

# Westchester & Fairfield County Business Journals

INCLUDING THE HUDSON VALLEY

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The Norwalk outlet for the Duchess Restaurant chain, one of the businesses dealing with the newly increased minimum wage.  
Photo by Justin McGown.

BY JUSTIN MCGOWN

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Connecticut's minimum wage was increased on July 1 to \$14 an hour as a result of legislation signed into law during pre-pandemic 2019. In 11 months, the state minimum wage will again be increased up to \$15.

Even before the next increase, Connecticut's minimum wage is among the highest in the country, exceeded only by California and Washington, D.C., as well as a handful of cities that have set their own minimum wages.

"For too long, while the nation's economy grew, the income of the lowest-earning workers has stayed flat, making already existing pay disparities even worse and preventing hard-working families from obtaining financial security," Gov. Ned Lamont said in a press statement announcing the increase. "This is a fair, gradual increase for

**MINIMUM WAGE** 6

## Planned hotel site being auctioned in New Rochelle

BY PETER KATZ

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A piece of property that had been envisioned as being ideal for a hotel is being offered for sale in an auction that is due to receive final bids from qualified bidders on July 19. The property is at 115 Cedar St. in New Rochelle, adjacent to I-95.

The services firm Newmark has been retained as exclusive agent by the entity Bankruptcy Estate of WP Realty Acquisition III LLC and approved by U.S. Bankruptcy Court for the

Southern District of New York to solicit competing bids for the property.

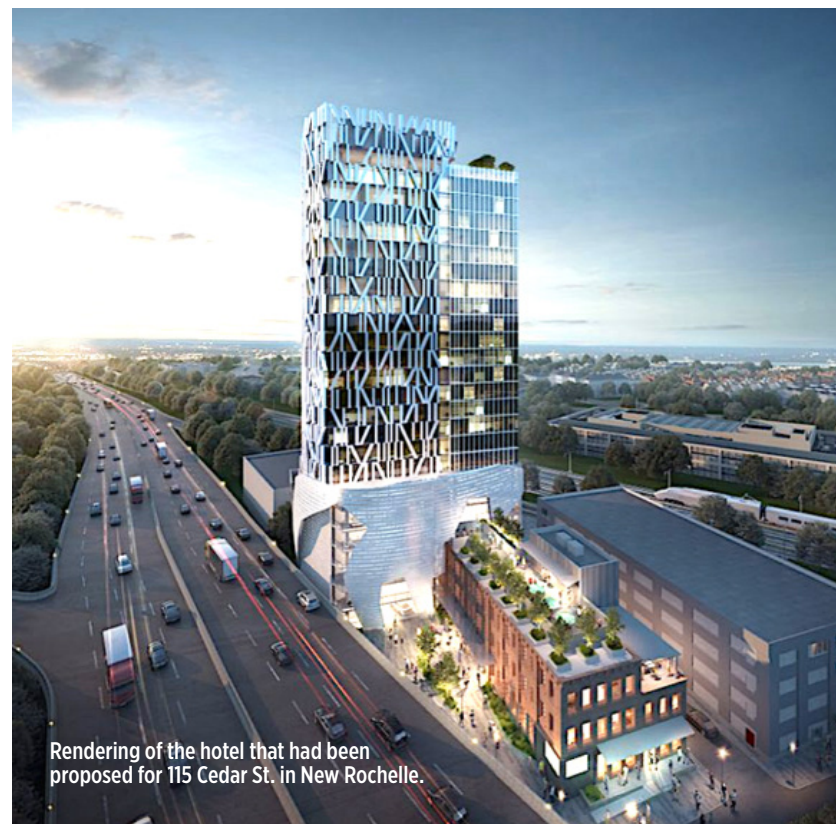
Newmark had previously offered the property for sale before moving to the auction process. Initial bids will start at \$4.95 million with a 5% good faith deposit and a 10% winning bid deposit, according to Newmark.

Documents on file with the Westchester County Clerk's office show that the property was purchased on July 20, 2018, by WP Realty Acquisition III LLC located in Dobbs Ferry from Cedarland L.L.C. located in Manhattan. The

consideration was \$3.65 million.

Ward Capital Management, located at the same Dobbs Ferry address as WP Acquisitions, in late 2018 presented a plan to New Rochelle in which it would team up with Wyndham Hotel Group and construct a 24-story tower with 150 standard hotel rooms and 75 extended-stay suites. The extended-stay suites were planned to be larger in order to attract customers who would want to stay for several weeks. The estimated cost of the hotel project at the time it was pro-

**NEW ROCHELLE** 22



Rendering of the hotel that had been proposed for 115 Cedar St. in New Rochelle.

# Danbury Mayor Dean Esposito on the state of his city: 'Everything's going very well'

BY JUSTIN MCGOWN

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**D**ean Esposito grew up in Danbury and served the city as a councilman, town clerk and director of consumer protection and sealer of weights. He became chief of staff to Joseph Cavo when Cavo was appointed to complete Mark Boughton's 10th term as mayor in late 2020, and he was elected mayor last November.

In taking the reins of the city's mayoralty, Esposito found a city on the verge of transition.

"A lot of projects have been stalled because of Covid," Esposito said of the current state of the city. "But we're moving forward on a lot of projects and today's a good day. Everything's going very well. Since I got elected, me and my administration are really moving forward on some serious, successful projects."

"We have a new high school/middle school that we're in the process of closing on the location of in the next few weeks," he continued. "That's one of our biggest projects right now. We'll have a second high school in Danbury, which is desperately needed as we have got a huge influx of new residents, and with those residents come children."

The planned site of the new high school is currently an office building, which Esposito said will yield considerable savings for the city. New utilities will not need to be installed, and with the exception of gym facilities the majority of construction work will be limited to interior work.

Allowing that a bump in tax rates had proved necessary, he felt justified in calling Danbury the "Shining Star of Connecticut."

"The proof is in the pudding," he said, citing a low mill rate and successful efforts to conclude projects that were started before his election.



City of Danbury.



Mayor Dean Esposito

In terms of challenges facing his city, Esposito pointed to the ongoing housing crisis as a chief concern.

"It has severely impacted our community," he said. "Much of the impact is coming from the New York side of the border. Most of the current influx is coming from Brewster and Westchester County and buying properties in the area."

"With regards to affordable housing we're right at the percentages that we need to be at," he added, "but obviously when you get a huge influx it takes a

bit of time to get in the flow. But in general Danbury's doing pretty well with regards to housing, though prices are up because demand is up too."

Esposito stressed that he is working with surrounding communities to handle these challenges as well. He said that the mayor of Danbury needs to maintain a strong working relationship with the smaller adjacent towns, as well as all the municipalities that border Candlewood Lake.

"We try to talk to each other as much as possible," he added, saying that the Western Connecticut Council of Governments has been helpful for facilitating communication and resource coordination between municipalities.

According to Esposito, this has put the entire region on a strong economic footing.

"In the greater Danbury area, the business environment is pretty solid," he said. "But for Danbury itself, I have to tell I've been cutting ribbons, two, three times a week. With the low mill rate and the effort we have put out with our business devel-

opment department the reality is we are very stable here in Danbury."

"The problem that we're having now," Esposito added, "is finding space for the larger corporations, they're showing up pretty quickly."

While he characterized issues with space as a "good problem to have" there was another matter Esposito considered noteworthy.

"I think the biggest challenge right now is the perception that Covid is over," he said. "It may never be over."

Esposito pointed out that Danbury was the first municipality in the state to have a Covid patient at the start of the pandemic and has pursued an aggressive approach to managing exposure ever since. Encouraging vaccination and social distancing are key according to him, but awareness remains central to fighting the virus.

"We have to keep educating our citizens and the community out there to continually be alert and do what they need to prevent themselves from getting sick," he warned.

Westchester & Fairfield County  
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# Doug Panero Presents produces concerts featuring underrated performers

BY EDWARD ARRIAZA

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**T**ransactional real estate attorney and Larchmont resident Doug Panero has taken his love of music and concerts to the next level, organizing concerts for artists he feels have immense talent but are perhaps overlooked by the general population.

Since 2014, Panero's concert production company and one-man operation, Doug Panero Presents, has helped to organize concerts in "official" venues in White Plains and Yonkers that have attracted many audience members, but Panero first began holding concerts at his home beginning in late 2010.

"I really had no concert production experience until that first house concert. I was really strictly an audience member and a music lover," Panero said, recalling those early days holding concerts in his household.

"I soon found that there was a lot of talent out there that just wasn't getting the attention it needed. So, when I did my first house concert, I said, 'Well, this artist is tremendous, I think people would enjoy this music.' So, it was really a matter of just taking what I did for fun and drawing on all those contacts and artists who I had come to know, and tapping them and finding out if they would be interested in doing a house show."

Panero's background in law has helped him in approaching agents and signing deals. That many artists in the music industry often have side projects or are part of other bands makes searching for talent and establishing connections a little easier for Panero. Over the years, he has worked with artists such as John Fullbright, Kenny White, Shayna Steel, Smash Mouth and Sammy Miller and the Congregation.

These days, Panero, with the help of various organizations, produces two free concert series. Music in the Streets is produced in collaboration with Ridge Hill shopping center in Yonkers and will feature performances throughout July by Gentleman Brawlers as well as Carlitos Padron and Rumberos del Callejon, among others. Tunes in June is held at White Plains Plaza and is produced in collaboration with the White Plains Business Improvement District, Argent Ventures and Cushman & Wakefield.

Also in White Plains and produced with the White Plains Business Improvement District is the Rock White Plains event featuring Spin Doctors and Sister Sparrow

& The Dirty Birds, which will be held on Mamaroneck Avenue on July 26.

Doug Panero Presents sets itself apart from other concert production companies because of the high quality of curation, according to Panero.

"When a music goer is looking at that calendar, how do you know what to go to? How do you know what's good, unless you're really in deep like I am in music? There are too many choices," he said.

"What I do, I hope, is make it easy for people. First, I think I have a very good ear. Some of the house concerts I had early on were of artists who, at that point, were relatively unknown and went on to get nom-

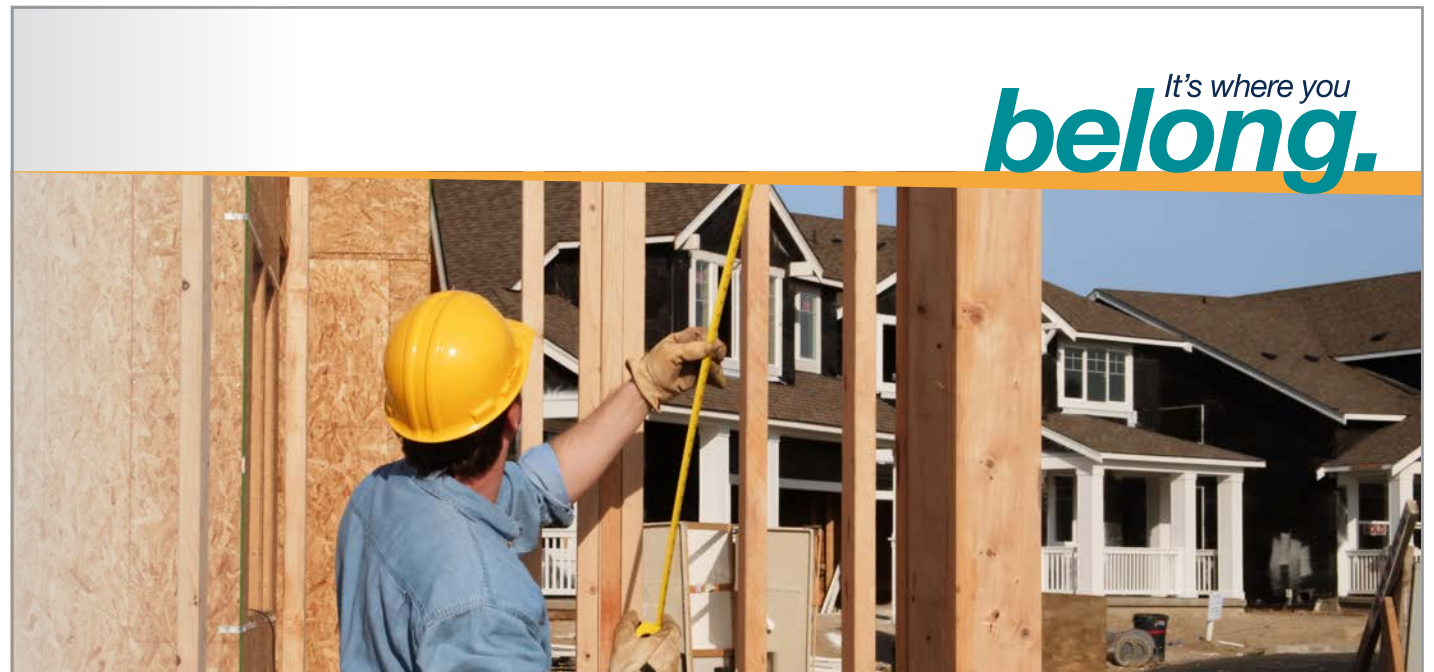
inated for and win Grammys. So, I really don't mess around with the talent."

Looking ahead, Panero is also considering expanding his concert work into other months and doing shows in New York City. Over time, Panero also wishes to make himself "very busy with music" by decreasing the amount of time spent practicing law and putting more time into producing concerts.

That said, Panero is grateful for what his "day job" has afforded him, observing how it has made him "successful enough that I've raised four kids, and it's given me the opportunity, since I am independent that way, to free up vast amounts of time to do the music work."



Doug Panero introducing a concert. Contributed photo.



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# A commitment to wellness: Dr. Joseph Rosa on becoming medical director at Americares' Bridgeport clinic

BY PHIL HALL

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**L**ast month, Dr. Joseph Rosa was named medical director of the Fred Weisman Americares Free Clinic of Bridgeport.

Rosa is a practicing endocrinologist for Yale New Haven Health's Northeast Medical Group in Trumbull and is affiliated with Bridgeport Hospital and St. Vincent's Medical Center. In his new volunteer leadership role, Rosa will provide guidance on clinic policies and procedures, support volunteer recruitment and serve as an advocate within the community.

The Business Journals recently spoke with Rosa on his new endeavor.

## **Congratulations on this new position. How did you first become involved with Americares?**

I've been someone who's always given my time as a volunteer. I volunteered with the Fairfield County American Diabetes Association and I had a role as its president for the state of Connecticut. One of the things that I found over my years in practicing medicine is that there's not enough advocacy for patients, and so I felt that as a volunteer I can promote advocacy and help to bring problems out to legislators and local politicians to let them understand what the problems are for patients with chronic diseases.

I felt that Americares was a good way for me to give back. I've been extremely fortunate in going to medical school, establishing and having a successful practice and always looking out for the underserved, so it's a way for me to continue to look out for patients who, a lot of times, don't have people looking out for them.

## **How much time during the week do you commit to the Bridgeport clinic?**

I commit one afternoon a week. I go on Tuesday afternoons and I'm there from 1 until 5:30 p.m.

All of the patients I see have some type of endocrine disorder, whether it's thyroid or diabetes. I see patients at scheduled appointments, examine them, review their medical record, make recommendations on further treatment and then follow up with them in a reasonable time period.



Dr. Joseph Rosa. *Contributed photo.*

## **Who are the patients at the clinic? Are they from Bridgeport or are they also from the wider area?**

The clinic serves patients from the surrounding area, which includes Bridgeport itself, Fairfield, Milford, Monroe, Shelton Stratford, Trumbull and Westport.

## **Do you encourage your colleagues in the medical field to volunteer either at Americares or in similar capacities at other centers?**

Over the years, I like to slowly encourage people to volunteer. When I was younger, I was like a bull in a china shop and found that it really didn't get me anywhere. Now, I realize that people have commitments, but I ask them that if they can find time it would be a very rewarding experience to work in Americares.

## **For many people, medical instructions can be complex and stressful. How do you provide your patients with user-friendly instructions?**

One of the things that I found to be lacking is that many times patients come in and see the doctor, they're told to go on a medication. They understand how to take

it, but they don't understand the timing of it and, thus, they don't see the result they are hoping to see.

We try to make our patient care as understandable as possible. We have an interpreter for those patients who don't speak English, and we have a group of members that work with me as coaches - if a patient is having a hard time pushing a goal, they can come to Americares on a scheduled appointment and go through a coaching session to see where the roadblocks are that are keeping the patients from successfully obtaining good health.

The other point we do is that the patient doesn't leave without having an understanding of their medication. They repeat to us or let us know how they're going to take it so that both of us have an understanding or we're on the same page.

## **Do you also address lifestyle changes and how that affects the results in patients?**

We do. Because of the patient population and the fact that a lot of times their diets aren't very good because of the cost of foods, we try with sources such as vouchers for farmers markets to get vegetables and

fruits. We try to encourage them to avoid processed foods and encourage them to exercise such as walking or cycling. And we encourage them to try to exercise at least three to five times a week, if it's possible.

We focus on weight loss and blood pressure, and we try to identify foods that affect weight and blood pressure. I think we're doing a very good job in getting through to the patients since they do come back for follow up. We do see improvements.

## **Going forward, what are your plans for the Bridgeport clinic?**

I think that the plan that Americares has with regard to their service to the patients is an excellent one, and I am following their plan with regard to caring for patients. I am attempting to get help from different organizations to possibly support us so that we can establish and maintain a higher patient population and take care of some of those people that don't get in to see us.

I am very much committed to heightening the awareness of Americares to the area. To a lot of people, it has been a secret they were unaware of.

# Scarsdale lawyer sanctioned for mismanaging client funds

BY BILL HELTZEL

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An appellate court has suspended Scarsdale lawyer Andrew H. Kulak from practicing law for two years for mismanaging client funds.

The Second Appellate Division confirmed a special referee's report and findings of the regional attorney grievance committee, on June 22, on 27 charges of professional misconduct.

His "misconduct was neither isolated nor inadvertent," the panel of five justices stated in their opinion, and his actions "show a blatant disregard for his duties as a fiduciary."

Kulak did not dispute the findings, the court noted.

Kulak is a partner in Kulak & Zaslowsky, White Plains, working on commercial collections and litigation, real estate and guardianships, according to his LinkedIn profile. He was an administrative hearing officer for the Westchester County Attorney from 2001 to 2008 and an administrative law judge for the Westchester County Human Rights Commission from 2002 to 2012.

The findings covered 19 client matters from 2016 to 2017 and his management of the firm's escrow account.

The escrow account was supposed to have funds deposited on behalf of clients, but frequent withdrawals often left it with less money than the clients were entitled to after paying legal fees. Escrow balances fell to as low as \$26.88 when clients were owed thousands of dollars.

Kulak deposited \$15,549 he had collected from Meadowlands Hospital, in November 2016, for instance, on behalf of Hughes Environmental. He was entitled to a \$4,665 fee, leaving a balance of \$10,885 for Hughes, but five months later the escrow account had only \$45.93.

He told the grievance committee that he had put his client's share of the funds in a safe at his home and then in a safe deposit box he shared with his wife, because Meadowlands was in bankruptcy and he feared that the funds could be subject to a bankruptcy preferential payment action. But the hospital had not filed for bankruptcy, the grievance committee found.

More than two years after receiving the funds, Kulak paid Hughes.

In several instances, funds were moved back and forth from bank accounts, clients were paid more than they were entitled to, or deposits were not accounted for.

In the "Waterscape Resort matter," for example, 41 checks totaling \$9,651 were issued from the escrow account to the law firm, but Kulak could not identify the purposes of the disbursements.

The grievance committee charged Kulak with misappropriation of client funds; failures to safeguard funds and to promptly pay funds; dishonesty, fraud, deceit or misrepresentation; conduct that reflects on

his fitness as a lawyer; failure to account for funds; and maintaining an insufficient escrow balance.

Kulak's attorney, Chris McDonough, asked the appellate court to issue a public censure. No client had suffered a pecuniary loss, he argued, Kulak had been experiencing personal and professional issues, he has implemented remedial measures, there is evidence of his good character and he is remorseful.

The appellate panel concluded that the "totality of the circumstances" warrant a two-year suspension from the practice of law.



Andrew H. Kulak



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# New documentary hails Bridgeport's WPKN-FM as 'The Greatest Radio Station in the World'

BY PHIL HALL

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In August 2021, David Owen of The New Yorker published an article that declared WPKN-FM in Bridgeport to be "the greatest radio station in the world." It was a highly subjective opinion, of course, but Owen's celebration of the community-supported station's free-form programming made a cogent argument about how this eclectic station was able to maintain its originality and spirit during a time when too much of radio broadcasting has become stale and predictable.

Filmmaker Cob Carlson expanded on Owen's article with his new documentary "The Greatest Radio Station" in the world. Carlson grew up in Fairfield and volunteered at WPKN in the 1980s before he relocated to Boston in 1991.

"Six years ago, I had to come down to Fairfield to take care of my elderly dad and I got reacquainted with the station and met the new general manager, Steve Di Costanzo," Carlson recalled. "He found out I worked in film and said, 'Oh, why don't you do a documentary on the station?'"

Carlson had just completed a documentary on golf course architect Donald Ross and felt he wasn't ready "to do another

labor-of-love kind of no-budget film." But in 2019, Ross began teaching film at Eastern Connecticut State University in Willimantic and reconnected with Di Costanzo to start a film about the station.

Carlson stated that the title "The Greatest Radio Station in the World" was not an exaggeration.

"It's the fact that they allow their programmers to have complete freedom in their programming," he explained. "There are no programming mandates that they have to play certain genres and music or kinds of songs. Free-form radio is an incredibly rare thing these days, and they're able to pull it off with many programmers who are experts in the field of music that they're playing."

Work on "The Greatest Radio Station in the World" was hamstrung when the Covid-19 pandemic delayed Carlson from on-location shoots and in-person interviews. Another obstacle to overcome involved footage and interviews relating to the station's early years – it launched in 1963 as the University of Bridgeport's campus station and later became a community station following a tumultuous relationship with the university. While still photographs and newspaper copy surrounding the station's early years existed, Carlson was initially



Alex Cumming of WPKN's "Snap, Crackle, POP!" program. Photo courtesy of Cob Carlson.

hampered by the lack of film footage tracing WPKN's roots.

However, a University of Bridgeport graduate named Bryan Konefsky – who later became an experimental filmmaker and a cinema studies professor at the University of New Mexico – had begun his own documentary on WPKN in the mid-1990s but never finished the work.

"He saved this footage," said Carlson, noting that much of it filled in the gaps he faced in creating the new film. "He shot it on Super VHS and he gave it all to me to use in my film, which was great."

"The Greatest Radio Station in the

World" had its first Connecticut screening on June 25 at Bridgeport's Bijou Theatre, and another local screening is planned for July 23 at the Klein Auditorium as part of the Bridgeport Film Festival. Carlson has entered the film in other festivals. However, he insisted that he was not interested in turning the film into a box office hit.

"I don't care really about making money," Carlson said. "This was another labor of love. I did it as a legacy film for the station, but I would like to get eyeballs on it and I've just begun my work trying to get it on one of the major streaming platforms."

## 1 MINIMUM WAGE –

workers who will invest the money right back into our economy and continue supporting local businesses in their communities."

In the midst of rising inflation, high fuel prices, increasingly expensive consumer goods and ongoing logistical and labor issues, the wage increase manages to be both ill-timed in the eyes of employers and insufficient in the view of employees.

"We obviously anticipated it since the law was passed," said Gary Lavin, president of Duchess Restaurants, a Connecticut-based chain. "The increases came in steps. But the toughest thing right now is that we could plan for that, but paper and food costs have gone crazy. You just can't predict that, it seems to go up every week, every month and no end in sight. It's challenging times. Between war and disease and an impact on supply chains, the only option you have on our side is to raise price points."

