LLC dba The Laughing Horse Coffee & Tea Co. to sell beer, wine and cider at retail in a Tavern CafE for on premises consumption under the ABC Law at 6 Purdy Street, Harrison New York 10528. #63357

Notice of Formation of New Diamond Media LLC Art. Of Org. filed with SSNY on 03/04/2023 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, 58 Crestview Street, New Rochelle, New York 10801. Purpose: any lawful purpose. #63364

Notice of Formation of Prova Entertainment LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 03/21/2023. Office Location: Westchester County. SSNY designated as agent of Limited Liability Company LLC (LLC) upon whom process against it may be served. SSNY shall mail process to Joseph M. Pandolfo: 9 Stonefield Court, Cortland Manor, NY 10567. Purpose: Any lawful purpose. #63365

STATE OF NEW YORK SUPREME COURT COUNTY OF WESTCHESTER DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005 FF11, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005 FF11, Plaintiff, vs Any unknown heirs to the Estate of VIRGINIA E. MUIR A/K/A VIRGINIA E. BAJRAKTAREVIC, next of kin, devisees, legatees, distributees, grantees, assignees, creditors, lienors, trustees, executors, administrators or successors in interest, as well as the respective heirs at law, next of kin, devisees, legatees, distributees, grantees, assignees, lienors, trustees, executors, administrators or successors in interest of the aforesaid classes of persons, if they or any of them be dead, all of whom and whose names and places of residence are unknown to the plaintiff; SAMIR BAJRAKTAREVIC; SANELA BAJRAKTAREVIC; HSBC MORTGAGE SERVICES INC.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; and IJOHN DOE, I and IMARY DOE, I (Said names being fictitious, it being the intention of plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein.) Defendants. Filed: December 9, 2021 Index No.: 57326/2021 SUPPLEMENTAL SUMMONS AND NOTICE Mortgaged Premises: 22 Lakeshore Dr N. Lincolndale, (Town of Somers) NY 10540 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT of the above captioned action is for the foreclosure of: Mortgage bearing the date of August 8, 2005, executed by Virginia E. Muir to First Franklin a division of Nat. City Bank of IN to secure the sum of \$212,000.00, and interest, and recorded in the Office of the Clerk of Westchester County on September 27, 2005 in Instrument No. 452560561. That First Franklin, a division of National City Bank of Indiana duly assigned said Note and Mortgage to First Franklin Financial Corporation by Assignment dated January 5, 2006 and recorded on May 31, 2006 in the Office of the Clerk of Westchester County in Instrument No. 461380240. That PNC Bank, National Association s/b/m to National City Bank s/b/m to First Franklin a division of National City Bank of Indiana duly assigned said Note and Mortgage to First Franklin Financial Corporation by duplicate Assignment dated June 10, 2014 and recorded on July 9, 2014 in the Office of the Clerk of Westchester County in Instrument No. 541823481. That First Franklin Financial Corporation duly assigned said Note and Mortgage to Deutsche Bank National Trust Company, as trustee for the holders of the First Franklin Mortgage Loan Trust 2005 FF11, Mortgage Pass Through Certificates, Series 2005 FF11 by Assignment dated September 26, 2005 and recorded on July 9, 2014 in the Office of the Clerk of Westchester County in Instrument No. 541823493. The relief sought in the within action is a final judgment directing the sale of the Mortgaged Premises described above to satisfy the debt secured by the Mortgage described above. Plaintiff designates Westchester County as the place of trial. The basis of venue is the County in which the Mortgaged Premises is situated. Section: 5.19 Block: 2 Lot: 69 & 70 DATED: July 28, 2021 Rochester, New York NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the Mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your Mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. WE ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. SCHEDULE A LEGAL DESCRIPTION ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Somers, County of Westchester and State of New York, and further described as follows: Lots Nos. 1021 and 1022 on the map entitled, ""Second Map of Lake Lincolndale, Town of Somers, Westchester County, New York", and filed in the Westchester County Register's Office (now County Clerk's Office, Division of Land Records) on the 10th day of April, 1935, as Map No. 4127, and the right to use in common with others Lake Lincolndale for boating, bathing and fishing. ALSO ALL that certain plot, piece or parcel of land, situate lying and being in the Town of Somers, County of Westchester and State of new York. described as follows: Lot Numbers 52 and 53 of Block Number 1039, formerly designated as Lot Numbers 1048 and 1049 on Map No. 4127. ALSO ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Somers, County of Westchester and State of New York, described as follows: Lots Nos. 1050, 1051 and 1052 as designated and delineated on the map entitled, "Second Map of Lake Lincolndale, Town of Somers, Westchester County, New York", and filed in the Westchester County Register's Office (now County Clerk's Office, Division of Land Records) on the 10th day of April, 1935, as Map No. 4127. Said Lots when taken together are bounded and described as follows: BEGINNING at a point of intersection of the north line of Lake Shore Drive with the division line between Lots 1020 and 1021 and RUNNING THENCE North 10 degrees 17 minutes 49 seconds West along the aforementioned division line 100.33 feet; THENCE North 8 degrees 22 minutes 20 seconds West along the west line of Lot 1048, 100.00 feet; THENCE North 81 degrees 37 minutes 40 seconds East along the south line of Juniper Drive, 100.00 feet; THENCE South 8 degrees 22 minutes 20 seconds East along the division line between Lots 1052 and 1053. 100.00 feet; THENCE South 81 degrees 37 minutes 40 seconds West along the north line of Lots 1025, 1024 and 1023, 60.00 feet; THENCE South 8 degrees 22 minutes 20 seconds East along the division line between Lots 1022 and 1023, 100 feet; THENCE westerly along the north line of Lake Shore Drive the following two (2) courses and distances: 1) South 81 degrees 37 minutes 40 seconds West 20.00 feet and 2) along a curve bearing to the left having a radius of 491.50 feet an arc length of 16.63 feet to the point or place of THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property, FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first pan, of in and ro the land lying in the street in front of and adjoining said premises. BEGINNING. ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Somers, County of Westchester and State of New York, described as follows, to wit: Lots Nos. 1007, 1008, 1009, 1010 and 1011 as designated and delineated on the map entitled "Second Map of Lake Lincolndale, Town of Somers, Westchester County, New York", and filed in the Westchester County Register's Office (now County Clerk's Office, Division of Land Records) on the 10th day of April, 1935, as Map No. 4127. TOGETHER with the right to use in common with others, Lake Lincolndale for boating, bathing and fishing, subject to regulations of Property Owners Association having control of said Lake. #63383

