

# WESTCHESTER COUNTY BUSINESS JOURNAL

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### Profits & Passions

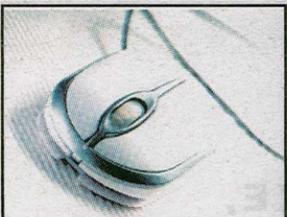
The road truly less taken: the insurance executive who bangs the drums loudly.



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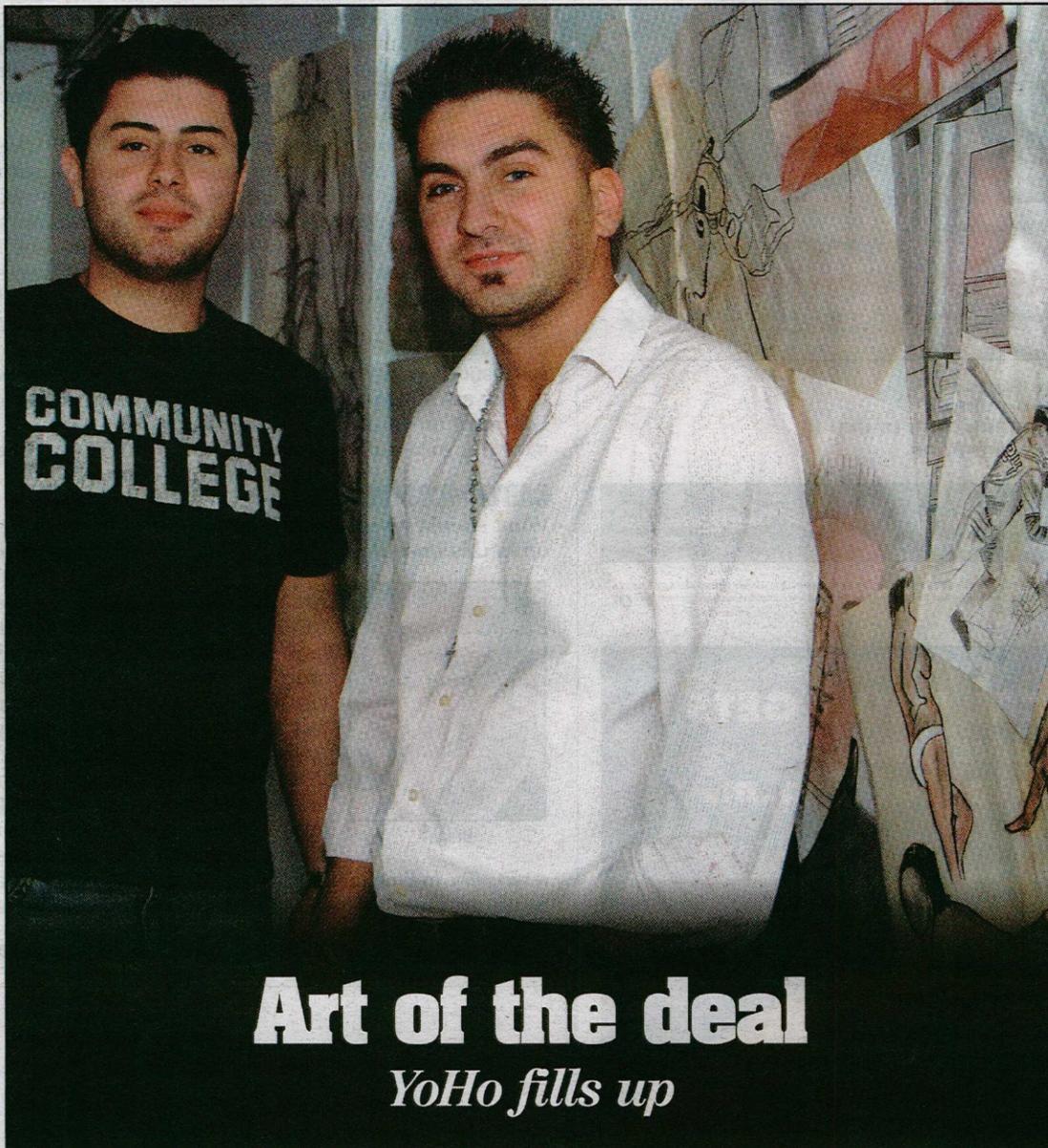
### Wellness center

Dr. Michael Finklestein, a former medical director, spends his time as a holistic healer at his Bedford farm, SunRaven.