Lavin said that while increased labor costs will certainly have an impact on

his bottom line, they cause less frustration than issues with paper printing and the base cost of food. He also allowed that it might be possible that the higher minimum wage could attract some people back into the workforce, but in the meantime his employees already making at or above the minimum will likely want raises.

Nonetheless, Lavin said for him this is simply part of running a business.

"I don't get emotional about it," he stated. "You just have to manage the cost of labor and your other costs. I've been doing this, and Duchess is a family business. My father was involved since the 50s, and I've been involved for 30 years, so we've seen just about everything."

Many service industry workers are already earning at or above the minimum wage. One employee at a restaurant based in a Connecticut service plaza who was already earning \$14 an hour spoke under condition of anonymity about living with that amount.

The employee has a daughter and is trying to put herself through secondary

school. She said that she's only able to make ends meet because she lives with her grandmother who contributes part of the rent and will provide childcare at a low rate. Without her grandmother's help, she believed that she would not be able to afford the \$1,800 rent on their current home.

"I'd be in trouble," she said, tallying up expenses that already add up to over half her paycheck. She has stopped buying herself clothes as much as possible, acquires hand-me-downs to dress her daughter and still frequently finds herself having to carry credit card debt to get through the month.

"I don't borrow from friends," she said. "When I'm buying something big, I just try to pay half of it in cash and put the other half on the credit card."

According to the employee, the challenges are only mounting as costs for many necessities are rising. She doesn't have a car and relies mainly on the bus, but on occasion needs to resort to a taxi or ride-share app, particularly if her daughter has a doctor's appointment. High fuel costs impacting trip prices mean that making

it to a shift on time can force the choice between paying for childcare or an Uber ride, which will put a large dent in the day's earnings.

Baby goods, particularly baby formula, are particularly expensive and can be difficult to hunt for.

"Formula is really expensive now. If you get a small box it's already \$21 for just one small one, and it's only going to last like a week and a half," the employee said. "A box of wipes is like \$40 a box, the diapers are almost \$50."

Trips to Costco can save money, she noted, but they require borrowing a car and many stores limit the amount of formula customers can buy at once.

"It is not going to make that big of a difference at all," she said. "I feel like when I was getting paid \$12 an hour, I was actually getting a little bit more money on my check than usual because I used to work overtime, but they stopped since we went to \$14."

Asked whether \$14 was enough to live on, the employee was unequivocal.

"It's not," she said glumly.

# Rye company's new Florida restaurant files for bankruptcy

BY BILL HELTZEL

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**A** new venture by a Rye restaurant company has filed for bankruptcy protection citing setbacks at its Florida location.

Meso Delray LLC declared \$2.8 million in assets and nearly \$3.7 million in liabilities in a Chapter 11 petition filed June 24 in U.S. Bankruptcy Court, White Plains.

Meso Delray operates as the Meso Beach House in Delray Beach, Florida.

B Conscious Hospitality, based in Rye at the same location as Meso Rye restaurant at 22 Elm Place, is majority owner of Meso Delray.

Both restaurants feature Mediterranean cuisine.

Meso Beach House opened last December, during what is known as the high season in Florida. But now it is struggling, according to an affidavit by B Conscious majority owner Alan Schoening, of Westport, Connecticut.

He leased the site of a former Argentine steakhouse at a prime location along the Intercoastal Waterway, installed a new roof and air conditioning, remediated mold and created a 300-seat restaurant.

But Meso Rye and Meso Delray borrowed \$1 million to use mostly for upfront payments to the landlord, including \$571,000 in "key money" – a kind of deposit to secure a lease – and a \$100,000 security deposit.

The key money left insufficient working capital, Schoening said. He also had to spend \$750,000 renovating the new restaurant. And now it's the summer off-season, when revenues decline by as much as 50%.

The company also has borrowed nearly \$1.6 million from individuals to supplement the \$1 million loan, he stated, and most of that was spent on improvements.

Manhattan restaurateur Bobby Khorrani is a codebtor.

Meso Delray is a month behind on its lease obligations, four months behind on state sales taxes and current on the \$1 mil-



lion loan payments, Schoening said. But the lender declared a default for alleged violation of the loan agreement for taking on more debt.

Schoening said his goal is to use bankruptcy to hold off creditors and get some breathing room while the business formulates a reorganization plan. Meso Beach

House intends to continue making lease and loan payments, he said, and to get new financing so that it can "survive the summer low season."

Alternately, he said, Meso Beach House would be put up for sale.

Harrison bankruptcy attorney H. Bruce Bronson represents Meso Delray.

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# BRI calls rent-stabilized increases inadequate

BY PETER KATZ

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The Building and Realty Institute of Westchester and the Mid-Hudson Region (BRI) is raising concerns that landlords are going to be hurt by what it sees as the inadequate rent increase given preliminary approval by the Westchester County Rent Guidelines Board. Final approval is expected when the board meets in September.

The Rent Guidelines Board approved an increase of 2% in rents for one-year leases and 3% for two-year leases in rent-stabilized buildings starting Oct. 1 through Sept. 30, 2023. The vote of the board was five in favor

and three against.

The BRI, based in Armonk, has more than 1,800 members in 14 counties in New York state. Among its members are owners of multifamily apartment buildings, home builders, commercial builders, property managing agents and co-op and condo boards. The president of the organization is Lisa DeRosa.

DeRosa also is president of DeRosa Builders, a family-owned developer and real estate management firm that was established in 1957. DeRosa owns and operates a number of multifamily properties, including Stepping Stones on Lake Street in White Plains.

The BRI points out that the 2% or 3% increases fall far short of inflation that recently has been at more than 8%. The BRI also notes that price hikes caused by supply chain shortages and the lingering effects of the pandemic continue on top of inflation. It cites the National Association of Home Builders as reporting the cost of building materials has gone up 19.2% in the past year and 35.6% since March 2020. Lumber costs are up 60.4% since September 2021.

The BRI also points out that heating oil prices in Westchester have gone up 71% from April 2021 to April 2022 and were reported at more than \$5.15 a gallon. The BRI also cites the U.S. Energy Information Administration as estimating a 3.9% increase in the price of electricity over the summer while Con Ed suggests it could be 15%. Insurance costs have doubled in the past few years, the BRI says.

DeRosa said that buildings affected by the rent-stabilization regulations were built before 1974 and represent the oldest segment of the multifamily housing stock in Westchester.

"We're being choked by the guidelines. We've really been struggling for quite a few years and to come out of the pandemic and face an 8% inflation rate and be given guidelines of 2% and 3% is a joke," DeRosa told the Business Journals. "We've been getting abnormally low increases for the past few years."

DeRosa explained that last year no rent increase was allowed and the year before that it was only one-half of one percent.

"Buildings need a lot of repairs," DeRosa said. "I've had to replace steel beams in my buildings to keep the structure safe. We live in New York: there's humidity; there's snow; there's rain; there's a lot of weather that affects the physical aspects of our properties and we need to maintain them and if we don't have the funds to maintain them you're going to look at disastrous situations."

DeRosa said that the landlords going before the Rent Guidelines Board were not large corporations.

"We don't go in there in suits with our counsel and our corporate staff," DeRosa said. "We're hands-on landlords that know our tenants, that know our buildings, that are in our buildings and we're the heart and soul of our community. We create housing and we create jobs. Why would you want to hurt an organization that creates housing?"

DeRosa said that without adequate cash coming in, landlords are unable to properly maintain their buildings and that hurts tenants. She said that various aspects of buildings from roofs to parking lots to elevators need proper maintenance.

"I don't think that the Rent Guidelines Board is knowledgeable enough in our field," DeRosa said. "I don't think they understand the concept of depreciation. Depreciation is not a phantom number. If you have a building and you spent \$30,000 on a roof, you don't get to deduct that in the first year. That gets depreciated over 30 years. They believed that landlords were making a 40% return. If we were making a 40% return we wouldn't be there asking for 3% or 8%. If you're making 40%, 2% or 3% or 5% is not going to make a huge difference."

DeRosa said that about 25 landlords appeared at hearings by the Rent Guidelines Board versus three tenants who spoke to the board.

"One of the tenants spoke in favor of landlords receiving an increase because she wanted a safe building that is well-maintained," DeRosa said, adding that she doesn't believe the board, having taken a vote to go ahead with the 2% and 3% increases, can be convinced to modify those amounts when it takes a final vote.

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# Bradley Airport unveils \$210M Ground Transportation Center



The ribbon cutting at Bradley Airport's new Ground Transportation Center. *Contributed photo.*

## BY PHIL HALL

Phall@westfairinc.com

**T**he Connecticut Airport Authority (CAA) opened its \$210 million Ground Transportation Center at Bradley International Airport with a June 30 ribbon-cutting ceremony.

The new Ground Transportation Center covers 13.4 acres and was designed to offer several amenities including the more convenient siting of rental car services at the airport. In the new structure, the rental car operations for nine brands are consolidated in a single facility, including vehicle pick-up and drop-off, car storage, cleaning and fueling.

Passenger access is available to the facility within a short and sheltered walking

distance from the main Terminal A site, thus ending the need for passengers to use a shuttle to access their rental cars. The rental car companies will also utilize environmentally friendly substances and will recycle and filter water during car washes.

The new center also adds 830 new public parking spots, which increases the airport's parking availability by 10%. More than half of those spaces will offer covered parking and the remainder will be surface parking spots next to the facility. All of the new spots also are within a short walking distance to Terminal A.

Furthermore, the new center houses charter bus traffic and will also include a dedicated area that, in the future, will be used to receive high-frequency buses connecting the airport to the CTRail line,

as well as regional bus services. The facility will also house more than 50 electric vehicle charging stations.

In addition to addressing the transportation needs of passengers, the new center will highlight Connecticut's nature and history with original works of art located on each of the four floors.

Work began on the center in 2019 and involved more than 800 individuals. The center was financed by customer facility charge revenues.

"The Ground Transportation Center will dramatically improve the passenger experience at Bradley International Airport for both arrivals and departures," said Gov. Ned Lamont. "Those of us who live in Connecticut know how convenient it is to fly in and out of Bradley. It was

one of our best-kept secrets, but now that secret is out. This new facility, built without the use of taxpayer funds, is key to Bradley's position as an essential economic driver for our state and is already helping to bring new airlines and destinations that benefit our residents and businesses."

"Despite the setbacks of the Covid-19 pandemic, the construction of the airport's new Ground Transportation Center has been achieved on time and on budget," said Connecticut Airport Authority Board of Directors Chairman Tony Sheridan. "Without a doubt, this has been a massive undertaking, and we extend our gratitude to all our partners on the successful completion of this major passenger enhancement."

# Settling a tax debt with an IRS offer in compromise

BY NORMAN G. GRILL

**A**n offer in compromise (OIC) is an agreement between a taxpayer and the Internal Revenue Service (IRS) that settles a taxpayer's tax liabilities for less than the full amount owed. That's the good news.

The bad news is that not everyone can use this option to settle tax debt – the IRS rejected nearly 60% of taxpayer-requested offers in compromise.

If you owe money to the IRS and wonder if an IRS offer in compromise is the answer, here's what you need to know.

### WHO IS ELIGIBLE?

If you can't pay your full tax liability or doing so creates a financial hardship, an offer in compromise may be a legitimate option. However, it is not for everyone, and taxpayers should explore all other payment options before submitting an

offer in compromise to the IRS. Taxpayers who can fully pay the liabilities through an installment agreement or other means generally won't qualify for an OIC.

To qualify for an OIC, the taxpayer must have:

- Filed all tax returns.
- Made all required estimated tax payments for the current year.
- Made all required federal tax deposits for the current quarter if the taxpayer is a business owner with employees.

### IRS ACCEPTANCE CRITERIA

Whether your OIC is accepted depends on several factors; however, it is typically accepted when the amount offered represents the most the IRS can expect to collect within a reasonable time frame – referred to as the reasonable collection potential (RCP).

In most cases, the IRS won't accept an OIC unless the amount offered by a



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taxpayer is equal to or greater than the RCP, which is how the IRS measures the taxpayer's ability to pay.

The RCP is the value that can be realized from the taxpayer's assets, such as real property, automobiles, bank accounts and other property. In addition to property, the RCP includes anticipated future income minus certain amounts allowed for basic living expenses.

The IRS may accept an OIC based on one of the following criteria:

**Doubt as to liability.** An OIC meets this criterion only when there's a genuine dispute about the existence or amount of the correct tax debt under the law.

**Doubt as to collectability.** This refers to whether there is doubt that the amount owed is fully collectible such as when the taxpayer's assets and income are less than the full amount of the tax liability.

**Effective tax administration.** This applies to cases where there is no doubt that the tax is legally owed and that the full amount owed can be collected – but



Norman G. Grill

requiring payment in full would either create an economic hardship or would be unfair and inequitable because of exceptional circumstances.

#### APPLICATION AND FEES

When requesting an OIC from the IRS, use Form 656, Offer in Compromise, and also submit Form 433-A (OIC), Collection Information Statement for Wage Earners

and Self-Employed Individuals. If you are applying as a business, use Form 433-B (OIC), Collection Information Statement for Businesses. A taxpayer submitting an OIC based on doubt as to liability must also file additional forms.

A nonrefundable application fee, as well as an initial payment (also nonrefundable), is due when submitting an OIC. However, if the OIC is based on doubt as to liability, no application fee is required.

If the taxpayer is an individual (not a corporation, partnership, or other entity) who meets Low-Income Certification guidelines, they do not have to submit an application fee or initial payment. They will not need to make monthly installments while the IRS evaluates an offer in compromise.

The initial payment is based on which payment option you choose for your OIC:

**Lump sum cash.** Submit an initial payment of 20% of the total offer amount with your application. If your offer is accepted, you will receive written confirmation. Any remaining balance due on the offer is paid

in five or fewer payments.

**Periodic payment.** Submit your initial payment with your application. Continue to pay the remaining balance as monthly installments while the IRS considers your offer. If accepted, continue to pay monthly until it is paid in full.

The IRS will notify you by mail if it rejects your OIC. The letter will explain why the IRS rejected the offer and provide detailed instructions on appealing the decision. If you decide to appeal, you must do it within 30 days from the date of the letter.

Working through an offer in compromise can be tricky and this column should not be considered advice. Thus, it may be prudent to seek assistance from a tax professional.

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

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## Green Yonkers gets greener

BY PETER KATZ

[Pkatz@westfairinc.com](mailto:Pkatz@westfairinc.com)

Although Yonkers has had a Green Building Ordinance on the books since May 2013 intended to cause city facilities to be designed and constructed with a goal of being sustainable and encourage commercial and residential developers to do the same, it recently expanded the ordinance and added requirements for electric vehicle

infrastructure to be installed at all newly developed parking facilities.

Legislation expanding the Green Building Ordinance had been passed by the City Council on June 14 and was quickly signed into law by Mayor Mike Spano.

“Expanding participation in green development practices will further support energy and water conservation, lower emissions, reduce building operating costs and promote an overall healthier city for our residents and businesses,” Spano said.

The expanded Green Building Ordinance now applies to all nonresidential developments greater than 15,000 square feet and residential developments with more than 25 units. The newly amended ordinance requires new parking lots and garages with 10 or more parking spaces to be constructed with at least 5% of parking spaces, and not less than two spaces, equipped for EV charging. The ordinance includes minimum electrical specifications to ensure that the power

supply is adequate.

The original Green Building Ordinance explained there was a belief that “municipal governments should assume the role of leadership in promoting the efficient use of natural resources providing for the long-term protection and enhancement of our environment, our economy and the health of our citizens and future generations.” It noted that in the U.S., buildings account for 38% of all carbon dioxide emissions and represent 73% of electricity consumption.

## At MHACY, Affordable Housing is Quality Housing.

Calcagno Homes is just one of the many properties recently renovated by The Municipal Housing Authority for the City of Yonkers. Families are now moving into the 238-unit complex that just underwent a \$50 million renovation. With the help of New York State, private investors and the federal government, MHACY has renovated more than 1,700 units of affordable housing in Yonkers. And now for the first time in more than 10 years, we are opening the waiting list for affordable housing through our Housing Choice Voucher (Section 8) program.

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## YONKERS ON THE RIVER



Sonja Smash. Photo by Maurice Mercadom, city of Yonkers.

## Yonkers hires equity officer

BY PETER KATZ

[Pkatz@westfairinc.com](mailto:Pkatz@westfairinc.com)

A new job title is starting to appear on the organizational charts of municipalities across the U.S. as towns, cities and counties continue to see population becoming more diverse in a variety of categories such as age, economic status, heritage, educational attainment and immigration status. The job title is equity officer and the idea is to have someone on staff charged with the responsibility of making sure that everyone can have a stake in being served by government as well as opportunities for involvement in its operation.

Yonkers Mayor Mike Spano recently announced his appointment of diversity and inclusion specialist Sonja Smash as the city’s first-ever equity officer. Smash will be leading the city’s efforts to create new administrative procedures and policies that promote equity and inclusion.

Smash will be responsible for developing a DEIA strategy (diversity, equity,

inclusion and accessibility) for the city to use related to personnel recruitment, hiring, retention, promotion, training and outreach. She also will collaborate with the city of Yonkers’ Health Equity Taskforce in efforts to improve access to health care and create a healthier population.

“I am excited to welcome Sonja and this new position to our administration,” Spano said. “As we continue to celebrate diversity in Yonkers, Sonja’s expertise coupled with her enthusiasm will bring unlimited possibilities to better diversifying our workforce and ensuring our policies are accessible and equitable for all.”

Smash said, “I am passionate about the work of equity and inclusion and I look forward to partnering with the mayor and his administration, the Health Equity Taskforce and city stakeholders to foster a more inclusive and equitable city for all.”

Smash brings to the city more than 10 years of human resources and diversity and inclusion experience. She holds a Bachelor of Arts degree and a Master of Science degree in Communications from The College of New Rochelle.



## Yonkers movie studio buys Yonkers scenery company

BY PETER KATZ

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**H**udson Scenic Studio, a major supplier of sets and automation for Broadway shows, confirms that it has been acquired by Great Point Studios, owner of the Lionsgate movie and TV studio in Yonkers. Hudson Scenic is located at 78 and 130 Fernbrook St., about a mile south of the Lionsgate studio.

"We are excited to announce that Hudson Scenic Studio has been acquired by Great Point Studios and look forward to this next chapter," Hudson Scenic said.

Hudson has been involved in creating theatrical scenery for four decades. Its work was seen in the original productions of such smash hits as "Les Misérables," "Phantom of the Opera," "Miss Saigon," "The Who's Tommy," "Chicago," "The Lion King," "Aladdin," and "Hamilton."

The company was involved with many of the shows nominated for this year's Tony Awards including "American Buffalo," "Girl

From The North Country," "Hangmen," "Mrs. Doubtfire," "SIX: The Musical," and "The Minutes." Hudson worked on the scenery, electrical system and automation for this year's Academy Awards.

The company was founded in 1980 by Neil Mazzella and Gene O'Donovan, who later left the company. Mazzella is CEO.

Hudson's facilities in Yonkers include two adjacent buildings containing more than 120,000 square feet of space.

130 Fernbrook is the first building Hudson acquired and is a 40,000-square-foot facility that houses metal and wood fabrication operations, a machine shop and a paint shop along with related spaces.

In 2009, Hudson expanded to 78 Fernbrook St., which includes a large-scale setup space with an open floor that is 200 feet long by 80 feet wide where stage sets can be assembled to see how they look and function.

Great Point Studios is headed by Robert Halmi, who declined to reveal the purchase price for Hudson Scenic when asked but did say that Hudson Scenic does about



Hudson Scenic Studio building at 130 Fernbrook St. in Yonkers. Photo via Google Maps.

\$30 million a year in business and that he intends to triple the business in the coming years. When previously interviewed by the Business Journals, Halmi emphasized that by being able to offer studio users the ability to have their sets built locally and quickly brought into the studio spaces where needed time and money will be saved. The Lionsgate studio complex does have a scenic shop of its own, but it is much

smaller than the Hudson Scenic buildings. In addition, the acquisition allows Great Point to acquire a significant staff with experience and skills in scenery, automation and related areas.

The Lionsgate complex is being expanded with additional soundstages. A second studio facility is planned to be built by Great Point on the Rising Ground campus at 463 Hawthorne Ave., in Yonkers.

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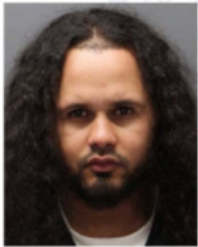
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## Yonkers police play key role in breaking up alleged illegal firearms ring

### “IRON PIPELINE” FIREARMS TRAFFICKING



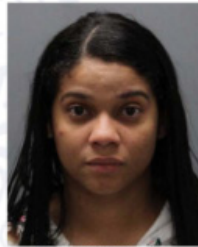
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CRIMINAL POSSESSION OF A WEAPON 1ST DEGREE

BY PETER KATZ

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Yonkers Mayor Mike Spano, the city’s Police Commissioner Chris Sapienza, Westchester County District Attorney Miriam Rocah and U.S. Drug Enforcement Administration (DEA) Special Agent in Charge Frank A. Tarentino III announced a series of arrests in a multi-agency investigation into the trafficking of illegal firearms from Washington, D.C., into Yonkers.

On June 24, detectives arrested Jose Gregory Olivo-Feliz, age 27, of Yonkers; Pedro Junior Olivo-Feliz, age 21, of Yonkers; and Idanis Lora-Espinal, age 30, of Washington, D.C. A fourth person, Netaly A. Pena-Camilo, age 25, of Washington, D.C., was subsequently arrested. All four defendants were arraigned in Yonkers City Court and ordered held without bail. Felony charges against them had been filed in Yonkers City Court.

Earlier this year, the Yonkers Police Department Narcotics Unit initiated a joint investigation with the DEA, New York City Police Department, New York State Police and the Westchester County District Attorney’s Office into the illegal interstate trafficking of firearms to Yonkers. The investigation focused on the trafficking of “ghost guns,” untraceable guns that can be easily assembled to become fully functioning firearms at home with parts that can be bought online and through various retailers. These “ghost guns” are designed to avoid gun laws and regulations, including background checks before purchases.

The investigation resulted in the seizure of two conventional firearms and 31 “ghost

guns.” The conventional guns had been purchased and the “ghost gun” parts had been purchased and assembled into finished guns in Washington, D.C., before being brought to Yonkers for sale. The investigation shut down what law enforcement termed “an alleged ‘Iron Pipeline’ of illegal firearms” from the nation’s capital, Washington.

“The Yonkers PD is doing a tremendous job in reducing gun violence by getting these illegal guns off our streets and out of the hands of those who want to cause harm,” Spano said. “YPD’s proactive approach is working, but we need to remain vigilant to ensure these ghost guns do not infiltrate our neighborhoods. I commend the collaborative efforts of the joint agencies who worked with our Narcotics Unit to help stem the growing gun and drug pipeline that is plaguing our nation. Let these arrests serve as a message that Yonkers does and will not tolerate these guns in our community.”

According to Sapienza, “This investigation shows the amazing work that can be accomplished when highly skilled investigators collaborate toward the ultimate goal of public safety. Because of the efforts of these detectives and their supervisors, more than 30 guns have been removed from the streets of Yonkers and its surrounding communities.”

Rocah emphasized that illegal firearms flowing into New York from out of state threaten the safety of local communities.

“I’m grateful to the Yonkers Police Department and the numerous state, local and federal partners who pursued this investigation and who work with us every day to rid our streets of illegal guns,” Rocah said. “I will use the full force of my office to prosecute gun crimes and gun traffickers.”