LEGAL NOTICES

Notice of Formation of Prova Ventures LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 03/21/2023. Office Location: Westchester County. SSNY designated as agent of Limited Liability Company LLC (LLC) upon whom process against it may be served. SSNY shall mail process to Tianna M. Daley: 9 Stonefield Court, Cortland Manor, NY 10567. Purpose: Any lawful purpose. #63366

THE WESTCHESTER INDUSTRIAL MANUFACTURING & WAREHOUSING GROUP LLC. Art of Org. filed with the SSNY on 02/27/2023. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. WARREN L. COHEN 107 LAKE AVENUE, TUCKAHOE, NY, 10707. Purpose: Any lawful purpose. #63367

Notice of Formation of Top Grade Consulting, LLC. Arts. of Org. filed with SSNY on 3/28/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to The LLC, 100 High Point Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63368

Devoe Terrace 86, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/22/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 161 First St., Yonkers, NY 10706. General Purpose #63369

OM Yatri LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/14/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 15 Bank St., unit 117B, White Plains, NY 10606. General Purpose #63370

Notice of Formation of Judy Torres Merchandise LLC. Arts of Org. filed with Secretary of State of New York (SSNY) on 03/27/2023. Office Location: Westchester County. SSNY designated as agent of Limited Liability Company LLC (LLC) upon whom process against it may be served. SSNY shall mail process to Judy Torres: 400 Fort Hill Road #203, Peekskill, New York 10566. Purpose: Any lawful purpose. #63378

MRH Ventures LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/12/2021. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Michael Haberman, 31 Bacon Hill Rd., Pleasantville, NY 10570. General Purpose #63379

Perfect Habes LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/27/2019. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Michael Haberman, 31 Bacon Hill Rd., Pleasantville, NY 10570. General Purpose #63380