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## Art of the deal *YoHo fills up*

George R. Rudaj, left, and Kola Palushaj have opened Studio One B in the YoHo Artist Studios.

BY BILL FALLON  
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**W**hat began quixotically in the 1970s as an effort by developer and then-owner Allan Eisenkraft to

fill a cavernous Yonkers carpet mill - once the world's largest - with artists notched a benchmark April 19 with 100 percent occupancy of 50-plus refurbished YoHo Artists Studios.

News of the last vacan-

cy sign vanishing at 578 Nepperhan Ave. came just as current owner George Huang showed off recent quarter-million-dollar capital improve-

See ART, page 36

## Cappelli stake in BLT part of broader plan

BY JOHN GOLDEN  
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**D**eveloper Louis R. Cappelli will take on a new partner this year in the restaurant business, a growing part of his development focus in downtown White Plains in the last two years.

Cappelli, president of Cappelli Enterprises Inc. in Valhalla, recently

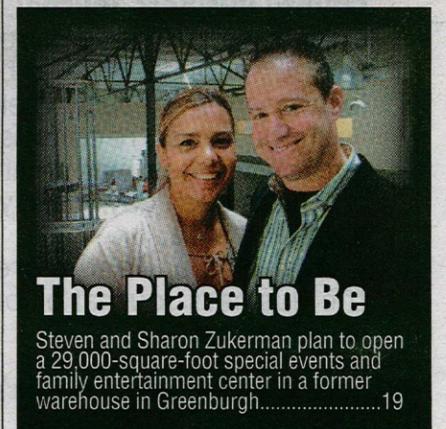
See CAPPELLI, page 12

## City Council says foot traffic key to downtown success

BY JOHN GOLDEN  
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Yonkers City Council members from both political parties last week said they are "disappointed" that a minimum development proposal to move ahead the city's downtown redevelopment in the recession does not include the high-density residences long awaited by strug-

See SUCCESS, page 56



### The Place to Be

Steven and Sharon Zukerman plan to open a 29,000-square-foot special events and family entertainment center in a former warehouse in Greenburgh.....19



### Westchester Business Journal Report

**AS LOCAL AS LOCAL NEWS GETS in daily life and business. Weekdays beginning at 5 p.m.**

**Art** —  
From page 1

ments during an open house weekend April 18-19 that he expected would draw more than 1,000 visitors, including Eisenkraft, who still maintains an office in the building.

"We had about 500 Saturday and I'm expecting more than that number today," said Huang Sunday afternoon.

"We were at the tipping point and we just went over it," Huang said. "We've now become a functioning arts center. We've been transformed from a collection of individual-artist studios into an arts center."