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## Historic Hudson Valley honors the Ginsburgs

From left: Wilson S. Neely, Irene Ginsburg, Martin Ginsburg and Mark F. Rockefeller.

BY PETER KATZ

[Pkatz@westfairinc.com](mailto:Pkatz@westfairinc.com)

**H**istoric Hudson Valley (HHV), a nonprofit based in Tarrytown that has its mission interpreting and promoting historic landmarks of national significance in the Hudson Valley for the benefit and enjoyment of the public, has honored developer Martin Ginsburg and his wife Irene.

Ginsburg is the founder and principal of Ginsburg Development Companies, which has its headquarters in Valhalla and has commercial and residential developments in various Hudson Valley locations.

On June 23, more than 150 guests attended a dinner at Abeyton Lodge in Pocantico Hills where the Ginsburgs received an award from HHV's Women's History Institute that was presented by

Mark F. Rockefeller, chairman of the HHV Executive Committee and Wilson S. Neely, chairman of HHV.

The Women's History Institute, which was founded in 2016 and focuses on the contributions of women in the Hudson Valley, benefitted from the proceeds of the dinner.

One of the institute's programs under development is "Invisible Women," a virtual presentation featuring the little-known stories of the free and enslaved women of Philipsburg and Van Cortlandt Manors. "Invisible Women" is supported by a grant from the National Endowment for the Humanities.

Among the speakers at the dinner was State Senate Majority Leader Andrea Stewart-Cousins.

"I'm pleased to support Historic Hudson Valley's Women's History Institute,

which tells the stories of the women, both free and enslaved, who contributed so much to the economy and culture of the Hudson Valley," Stewart-Cousins said. "My heartiest congratulations go out to Martin and Irene Ginsburg who were honored for their restoration and transformation of a historic Peekskill convent into a world-class destination."

As part of a mixed-use development in Peekskill, Ginsburg developed the Abbey Inn & Spa, a boutique hotel and event space that includes the Apropos Restaurant & Bar in the former St. Mary's Chapel building at Fort Hill. The chapel dated from late 19th century and was home to the Episcopal Community of St. Mary until 2003.

"As one of the most prominent real estate developers in the region, Martin and Irene Ginsburg have long been cham-

pions of the Hudson Valley as a world-class destination because of its natural beauty, historic significance and extraordinary cultural institutions," said Waddell Stillman, president of HHV. "With HHV's focus on preserving and contributing to this unique regional landscape, it is only fitting that we honor the Ginsburgs and their extraordinary adaptation of the former home of the Community of St. Mary, the oldest Episcopalian religious order in the United States."

HHV explains that it educates and entertains more than 325,000 people a year through school programs, tours of National Historic Landmarks, and various events like The Great Jack O'Lantern Blaze in which about 7,000 hand-carved jack o' lanterns illuminate the landscape at Cortlandt Manor in Croton-on-Hudson.



## Castle Point VA Hospital to remain open

BY PETER KATZ

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**A** plan to shut down the VA Castle Point Medical Center in Wappingers Falls has been killed in the U.S. Senate and the news is being welcomed by leaders of organizations serving veterans as well as local officials who had been opposing the proposed closure.

After U.S. Senate Majority Leader Chuck Schumer came out against action that was planned by the Department of Veterans Affairs as a result of recommendations from the Asset and Infrastructure Review Commission (AIR Commission), the Senate Veterans Affairs Committee announced it will not support the plan either, effectively killing it. The commission's intent had been to make a number of changes to VA facilities and services in the Hudson Valley, including closing Castle Point.

Schumer explained that the whole issue arose in 2018 when Congress passed and then-President Donald Trump signed into law the VA Mission Act, which required many changes to be made in health care services for veterans. The law also included a requirement for the VA to begin making changes to its facilities including expansions, relocations, closures or changes in services. The AIR Commission was charged with giving its approval or rejection for specific proposals.

This past March, the AIR Commission released preliminary recommendations, which included the closure of the Castle Point VA Medical Center and relocation of inpatient medical and urgent care services for the veterans who currently use the facility. Castle Point VAMC currently serves more than 7,000 veterans within a community of nearly 40,000 veterans in Orange, Dutchess, and Ulster counties. More than 52% of the veterans are senior citizens.

On June 27, Sen. Jon Tester, chairman of the Senate Veterans' Affairs Committee, along with committee members Sen. Joe Manchin, Sen. Mike Rounds, Sen. Martin Heinrich, Sen. Shelley Moore Capito, Sen. Maggie Hassan, Sen. John Thune, Sen. Sherrod Brown, Sen. Patty Murray, Sen. Steve Daines, Sen. Ben Ray Lujan and Sen.

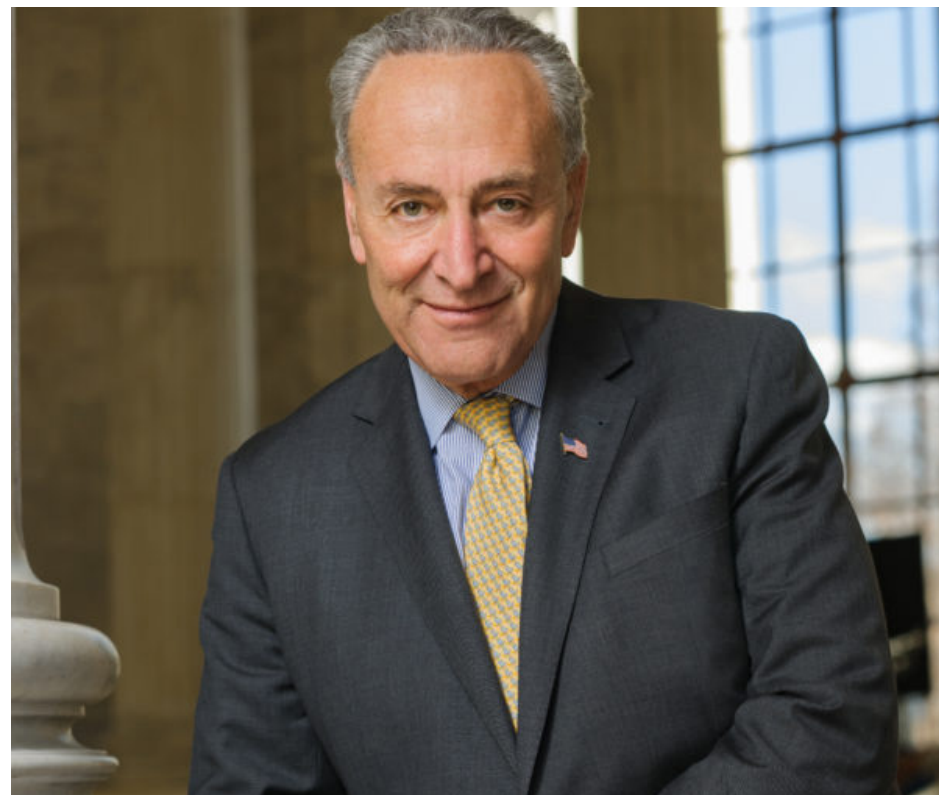
Rob Portman released a joint statement announcing their collective opposition to the AIR Commission process moving forward, which effectively puts the commission out of business.

"As Senators, we share a commitment to expanding and strengthening modern VA infrastructure in a way that upholds our obligations to America's veterans," the joint statement said. "We believe the recommendations put forth to the AIR Commission are not reflective of that goal, and would put veterans in both rural and urban areas at a disadvantage, which is why we are announcing that this process does not have our support and will not move forward. The Commission is not necessary for our continued push to invest in VA health infrastructure, and together we remain dedicated to providing the Department with the resources and tools it needs to continue delivering quality care and earned services to veterans in 21st century facilities – now and into the future."

"When I stood with our Hudson Valley vets, I promised them I would not let this plan, to rip away local treatment without consulting local leaders and no interim care plan, become a reality. I am proud to say a promise made is now a promise kept," Schumer said. "We must invest further in bolstering the veteran health care facilities in the Hudson Valley, not strip them away, and the previous plan missed the mark in ensuring the needs of our Mid-Hudson vets came first. Our veterans fought for us and that's why I will always fight for them to ensure our veterans in the Hudson Valley and across New York receive the top-notch high-quality local care that they earned and deserve."

Ulster County Executive Pat Ryan called retaining the Castle Point Medical Center a huge win for the Hudson Valley, and for veterans and their families across the nation. Ryan is a West Point graduate and combat veteran.

"The outcry from veterans and residents on the ground helped end a proposal that was simply unacceptable," Ryan said. "However, the fight is not over. Now we must push even harder for real investments to strengthen our regional VA services."



U.S. Sen. Chuck Schumer



Castle Point VA Medical Center. Photo via Google Maps.

Ryan said that he'll use his position as county executive to advocate for veterans so that they receive the care that they need and deserve.

Ulster County has more than 11,000 veterans who currently receive VA services at Albany Stratton Veteran Affairs Medical Center or at Castle Point. The Ulster County Veteran Services Agency transports thousands of veterans annually to both of the locations.

In a joint statement, Kevin Keaveny, executive director of the Hudson

Valley National Center for Veteran Reintegration and Gavin Walters, director of Vet2Vet of Ulster County, said, "We are relieved to know the veteran community and their families' voices were heard; the closure of Castle Point would have been devastating to the Hudson Valley. This was not just a fight for a building, it was a fight for our mothers, fathers, brothers, sisters and, most importantly, our families. This unprecedented victory demonstrated that a community that stands together remains stronger together."

## SPECIAL REPORT

# REAL ESTATE, CONSTRUCTION, ECONOMIC DEVELOPMENT



## Greenwich's J House celebrates 10 years of fun and style

BY JUSTIN MCGOWN

[jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com)

**F**or the past decade, the J House has served as a premier destination for visitors to Greenwich as well as an attraction in its own right. Prior to John Fareri's acquisition the property was a Howard Johnson's, but since then an infusion of style, art and creativity has brought forth a unique luxury boutique hotel known to draw both local residents and world-famous celebrities.

Upon entering the lobby guests are greeted not only by the staff but an eclectic collection of art including a video installa-

tion featuring looping video of those who played a role in the opening of the J House, a photo collage of Mick Jagger, robots composed of recycled materials and an intensely curved couch named "Ursula." Only seven examples of the avant-garde sofa, exist according to General Manager Janice Perna-Nicholas.

"I would say that the theme is 'fun,'" Perna-Nicholas declared when asked what the hotel's overall style is. "If I had to summarize it it's fun, it's different, it's contemporary, it's upbeat. It's just got a different spin."

Also off of the lobby is the Nest Seekers International Café, where guests can find

their continental breakfast served, but it also doubles as a space to host a meeting. The name comes from the Nest Seekers International real estate company that has offices within the J House, a useful feature for those visiting Greenwich in search of a residence.

Repeat visitors are also likely to discover new things about the J House as it continues to reinvent itself throughout its 10th anniversary year. Updated furnishings are on the way for many rooms, new flooring is in the works for the entire hotel, electric vehicle charging stations are being installed. Signature spaces like the terraces outside the Presidential and

Ambassador Suites are undergoing renovations and the installation of new furniture from Restoration Hardware which Perna-Nicholas described as "even sexier."

The hotel's luxurious spaces also include private event spaces which host rotating collections of art, usually featuring a local artist. Presently the J Gallery, one of the largest event spaces, is hosting a showing by Sholeh Janati, a Westport-based Persian-American painter.

"We've been doing this now for 18 months," Perna-Nicholas said of efforts to incorporate a changing line up of art into many of the hotel's spaces. "We wanted to take a room that wasn't too exciting

and make it exciting. If you wanted to have a rehearsal dinner or christening in that room, you'd get to do it in a cool space that has really great art, that makes it fun."

"Now," she added, "clients rent the room and expect to see art in there and we're committed to having something new all the time."

Full spa services, a beautiful outdoor pool, and fine dining are also part of the J House's attractions, and not just for weekend guests.

"Some of our corporate customers booking meeting rooms have started adding on spa treatments for their employees that are coming in," said Casey DeSouza, the J House's director of sales and marketing.

The full-service spa offers everything from treatments for sports injuries to couples' massages and hot-stone services, and the latest high-tech facial equipment.

Tony's at the J House rounds out the experience with its Italian steakhouse menu, supplemented by Japanese flare in the shape of Miku Sushi, an in-house sushi bar. Restaurateur Tony Capasso, described by Perna-Nicholas as part of J House's entertainment, is also a local fixture.

"I've been here for 25 years," Capasso said while giving a tour of his stylish dining room, "I know everybody from Ray Dalio to the guy who pumps gas down the block. I know the town pretty well."

During the height of the pandemic, Tony's stayed open for takeout while the hotel offered rooms to first responders who couldn't go home to their families, thus helping the hotel become a community institution.

Capasso explained how the space, lined with plants and with ivy creeping up the pillars, is perfect for everything from happy hours to weddings.

"We ended up doing this probably six months before Covid and it was perfect," Capasso said, "because they ended up having a wedding but couldn't go inside and they wanted to do something special. We didn't know it was coming but it seemed like we were geniuses it worked so well. It was more of a lounge space before, but you know what we were selling so much food and drink that it made sense to put tables out here and I never changed it back because, thank God, we're keeping it full."

More than the food, attractions or surroundings though, Capasso said what sets the J House apart is that it has created an atmosphere suffused with "cool."

"It's just kind of a cool place to see and be seen too," he said before explaining the hotel's service philosophy: "One happy customer makes you 10 more customers, while one unhappy customer can lose you 20."

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## 1 NEW ROCHELLE —

posed was \$64 million.

The hotel was to use Wyndham's TRYP brand. It also was to include events space, a rooftop swimming pool, food service facilities and a parking garage. In a presentation to the New Rochelle City Council, the developer estimated the project would generate more than \$300,000 each year for the city in receipts from the city's 3% hotel room occupancy tax.

At the time, architect Gregory Sharp told the council that the hotel tower was meant to create an "iconic architecture identifiable and readable from I-95."

A zoning amendment was approved for the project and in 2019 the New Rochelle Industrial Development Agency granted nearly \$3.3 million in mortgage and sales tax exemptions and a 20-year tax abatement for the project. The IDA was told that the project would create 300 construction jobs and then 250 full-time and 50 part-time jobs.

The New Rochelle Planning Board approved the site plans for the project on June 25, 2019, and the developer expressed

a hope that the hotel could be opened in 2021.

The subsequent bankruptcy case of WP Realty Acquisition III LLC makes available not only the property but the plans for the hotel project as well.

"New Rochelle's development-friendly climate has led to rapid growth over the past several years," said Ronald Solarz, Newmark's executive managing director. "This auction offers the rare opportunity to acquire a prime New Rochelle development site at a substantially discounted basis and begin construction of a new building, ideally-timed to be delivered as the market fully rebounds over the next 24 to 36 months."

Newmark says that the property's LI-H zoning designation allows for an as-of-right 137,942 square feet of development on the 19,706-square-foot parcel.

"It's hard to contain my excitement," Luiz Aragon, New Rochelle's former commissioner of development said when the IDA was considering offering incentives. "When this happens, it will be completely transformative. It will change how people perceive our city."



A rendering of the hotel and events space.



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# Yonkers landlord blames 'Ghosts' pyrotechnics for \$1.75M losses

BY BILL HELTZEL

Bheltzel@westfairinc.com

**A** Yonkers commercial property owner claims that pyrotechnics from the filming of the TV comedy "Ghosts" next door resulted in a partial collapse of its building, but the insurer blames the destruction on tree roots and has refused to cover the losses.

The 148-158 Ludlow St. Corp., formed by Christina Samuel, is demanding \$1.75 million from Travelers Casualty Insurance Co., in a complaint filed June 28 in Westchester Supreme Court.

Travelers demonstrated bad faith for blaming the collapse on a tree, the landlord argues, by denying coverage and making "an assertion that defies credulity, logic, common sense, and the most fundamental aspects of contract interpretation."

The scene of destruction is 148 Ludlow St. in a Yonkers industrial district, around the corner from 251 Hawthorne Ave. where Bronx Bus Corp. parks buses.

"Ghosts" is a CBS comedy whose characters, Samantha and Jay, convert an inherited country estate into a bed-and-breakfast. The place is falling apart and is inhabited by spirits who only Samantha can see and hear.

Bronx Bus Corp. permitted Ghost Productions Inc. to film a show in its Hawthorne Avenue building in October 2020, according to the complaint, that included detonations of explosives.

Days later, a wall at 148 Ludlow collapsed. The city of Yonkers deemed the scene hazardous and ordered the immediate demolition of the Ludlow structure.

The landlord says the concussions from the "Ghosts" detonations had weakened the retaining wall and led to the collapse. And when Capital Industries Corp. used heavy equipment to demolish the 148 Ludlow building, a wall at the landlord's adjacent building at 158 Ludlow was damaged.

Travelers rejected the landlord's insurance claim. Its investigation determined that a Tree of Heaven – an invasive species that is named for its ability to grow quickly toward the sky – was about 21 feet from the retaining wall, and that Google Street View images as far back as 2016 show a large crack in the wall.

Travelers' experts concluded that pressure from tree roots displaced the wall. The insurer also noted that the insurance policy excludes coverage for some causes of building collapses and for inadequate maintenance.

Regular inspections and maintenance of the property would have revealed the displacement caused by the tree roots, Travelers

determined, and the building could have been repaired before the collapse.

The landlord argues that Travelers "disregarded the factual reality of the mechanism of the collapse, instead relying upon pure and unadulterated conjecture and speculation as to deterioration which Travelers asserts would have been theoretically observable ... prior to the collapse."

Travelers did not immediately respond

to an email asking for its response to the allegations.

The landlord is demanding \$1.5 million for the loss of the structure at 148 Ludlow and \$250,000 for the damage to the wall at 158 Ludlow from Travelers, Bronx Bus Corp. and Ghost Productions and \$250,000 from Capital Industries.

The landlord is represented by Nassau attorney Todd D. Kremin.



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# BRIEFS

## NJ DEVELOPER PURCHASES FAIRFIELD MIXED-USE SITE

The Crossings at Fairfield Metro, a mixed-use development site at the Metro-North train station in Fairfield, has been acquired by the New Jersey-based property developer Accurate for an undisclosed sum.

The transit-oriented project will be developed on a 23.88-acre parcel adjacent to the train station, with frontage on Ash Creek providing access to the Long Island Sound. Approvals are in place for 357 apartments, a 118-key hotel, 70,000 square feet of office and 40,000 square feet of retail space.

“We are delighted to expand our development footprint throughout the Northeast with this well-located site in Fairfield, Connecticut,” said Jack Klugmann, president and CEO of Accurate. “With direct access to public rail service and proximity to community amenities and services, the property is ideally suited for a modern, mixed-use development that creates a well-balanced destination and becomes a center point for community life.”

The CBRE team of Louis Zuckerman, Patrick Colwell and Jeffrey Dunne represented the seller of the site, Blackrock Realty LLC, and procured Accurate as the buyer.

## WHITE STREET PLAZA IN DANBURY SELLS FOR \$2.4 MILLION



White Street Plaza, a mixed-used property in Danbury, has been sold for \$2.4 million.

Located at 286-290 White St., the property was built in 1971 and expanded in 1977 to its current 13,996 square feet dimensions. White Street Plaza consists of four retail suites occupying approximately 8,000 square feet on its first floor and four retail/office suites occupying approximately 5,925 square feet on its upper level.

Northeast Private Client Group’s Investment Associate Robert Paterno and Senior Vice Investments Brad Balletto represented the seller, SPRO Associates LLC, and procured the buyer, Decorum & Associates.

## COWORKING FIRM DAYBASE OPENS WESTCHESTER OFFICE

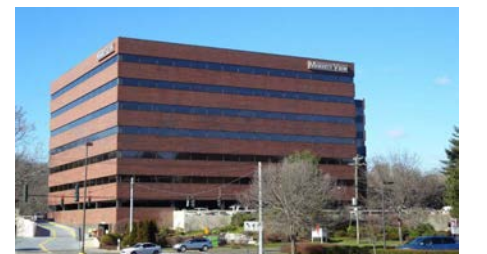


Daybase, a hybrid work company, will open its first Westchester location at 326 Halstead Ave. in Harrison on July 25.

The New York City-headquartered Daybase was founded in 2020 with the goal of developing a national network of neighborhood coworking spots, with its first location opening last February in Hoboken, New Jersey. The Harrison location encompasses 4,981 square feet of street-level retail space in a new AvalonBay Communities development adjacent to the Harrison Metro-North train station.

“The future of work is here,” said Daybase CEO, Joel Steinhaus. “In the past, individuals and companies alike did not have a professional-grade, locally available, on-demand option between home and the office. We created Daybase to solve this challenge and bring a long overdue alternative to the neighborhood.”

## ELEMENT SOLUTIONS INC. LEASES SMALLER SPACE IN NORWALK’S MERRITVIEW



Element Solutions Inc. (ESI), a specialty chemicals company, has signed a lease for a 13,241-square-foot office at MerrittView, 383 Main Ave. in Norwalk.

ESI was based in MerrittView in a larger space with one year left on that lease, but felt it could better operate in a smaller office. Choyce Peterson Principal John Hannigan and Vice President Charlene O’Connell represented ESI in this transaction – the brokerage is also based in MerrittView.

“Facing one year left on a lease with an office layout that is no longer efficient seems like an uphill battle,” said ESI’s Chief Accounting Officer Michael Russnok. “But with the creative solutions that we brought



to the table, including an architect, we negotiated with the landlord to ensure new lease terms for a better laid-out workplace.”

## T-MOBILE RELOCATES FAIRFIELD RETAIL STORE



T-Mobile US Inc. has signed a long-term lease for 3,000 square feet of retail space at the Fairfield Shopping Center, located at 837 Post Road in Fairfield.

T-Mobile will be relocating its store at the Ring's End Plaza at 1125 Post Road in Fairfield to the Fairfield Shopping Center at 837 Post Road in Fairfield, CT, occupying an end-cap site at the property that formerly housed an M&T Bank branch.

Angel Commercial LLC represented the property owner and Saugatuck Commercial Real Estate represented the tenant in this transaction.

## CAREMOUNT DENTAL OPENS THIRD WESTCHESTER OFFICE



ProHEALTH Dental hosted a ribbon-cutting ceremony for the grand opening of CareMount Dental's third Westchester office, located at 331 Downing Drive in Yorktown Heights.

ProHEALTH Dental's expansion is part of its clinical affiliation with CareMount Medical, a multispecialty medical group serving the Hudson Valley and New York City. This is one of ProHEALTH Dental's six major clinical affiliations, which serve over 3.5 million patients throughout the New York and New Jersey area. Through this clinical affiliation model, ProHEALTH Dental currently operates 15 offices, with more in development.

CareMount Dental also operates an office in Mount Kisco along with a Kids Are Great Dental office that is also in Mount

Kisco. ProHEALTH Dental is also affiliated with WestDental, which has offices in White Plains and Yonkers.

## DANBURY EATERY JK'S LISTED FOR SALE AT \$2.2 MILLION

JK's, a staple of Danbury's dining scene for nearly a century, is being listed for sale at \$2.2 million.

The restaurant began as Original Texas Hot Weiners in 1924 under the ownership



of brothers George and Peter Koukos. JK's moved twice during its years in business, arriving at its current 126 South St. site in 1974.

According to its listing, “this particular business thrived” when the Covid-19 pandemic crippled the restaurant industry and forced many independently owned eateries to shut down. The listing added JK's “still continues to grow and could expand to even more.”