Rock Well Funding LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/18/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Michael Haberman, 31 Bacon Hill Rd., Pleasantville, NY 10570. General Purpose #63381

Rockwell LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/21/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Amy Calagna, 32 33 47th Ave., Long Island, NY 11101 2426. General Purpose #63382

Notice of Formation of 2322 Holland Ave LLC, Articles of Organization were filed with SSNY on 3/14/2023. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 965 Edgewood Avenue, Pelham Manor, NY 10803. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63384

H2O FILTRATION LLC Filed 1/18/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1 Canterbury Rd N, Harrison, NY 10528 Purpose: all lawful #63385

The Dress Bar, LLC Filed 1/31/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 3 Westchester View Ln, White Plains, NY 10607 Purpose: all lawful #63386

DAG AUTOMOTIVE LLC Filed 2/10/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 399 Knollwood Rd Suite 318, White Plains, NY 10603 Purpose: all lawful #63387

REMARKABLE SERVICES LLC Filed 2/21/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 568 Saw Mill River Rd, Millwood, NY 10546 Purpose: all lawful #63388

JTV, LLC Filed 3/20/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 250 E Hartsdale Ave, Ste 31, Hartsdale, NY 10530 Purpose: all lawful #63389

RV. PRODUCTIONS LLC Filed 3/29/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 9 Laurel Pl, New Rochelle, NY 10801 Purpose: all lawful #63390

EMPIRE ROOFING OF NEW YORK, LLC Filed 1/17/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 30 Locust Hill Ave, 1E, Yonkers, NY 10701 Purpose: all lawful #63391

SALON K LLC Filed 4/20/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 225 Highlands Dr, Pawling, NY 12564 Purpose: all lawful #63392

1549 St. Lawrence Realty LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 2677 Rte. 35, Katonah, NY 10536. General Purpose #63393

Chen Training Solutions LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/6/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 482 California Rd., Bronxville, NY 10708. General Purpose #63394

HUDSON RIVER INDUSTRIAL PROPERTIES LLC. Art of Org. filed with the SSNY on 02/27/2023. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. WARREN L. COHEN 107 LAKE AVENUE, TUCKAHOE, NY, 10707. Purpose: Any lawful purpose #63396

PEEKSKILL INDUSTRIAL DEVELOPMENT LLC. Art of Org. filed with the SSNY on 02/23/2023. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. WARREN L. COHEN 107 LAKE AVENUE, TUCKAHOE, NY, 10707. Purpose: Any lawful purpose. #63397

Randr Realty Group LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/6/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 850 Bronx River Rd., Ste. 16, Box 121, Bronxville, NY 10708. General Purpose #63399

Garageman's Lien Sale: Raulindo Auto Body Sells 5/31/23 3212 Albany Post Rd Buchanan, NY 10511 1:00PM 11 Scion JTKJF5C79B3018547 Re:Lopez Tarazonia,R #63400

Notice of formation of Muni Docs (LLC). Art. of Org. filed with SSNY on 03/23/23. Location: Westchester Cty. Westchester Cty. Sec. of State designated as agent of LLC upon whom process against it may be served. Sec. of State shall, for any lawful purpose, mail a copy of process to the principal business location of: 149 Grand Street, White Plains, NY, 10601, USA. #63405

NOTICE OF FORMATION OF BROTHERS LOGISTICS I, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/04/23. 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 Kevin A. Oliveros: 172 N Highland Ave, Ossining, NY, 10562. Purpose: any lawful business activity. #63409

20 Bonnefoy Place Realty, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 3/29/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 7 Candlewood Rd., Scarsdale, NY 10583. General Purpose #63410

Balanced Perspectives Psychology PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/4/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Nicole Eskenasi, 201 South Division St., Peekskill, NY 10566. Purpose: Psychology #63411

Notice of Formation of iDEAWORX23 LLC. Arts. of Org. filed with SSNY on 4/28/2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Daniel Marc Williams, iDEAWORX23 LLC, 78 Devonshire Road, New Rochelle, NY 10804. Purpose: advertising and marketing as well as any lawful related services. #63412