Visitors will notice immediately, either from Nepperhan Avenue or from

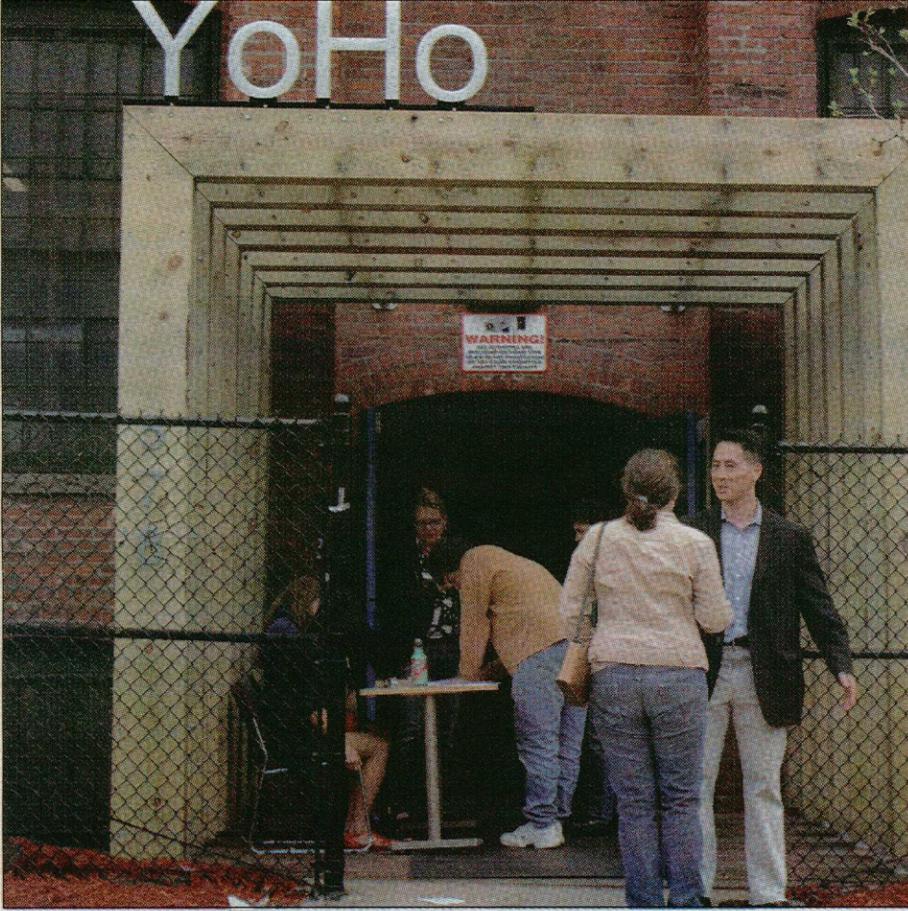
the parking lot on the building's east side, which an artist's eye has gone into the exterior improvements. The cubist construct at the parking lot entrance is soon to be extended southward, further dressing up the building's brooding countenance with a modern-wood vs. old-brick sensibility.

The new entryway off the parking lot offers murals and an information kiosk that promote the landmark building's history. A main staircase has been configured as a vertical gallery that is unified by a multistory banner in the well between the banisters. More refurbishments and a push to attract

film companies are on the slate for coming months.

Among the newly opened spaces welcoming visitors April 19 was George R. Rudaj, Stiven Curocic and Kola Palushaj's Studio One B. The partners

are offering artist workshops, beginner to advanced, which feature still-life nudes. Classes are in painting and drawing. Information on advance-purchase, student and group discounts is available at [studiooneb.com](http://studiooneb.com).



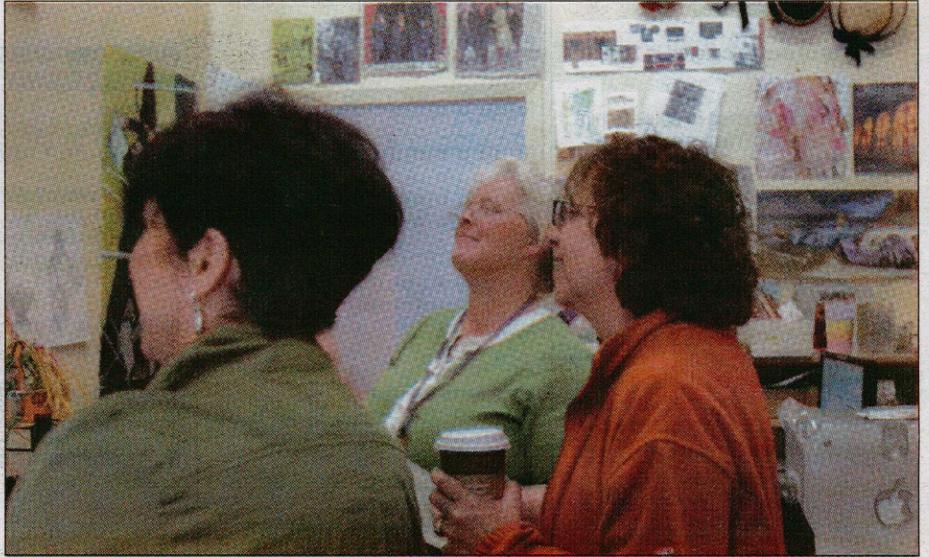
George Huang greets visitors April 19 at the new YoHo entrance on Nepperhan Avenue.