“The family who owns this would love nothing more than capable and willing people to pass off the years of dedication to someone with the same dream,” the listing added.

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# GOOD THINGS

## NEW FDR PRESIDENTIAL LIBRARY AND MUSEUM TRUSTEES

The Franklin D. Roosevelt Presidential Library and Museum in Hyde Park recently announced four new Library Trustees: Karen R. Adler, management consultant and senior vice president of the Adler Group; John Q. Barrett, Robert H. Jackson historian and Benjamin N. Cardozo professor of law at St. John's University; Dr. Basil Smikle Jr., distinguished lecturer and director of the Public Policy Program at the Roosevelt House Public Policy Institute at Hunter College; and Dr. Kevin C. Weinman, the President of Marist College. The trustees are charged with ensuring FDR's legacy is preserved and accessible to the public for generations to come.

Roosevelt Library Acting Director William Harris said, "President Roosevelt created the Trustees to ensure that this first Presidential Library would remain active and relevant long after his lifetime. We are honored to welcome these four incredibly accomplished people and look forward to working with them for many years."

Designed by Franklin D. Roosevelt and dedicated on June 30, 1941, the Franklin D. Roosevelt Presidential Library and Museum is the nation's first presidential library and the only one used by a sitting president. Administered by the National Archives and Records Administration since 1941, the Library preserves and makes accessible to the American people the records of FDR's presidency. The Roosevelt Library's mission is to foster a deeper understanding of the lives and times of Franklin and Eleanor Roosevelt and their continuing impact on contemporary life. This work is carried out through the Library's archives and research room, museum collections and exhibitions, innovative educational programs and engaging public programming.

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

## DINNER HONORS RETIRING PRESIDENT & CEO

Community and business leaders from the tri-state area and beyond paid tribute to retiring Burke Rehabilitation Hospital President and CEO Jeffrey Menkes at the Burke Award Dinner held on June 16th at the Brae Burn Country Club in Purchase.

The Burke Award is conferred upon an individual or group who have made significant contributions to the field of rehabilitation, either through personal achievements, the development of research or the establishment of programs and facilities to assist individuals with disabilities. The award is the highest honor bestowed by the Burke Board of Trustees.

Menkes has served as Burke's resident and CEO for more than five years, and has been a leader in the health-care industry over the past five decades. He has been part of the Montefiore Health System for 10 years and was instrumental in bringing Burke into the Montefiore system.

"It is an honor to recognize Jeff for significant accomplishments throughout his long career in health care," said Board of Trustees Chairman John R. McCarthy. "He has demonstrated proven leadership and spearheaded innovation, improving the lives of others. He leaves an indelible



Burke President and CEO Jeffrey Menkes accepts the 2022 Burke Award with Board of Trustees Chairman John R. McCarthy (left) and Interim Executive Director Scott Edelman (right).

mark on the health-care industry, and we are indebted to him. The Board of Trustees wishes Jeff good fortune upon his well-deserved retirement."

Founded in 1915 through an en-

dowment from philanthropist John Masterson Burke, Burke Rehabilitation is a not-for-profit health care organization devoted solely to acute physical rehabilitation on its main campus in White Plains.

## NYMC SUPPORTERS TEE OFF

On the last Monday in June, New York Medical College (NYMC) hosted its annual Golf Tournament and Reception with a celebratory awards dinner at the Saint Andrew's Golf Club in Hastings-On-Hudson.

More than 130 guests joined on the greens and at the dinner reception. Professional golfer Mathias Gronberg spent the day instructing and entertaining golfers on the 16th hole. Proceeds from the day will help NYMC provide critical financial resources for students and for the Clinical Skills and Simulation Center.

The outing was supported by sponsor and event honoree David E. Asprinio, M.D., chair and professor of clinical orthopedic surgery. Other sponsors included California Bank and Trust, Dee DelBello, Joseph Mark, Ruben Medina and Stephen J. Nicholas, M.D. '86; Boston Children's Health Physicians New York & Connecticut, Eric Choe, M.D., '88, NextGen, Reeham Neshiwat, M.D., Pavarini, Ronald F. Poe, The Flatley Charitable Fund, WMC Health and Daniel Zelazny, M.D.; and Golf Cart Sponsors, Paris International, Pavarini and UnitedHealthcare.



Saint Andrew's Golf Club in Hastings-on-Hudson.



## GRANTS AWARDED FOR NEEDS OF OLDER ADULTS

Field Hall Foundation in Cortlandt has awarded \$309,265 in new grants through its Spring 2022 grant cycle. The funding will be used to improve the lives of vulnerable older adults and their caregivers in Dutchess, Putnam and Westchester counties. Grant recipients include Habitat for Humanity NYC and Westchester County, Westchester Public/Private Partnership for Aging Services, Westchester Independent Living Center, WestCOP, People USA CoveCare Center, Cornell Cooperative Extension of Putnam County, Support Connection, YWCA White Plains & Central Westchester and Cerebral Palsy Westchester.

Field Hall Foundation's mission is to improve the lives of older adults and their caregivers. It does this by providing grants to nonprofits and local government agencies in Dutchess, Putnam and Westchester counties for programs and projects that directly impact vulnerable seniors and their caregivers.

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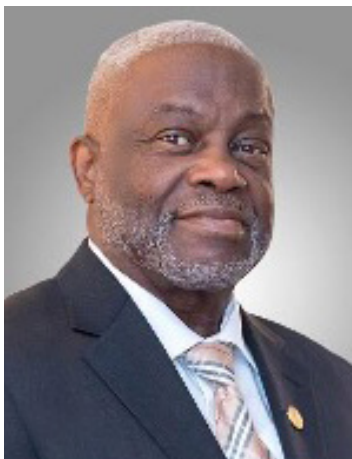
Alisa Swire



Keith Baskett



Noreen Hennessy



Wesley J. Lee



Jay Pantaleo



Benjamin Smith

Hudson Valley Credit Union (HVCU) in Poughkeepsie held its annual Members Meeting on June 28 via video conference. Election results were announced and the following members were elected to serve: Nancy Boehm, Alisa Swire and Keith Baskett will each serve a three-year term; Benjamin Smith and Marianne Collins will each serve a two-year term; and Jay Pantaleo will serve a one-year term.

Following the meeting, the Board of Directors announced its slate of Officers for 2022-2023: Chair Nancy Kappler-Foster, Vice Chair Nancy Boehm, Treasurer Marianne Collins and Secretary Alisa Swire. Additional Directors serving are Keith Baskett, Noreen Hennessy, Wesley J. Lee, Jay Pantaleo and Benjamin Smith. Karen McFarlane was named an associate director.

With more than \$6.3 Billion in as-

sets, Hudson Valley Credit Union has been a community partner in the region for more than 50 years serving individuals and businesses in Albany, Columbia, Dutchess, Greene, Orange, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Ulster and Westchester counties with a wide variety of financial services. The credit union is federally insured by the NCUA and is an Equal Opportunity Lender.

## 70TH ANNIVERSARY STAR-STUDED EVENT

Merryall, 8 Chapel Hill Road, in New Milford, Connecticut, extends an invitation to friends, neighbors, the entire community and theater lovers all over Connecticut to a night of wonderful art and magical music, toasting the paintings of Connecticut's Lorraine Ryan and music performed by jazz flutist Ali Ryerson and her Jazz Quartet.

Ryan, a Connecticut native, is noted for her nostalgic barn paintings, saying, "I chose to do barns because of their great history in Litchfield County and because unfortunately they are vanishing, disappearing just like our farms. I want to capture them while I can. If these barns could speak – the stories they could tell...I want my paintings to speak for them."

Ryerson is one of the world's top-ranked flutists and the daughter of a renowned jazz guitarist. She has successfully carried on the family tradition, becoming an international touring and recording artist. She will be joined on stage by her touring



Ali Ryerson

Jazz Quartet.

The reception will be catered by New Milford's own Community Culinary School of Northwestern Connecticut.

Tickets for the evening are \$35 and can be purchased online at merryallcenter.org.

## MAJOR ADDITION TO NEUBERGER COLLECTION

Tracy Fitzpatrick, Ph.D., Director of the Neuberger Museum of Art in Purchase, has announced the museum's acquisition of Romare Bearden's "River Mist" (1962) from the Romare Bearden Foundation, courtesy of DC Moore Gallery in New York City.

"River Mist" is a striking abstract collage that combines oil on unprimed linen, and oil, casein and colored pencil on canvas, cut, torn and mounted on painted board. Bearden is renowned for the collages and photomontages that established his reputation as a leading contemporary artist.

"The acquisition of River Mist is among the Neuberger Museum of Art's most significant acquisitions," said Fitzpatrick. "It not only extends our holdings of work by Romare Bearden in the collection, but also represents our commitment to expanding the work that we do far beyond traditional canonical approaches to the histories of art."

The work was purchased by the Friends of the Neuberger Museum of Art organization in honor of its recently retired chair Susan Dubin, and her husband, James, in appreciation for their many years of leadership, counsel and dedicated support.



Romare Bearden's "River Mist"

The Neuberger Museum of Art opened on the campus of Purchase College, State University of New York, in 1974 with a core collection donated by Roy R. Neuberger, one of the greatest private collectors, philanthropists and arts advocates of the 20<sup>th</sup> century. Today, critically acclaimed exhibitions, tours, lectures and interactive programs for patrons of all ages make the Neuberger a center of teaching and learning for all stages of life.

# GOOD THINGS



Visitors at LMMM.

## CT HUMANITIES GRANT FOR LMMM

The Lockwood-Mathews Mansion Museum (LMMM), located at 295 West Ave. in Norwalk, was recently awarded a grant in the amount of \$20,320 from Connecticut Humanities to support its participation in the Connecticut Summer at the Museum initiative.

The program invites Connecticut children ages 18 and under plus one accompanying Connecticut resident adult to visit participating museums free of charge from now through Sept. 5. Funding for the initiative is provided by the Connecticut General Assembly, with the support of Connecticut Humanities

and the Department of Economic and Community Development, Office of the Arts, which also receives support from the federal American Rescue Plan.

"The LMMM Board of Trustees and I are very grateful to Governor Lamont, our Connecticut Legislature, Humanities and the Connecticut Office of the Arts for this very generous grant," said LMMM Executive Director Susan Gilgore. "We look forward to bringing families together to explore this treasured state and national landmark, while increasing the overall well-being of our communities."

## MUSEUM HOSTS SUMMER POETRY SERIES



From left: Mahogany L. Browne, Rosebud Ben-Oni, Eileen Myles, Emily Skillings and Nathalie Handal

The Aldrich Contemporary Art Museum in Ridgefield presents "All of the Sky: Five Poets, Five Saturdays," a summer series with noted contemporary poets Mahogany L. Browne, Rosebud Ben-Oni, Eileen Myles, Emily Skillings and Nathalie Handal. Bringing varied perspectives from a

diverse range of backgrounds, the five selected poets will each read selections that reflect the role feminist writers, artists and leaders have played on their practices. The program will be held in-person at the museum beginning on July 23 and each reading will be followed by a talkback

and book signing. Tickets are available at [thealdrich.org](http://thealdrich.org) for single readings or at a discount for a package to attend all five poetry readings.

For more information on this series and the presenting poets and to purchase tickets, visit [thealdrich.org](http://thealdrich.org).

## SENIOR LIVING RESIDENTS DONATE COLLEGE THOUSANDS FOR STUDENT SCHOLARSHIPS

The Osborn senior living community's Residents' Association donated more than \$50,000 in Academic Achievement Awards to employees' children pursuing college degrees. The 44 scholarships of \$1,200 each were recently presented at The Osborn's monthly Residents' Association meeting.

Dr. Edward Pasciuti, an educator and philanthropist, who has been a resident of The Osborn's Sterling Park Independent Living community for more than two decades, initiated the program and leads the community's efforts. The Osborn's Residents' Association has raised and distributed more than \$500,000 in academic scholarships over the course of 20 years. The funds are donated by The Osborn's Sterling Park residents and administered through The Osborn Foundation.

"My entire background is in education – nearly 40 years with the New Rochelle School District as an educator and counselor," said Pasciuti. "I wanted to do something to carry on my life's work



Bruce Dallow, assistant director of facilities at The Osborn, looks on as his daughter Maya receives her Academic Achievement Award from Dr. Edward Pasciuti (at podium).

in education and to help the children of Osborn employees – some of whom were the first in their families to attend college."

Each year, the resident-led donation drive works to increase the number of students who are helped and the amount

they receive. Current recipients of the award are eligible for all four years of their undergraduate education.

The Osborn is a private, nonprofit continuum of care community, founded in 1908 and based in Rye.



From left: Professors Bridget J. Crawford and Emily Gold Waldman.

## LAW SCHOOL PROFESSORS ADDRESS MENSTRUAL ADVOCACY MOVEMENT

Elisabeth Haub School of Law at Pace University Professors Bridget J. Crawford and Emily Gold Waldman recently announced the release of their book “Menstruation Matters: Challenging the Law’s Silence on Periods,” published by NYU Press. The book explores the burgeoning menstrual advocacy movement and analyzes how law should evolve to take menstruation into account. It asks what the law currently says about menstruation and

provides a roadmap for legal reform that can move society closer to a world where no one is held back or disadvantaged by menstruation.

Slowly around the globe, people are recognizing the basic fundamental human right to address menstruation in a safe and affordable way, free of stigma, shame or barriers to access. Menstruation Matters explores the role of law in this movement.

## BANK MAKES FORBES’ LIST

For the third consecutive year, Ridgewood Savings Bank has been named to Forbes’ annual list of America’s Best-in-State Banks 2022 according to Leonard Stekol, chairman, president and CEO of the bank. Additionally, Bankrate has named Ridgewood a Top Regional Bank of 2022.

“For over 100 years, Ridgewood has served the people of New York as a true community bank, providing customers with the best possible service and banking experience,” Stekol said. “What separates us from other banks is that, simply put, we treat our customers like family and we go the extra mile every day to deliver on service and trust.”

Forbes’ America’s Best-In-State Banks 2022 comprises the top banks based on the results of independent surveys involving approximately 26,000 U.S. consumers who were asked to rate the financial institutions at which they have or have had

checking accounts.

According to Stekol, Ridgewood is driven to exceed customer satisfaction and is committed to being responsive to customers’ needs at all times, citing several personal and digital banking services to help customers and their families. Some services include free green checking, a premier checking account that gives customers added perks, currency exchange and international wire transfer services, a lending referral source which gives students access via the bank’s website to private student loans, online banking and a mobile app allowing customers to do their banking 24/7, and Ridgewood’s Mobile Wallet lets customers pay for purchases by using their smartphones or smartwatches.

“Ridgewood’s reputation was built on a solid foundation of forward-thinking customer service,” Stekol said. “We aim to provide an ideal in-person banking experience, while offering a full array of highly rated digital banking tools that permit customers to bank from anywhere at any time, and a locally staffed Customer Contact Center that is here to help in every manner.”

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

## HIGH-RISE APARTMENT BUILDING RISES AGAIN



From left: Michael R. Sabatino, director of community and government affairs, Yonkers; Ron Fanish, co-owner, Rainbow International Restoration of Westchester; Andrew Stillman, president, H&S Property Management; Mayor Mike Spano, city of Yonkers; and Charles Munnillal, account executive, H&S property management; at the completion walkthrough for Seven Pines Tower in Yonkers.

Residents of the Yonkers 27-story high-rise apartment building Seven Pines Tower faced devastating destruction just days after the New Year in 2021 due to fire and smoke damage, which left 22 apartments uninhabitable. A year later, Rainbow International Restoration of Westchester, general contractors for the multimillion-dollar restoration and reconstruction efforts, is celebrating the completion of the project.

The damage at Seven Pines Tower was extensive. Rainbow of Westchester performed a total renovation of 22 apartments, including 19 that were completely gutted, in addition to rebuilding 27 stairwells and hallways. The entire project was completed within the initial estimated timeframe, despite Covid-19 social and industrial restraints and supply chain delays, with zero accidents or injuries.

“The degree of loss has been difficult for the community, but the way everyone stepped in as the Seven Pines residents worked to rebuild their homes, wellbeing and community was tremendous,” said Ron Fanish, co-owner of Rainbow International Restoration of Westchester. “We know the road to recovery has not been easy, and our role was to ensure we remained laser-focused on getting everyone back into their homes as safely and quickly as possible.”

“I am happy to see Seven Pines Tower back on its feet and once again home to Yonkers families who want to live, work and play here,” said Yonkers Mayor



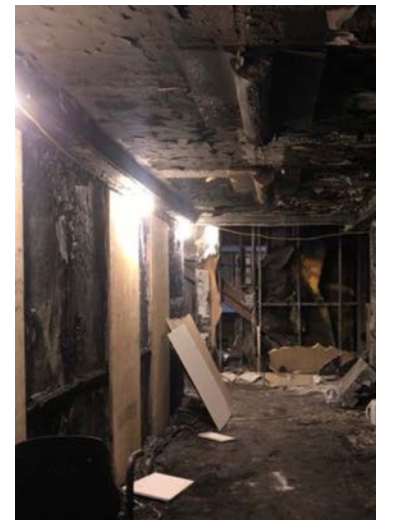
Inside a newly renovated and reconstructed kitchen at Seven Pines Tower.

Mike Spano.

Rainbow of Westchester utilized LaserClean technology, a high-power, environmentally-friendly alternative to traditional blast cleaning, to remove the structural soot and smoke residue on the exterior of the building without the need for chemical solvents.

“With an amazing amount of dedication from my management staff, contractors, the Yonkers Building Department and the Mayor and his staff, we were able to relocate 300 families during demolition and reconstruction,” said Andrew Stillman, president, H&S Property Management.

Rainbow International Restoration of Westchester is located at 430 Nepperhan Ave. in Yonkers.



22 apartments underwent a total renovation following the devastating fire at Seven Pines Tower.

## ADVANCING DIGITAL EQUITY

The YWCA White Plains & Central Westchester and KeyBank have entered into a community partnership to provide life-changing digital-skills training and resources to low-income women currently residing in the YWCA's Women's Residence in White Plains, as well as to women residing throughout Westchester County. Through a \$200,000 KeyBank Foundation grant (\$100,000 per year for two years), the YWCA will scale its YW Strive program to provide at least 100 women (with an emphasis on women of color and low-income women) with essential digital and workforce support to improve their vocational opportunities.

The ultimate goal of the program is to not only support women in their efforts to gain employment, but to empower them to take a step toward breaking free from poverty and its devastating effects. KeyBank's funding will enable the YWCA to hire a full time YW Strive program director and provide at least 16 cohorts of 12 women each over a two-year period with the Strive training program and free internet hotspots and/or computing devices.

John Manginelli, KeyBank market president and Northeast regional executive for KeyBank Real Estate Capital, said, "One



KeyBank Foundation is a nonprofit charitable foundation, funded by KeyCorp.

of the effects we've seen from the pandemic is the disproportionate impact it has had on women and women of color experiencing acute employment disparities due to system disadvantages. Our partnership with the YWCA is aimed at helping to alleviate those disadvantages by directly addressing the lack of basic digital skills and internet access that many unemployed and underemployed women in our community face, preventing them from seeking higher paying jobs and a path out of poverty."

"The YWCA Residence is more than a safe and stable home for women; our broad services open doors to life-changing opportunities," said Isabella Malouf,

director of residence and clinical services. "Programs like YW Strive give women at the residence and throughout Westchester County the tools they need to confidently enter and advance in the working world."

The YWCA is the largest provider of supportive housing for low-income women in New York state and the only one in Westchester.

Since its founding in 1929, the YWCA White Plains & Central Westchester has been a pioneer for social change through innovative programs that improve the lives of women and girls in Westchester. Each week, the YWCA serves over 4,000 women, children and their families.

## WATERSTONE'S NEW SENIOR ADVISOR

Waterstone of Westchester has appointed Abby Stenzler as senior advisor to assist with marketing, community outreach and customer service now that it has opened its doors in White Plains.

Located on Bloomingdale Road, Waterstone, an elegant boutique hotel-style community for seniors, features 62-plus independent living residences with best-in-class amenities and services.

Stenzler, a Stamford resident and former resident of Edgemont, has more than 10 years of sales, marketing and management experience. Prior to joining Waterstone of Westchester, Stenzler served as community sales director for a senior living community in Rye Brook where she managed sales and marketing and cultivated relationships in the community. Earlier in her career, she worked as the associate director of a residential summer camp where she managed day-to-day operations.

At Waterstone, Stenzler will be responsible for all aspects of internal and external sales and marketing and building relationships with families, clients and prospective families within the community and referral sources.

Supportive services designed to provide seniors with independence, connection and socialization are provided as well as a full array of amenities, including a movie theater, fitness center, indoor pool, lobby bar, art studio



Abby Stenzler

and salon. Services include chauffeured car service, garage parking and on-site concierge. Gourmet cuisine, which is served in a variety of on-site dining venues, is prepared by professional chefs who use locally sourced and seasonal ingredients.

Residents also benefit with access to home care services through an on-site partnership with VNS Westchester that allows residents to receive the assistance they need to stay healthy and engaged.

Waterstone of Westchester is the latest best-in-class independent senior living community created by leaders in the field. Epoch Senior Living is the owner/operator and National Development is the owner/developer.

## UPCOMING TV SHOW "BLACK POETRY"



From left: Tray Chaney, Misha G and David Wilson.

Two Orange County and New York film production companies, C. Lee Productions LLC of Middletown and Willy-Gilly Productions Inc. of Goshen, have worked together to produce the pilot for an upcoming TV show titled "Black Poetry." Written by local author Stewart Thomas of Middletown, the show highlights the struggles and difficult choices of a black family as

they work all angles to bring some accountability, dignity and purpose to their lives in their small urban environment.

The show stars Tray Chaney and co-stars Misha G, a new local talent trained by The Academy of Film, Television, Stage and Performing Arts in Goshen. Other Academy grads cast in prominent roles include Chandler Mac of C. Lee Productions,

David Mosca and Fabienne Justin.

For all interested in pursuing a career in acting, The Academy is offering a one-hour workshop on July 23 at 11 a.m. at CoLab, 45 St. John St., Goshen. For reservations, call 845-294-7500. The Academy of Film, Television, Stage and Performing Arts is a not-for-profit 501(c)3 corporation.



## BEYOND THE LAW OFFICE

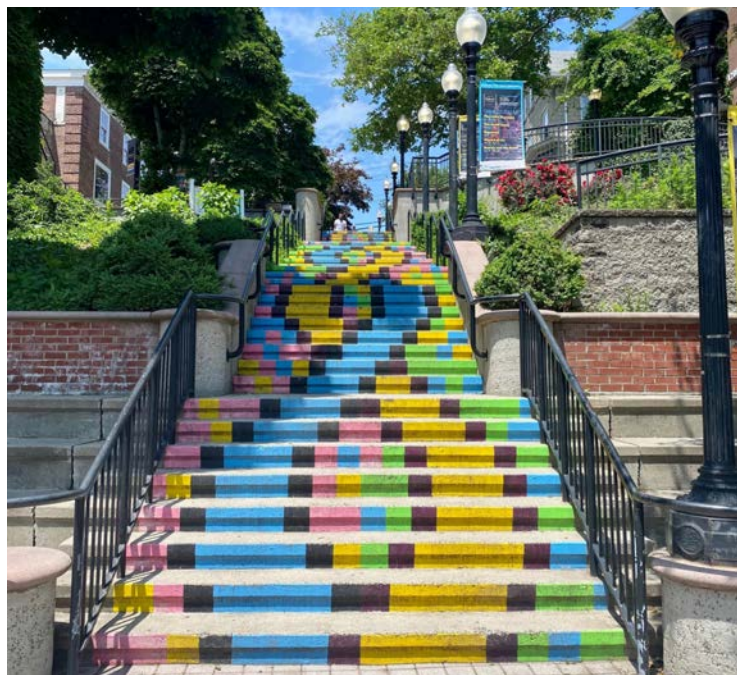


From left: Sally Laroche, Kathleen Zancewicz, Brenda Stapleton and Meg Day.

Staff and attorneys from the Pullman & Comley law firm, an active member of the Bridgeport business community for more than 100 years, helped clean up overgrown garden beds and plant new flowers and plants at the Broad Street Steps on the corner of Broad and Elm streets on two recent Fridays.

The beautification service project was held in conjunction with the Bridgeport Downtown Special Services District, which was formed in 1987 to help keep the neighborhood clean and promote local small businesses.

Bridgeport artist Liz Squillace designed and painted the steps in 2017 with a pattern that represents the double-helix structure of DNA. Squillace told the "Connecticut Post" at the time, "The DNA strip is meant to represent the city of Bridgeport and our shared humanity."



## JAZZ PERFORMERS JOIN STUDENTS

Jazz trumpeter Marcus Printup joined jazz harpist Riza Printup and her band as they led an interactive performance for Ursuline School middle- and high-school students in New Rochelle.

For these student musicians, the chance to perform the blues in front of the entire school with world-renowned musicians was an opportunity to stretch outside their comfort zone and grow as artists.

Riza Printup has performed with numerous jazz greats as well as with Yo-Yo Ma, Lady Gaga and soprano Kathleen Battle. In addition to performing and recording, she is also a dedicated educator. Marcus Printup is a member of the Jazz at Lincoln Center Orchestra and has worked



Trumpeter Marcus and his wife, harpist and educator Riza Printup (far right,) and their band. Mika Nishimura, keyboard; Alvester Garnett, drums; Regina Carter, violin; and Hannah Marks, bass (far left) with student performers and Ursuline music teacher Kelly Gentry.

with Betty Carter and Wynton Marsalis, among other jazz greats.

The Ursuline School is an all-girls,

Roman Catholic, independent college preparatory school, grades 6-12, celebrating its 125th year.

## J&G's NEW PARTNER

Jacobowitz and Gubits LLP of Goshen and Monticello recently announced that Michael Wagner has been named a firm partner where, for more than five years, he has served as senior counsel concentrating on estate planning and elder law. He conducts many free webinars to keep the community informed about changes that should be incorporated in estate planning.

He earned his Bachelor of Arts degree in 2009 from Duke University and his Juris Doctorate in 2012 from Washington University School of Law in St. Louis. He was admitted in the New York Bar in 2013 and the New Jersey Bar in 2019.

Wagner is a graduate of the Leadership Orange Program Class of 2019,



Michael Wagner

a member of the Women's Bar Association of Orange and Sullivan counties and the Orange County Bar Association.

## SCOUTS SEEK TO SAVE THEIR HOUSE

On Tuesday, June 28, nearly 100 Girl Scouts, troop leaders, volunteers and supporters attended a meeting of Scarsdale Village trustees and mayor, pleading their case to save the Betty Taubert Girl Scout House in Scarsdale, a meeting and event space for Girl Scouts for more than 80 years. Girl Scouts Heart of the Hudson Inc. (GSHH), to which Girl Scouts in Scarsdale and Edgemont belong, owns the house in partnership with the village. The house is used regularly for troop meetings, activities, community service projects and overnights by girls and volunteers in town and the surrounding

areas. GSHH staff also utilizes the property for council-led programs for Girl Scouts from all seven counties in GSHH's footprint.

At Tuesday's meeting, GSHH's Interim CEO Helen Wronski made a public request for a meeting with Village Manager Robert Cole and Mayor Jane E. Veron in an attempt to continue the partnership between GSHH and the village of Scarsdale in saving the Girl Scouts' place.

GSHH serves approximately 17,000 girl and 8,000 adult members from Westchester, Rockland, Putnam, Orange, Dutchess, Sullivan and Ulster counties.

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## COURT CASES

## U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, June 29 - July 5

**Fire Ground Technologies LLC, Union County, New Jersey, et al, vs. Hometown Restoration LLC, New Rochelle, et al**, 22-7031-SHL: Adversary proceeding in Hometown Chapter 11 (21-22213). Attorneys: Joseph V. Meyers and S. Robert Schragar.

**JBD Development Corp., Mamaroneck, president Jordan Dubbs**, 22-22401-SHL: Chapter 7, assets \$2,509, liabilities \$9.5 million. Attorney: Robert L. Rattet.

**69 Mamaroneck Road Corp., Mamaroneck, president Jordan Dubbs**, 22-22402-SHL: Chapter 7, assets \$0 liabilities \$9.5 million. Attorney: Robert L. Rattet.

**Buckingham Tower Condominium Inc., Yonkers, president Jose Guerrero**, 22-22403-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Anne J. Penachio.

**QHC Upstate Medical P.C., Spring Valley, president Seth Kurtz**, 22-22410: Chapter 11, assets \$366,049, liabilities \$2,289,588. Attorneys: Jonathan S. Pasternak, Robert L. Rattet.

**G.L.A.D. Enterprises LLC, Highland Mills, member Glenn L. Manigault**, 22-35425-CGM: Chapter 7, assets \$1 million - \$10 million, liabilities \$10 million - \$50 million. Attorney: Kenneth A. Beck.

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

Questions and comments regarding this section should be directed to:

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

## U.S. District Court, White Plains

### Local business cases, June 29 - July 5

**Central Avenue Hyundai, Hartsdale vs. Hyundai Motor America Corp., Fountain Valley, California**, 22-cv-5529: Fraud, removal from Westchester Supreme Court. Attorney: Russell P. McRory.

**Paraco Gas Corp., Rye Brook, et al, vs. Ironshore Indemnity Inc., Boston**, 22-cv-5557-CS: Insurance. Attorneys: Jan A. Marcus and Patrick V. Delorio.

**Julio Mayen, Westchester vs. Prelude Painting Corp., Port Chester, et al**, 22-cv-5572-CS: Fair Labor Standards Act. Attorney: David D. Barnhorn.

**Shadeo Singh, Ozone Park, New York vs. All Safe Fire Sprinkler Systems, Elmsford**, 22-cv-5619-CS: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

**Byron Smith, Westtown, New York vs. Law Office of Richard St. Paul, White Plains**, 22-cv-5648-VB: Copyright infringement. Attorney: Taryn R. Murray.

**Jose Hernandez-Ramirez, Yonkers vs. El Cazador Restaurant, Yonkers, et al**, 22-cv-5690-KMK: Fair Labor Standards Act, denial of over-time compensation. Attorney: Peter H. Cooper.

**June Kepler, Hopewell Junction vs. Pavestone LLC, Montgomery, New York, et al**, 22-cv-5713: Americans with Disabilities Act. Attorney: Chandan Panigrahi.

## DEEDS

### Above \$1 million

**1 Brook View Rye LLC**, Rye. Seller: Mariano Rivera and Ciara Rivera, White Plains. Property: 1 Brook View Lane, Harrison. Amount: \$3.7 million. Filed July 1.

**11 Park Lane LLC**, West Harrison. Seller: Mad Real Properties LLC, Yonkers. Property: 11 Park Lane, Harrison. Amount: \$1.4 million. Filed June 27.

**32 Pound Ridge LLC**, North Salem. Seller: Vintime LLC, Pound Ridge. Property: 32 Westchester Ave., Pound Ridge. Amount: \$1.1 million. Filed June 27.

**73 Spring Street LLC**, New York City. Seller: 48 Pelham Property LLC, New York City. Property: 48 First St., Pelham. Amount: \$1.5 million. Filed July 1.

**84 and 92 South CP Davewroc LLC**, Hartsdale. Seller: 112 South CP HStone LLC, Hartsdale. Property: 98-114 S. Central Ave., Greenburgh. Amount: \$1.6 million. Filed June 27.

**112 South CP HStone LLC**, Hartsdale. Seller: 84 South CP Davewroc LLC, Hartsdale. Property: 84 S. Central Ave., Greenburgh. Amount: \$1 million. Filed June 27.

**128-130 North Main Owners LLC**, Port Chester. Seller: Calf Island Associates LLC, Port Chester. Property: 128-130 N. Main St., Rye. Amount: \$2.4 million. Filed June 28.

**456 Main Street Realty LLC**, New York City. Seller: Caterina Dechiara and Sergio Dechiara, Pelham. Property: 456 Main St., New Rochelle. Amount: \$2.2 million. Filed June 29.

**Ardagna, Roberto and Maria McClay**, Scarsdale. Seller: 3 Richbell LLC, Scarsdale. Property: 3 Richbell Road, Scarsdale. Amount: \$3.6 million. Filed June 30.

**BXRRD Davidwroc LLC**, Hartsdale. Seller: 731CP HStone LLC, Hartsdale. Property: 751 Central Park Ave., Greenburgh. Amount: \$2.7 million. Filed June 27.

**Doci Management LLC**, Eastchester. Seller: UIA LLC, Eastchester. Property: 229 Main St., Eastchester. Amount: \$1 million. Filed July 1.

**Goralcsyk, Magdalena**, Long Island City. Seller: V.S. Construction Corp., Ossining. Property: 73 Fee Court, Ossining. Amount: \$1.9 million. Filed June 30.

**Kirtikar, Nikil and Dimple Kirtikar**, Elmsford. Seller: Hudson Valley Estates LLC, Millwood. Property: 12 Baldwin Hill Road, New Castle. Amount: \$1.1 million. Filed June 27.

**Markley, Alena and Garrett Markley**, Scarsdale. Seller: ELK Homes Partners L.P., Rye. Property: 24 Ridgedale Road, Scarsdale. Amount: \$1.6 million. Filed June 30.

**O, Jongim J. and Jennifer H.O. Pelham**, Seller: Gila Development Realty Corp., Pelham. Property: 1007 Esplanade, Pelham. Amount: \$2.8 million. Filed July 1.

**Pinkus, Scott M.**, Greenwich, Connecticut. Seller: Conyers Lake Holdings LLC, New York City. Property: 11 Cowdray Park Drive, North Castle. Amount: \$2.5 million. Filed July 1.

**ZF SPV LLC**, Woodland Hills, California. Seller: Joseph Saulnier and Raysa Toribio-Saulnier, Somers. Property: 1 Whitelock Court, Somers. Amount: \$1.2 million. Filed June 28.

### Below \$1 million

**47 Lockwood Realty Corp.**, Yonkers. Seller: Angel Acosta, Greer, South Carolina. Property: 47 Lockwood Ave., Yonkers. Amount: \$730,000. Filed Jun 29.

**99 Croton Avenue LLC**, Ossining. Seller: Francine A. Minadeo and Dawn M. Turco. Ossining. Property: 99 Croton Ave., Ossining. Amount: \$450,000. Filed June 29.

**210 Howe Avenue LLC**, New Rochelle. Seller: Denise Trice, Pelham. Property: 523 Seventh Ave., Pelham. Amount: \$455,000. Filed June 28.

**347 Prescott LLC**, Yonkers. Seller: Chester Perrone and Jean Perrone, Yonkers. Property: 343 Prescott St., Yonkers. Amount: \$760,000. Filed July 1.

**ANB Holdings GCCM LLC**, New Rochelle. Seller: Umberto Merolle, New Windsor. Property: 33 Cypress Lane, Somers. Amount: \$39,500. Filed June 30.

**Athena 1433 LLC**, Bronx. Seller: Anastasios Fragos and Marie Fragos, Astoria. Property: 1433 Roosevelt Ave., Pelham. Amount: \$999,995. Filed June 29.

**Bollengier Property Management LLC**, Dobbs Ferry. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 79 Odgen Ave., Greenburgh. Amount: \$456,000. Filed June 30.

**Chung, Franklin and Justine Lin**, New York City. Seller: 50 Mulligan LLC, Yonkers. Property: 50 Mulligan Lane, Greenburgh. Amount: \$925,000. Filed June 29.

**Ciccione, Phillip and Michelle Ederer**, New Rochelle. Seller: The Didona Family LP, Mount Kisco. Property: 36 Lawrence St., Mount Kisco. Amount: \$480,000. Filed July 1.

**DeLuca, Peter J., Peter V. DeLuca and Diana C. DeLuca**, Putnam Valley. Seller: Aspen Court Holdings LLC, Yorktown Heights. Property: 6 Aspen Court, Ossining. Amount: \$710,000. Filed June 29.

**Devonia Green LLC**, Springfield Gardens. Seller: John Gherardi, Hillsdale. Property: Douglas Place, Mount Vernon. Amount: \$825,000. Filed June 28.

**Esteves, Maria**, Cypress, Texas. Seller: RFP Properties Corp., Ossining. Property: 3 Waterview Drive, Ossining. Amount: \$829,000. Filed July 27.

**Ginin, Manuel P. and Carmen M. Morocho**, Ossining. Seller: SH Properties 1 LLC, White Plains. Property: 38 N. Malcolm St., Ossining. Amount: \$455,000. Filed Jun 27.

**Glad Enterprises LLC**, Briarcliff Manor. Seller: Jessica Higgins, Elmsford. Property: 20 S. Lawn Ave., Greenburgh. Amount: \$400,000. Filed July 1.

**Goldberg, Alex**, Larchmont. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 102 Legend Drive, Mount Pleasant. Amount: \$916,556. Filed June 29.

**Islam, Samiha and Mostafa Kamal**, Yonkers. Seller: 28 Woodrow Avenue Corp., Yonkers. Property: 23 Potomac St., Yonkers. Amount: \$240,000. Filed June 27.

**KBBJ Temp LLC**, Mount Vernon. Seller: Markland 14 LLC, Bronx. Property: 14 E. First St., Mount Vernon. Amount: \$372,631. Filed June 28.

**Malik, Nayeemul**, Queens Village. Seller: BC 901 LLC, Monsey. Property: 901 Second St., Peekskill. Amount: \$615,000. Filed June 27.

**Manocherian, Robert**, Ossining. Seller: Kitchawan Farm LLC, Ossining. Property: 600 Kitchawan Road, Yorktown. Amount: \$290,000. Filed July 1.

**MJD Contracting Corp.**, Yorktown Heights. Seller: Gary M. Rikoon, Yorktown Heights. Property: 1941 Longvue St., Yorktown. Amount: \$403,000. Filed June 30.

**Nazar, Henry V. and Annette Rozon**, Yonkers. Seller: Upland Development Corp., Pelham. Property: 115 Lewis St., Yonkers. Amount: \$973,500. Filed June 29.

**Mew Beginning REI LLC**, Yonkers. Seller: Peter J. Manos, Mamaroneck. Property: 720 Meadow St., Rye. Amount: \$445,000. Filed June 27.

**OFL Properties LLC**, Chappaqua. Seller: Grace Bennett, Chappaqua. Property: 9 Deer Run, New Castle. Amount: \$850,000. Filed June 28.

**Ramos, Jephene and Akbar Rizvi**, Mount Pleasantville. Seller: Aidan Brownstone LLC, Pocantico. Property: 1215 Bedford Road, Mount Pleasant. Amount: \$967,500. Filed June 27.

**Scenic Settings LLC**, Rye Brook. Seller: 33 Highclere Lane LLC, Carmel. Property: 33 Highclere Lane, Mount Pleasant. Amount: \$589,000. Filed June 27.

**Sit, Poyi Ginny**, Whitestone. Seller: 3 Jeff LLC, Bronx. Property: 300 Mamaroneck Ave., White Plains. Amount: \$484,000. Filed June 27.

**Sophia's Property Management LLC**, Mahopac. Seller: 117 Convent Place Corp., Yonkers. Property: 117 Convent Place, Yonkers. Amount: \$605,000. Filed July 1.

**Wong, John**, Larchmont. Seller: Benedict Realty Group, Garden City. Property: 2 Washington Square, Mamaroneck. Amount: \$562,500. Filed June 28.

**Z&C Properties Group LLC**, Yorktown Heights. Seller: 44 Broadway Corp., Saint Augustine, Florida. Property: 44 Broadway, Ossining. Amount: \$295,000. Filed June 27.

## Federal Tax Liens, \$10,000 or greater, Westchester County, June 29 - July 5

**Espinal, Maribel**: Hartsdale, 2018 - 2020 personal income, \$38,976.

**Jackson, Arimont**: Yonkers, 2018 personal income, \$12,510.

**Respectable Security Inc.**, Mount Vernon: 2009 - 2014 and 2016 - 2019, corporate income, employer's unemployment, employer's quarterly taxes, \$209,258.

**Stetler, Andrew**: Hartsdale, 2017, 2019 - 2020 personal income, \$40,861.

## JUDGMENTS

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

**11 Five Enterprise Corp.**, Peekskill. Amount: \$20,000.  
**172 Myrtle Boulevard Apartment Corp.**, Scarsdale. Amount: \$3,000.

**430 W. 46<sup>th</sup> Street HDFC**, Mount Vernon. Amount: \$20,500.

**4<sup>th</sup> and 4<sup>th</sup> Mini Mart Corp.**, Mount Vernon. Amount: \$20,500.

**AG Crew Inc.**, Port Chester. Amount: \$20,000.

**Amna Beauty Salon Corp.**, Scarsdale. Amount: \$1,500.



# Facts & Figures

**Applegreen Management US LLC**, Shrub Oak. Amount: \$5,500.

**Aquatech Engineering PC**, Mount Vernon. Amount: \$20,500.

**Beltran Painting Inc.**, Yonkers. Amount: \$6,000.

**Carbone Brothers Kitchen Cabinets LTD**, Croton-on-Hudson. Amount: \$3,000.

**DJ and Deli Corp.**, Yonkers. Amount: \$2,500.

**Exel Transmission and Total Car Care LLC**, Yonkers. Amount: \$3,000.

**Fred and GB Home Improvements Inc.**, White Plains. Amount: \$20,500.

**Heather Rich**, Rye. Amount: \$20,500.

**Igor Gracie Inc. d.b.a. Gracie Jiu-Jitsu**, New Rochelle. Amount: \$20,500.

**Integrative Medicine of Midtown PC**, Yorktown Heights. Amount: \$33,500.

**J-One Auto Leasing Inc.**, Mount Vernon. Amount: \$23,000.

**Kathi L. Rotondo d.b.a. KL Rotondo and Associates**, Rye. Amount: \$20,000.

**Las Antillas Produce Meat Market Inc.**, Mount Vernon. Amount: \$1,000.

**LDC Electric Inc.**, Yonkers. Amount: \$20,500.

**Liramar Wireless Inc.**, White Plains. Amount: \$30,000.

**Maggies I Touch Inc.**, Yonkers. Amount: \$20,000.

**Navis Wealth Advisors LLC**, Rye Brook. Amount: \$21,000.

**Nepaul Music Inc.**, Mount Vernon. Amount: \$21,000.

**NY Diamond Trucking Corp.**, White Plains. Amount: \$21,000.

**P. Carino Landscape LLC**, New Rochelle. Amount: \$20,000.

**Platinum Fire Corp.**, Yonkers. Amount: \$20,000.

**Pro Tech Benz Inc.**, Pelham. Amount: \$89,000.

**Salsa and Soul LLC**, Mount Vernon. Amount: \$8,000.

**Silvy Realty Corp.**, White Plains. Amount: \$20,500.

**Somnipro LLC**, Port Chester. Amount: \$13,000.

**Teodoro Chavez d.b.a. Ted Chavez Complete Landscape**, New Rochelle. Amount: \$3,500.

**VP Tires Inc.**, Yonkers. Amount: \$33,500.

**White Plains Bakery Inc.**, White Plains. Amount: \$20,000.

## JUDGMENTS

**Alcantar, Javier**, New Rochelle. \$4,437.51 in favor of Bibimed Inc., Mineola. Filed July 1.

**Capriglione, Salvatore M.**, Bronxville. \$12,523.75 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Contrada, Joseph M.**, Harrison. \$6,550.62 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 29.

**Cornerstone Restoration Corp.**, Yonkers. \$23,230.18 in favor of 850 Southern Boulevard HDFC, Bronx. Filed June 29.

**Esposito, Elizabeth A.**, Thornwood. \$3,862 in favor of Department Stores National Bank, Sioux Falls, South Dakota. Filed June 29.

**Hall, Danielle L.**, Elmsford. \$5,411 in favor of Sunmark Credit Union, Latham. Filed July 1.

**Jahncke, Amanda D.**, Port Chester. \$7,254.26 in favor of Cavalry SPV I LLC, Valhalla. Filed June 29.

**Ortiz, Diana**, Yonkers. \$5,242.06 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Rodriguez, Andrea P.**, Ossining. \$5,317.88 in favor of Midland Credit Management Inc., San Diego, California. Filed June 29.

**Siano, Sally**, Chappaqua. \$36,538.94 in favor of Somers Manor Nursing Home, Somers. Filed June 30.

**Tappan Zee Constructors LLC**, Tarrytown. \$1,699,435.55 in favor of James McNall, Troy. Filed June 30.

## LIS PENDENS

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

**Boccanfuso, Diane and Frank M. Boccanfuso**, as owners. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$2 million affecting property located at 1 Cedar Lane, Purchase. Filed June 28.

**Braaten, Karsten Eric**, as owner. Filed by CitiMortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$620,000 affecting property located at 403 Columbus Ave., West Harrison. Filed June 30.

**Davies, Heather T.**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$950,000 affecting property located at 51 Palisade Road, Rye. Filed June 27.

**Lamont, Beth K.**, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$938,250 affecting property located at 116 Hawkes Ave., Ossining. Filed June 28.

**Morales, Joaquin and Sandy Rodriguez**, as owners. Filed by Wells Fargo Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 3384 Midget Lane, Mohegan Lake. Filed June 27.

**Pepperman, Michael and Jennifer Pepperman**, as owners. Filed by Bank United National Association. Action: Foreclosure of a mortgage in the principal amount of \$544,947 affecting property located at 126 Parkview Drive, Eastchester. Filed July 11.

## MECHANIC'S LIENS

**Opra III LLC**, Rye. \$77,613.61 in favor of Colony Hardware Corp., Orange, Connecticut. Filed June 30.

**Verizon New York**, Yonkers. \$7,800 in favor of ARK Contracting Group Inc., Oak Ridge, New Jersey. Filed July 1.

**Westchester County Industrial Development**, White Plains. \$137,006.98 in favor of Michael's Electric Supply Corp., Lynbrook.

**Woodhouse, Donna C.**, Lewisboro. \$30,901 in favor of J and B Contracting New York Inc., Cortlandt. Filed June 29.

## NEW BUSINESSES

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

## Sole Proprietorships

**147 Mallory Road Funding Associates**, 133 Parkway Road, Bronxville 10708, c/o Lynch and Associates PSP. Filed June 28.