Jack Homola, 2 1/2, absorbs all he has seen in the studio of Lanny Lasky.



Ryan Bartley has been a YoHo artist for a year, occupying 1,000 square feet on the fifth floor. The talent that kept a steady stream of visitors flowing to his studio may next find outlet in a graphic novel; he's researching the project now.



Elizabeth DeBethune introduces visitors to her vivid takes on Yonkers. Her Web site is [elizabethdebethune.com](http://elizabethdebethune.com).



Artist Lanny Lasky has been a YoHo artist for eight years. Her media include wooden shoe trees.



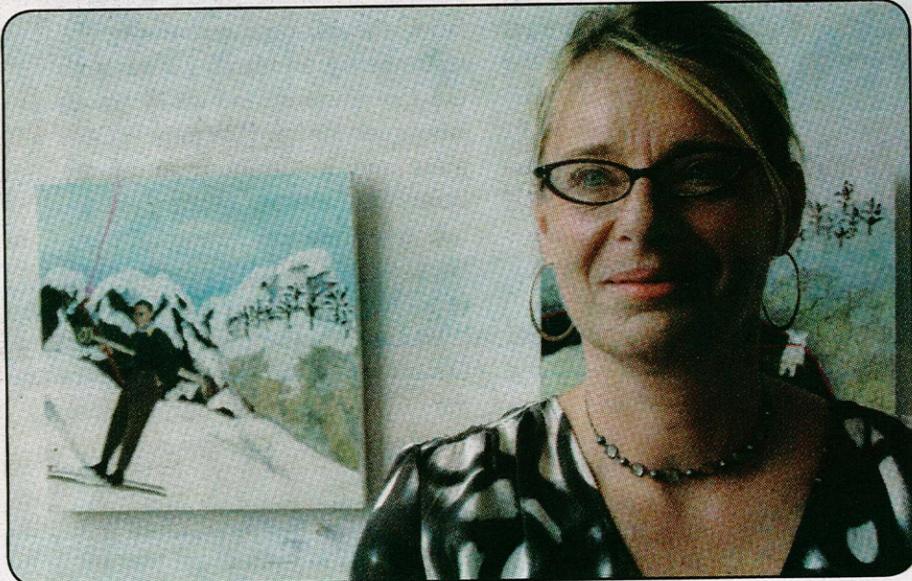
Ervin V. Toussaint Chandler paints in pastels on the fifth floor (there are artists on several floors) of the Alexander Smith Carpet Mills. Chandler and the other YoHo artists work at the north end of the big brick structure that faces Nepperhan Avenue, the most prominent of dozens of historic carpet buildings still standing in the area. Chandler's Web site is [dennyjoeart.com](http://dennyjoeart.com).



Sandy O'Brien practices the ancient art of painting with pigmented and nonpigmented heated bees' wax. Alacrity is key, given her medium's congealing nature as it cools. She became a YoHo artist four years ago, saying Manhattan studio prices were too high.



Ginny Fox has been a YoHo artist four-plus years. "Even if you're not socializing at a given moment, it's nice to know you're in a community of artists," she said of YoHo. Her Web site is [ginnyfox.com](http://ginnyfox.com).



Louise Cadoux in her YoHo studio.