**AM Interiors**, 104 Prospect St., White Plains 10606, c/o Amy Melissa Magnotta. Filed June 28.

**Aprils Vintage Boutique**, 12 Wellesley Ave., Yonkers 10705, c/o April Black. Filed June 27.

**Carmona's Construction**, 9 N. High St., Mount Vernon 10550, c/o Israel Carmona Reyes. Filed June 29.

**Dearly Browloved**, 75 S. Riverside Ave., Croton-on-Hudson 10520, c/o Mary Luisa Lempe. Filed June 28.

**Echelon Culture**, 36 Hamilton Ave., New Rochelle 10801, c/o Sean Creighton. Filed June 28.

**Edge To Edge Sealcoating**, 346 Memorial Drive, Hawthorne 10532, c/o Joseph Remo. Filed June 27.

**Elmer Hinckley Fishing Tackle**, 77 Sarles Lane, Pleasantville 10570, c/o Peter D'Urso. Filed June 27.

**GLJ Consulting**, 17 Pinebrook Drive, White Plains 10605, c/o Gerald Joseph. Filed July 1.

**GM Home Improvement**, 25 Waller Ave., Ossining 10562, c/o Jorge Zhinin. Filed June 27.

**Hector Connects**, P.O. Box 1260, Yonkers 10701, c/o Hector Santiago. Filed June 28.

**Helber Peluqueria**, 111 Concord Ave., White Plains 10606, c/o Jesus Vaquero Idarraga. Filed June 28.

**Homes by Georgie**, 103 Ralph Ave., White Plains 10606, c/o Georgette Frugburg. Filed June 28.

**Incaica Jewelry School**, 50 White St., Apt. 63, Tarrytown 10591, c/o Bianca Medina De La Cruz. Filed June 30.

**JJS Painting**, 121 N. Riverside Ave., Croton-on-Hudson 10520, c/o Jorge Jardon. Filed June 27.

**Joyce Brooks Glass Art**, 1105 Washington St., Peekskill 10566, c/o Joyce V. Brooks. Filed June 29.

**Julian The Builder**, 50 Fountain Place, New Rochelle 10801, c/o Julia Hernandez. Filed June 27.

**Krystalline Flow Wellness**, 120 Kisco Ave., Suite Q, Mount Kisco 10549, c/o Chrizza Aberry Toledo Venturino. Filed June 28.

**Lisa Hamilton LCSW**, 7 Magnolia Drive, Rye Brook 10573, c/o Lisa Hamilton. Filed June 28.

**Mission Property Pros**, 62 Main St., Tuckahoe 10707, c/o Robert J. Alberico. Filed June 30.

**Peligro Landscaping**, 1 Campus Road, Apt. 9, Peekskill 10566, c/o Jorge A Sanchez Lopez. Filed June 29.

**Pro Elect Notary Public Services**, P.O. Box 192, Tarrytown 10591, c/o Jose L. Ortiz. Filed June 29.

**Reincarnating Spaces**, 18 Anderson Ave., Sleepy Hollow 10591, c/o Kersten Harries. Filed June 27.

**Revital Wanerman Marketing**, 84 Mountain Road, Irvington 10533, c/o Revital Wanerman. Filed June 28.

**Richard J. Scheuer Archive**, 55 Beachfront Lane, New Rochelle 10805, c/o Daniel Philip Scheuer. Filed June 27.

**Sanchez Valdovinos**, 46 Park Place, Apt. 2B, New Rochelle 10801, c/o Roberto Valdarinos Diaz. Filed June 27.

**Security Services of New York**, 100 Weaver St., Larchmont 10538, c/o John M. Fitzpatrick. Filed June 27.

**Snowmaam Brand**, 360 Huguenot St., Apt. 1310, New Rochelle 10801, c/o Rahsaan Rousseau. Filed June 29.

**Storkey Studios**, 16 Valley Pond Road, Katonah 10536, c/o Jessica Wintergurst. Filed June 30.

**Tallman Convenient Products**, 145 Valentine Lane, Yonkers 10705, c/o Jeffrey Luther. Filed July 1.

# Hudson Valley

## BUILDING LOANS

### Above \$1 million

**3 Eastdale Avenue LLC**, as owner. Lender: M&T Bank. Property: in Poughkeepsie. Amount: \$1.2 million. Filed July 1.

**10 Memorial Drive LLC**, as owner. Lender: Northeast Community Bank. Property: 10 and 10A Memorial Drive, Spring Valley. Amount: \$1.7 million. Filed June 27.

**15 Lane Street LLC**, as owner. Lender: Northeast Community Bank. Property: 15 Lane St., Monsey. Amount: \$1.8 million. Filed June 27.

**Eastdale Residential IV LLC**, as owner. Lender: M&T Bank. Property: in Poughkeepsie. Amount: \$6.4 million. Filed July 1.

**Hamlet at Carmel Housing Development Fund Company Inc.**, as owner. Lender: Webster Bank National Association. Property: 650 Stoneleigh Ave., Carmel. Amount: \$12.7 million. Filed June 27.

**New City Free Library**, as owner. Lender: PCSB Bank. Property: 220 N. Main St., New City. Amount: \$7 million. Filed June 29.

**Positive Developers LLC**, as owner. Lender: Broadview Capital LLC. Property: in Montgomery. Amount: \$1.6 million. Filed June 6.

### Below \$1 million

**Acres Crest LLC**, as owner. Lender: Customers Bank. Property: 182 Acres Road, Palm Tree. Amount: \$100,000. Filed June 31.

**Elmes, Kyle C.**, as owner. Lender: Homestead Funding Corp. Property: in East Fishkill. Amount: \$444,470. Filed June 28.

**Gayler, James and Leanne N. Gayler**, as owners. Lender: Walden Savings Bank. Property: in Minisink. Amount: \$500,000. Filed June 27.

**Greco, Danielle**, as owner. Lender: Rhinebeck Bank. Property: in Clinton. Amount: \$330,000. Filed June 28.

# Facts & Figures

**Labruzzo, Gino**, as owner. Lender: All Putnam Development Inc. Property: 10 Burton Farm Road, Patterson. Amount: \$350,000. Filed June 29.

**RMW Designs LLC**, as owner. Lender: Loan Funder LLC Series 32388. Property: 17 E. Broome St., Port Jervis. Amount: \$144,500. Filed June 27.

**Vreeland, Heather** and **Richard Vreeland**, as owners. Lender: Patch Lending LLC. Property: 36 E. Shore Road, Greenwood Lake. Amount: \$200,000. Filed July 3.

**Wang, Toni**, as owner. Lender: TB Bank National Association. Property: in Pine Plains. Amount: \$350,000. Filed June 29.

**Aspiration Properties and Equities LLC**, as owner. Lender: Wisdom Equities LLC. Property: 84 Candle Road, Monroe. Amount: \$160,000. Filed July 3.

## DEEDS

### Above \$1 million

**Madsen, Daniel** and **Gudrun Madsen**, Clinton Corners. Seller: 66 Patricia Lane LLC, Poughkeepsie. Property: in Stanford. Amount: \$4.9 million. Filed June 27.

**MX3 LLC**, Ramsey, New Jersey. Seller: Paul Z. Koschitzki, Spring Valley. Property: 399 S. Pascack Road, Chestnut Ridge. Amount: \$1.5 million. Filed June 27.

**Roots of Silvertine LLC**, Orinda, California. Seller: Byron E. Calame and Kathryn L. Oalame, Salt Point. Property: in Clinton. Amount: \$3.8 million. Filed June 28.

## BELOW \$1 MILLION

**4 Dage LLC**, Spring Valley. Seller: James Grampus and Alicia A. Matias, Spring Valley. Property: 4 Old Schoolhouse Road, Ramapo. Amount: \$652,000. Filed July 1.

**7 North Main LLC**, Monsey. Seller: 7 North Main Realty LLC, Orangeburg. Property: 7 Main St., Spring Valley. Amount: \$950,000. Filed June 27.

**14 Wallenberg LLC**, Howell, New Jersey. Seller: Janet Berger, Monsey. Property: 14 Wallenberg Circle, Ramapo. Amount: \$786,000. Filed June 29.

**21 Century Living LLC**, Poughkeepsie. Seller: Winnikee 218 LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$30,500. Filed June 29.

**66 South Franklin LLC**, Monsey. Seller: Laren Charles Droll and Mary Margaret McManus, Nyack. Property: 66 S. Franklin St., Nyack. Amount: \$850,000. Filed June 29.

**120 Sandy Corp.**, Stony Point. Seller: Citigroup Mortgage Loan Trust Inc., Highland Ranch, Colorado. Property: 12 River Road, Stony Point. Amount: \$284,550. Filed June 28.

**146 Maple LLC**, Monroe. Seller: CLMJ LLC, New City. Property: 146 Maple Ave., Clarkstown. Amount: \$599,900. Filed July 1.

**369 New York 59 RE Owner LLC**, New York City. Seller: HEW 3 New York Propco LLC, Boston, Massachusetts. Property: 357 Route 59, West Nyack. Amount: \$2.5 million. Filed July 1.

**393 Fishkill Avenue LLC**, Beacon. Seller: Christopher J. Smalley, Beacon. Property: in Beacon. Amount: \$325,000. Filed June 29.

**1153 69th Street LLC**, Brooklyn. Seller: Beth Medrash Ohr Chaim Inc., New City. Property: 50 Forshay Road, Ramapo. Amount: \$700,000. Filed July 1.

**7361 South Broadway Properties LLC**, Gambier, Ohio. Seller: Lisa Griffin and Dennis Griffin, Rhinebeck. Property: in Red Hook. Amount: \$410,000. Filed June 28.

**AZE Wireless LLC**, Nanuet. Seller: Timothy J. Sheridan, Blauvelt. Property: 14 Fenner Lane, Clarkstown. Amount: \$360,000. Filed June 30.

**Betances, Joel** and **Nikaury Frias**, Bronx. Seller: Riverside Realty Holdings LLC, Spring Valley. Property: 42 Cara Drive, Orangetown. Amount: \$570,000. Filed July 1.

**Borawski, Mathew** and **Julia Borawski**, Park Ridge, New Jersey. Seller: SMK Home Builders Inc., Congers. Property: 9 Greene Road, Orangetown. Amount: \$698,000. Filed June 27.

**Borobuilds Beacon LLC**, Beacon. Seller: Daniel Schaublin, Beacon. Property: in Beacon. Amount: \$380,000. Filed June 29.

**Bunay, Jose Zhao**, Pearl River. Seller: Snowflake LP, New City. Property: 67 N. Magnolia St., Orangetown. Amount: \$360,000. Filed June 30.

**Call Hollow Estates LLC**, Monsey. Seller: John A. Knorr and Nancy Knorr, Burlington Flats. Property: 325 Call Hollow Road, Haverstraw. Amount: \$320,000. Filed June 29.

**Camillucci, Jon**, Poughkeepsie. Seller: Church 218 LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$135,000. Filed June 28.

**Chabad of the Nyacks Inc.**, Nyack. Seller: Faith Blount, Nyack. Property: 224 and 218 High Ave., Nyack. Amount: \$682,000. Filed June 28.

**Children's Enrichment Project LLC**, New York City. Seller: Mathew L. Wallingford and Betsey L. Wallingford, Wappingers Falls. Property: in Wappingers Falls. Amount: \$900,000. Filed June 28.

**Chiu, Doris** and **David Sheeger**, New York City. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$425,500. Filed June 29.

**Chodziutko, Melissa**, Poughkeepsie. Seller: NJA 28 LLC, Salt Point. Property: in Poughkeepsie. Amount: \$352,000. Filed June 30.

**Dillon, Asia Kate**, Brooklyn. Seller: 7 Pines LLC, New York City. Property: in Red Hook. Amount: \$280,000. Filed June 28.

**DOV Bardonia LLC**, Bardonia. Seller: 300 Route 304 Management Corp., Bardonia. Property: 300 Route 304, Clarkstown. Amount: \$980,000. Filed July 1.

**Grant Liberty Holding LLC**, Monsey. Seller: 131 South Highland LLC, Pearl River. Property: 131 S. Highland Ave., Orangetown. Amount: \$245,000. Filed June 27.

**Grant, Rowan**, and **Laticria Frost**, Bronx. Seller: Cemco Development Group Inc., Holmes. Amount: \$399,000. Filed June 27.

**HARXAM LLC**, West Nyack. Seller: Kristen Cioffi, Pomona. Property: 55 Richard Court, Haverstraw. Amount: \$100,000. Filed June 29.

**Horowitz, Aaron**, Spring Valley. Seller: Viola Ventures LLC, Spring Valley. Property: 2111 Corner St., Ramapo. Amount: \$297,670. Filed June 29.

**Hunt, Erin T.**, Beacon. Seller: 249 Main Street LLC, Armonk. Property: in Beacon. Amount: \$411,000. Filed July 1.

**Kahan, Malky** and **David Kahan**, Spring Valley. Seller: 18-20 Twin LLC, Spring Valley. Property: 18 Twin Ave., Unit 105, Spring Valley. Amount: \$750,000. Filed June 29.

**Lunger, Samuel David**, Spring Valley. Seller: 14-20 Addison Boyce LLC, Monsey. Property: 36 Fastov Ave., Unit 102, New Square. Amount: \$40,000. Filed June 28.

**Markovic, Marisa** and **Fikret Markovic**, Yonkers. Seller: ABD Stratford LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$599,500. Filed June 29.

**Nitzlich, Yakov Yosef**, Spring Valley. Seller: Stephens Villas LLC, Spring Valley. Property: 30 Stephens Place, Unit 214, Ramapo. Amount: \$810,000. Filed June 27.

**Nitzlich, Efraim**, New Square. Seller: 29-44 LLC, Spring Valley. Property: 44 Lincoln Ave., New Square. Amount: \$275,000. Filed June 30.

**Perimeter Properties LLC**, Haverstraw. Seller: ZJSA LLC, Chestnut Ridge. Property: 13 Van Houten St., Haverstraw. Amount: \$300,000. Filed June 30.

**U.S. Bank National Association**, Saint Paul, Minnesota. Seller: Heidi Seelbach, Poughkeepsie. Property: in East Fishkill. Amount: \$414,500. Filed June 28.

## JUDGMENTS

**Braham, Phillip**, Garrison. \$4,105 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed July 1.

**Cedillo, Wilson**, Putnam Valley. \$1,623.76 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 27.

**Federico, Vincent P.**, Mahopac. \$3,592.51 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 27.

**Illescas, Kevin S.**, Millwood. \$3,888.41 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 1.

**Kahn, Levi**, Airmont. \$19,528.27 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 27.

**Palacios, Katerinne**, Mahopac. \$1,909 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed June 28.

**Prime Insurance Co.**, Chicago, Illinois. \$66,192.79 in favor of Lisis Towing and Road Service Inc., Brewster. Filed June 28.

**Serrano, Miguel**, Garnerville. \$9,485 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 27.

**Rodriguez, Pedro E.**, Brewster. \$4,270.50 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 28.

**Taffe, Randall**, Spring Valley. \$21,774.95 in favor of Citibank National Association, Sioux Falls, South Dakota. Filed June 27.

**Walker, Deleta**, Mahopac. \$1,110 in favor of Petro Inc., Woodbury. Filed June 30.

**Weinberger, Yechel**, Spring Valley. \$3,693.35 in favor of American Express National Bank, Sandy, Utah. Filed June 27.

**Wolfie, Travis**, Mahopac. \$3,076 in favor of Discover Bank, New Albany, Ohio. Filed June 29.

## MECHANIC'S LIENS

**Ailo ridge Condo III LLC**, as owner. \$4.8 million in favor of CNY LLC. Property: 4651 NY-22, Amenia. Filed June 29.

**Buck Knoll Hunting Club LLC**, as owner. \$222,273.39 in favor of United Rentals Inc., Charlotte, North Carolina. Property: 152 W. Peenpack Trail, Sparrow Bush. Filed June 28.

**CCP Dutchess 1741 LLC**, as owner. \$18,921.88 in favor of Boilerroom Rentals LLC. Property: 3 Summit Court, Fishkill. Filed June 28.

**Eldan Middletown LLC**, as owner. \$26,502 in favor of Acorn Plumbing and Heating Inc., Newburgh. Property: 364 Route 211, Wallkill. Filed June 28.

**Pagan, Kenneth**, as owner. \$45,000 in favor of One Stop Property Service LLC. Property: 23 Yates Ave., Hyde Park. Filed June 29.

## NEW BUSINESSES

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

## Partnerships

**Sweetest Note Publishing**, 89 Mexico Lane, Mahopac 10541, c/o Danette Vonya Granger and Christopher Anthony Granger. Filed June 30.

## Sole Proprietorships

**AM Publishing**, 17 Ivy Hill Road, Mahopac 10541, c/o Stacy Marie Brigante. Filed June 27.

**Anna Banana Art**, 265 NY 211, Middletown 10940, c/o Anna Kathryn Blon. Filed June 28.

**Aurora Pharmacy**, 2 Barnstorm Road, New Windsor 12553, c/o Melissa Siegel. Filed July 28.

**Blacspiritual**, 2019 Route 211, Otisville 10963, c/o Safa N. Awadallah. Filed June 30.

**Digital Dreamer**, 1604 Baldwin Lane, Newburgh 12550, c/o Emborah Raven Constance Jollie. Filed June 29.

**Flints Small Engine & Cycle Repair**, 516 Berea Road, Montgomery 12549, c/o Jeffrey Flint. Filed June 27.

**Gonzalez Painting**, 53 Pleasant Drive, Brewster 10509, c/o Noe Ramiro Lopez Gonzalez. Filed June 30.

**MGD Studios**, 88 Dunning Road, Suite 12, Middletown 10940, c/o Gabrielle N. Guastamacchia. Filed June 27.

**MVNAS Venetian Plaster**, 8 Irene Court, Patterson 12563, c/o Betzy A. Hernandez Lorenzo. Filed July 1.

**Quality Driveway Sealing**, 42 Valley Ave., Walden 12586, c/o CM Ramaglia. Filed July 27.

**Rozners Supper Discount Store**, 156 Dolson Ave., Middletown 10940, c/o Calvin A. Rosner. Filed July 28.

**Time Stamp Craft**, 5 Richmond Place, Middletown 10940, c/o Carlos L. Aitken. Filed June 30.

**Waymakers Transformational Services**, 17 River St., Warwick 10990, c/o Shannah Frame Whitney. Filed July 1.

**Williams Industries**, 57 Old Greenville Turnpike, Port Jervis 12771, c/o Sedgwick Williams. Filed June 27.

## BUILDING PERMITS

## Commercial

**Pavarini North East Construction Company LLC**, Stamford, contractor for Stamford Washington Office LLC. Resurface existing driveway for improved accessibility with minor adjustments to grading and planting at 677 Washington Blvd., Unit B1, Stamford. Estimated cost: \$1,100,000. Filed May 4.

**Pavarini North East Construction Company LLC**, Stamford, contractor for Stamford Media Village LLC. Install pre-fab restroom pods in parking garage at 4 Star Point, Stamford. Estimated cost: \$200,000. Filed May 3.

**Pavarini North East Construction Company LLC**, Stamford, contractor for Seventy 2 Cummings Point Road LLC. Renovate the west wing of the second floor. All life safety systems will be maintained during construction at 72 Cummings Point Road, Stamford. Estimated cost: \$711,496. Filed May 16.

**Pavarini North East Construction Company LLC**, Stamford, contractor for HP Gateway Unit One Owner LLC. Interior upfit to be used as a clinic serving charter employees only at 400 Washington Blvd., Unit Ut1, Stamford. Estimated cost: \$700,000. Filed May 18.

**Pavarini North East Construction Company LLC**, Stamford, contractor for 120 Long Ridge LLC. Perform replacement alterations at 120 Long Ridge Road, Stamford. Estimated cost: \$400,000. Filed May 31.

**Schimenti Construction Company LLC**, Ridgefield, contractor for Target Corp. Install three bottles-redemption reverse vending machines on fourth floor at 21 Broad St., Unit Ut 1, Stamford. Estimated cost: \$150,000. Filed May 24.

**Sign Pro Inc.**, Plantsville.

contractor for Peoples United Bank. Replace one illuminated pylon sign and two illuminated wall signs at 32 Turn of River Road, Stamford. Estimated cost: \$28,000. Filed May 24.

**Signature Construct Group of Connecticut Inc.**, Norwalk, contractor for Spus8 750 Washington Boulevard LP. Demolish work and reduce the 11th floor to its core at 750 Washington Blvd., Stamford. Estimated cost: \$100,000. Filed May 18.

**Signature Construct Group of Connecticut Inc.**, Norwalk, contractor for Spus8 750 Washington Boulevard LP. Refresh Suite 500 of fifth floor with new pantry, office fronts, carpet, lighting, minor duct work relocation and six sprinkler relocations at 750 Washington Blvd., Stamford. Estimated cost: \$55,000. Filed May 3.

**Signature Construct Group of Connecticut Inc.**, Norwalk, contractor for Spus8 680 Washington Boulevard LP. Perform office modifications for two offices and wellness room at 680 Washington Blvd., Stamford. Estimated cost: \$26,000. Filed May 18.

**Signature Construct Group of Connecticut** Stamford Plaza Owner LLC. Alter work at 600 and 602 by constructing two glass entries, paint, carpet and by replacing existing 2'x4' light fixtures with 2'x2' light fixtures and a new entry into existing stairwell at 301 Tresser Blvd., Stamford. Estimated cost: \$70,000. Filed May 18.

**Templar Construction LLC**, Mount Kisco, New York, contractor for BLT 333 Ludlow LLC c/o BLT Management LLC. Perform replacement alterations at 1 Star Point, Stamford. Estimated cost: \$485,500. Filed May 12.

**Virgil Real Estate LLC**, Stamford, contractor for Virgil Real Estate LLC. Perform replacement alterations at 29 Virgil St., Stamford. Estimated cost: \$55,000. Filed May 10.

## Residential

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for Caterina Pellini. Replace Roof and new chimney flashing at 19 Wells Ave., Stamford. Estimated cost: \$9,800. Filed May 24.

**Savkat Inc.**, Southington, contractor for Joseph and Rachel Angel. Install roof-mounted solar panels at 286 West Lane, Stamford. Estimated cost: \$36,000. Filed May 10.

**Shoreline Pools Inc.**, Stamford, contractor for Marc and Alison Wisniewski. Construct an in-ground pool and patio at 47 Old Well Road, Stamford. Estimated cost: \$80,000. Filed May 10.

**Stonybrook Remodeling LLC**, Milford, contractor for Rodin and Guirleone Francois. Remodel kitchen and bathroom; install new drywall, insulation, plumbing fixtures, lighting, flooring, tiles, kitchen cabinets and windows at 35 Vine Road, Stamford. Estimated cost: \$42,000. Filed May 6.

**Sunlight Solar Energy Inc.**, New Haven, contractor for Mona G. Kosseim Revocable Trust. Install 52 rooftop-mounted solar panels and additional collar ties to existing structure at 120 Emery Drive East, Stamford. Estimated cost: \$49,585. Filed May 3.

**Sunrise Solar Solutions LLC**, Briarcliff Manor, New York, contractor for Greg Werlinich and Kathyrn Werlinich. Install photovoltaic system consisting of 45 sun-power modules at 746 Riverbank Road, Stamford. Estimated cost: \$71,261. Filed May 20.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Edward Epstein and Sun Xiaoxia. Install roof-mounted solar panels at 54 Valley View Drive, Stamford. Estimated cost: \$37,573. Filed May 6.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Michael F. Ferro Jr. and Bonnie T. Ferro. Install 76 roof-mounted solar panels at 89 Jeanne Court, Stamford. Estimated cost: \$87,753. Filed May 4.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for David Douglas Osler. Install 24 roof-mounted solar panels and replace main-service panel at 49 Hubbard Ave., Stamford. Estimated cost: \$29,144. Filed May 2.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Yves M. and Cheryl B. Lafleur. Install 34 roof-mounted solar panels at 297 Barncroft Road, Stamford. Estimated cost: \$46,719. Filed May 18.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Elizabeth Blanco-Rowe. Install 20 roof-mounted solar panels and battery/energy storage system at 39 Maplewood Place, Stamford. Estimated cost: \$41,514. Filed May 17.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Sylvia Camus Putt. Install 10 roof-mounted solar panels at 50 Cady St., Stamford. Estimated cost: \$18,876. Filed May 31.

**Super K Electric LLC**, Stamford, contractor for Gretchen E. Jelinek Revocable Trust. Install a Generac air-cooled generator at 95 Intervale Road, Unit 52, Stamford. Estimated cost: \$10,600. Filed May 4.

**Synergy Home Improvement and Landscape LLC**, Norwalk, contractor for Matthew T. and Alicia A. Posta. Replace existing deck with new composite decking extending out 13-15 feet at 98 Campbell Drive, Stamford. Estimated cost: \$40,000. Filed May 17.

**Terdevaj, Bekim**, Norwalk, contractor for Linnie L. and Zernitra L. Wolfe. Perform replacement alterations at 13 Rachelle Ave., Stamford. Estimated cost: \$300,000. Filed May 17.

**Today's Home Improvements LLC**, Stamford, contractor for Michael G. and Maureen S. Considine. Construct a new deck to the rear of the existing house and connect it to the existing deck at 39 Sweet Briar Court, Stamford. Estimated cost: \$75,000. Filed May 10.

**TWP Home LLC**, Stamford, contractor for Drew and Bethany Alden. Replace windows and install new vinyl siding at 32 Greens Circle, Stamford. Estimated cost: \$86,265. Filed May 13.

**Venture Home Solar LLC**, Southington, contractor for Morgan and Julie C. Mc Keown. Install 36 roof-mounted solar modules and inverters at 22 Briar Brae Road, Stamford. Estimated cost: \$23,000. Filed May 18.

**Vynlume Inc.**, Stamford, contractor for Patricia R. Wooten. Install new vinyl siding to left side only of house at 50 Stone St., Stamford. Estimated cost: \$8,900. Filed May 5.

**Vynlume Inc.**, Stamford, contractor for Margaret L. and David P. Dunne. Remove existing asphalt and wood shingles and install new asphalt shingles with all applicable under alignment and accessories at 64 Sweet Briar Road, Stamford. Estimated cost: \$87,400. Filed May 16.

**Vynlume Inc.**, Stamford, contractor for Robert J. Bromley. Install vinyl siding to entire house with all applicable accessories at 55 Cedar Heights Road, Stamford. Estimated cost: \$24,249. Filed May 31.

**Volodymyr Mocherniuk**, Stamford, contractor for Elizabeth McCauley. Repair and restore the porch, which was damaged by a car crashing into it at 18 Walter Wheeler Drive, Stamford. Estimated cost: \$53,100. Filed May 26.

**Water Doctor LLC**, Milford, contractor for Michael and Sarah H. Mark. Add a third dormer to front and increase size of current dormers. Enlarge rear dormer to width of house. Add large front porch, renovate second-floor bath, and add a master bath. Relocate kitchen and first-floor bath, add laundry room, add sliding glass door to rear, replace all windows, upgrade electrical service and recessed lighting, install new HVAC furnace system and hot water heater and add deck to back of house at 130 Gray Farms Road, Stamford. Estimated cost: \$175,000. Filed May 16.

**Westview Electric LLC**, Guilford, contractor for Corinne Brennan. Perform replacement alterations at N/A Summer Street, Unit N1142A, Stamford. Estimated cost: \$20,000. Filed May 4.

**Westview Electric LLC**, Guilford, contractor for Elizabeth Skaryszewski. Renovate kitchen, remove old cabinets and replace and update plumbing and electrical at 444 Bedford St., Unit 2G, Stamford. Estimated cost: \$20,000. Filed May 20.

**WI Services Inc.**, Edgewood, New York, contractor for Jan A. Costello and Steven R. Dibble. Replace kitchen window and patio doors at 77 Courtland Ave., Unit 138, Stamford. Estimated cost: \$11,971. Filed May 24.

**William A. DeMartino III**, Stamford, contractor for the Freccia Family Revocable Trust. Install generator connected to propane tank at 62 Middle Ridge Road, Stamford. Estimated cost: \$10,000. Filed May 26.

**Yanes Home Improvement LLC**, Darien, contractor for Jennifer and Peter Feinberg. Repair existing detached garage, walls, roof and window at 23 Longview Ave., Stamford. Estimated cost: \$20,000. Filed May 3.

## COURT CASES

## Bridgeport Superior Court

**Chiu, M.D., Rafael, et al**, Westport. Filed by Jacqueline Santagata, Shelton. Plaintiff's attorney: Lynch Traub Keefe & Errante PC, New Haven. Action: The plaintiff suffered medical malpractice by the defendants who failed to diagnose plaintiff's loss of vision. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6115137-S. Filed May 9.

**Healy, Sean, et al**, Bridgeport. Filed by Bernice Pettway-Mabin, Waterbury. Plaintiff's attorney: Rubens & Lazing, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such further relief the court deems appropriate. Case no. FBT-CV-22-6115003-S. Filed May 2.

**Mercedes-Moreno, Leonida**, Bridgeport. Filed by Jeffrey Smith, Stratford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6115292-S. Filed May 16.

**Ray, Joshua, et al**, West Hartford. Filed by Rickeya Atkinson, Jacksonville, Florida. Plaintiff's attorney: Samantha Ann Kretzmer, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-6115034-S. Filed May 3.

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

Questions and comments regarding this section should be directed to:

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

# Facts & Figures

**Retail Business Services LLC, et al**, Hartford. Filed by Joanne Hammill, Bridgeport. Plaintiff's attorney: Connecticut Trial Firm LLC, Glastonbury. Action: The plaintiff was lawfully on the premises controlled and maintained by the defendants, when she was suddenly caused to slip and fall due to the presence of a slippery substance, which caused her to suffer the serious injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-22-611511-S. Filed May 5.

## Danbury Superior Court

**Cecilio, Brian A., et al**, Brookfield. Filed by Victor M. Vasquez, Brewster, New York. Plaintiff's attorney: Riscassi & Davis PC, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042520-S. Filed March 18.

**Dos Santos, Ivson, et al**, Danbury. Filed by Mohammad Maarouf, New Fairfield. Plaintiff's attorney: Allingham Readyoff & Henry LLC, New Milford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042703-S. Filed April 11.

**Grosso, Julio, et al**, Bethel. Filed by Bethel Upholstery LLC, Danbury. Plaintiff's attorney: Sloane and Walsh LLP, Glastonbury. Action: The plaintiff was a tenant of the defendants when the property suffered from electrical problems and a subsequent fire, which the defendants were allegedly aware of. As a result, the plaintiff suffered damages and seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042314-S. Filed March 1.

**Rubio, Janneice**, Danbury. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendant who neglected or refused to pay the plaintiff, which suffered monetary damages and seeks less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-22-6042352-S. Filed March 7.

## Stamford Superior Court

**Bigairbag BV**, Amsterdam. Filed by Lauren Zern Ppa Zern, Kim, Buchanana, New York. Plaintiff's attorney: Fitzpatrick Mariano & Santos, Naugatuck. Action: The plaintiff suffered injuries caused by an air bag manufactured by the defendant. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056414-S. Filed April 28.

**Cine Med Inc., et al**, Woodbury. Filed by Barry Fitzsimmons, Norwalk. Plaintiff's attorney: Paris G. Filippatos, White Plains, New York. Action: The plaintiff seeks damages, as well as injunctive and declaratory relief, to redress the injuries he has suffered physically, emotionally and financially as a result of being discriminated and retaliated against by the defendant on the basis of his age and gender. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056206-S. Filed April 13.

**Pensiero, Francesco, et al**, Stamford. Filed by Vincent Peter Pelazza Jr., Stamford. Plaintiff's attorney: Charles Martin Arnold, New York, New York. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056182-S. Filed April 12.

**Town of Greenwich**. Filed by Berkley Insurance Co., Greenwich. Plaintiff's attorney: Berchem Moses PC, Westport. Action: The plaintiff was the owner of a real property and claims relief against a wrongful assessment of its property for taxation by the defendant. The plaintiff appealed the defendant's taxation and the valuation of the property claiming they were not the percentage of its true and actual value, but grossly excessive, disproportionate and unlawful. The plaintiff seeks a new evaluation of the property and claims monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056303-S. Filed April 21.

**Valladares-Gonzales, Yoni, et al**, Stamford. Filed by Carlos Gonzales, Norwalk. Plaintiff's attorney: Cicchiello & Cicchiello LLP, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-22-6056395-S. Filed April 28.

## DEEDS

### Commercial

**131 Woodside Drive LLC**, Greenwich. Seller: Sara W. Rawson, Naples, Florida. Property: 131 Woodside Drive, Greenwich. Amount: \$10. Filed June 1.

**176 Fairfield Avenue LLC**, Stamford. Seller: Rosemarie Buzzeo and Adeline Perez, Stamford. Property: 12 Nurney St., Stamford. Amount: \$352,500. Filed June 1.

**24 Homestead Lane LLC**, Windsor Locks. Seller: Eleanor Sheils, Greenwich. Property: 24 Homestead Lane, Greenwich. Amount: \$450,000. Filed June 2.

**60 Brett LLC**, New York, New York. Seller: Michael W. Blair and Edith M. Blair, Fairfield. Property: 22 Brett Road, Fairfield. Amount: \$750,000. Filed June 2.

**60 Brett LLC**, New York, New York. Seller: Michael W. Blair and Edith M. Blair, Fairfield. Property: 60 Brett Road, Fairfield. Amount: \$1,550,000. Filed June 2.

**Amin Construction LLC**, Greenwich. Seller: Carol Romersa Wright, Stamford. Property: 1465 E. Putnam Ave., Unit 224, Old Greenwich. Amount: \$355,000. Filed June 3.

**Andrews, Jason and Melissa Andrews**, Stamford. Seller: Techno Development LLC, Stamford. Property: 3 Lake Windermere Drive, Unit 4, Stamford. Amount: \$1,550,000. Filed June 1.

**Blue Horizon LLC**, Old Greenwich. Seller: Brian Carr and Nancy Carr, Old Greenwich. Property: 165 Shore Road, Unit F, Old Greenwich. Amount: \$2,000,000. Filed June 1.

**Boyd, Robin**, Cos Cob. Seller: Techno Development LLC, Stamford. Property: 9 Ravenglass Drive, No. 10, Stamford. Amount: \$1,200,000. Filed June 1.

**Bridgeport Roman Catholic Diocesan Corp.**, Bridgeport. Seller: Darrell Harvey, et al, Darien. Property: Lots 500, 504 and 505 of the Putnam Cemetery, Greenwich. Amount: \$1. Filed June 1.

**Harshbarger, Anne Swiatek**, Greenwich. Seller: 69 Riverdale LLC, Greenwich. Property: 69 Riverdale Ave., Unit 104, Greenwich. Amount: \$N/A. Filed June 3.

**Mosca, Melissa**, Stamford. Seller: North America Development Group LLC, Stamford. Property: 71 Strawberry Hill Ave., Unit 920, Stamford. Amount: \$219,222. Filed June 3.

**Pena, Victor H. and Maria G. Caccialanza**, Stamford. Seller: 230 Oldfield Road LLC, Westport. Property: 220 Oldfield Road, Fairfield. Amount: \$1,160,000. Filed June 3.

**Sandhir, Avanti and Puja Sandhir**, Queens, New York. Seller: L&S Investments LLC, San Diego, California. Property: 9 Stallion Trail, Greenwich. Amount: \$2,428,564. Filed June 2.

**The 50 Richmond Drive Nominee Real Estate Trust**, Greenwich. Seller: Christopher Vincent Orcutt and Tiffany Smith Orcutt, Greenwich. Property: 50 Richmond Drive, Old Greenwich. Amount: \$N/A. Filed May 31.

**Wood End Development LLC**, Fairfield. Seller: Robert E. Anderson, Fairfield. Property: 60 Mona Terrace, Fairfield. Amount: \$480,000. Filed June 3.

**Wyhowanec, Zachary William and Rebeca Jean Wyhowanec**, Fairfield. Seller: 107 Eastlawn Street LLC, Fairfield. Property: 7 Eastlawn St., Fairfield. Amount: \$715,000. Filed June 3.

### Residential

**Annunziato, Michael and Julia Braun**, Greenwich. Seller: Rosemary Annunziato, Greenwich. Property: 92 Stonehedge Drive North, Greenwich. Amount: \$1. Filed June 3.

**Audet, Marysa**, Sandy Hook. Seller: Brittany Longo, Stamford. Property: 455 Hope St., Unit 31, Stamford. Amount: \$397,000. Filed June 2.

**Barbash, Benjamin and Michaela Richardson**, Fairfield. Seller: Joshua Michael Davis and Marissa Davis, Fairfield. Property: 1133 Galloping Hill Road, Fairfield. Amount: \$1,378,000. Filed June 2.

**Braunstein, Judith T. and Jack Braunstein**, Greenwich. Seller: Judith Thaddeus Braunstein, Greenwich. Property: 300 Orchard St., Greenwich. Amount: \$1. Filed May 31.

**Bryner, Leila**, Mount Juliet, Tennessee. Seller: Jonathan Grosman and Jessica Rofe, Stamford. Property: 299 Chestnut Hill Road, Stamford. Amount: \$1,200,000. Filed May 31.

**Carlotti, Leslie**, Greenwich. Seller: Alyssa Katz, New York, New York. Property: 20 Valley Drive, Unit 20, Greenwich. Amount: \$1,370,000. Filed June 2.

**Clement, Kelly**, Old Greenwich. Seller: Pauline Muskus, et al, Greenwich. Property: 1465 E. Putnam Ave., Unit 102, Greenwich. Amount: \$340,000. Filed June 1.

**Cooper, John and Lindsay Cooper**, Stamford. Seller: Michael Shanahan and Laura Shanahan, Stamford. Property: 77 Rockledge Drive, Stamford. Amount: \$826,000. Filed June 1.

**Corrado, Jereme and Jung Lee**, Fairfield. Seller: Hannes C. Grascher, Fairfield. Property: 114 Dwight St., Fairfield. Amount: \$925,000. Filed June 1.

**Cutting, Holli M.**, Greenwich. Seller: Lorraine Slavin, Greenwich. Property: 59 LeGrande Ave., Apt. 3, Greenwich. Amount: \$1,900,000. Filed June 3.

**DiPietro, Tyler T. and Jacklyn P. Kerigan**, Fairfield. Seller: Grace Margaret Romanelli, Fairfield. Property: 29 Lockwood Road, Fairfield. Amount: \$550,000. Filed June 1.

**Eisenbeiss, Soeren and Christine Eisenbeiss**, Greenwich. Seller: William G. Craane and Sheila Devlin-Craane, Greenwich. Property: 34 Scott Road, Greenwich. Amount: \$925,000. Filed June 1.

**Elfimova, Tatiana and Igor Saenko**, Greenwich. Seller: Saheda Kapadia and Sohail Kapadia, Yonkers, New York. Property: 36 Zaccheus Mead Lane, Greenwich. Amount: \$7,050,000. Filed May 31.

**Flores, Enrique Ivan**, Greenwich. Seller: Allen T. Williams and Francine M. Williams, Greenwich. Property: 1400 King St., Greenwich. Amount: \$1,225,000. Filed May 31.

**Foley, Evan A. and Michele Foley**, Hoboken, New Jersey. Seller: Thomas G. Smith Jr., Liverpool, New York. Property: 97 Shady Lane, Stamford. Amount: \$765,500. Filed June 2.

**Garofano, Anna M.**, Morristown, New Jersey. Seller: Anna M. Garofano, Morristown, New Jersey. Property: 21 Richmond Place, Unit 12, Stamford. Amount: \$N/A. Filed June 1.

**Gonzales, Jeff D., et al**, Stamford. Seller: Sherry Reisman, Stamford. Property: 10 Haviland Road, Stamford. Amount: \$589,000. Filed June 2.

**Hussaini, Muhammad Qasim and Zahra Ahmadi**, Stamford. Seller: Edras Villeda, Stamford. Property: Unit 3, Elmcroft Mews, Stamford. Amount: \$335,000. Filed May 31.

**Itman, Jessica and Noah Itman**, Southington. Seller: Kelsey O'Toole and Timothy Murphy, Fairfield. Property: 41 Oakwood Drive, Fairfield. Amount: \$865,017. Filed June 1.

**Jeffs, James and Catherine Jeffs**, Austin, Texas. Seller: Douglas C. Lennox and Sarah R. Lennox, Stamford. Property: 56 Knickerbocker Ave., Stamford. Amount: \$690,000. Filed May 31.

**Kean, Erika Toi and Thomas Warren Kean**, Frisco, Texas. Seller: Stuart H. May and Lesley Rose May, Fairfield. Property: 46 Milton St., Fairfield. Amount: \$865,000. Filed June 2.

**Khan, Kamran and Courtney Nathanson**, New York, New York. Seller: Robert Thaw, Fairfield. Property: 195 Eastlea Lane, Fairfield. Amount: \$1,380,000. Filed June 2.

**King, Tara Anne**, Fairfield. Seller: Mark Mirowski and Margaret Mirowski, Fairfield. Property: Unit A1, Ridgewood Condominium, Fairfield. Amount: \$400,000. Filed June 2.

# Facts & Figures

**Laufer, Nicolas and Leticia I. Bilder,** Cos Cob. Seller: Viswanath Neelavalli and Sri Rama Lakshmi Hema Sudha Yemmireddy, Cos Cob. Property: 34 Sundance Drive, Cos Cob. Amount: \$N/A. Filed May 31.

**Lavanda, Natalie,** Bridgeport. Seller: Debra A. Grosner, Shelton. Property: 190 Kings Highway East, Unit 3-1, Fairfield. Amount: \$195,000. Filed June 3.

**Lawler, Richard F. and Jacqueline Depuy Lawler,** Greenwich. Seller: Richard F. Lawler and Jacqueline Depuy Lawler, Greenwich. Property: 4 Burying Hill Road, Greenwich. Amount: \$1. Filed May 31.

**Legge, Caroline and Michael Legge,** Greenwich. Seller: Lisa Zeitel, Old Greenwich. Property: 27 Hassake Road, Old Greenwich. Amount: \$1,850,000. Filed June 2.

**Lerchen, Peter William Douglas,** Fairfield. Seller: David Cardona and Susan L. Cardona, Fairfield. Property: Lots 100 and 101, Map 288, Fern St., Fairfield. Amount: \$1,615,000. Filed May 31.

**Li, Jian Wen and Shiping Sun,** Stamford. Seller: Tana-Marie McMarrow, Stamford. Property: 15 Victory St., Unit 10, Stamford. Amount: \$190,000. Filed June 3.

**Lyng-Olsen, Niels Peter and Christine Kim Lyng-Olsen,** Fairfield. Seller: Carlin Van Noppen, Fairfield. Property: 401 Old Post Road, Fairfield. Amount: \$1,560,000. Filed June 2.

**Lyons, James R. and Penny Sousa Lyons,** Fairfield. Seller: Mary M. Simses, Palm Beach, Florida. Property: Unit 142, The Oaks Condominium, Fairfield. Amount: \$1. Filed June 2.

**Malley, Anastasia G.,** Greenwich. Seller: Sean Bannon and Diana Bannon, Greenwich. Property: 74 Greenwich Hills Drive, Greenwich. Amount: \$0. Filed June 2.

**Martin II, Vernon Godfrey,** New York, New York. Seller: Derek Roy and Farah Chanel Roy, Alexandria, Virginia. Property: 19-21 Nelson St., Stamford. Amount: \$960,000. Filed June 3.

**McGrath, James H. and Anna Victoria McGrath,** Darien. Seller: Robert Salandra and Peggy Salandra, Fairfield. Property: 181 Lakewood Drive, Fairfield. Amount: \$975,000. Filed June 3.

**Newkirk, Tristan and Andrea Tan,** Greenwich. Seller: Philip DiLeo and Chloe A. DiLeo, Greenwich. Property: 1 Strawbridge Lane, Greenwich. Amount: \$10. Filed May 31.

**O'Rourke, Jack Patrick,** Fairfield. Seller: Kastriot Gjinaj and Marjola Gjinaj, Fairfield. Property: 91 Garden Drive, Fairfield. Amount: \$580,000. Filed May 31.

**Porcelli, Michael A. and Jade C. Porcelli,** New York, New York. Seller: Roberta Pasquini, Greenwich. Property: 12 Sachem Lane, Greenwich. Amount: \$1,265,000. Filed June 1.

**Retana Arenas, Uvir A. and Marvin G. Galindo Arenas,** Stamford. Seller: Justin C. Meneguzzo, New Canaan. Property: 231 Knickerbocker Ave., Stamford. Amount: \$1. Filed June 1.

**Sanders, Olga,** Old Greenwich. Seller: Shirin Bhan and Sumit Tickoo, New Canaan. Property: 51 Forest Ave., Unit 171, Old Greenwich. Amount: \$830,000. Filed May 31.

**Sawtelle, Zachary Taylor and Krystal Tara Sawtelle,** Fairfield. Seller: Perry L. Bartol, Fairfield. Property: 1121 Sasco Hill Road, Fairfield. Amount: \$4,750,000. Filed June 2.

**Siladi, Michael and Julianne R. Siladi,** Fairfield. Seller: Charles M. Zdravec, et al, Milford. Property: 1080 S. Pine Creek Road, Fairfield. Amount: \$1,000,000. Filed June 3.

**Siljickovic, Damir,** Stamford. Seller: Cory A. Albrycht and Jenny D. Albry, Stamford. Property: 25 Bend of River Lane, Stamford. Amount: \$1,075,000. Filed June 2.

**Stelmakh, Nelya and Guillermo Gonzalez,** Stamford. Seller: Mariela E. Betts, Stamford. Property: 182 Clay Hill Road, Stamford. Amount: \$575,000. Filed May 31.

**Strange, Michael James and Melanie Emi Saski,** Greenwich. Seller: Donald R. Vinci and Phoenix E. Vinci, Stamford. Property: 77 Hirsch Road, Stamford. Amount: \$551,000. Filed June 1.

**Weller, Sarah and Edward Weller,** New York, New York. Seller: Edmund D. D'Onofrio and Angela D'Onofrio, Stamford. Property: 1415 Newfield Ave., Stamford. Amount: \$1,310,000. Filed June 3.

## LIENS

### Federal Tax Liens Filed

**11 Waterbury Avenue LLC,** 129 Huntington Road, Newtown. \$14,307, civil proceeding tax. Filed June 3.

**22-31 Stephen Street LLC,** 155 Stillwater Ave., Stamford. \$5,503, civil proceeding tax. Filed June 3.

**23 Victory Street LLC,** 1090 Westover Road, Stamford. \$8,095, civil proceeding tax. Filed June 3.

**2510 Bedford Street Associates LLC,** 3 Styles Lane, Norwalk. \$930, civil proceeding tax. Filed June 3.

**Amodeo, Matthew, and Josephine Amodeo,** 30 Willowmere Ave., Riverside. \$27,842, civil proceeding tax. Filed June 3.

**Arenas, Fernando,** 230 Davis Ave., Greenwich. \$138, civil proceeding tax. Filed June 3.

**Blood, Daniel W. and Carol B.,** 48 Clapboard Ridge Road, Greenwich. \$52,561, civil proceeding tax. Filed June 3.

**Dailey, Eileen W.,** 14 Old Wagon Road, Old Greenwich. \$6,101, civil proceeding tax. Filed June 3.

**Davis Disposal Service Inc.,** P.O. Box 8088, Stamford. \$45,428, civil proceeding tax. Filed June 1.

**Davis, Gene K.,** 7 Eureka Terrace, Stamford. \$8,073, civil proceeding tax. Filed June 2.

**De Feo, Natalie,** 2435 Bedford St., Unit 10B, Stamford. \$59,417, civil proceeding tax. Filed May 24.

**Iuraduri, Ann-Mari and Mark Iuraduri,** 22 Barlow Place, Fairfield. \$117,586, civil proceeding tax. Filed May 23.

**Kurdziel, John M.,** 45 Gold St., Greenwich. \$169, civil proceeding tax. Filed June 3.

**Lampert, Shari and Spencer Lampert,** 129 Doubling Road, Greenwich. \$6,513, civil proceeding tax. Filed June 3.

**Moore, Sara L., and Christopher H. Moore,** 1835 Cross Highway, Fairfield. \$23,358, civil proceeding tax. Filed May 23.

**Moorman, Jeffrey L.,** P.O. Box 321132, Fairfield. \$187,795, civil proceeding tax. Filed May 17.

**Myrtle Avenue Apartments LLC,** 33 Stonewall Drive, Stamford. \$7,332, civil proceeding tax. Filed May 24.

**Pribanic, Duane M. and Kathleen F.,** 169 Gaymoor Drive, Stamford. \$32,305, civil proceeding tax. Filed May 24.

**Schlessinger, Joseph, et al,** 69 Deer Meadow Lane, Stamford. \$27,847, civil proceeding tax. Filed May 26.

**Stanton, Norma J.,** 410 Davis Ave., Greenwich. \$8,549, civil proceeding tax. Filed June 3.

## LIS PENDENS

**Cummings, James, et al,** Fairfield. Filed by Bendett & McHugh PC, Farmington, for Freedom Mortgage Corp. Property: 20 Grasmere Ave., Fairfield. Action: foreclose defendants' mortgage. Filed May 31.

**Eaker, Dean R., et al,** Greenwich. Filed by Updike, Kelly & Spellacy PC, Hartford, for Axos Bank. Property: 284 Riversville Road, Greenwich. Action: foreclose defendants' mortgage. Filed June 16.

**Ehret, Thomas,** Greenwich. Filed by Rashmi Npatel, Stamford, for Nicole Ehret. Property: 19 Orchard St., Cos Cob. Action: foreclose defendant's mortgage. Filed June 13.

**Flanagan, Todd M., et al,** Fairfield. Filed by Glass & Braus LLC, Fairfield, for Wilmington Savings Fund Society. Property: 139 High Meadow Road, Fairfield. Action: foreclose defendants' mortgage. Filed May 31.

**Frangione, John M., et al,** Stamford. Filed by Bendett & McHugh PC, Farmington, for JPMorgan Chase Bank NA. Property: 91 Strawberry Hill Ave., No. 224, Stamford. Action: foreclose defendants' mortgage. Filed May 24.

**Klein, Leslie, et al,** Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Citibank NA. Property: 2 Mayfair Lane, Greenwich. Action: foreclose defendants' mortgage. Filed June 15.

**Lozano, Beatriz, et al,** Stamford. Filed by Ackerly & Ward, Stamford, for 91 Fountain Terrace Condominium Association. Property: Unit 928, Fountain Terrace, Condominium No.2, Stamford. Action: foreclose defendants' mortgage. Filed May 31.

**O'Hara, Kris, et al,** Stamford. Filed by Frankel & Berg, Norwalk, for Cove View Manor Association Inc. Property: 735 Cove Road, Unit 2D, Stamford. Action: foreclose defendants' mortgage. Filed May 20.

**Palazzo, Andrea,** Greenwich. Filed by Charmoy & Charmoy, Westport, for Mark Palazzo. Property: 34 Bedford Road, Greenwich. Action: foreclose defendant's mortgage. Filed June 22.

**Pet Animal Welfare Society of Connecticut Inc.,** Greenwich. Filed by Bendett & McHugh PC, Farmington, for Longbridge Financial LLC. Property: 8 Sherman Ave., Greenwich. Action: foreclose defendant's mortgage. Filed June 24.

**Roach, Kevin,** Stamford. Filed by Broder Orland Murray & Demattie LLC, Westport, for Anita Roach. Property: 305 Stamford Ave., Stamford. Action: foreclose defendant's mortgage. Filed May 26.

**Rosenbaum, Dara,** Stamford. Filed by Halloran & Sage LLP, Hartford, for Keybank National Association. Property: Lot 2, Map 5819, Stamford. Action: foreclose defendant's mortgage. Filed May 24.

**Shindler, Karen and Steven Shindler,** Stamford. Filed by Ackerly & Ward, Stamford, for Greenbriar Condominium Association Inc. Property: Unit 5, Greenbriar Condominium, Stamford. Action: foreclose defendants' mortgage. Filed May 31.

**Slagle, Richard J., et al,** Greenwich. Filed by Korde & Associates PC, New London, for Cascade Funding Mortgage Trust 2019-RM3. Property: Khakum Wood Road, Greenwich. Action: foreclose defendants' mortgage. Filed June 24.

**Stavrianos, Christopher, et al,** Stamford. Filed by The Law Office of Melissa L. Simonik LLC, Bristol, for Corporate America Family Credit Union. Property: 58 Frederick St., Stamford. Action: foreclose defendants' mortgage. Filed May 26.

**Sturdivant, Lenise L., et al,** Stamford. Filed by Bendett & McHugh PC, Farmington, for Pingora Loan Servicing LLC. Property: 1 Southfield Ave., 320C, Stamford. Action: foreclose defendants' mortgage. Filed May 25.

**Zamat, Michael A.,** Fairfield. Filed by Lynch, Trembicki & Boynton, Westport, for Anna Zamat. Property: 4 Carlton St., Fairfield. Action: foreclose defendant's mortgage. Filed May 31.

## MORTGAGES

**36 Mayo LLC,** Greenwich, by Jeffrey G. Lane. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 36 Mayo Ave., Greenwich. Amount: \$11,775,000. Filed May 27.

**Alyeska LLC,** Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 390 North St., Greenwich. Amount: \$4,000,000. Filed May 25.

**Ashkins, Ellen and Keith Ashkins,** Fairfield, by Michael S. Rosten. Lender: People's United, 850 Main St., Bridgeport. Property: 326 Knapps Highway, Unit D8, Fairfield. Amount: \$229,500. Filed May 25.

**Bandow, Jackson Robert,** Stamford, by Jonathan T. Hoffman. Lender: New Jersey Lenders Corp, 219 Paterson Ave., Little Falls, New Jersey. Property: 141 Grove St., Unit D, Stamford. Amount: \$337,250. Filed May 31.

**Identity and Access Management (IAM) Architect (General Reinsurance Corporation, Stamford, CT):** Develop strategies and implement optimal identity and access solutions using identity systems and security. Serve as principle architect engineer and manage a global team of FTEs and consultants for the IAM support. Req: Bachelors degree in computer science, information systems or a closely related field plus 7 years of progressive, post-baccalaureate experience in the technology field. In lieu of a Bachelors degree, employer will accept candidates with a Masters degree in computer science, information systems or a closely related field and 3 years of experience in the technology field. Apply by mail, referencing Job Code KBGFJG124099-2, Attention: Linda Dalesio, VP, Regional HR Manager, General Reinsurance Corporation, 120 Long Ridge Road, Stamford, CT 06902.

# Facts & Figures

**Brewer III, William A. and Skye A. Brewer**, Greenwich, by N/A. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 8 Dewart Road, Greenwich. Amount: \$5,386,500. Filed May 26.

**Casimir, Verlaine**, Stamford, by Robert B. Potash. Lender: Continental Mortgage Bankers Inc., 1025 Old Country Road, Suite 100, Westbury, New York. Property: 24 Paragon Lane, Stamford. Amount: \$634,004. Filed June 3.

**Cooper, John and Lindsay Cooper**, Stamford, by N/A. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 77 Rockledge Drive, Stamford. Amount: \$400,000. Filed June 1.

**De Alwis, Prasanna and Jenessa De Alwis**, Stamford, by Stephen J. Carriero. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 411, Purchase, New York. Property: 34 Klondike Ave., Stamford. Amount: \$93,500. Filed June 2.

**Delany, Frank Joseph and Sandra Rose Delany**, Fairfield, by Leah M. Parisi. Lender: CrossCountry Mortgage LLC, 6850 Miller Road, Brecksville, Ohio. Property: 713 Sturges Road, Fairfield. Amount: \$940,000. Filed May 24.

**Diaz, Dennis W. and Amanda Diaz**, Fairfield, by Ethel Pinto. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 67 Four Seasons Road, Fairfield. Amount: \$50,000. Filed May 26.

**Goldie, Robert H. and Julia H. Goldie**, Greenwich, by Rosina Binetti. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 79 William St., Greenwich. Amount: \$900,000. Filed May 25.

**Gombos, Raymond L. and Patricia B. Gombos**, Fairfield, by Kathryn L. Braun. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 340 Old Black Rock Turnpike, Fairfield. Amount: \$110,000. Filed May 25.

**Gonzalez, Jeff D. and Edgar Rubiano**, Stamford, by Stephen J. Carriero. Lender: Home Point Financial Corp., 2211 Old Earhart Road, 3250, Ann Arbor, Michigan. Property: 10 Haviland Road, Stamford. Amount: \$569,342. Filed June 2.

**Granitto, Joseph P.**, Greenwich, by Thomas J. Heegney. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 2 Midwood Road, Greenwich. Amount: \$3,500,000. Filed May 23.

**Holand, Scott and Emma Holand**, Greenwich, by Tom S. Ward Jr. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 35 Sound Beach Ave., Old Greenwich. Amount: \$1,091,250. Filed May 23.

**Hong, Daniel and Brittany Hong**, Greenwich, by Descera, Daigle. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 41 Windsor Lane, Cos Cob. Amount: \$850,000. Filed May 24.

**Laudico, Anthony**, Fairfield, by Bruce D. Jackson. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1810 Fairfield Beach Road, Fairfield. Amount: \$649,000. Filed May 27.

**Levin-Epstein, Joshua and Vlada Lisovetsky**, Greenwich, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 61 Mimosa Drive, Cos Cob. Amount: \$2,240,000. Filed May 27.

**Mas, Diego Segundo and Maria Victoria Gonzalez Bonorino**, Greenwich, by Michael R. Lowitt. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 5 Sunshine Ave., Greenwich. Amount: \$1,267,500. Filed May 26.

**McHugh, Scott and Yoko Kusaka**, Greenwich, by Ronald J. Brien. Lender: First Republic Bank, 111 Pine St., San Francisco, California. Property: 52 Lafayette Place, Unit 4D, Greenwich. Amount: \$306,250. Filed May 27.

**Merz, Jean-Claude and Karen Merz**, Greenwich, by James Kavanagh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 30 and 349 Riversville Road, Greenwich. Amount: \$1,575,000. Filed May 25.

**Meyer, Jack Martin and Clare Elizabeth Meyer**, Fairfield, by Cheryl A. Carolan. Lender: Caliber Home Loans Inc., 1525 S. Belt Line Road, Coppell, Texas. Property: 81 Hunyadi Ave., Fairfield. Amount: \$532,264. Filed May 26.

**Mirovitski, Dimitri and Olga Troitskaya**, Greenwich, by Vontrick Davidson. Lender: JPMorgan Chase Bank NA, 3050 Highland Pkwy., Fourth floor, Downers Grove, Illinois. Property: 36 Perkins Road, Greenwich. Amount: \$3,570,000. Filed May 26.

**Montenegro, Angel Fernando and Sasha Naomi Montenegro**, Stamford, by Elizabeth C. Bonacci. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 76 Charles St., Stamford. Amount: \$622,250. Filed June 2.

**Mosca, Melissa**, Stamford, by Seth J. Arnawitz. Lender: People's United, 850 Main St., Bridgeport. Property: 71 Strawberry Hill Ave. Unit 920, Stamford. Amount: \$144,222. Filed June 3.

**Nelson, Michael A. and Katherine G. Nelson**, Fairfield, by Todd E. Corey. Lender: American Eagle Financial Credit Union Inc, 333 E. River Drive, East Hartford. Property: 347 Warde Terrace, Fairfield. Amount: \$200,000. Filed May 27.

**Nieves, Beatriz and Ruben Crespo**, Stamford, by Daniel M. McCabe. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 14 Martin St., Stamford. Amount: \$240,000. Filed May 31.

**Parent, Jeffrey J. and Elizabeth A. Parent**, Fairfield, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 438 Crestwood Road, Fairfield. Amount: \$100,000. Filed May 25.

**Pino III, Rudolph Victor and Karalee C. Pino**, Fairfield, by Shari Ann Madho. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 214 Taintor Drive, Southport. Amount: \$647,500. Filed May 23.

**Porcello, Daniel P. and Wilhelmina A. Porcello**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 280 West Trail, Stamford. Amount: \$200,000. Filed May 31.

**Salzman, Nina and Yory Teperman**, Fairfield, by Mark McNally. Lender: Homebridge Financial Services Inc, 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 64 Shoreham Village Drive, Fairfield. Amount: \$691,900. Filed May 23.

**Schiavo, Nathaniel and Jessica Lynn Schiavo**, Fairfield, by Harry Hirsch. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 129 Alberta St., Fairfield. Amount: \$440,000. Filed May 26.

**Schroeder, Brett**, Stamford, by Joe H. Lawson. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 35 Kane Ave., Stamford. Amount: \$400,000. Filed June 1.

**Shinder, Richard J. and Kathryn Shinder**, Greenwich, by James Kavanagh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 250 Old Church Road, Greenwich. Amount: \$2,150,000. Filed May 24.

**Silence, Mark S. and Laura J. P. Silence**, Fairfield, by Matthew Jeune. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 318 Colony St., Fairfield. Amount: \$80,000. Filed May 24.

**Simonton, William and Angela Walker**, Greenwich, by Joel M. Kaye. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 222 Riverside Ave., Riverside. Amount: \$2,700,000. Filed May 24.

**Stelmakh, Nelya and Guillermo Gonzalez**, Stamford, by Jonathan T. Hoffman. Lender: Loandepot.com LLC, 26642 Towne Centre Drive, Foothill Ranch, California. Property: 182 Clay Hill Road, Stamford. Amount: \$515,000. Filed May 31.

**Strange, Michael James and Melanie Emi Sasaki**, Stamford, by Lisa Gioffre Baird. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 77 Hirsch Road, Stamford. Amount: \$440,800. Filed June 1.

**Tselkov, Tseno and Erika Kurt**, Greenwich, by David W. Hopper. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 30 Lockwood Drive, Old Greenwich. Amount: \$1,600,000. Filed May 23.

**Vance, Tyler and Tiffany Vance**, Fairfield, by Amy S Zabetakis. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1305 Mill Hill Road, Southport. Amount: \$1,201,920. Filed May 23.

**Visgilio, Matthew R**, Stamford, by Wilma Vitale. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 148 Forest St., Stamford. Amount: \$60,000. Filed May 31.

**Waldner, Jay D. and Paula L. Waldner**, Stamford, by Michael R. Lowitt. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 219 Overbrook Drive, Stamford. Amount: \$660,000. Filed May 31.

**Weller, Edward and Sarah Weller**, Stamford, by Lisa Gioffre Baird. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 1415 Newfield Ave., Stamford. Amount: \$1,048,000. Filed June 3.

**Wisniewski, Dominik and Estoine Chow Wisniewski**, Fairfield, by Kim Kizza. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 153 Moritz Place, Fairfield. Amount: \$461,600. Filed May 24.

**Zimmerman, Craig A. and Barbara Zimmerman**, Fairfield, by W Glenn Major. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 272 Lalley Blvd., Fairfield. Amount: \$647,200. Filed May 27.

## NEW BUSINESSES

**Above The Sea Studio**, 850 Pacific St., No. 2101, Stamford 06902, c/o Xiaoli Zheng Feldman. Filed May 18.

**Advantage Benefits Consultants**, 595 Summer St., Stamford 06901, c/o Kaw Consultants LLC. Filed May 23.

**Bobbi in The Back**, 18 Novak St., Norwalk 06854, c/o Bobbie Jordan Sellers. Filed May 19.

**Brum Brum Learning Preschool**, 536 Stillwater Road, Stamford 06902, c/o Rafaela Adames. Filed May 19.

**Esquisite Designs**, 1351 Stillwater Road, Stamford 06902, c/o Victoria Nicole Johnson. Filed May 20.

**Esquisite Catering**, 1351 Stillwater Road, Stamford 06902, c/o Victoria Nicole Johnson. Filed May 20.

**Esquisite Marketing**, 1351 Stillwater Road, Stamford 06902, c/o Victoria Nicole Johnson. Filed May 20.

**Esquisite Party Supplies**, 1351 Stillwater Road, Stamford 06902, c/o Victoria Nicole Johnson. Filed May 20.

**Gilded Logistics**, 35 Greens Circle, Stamford 06903, c/o Delray Sales Inc. Filed May 23.

**Hornblower Marine**, 731 Seaview Ave., Bridgeport 06607, c/o Hornblower Shipyard LLC. Filed May 20.

**La Marqueta Meat & Produce**, Stamford 06902, c/o La Nueva Marqueta Meat & Produce Corp. Filed May 18.

**Midtown News**, 933 Summer St., Stamford 06905, c/o Midtown News LLC. Filed May 18.

**Mobile T-Bird**, 290 Harbor Drive, Stamford 06902, c/o Mobile Tbird LLC. Filed May 17.

**Mrs. Stickley's**, 1085 Hope St., Apt. 2, Stamford 06907, c/o James Clark. Filed May 23.

**Purple Stars Deli and Catering**, 73 Southfield Ave., Stamford 06902, c/o Dominga C Ortiz. Filed May 23.

**Purple Stars Deli**, 73 Southfield Ave., Stamford 06902, c/o Johnny Marques. Filed May 23.

**Reddirooster Again LLC**, 877 High Ridge Road, Stamford 06905, c/o Madalynne Keegan. Filed May 18.

**Reddirooster Too LLC**, 1053 E. Main St., Stamford 06902, c/o Madalynne Keegan. Filed May 18.

**Roomturn Pros**, 507 Shippan Ave., Stamford 06902, c/o Ushs LLC. Filed May 19.

**The Travel Exchange**, 32 Thread Needle Lane, Stamford 06902, c/o VTS Travel Enterprises Inc. Filed May 16.

**Thoroughbred Insurance Agency**, 800 Westchester Ave., Suite N505, Rye Brook, New York 10573, c/o Homeservices Insurance Inc. Filed May 17.

**Vynance Technologies LLC**, 980 Hope St., Stamford 06907, c/o QuantigicSolutions LLC. Filed May 16.

# LEGAL NOTICES

Steph Becca LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/17/2021. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to David M. Gladstone, Esq., One Barber Ave., White Plains, NY 10601. General Purpose #63159

Elm Park Group LLC. Filed 12/16/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 5 Renaissance Square, Unit 23B, White Plains, NY 10601 Purpose: All lawful #63160

Shala Build, LLC. Filed 11/17/21 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 40 Jackson St, New Rochelle, NY 10801 Purpose: All lawful #63161

JBL Wine Consulting LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/11/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 11 Benedict Pl., Pelham, NY 10803. General Purpose #63163

Notice of Formation of The Cats and Crew, LLC Art. Of Org. filed with SSNY on 3/1/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 257 Central Ave. 2JP White Plains, NY 10606. Purpose: any lawful purpose. #63164

Notice of Formation of The Crew and Cats, LLC Art. Of Org. filed with SSNY on 4/27/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 257 Central Ave. 2JP White Plains, NY 10606. Purpose: any lawful purpose. #63165

Notice of Formation of APC PAINTING & RENOVATIONS, LLC filed Articles of Organization with the New York Department of State on 6/09/22. Office location: Westchester County. The New York Secretary of State is designated as agent of the LLC upon whom process against it may be served and is directed to forward service of process to 18 Pleasantville Road Apt 5, Ossining, NY 10562. Purpose: any lawful activity. #63168

Name of Limited Liability Company (LLC): BLENDED14 LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 02/24/22. The LLC is located in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against it served is to the principal business location at c/o 7 Skyline Drive Suite 350, Hawthorne, NY 10532. Purpose of business of LLC is any lawful act or activity. #63169

Jlux Realty Consultants LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/23/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 11 Nile St., Yonkers, NY 107404. General Purpose #63170

Notice of Formation of 422W49ST LLC. Art. Of Org. filed with SSNY on 04/26/2022. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 422W49ST LLC, 1600 Fox Tail Ln., Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63172

Notice of formation of Sutton E.L.S Ent, LLC. Arts. of Org. filed with the SSNY on 08/18/2021. 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, 103 McLean Avenue Apt.# 3b, Yonkers NY 10467. Purpose: Any lawful activity. #63173

Notice of Formation of Belgique Boutique LLC. Of Org. filed with SSNY on 1/2/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 209 Fourth street, Buchanan, Ny, 10511. Purpose: any lawful purpose. #63174

Notice of Formation of Lawn Care & Gardening Services, LLC Art. Of Org. filed with SSNY on 3/28/22. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 6 Myrtle St.-2FL, White Plains, NY 10606. Purpose: any lawful purpose. #63176

Gkal Properties LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/1/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 12 Oak Pl., Croton on Hudson, NY 10520. General Purpose. #63175

1 Sunny Ridge Plaza LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 5/12/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 31 Premium Point, New Rochelle, NY 10801. General Purpose #63166

Mickel LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/13/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 342 North Main St., Storefront, Port Chester, NY 10573. General Purpose #63177

Lexington Ave Rte 6 LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/13/2022. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 100 Carver Ter., Yonkers, NY 10710. General Purpose. #63179

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, August 04, 2022 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to [www.dot.ny.gov/doing-business/opportunities/const-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice).

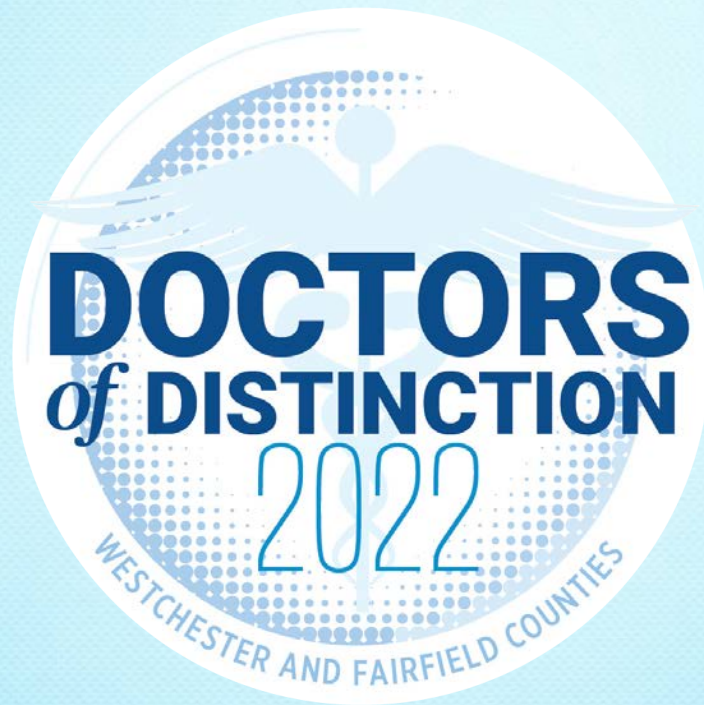
The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603

D264843, PIN 881428, FA Proj Y001-8814-283, Westchester Co., REPAIR/REPLACE CATCH BASINS: Towns of Mount Pleasant, New Castle, Yorktown and North Castle, Village of Briarcliff Manor, Bid Deposit: 5% of Bid (~\$75,000.00), Goals: DBE: 2.00%

D264850, PIN 881385, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., STRUCTURES, WHERE & WHEN, Various Locations, Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%



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