

# Westfair Business Journal

## WESTCHESTER'S HERITAGE FESTIVALS CELEBRATE TOGETHERNESS IN A DIVIDED NATION

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)

*With the Muslim Heritage Festival at the Ken-sico Dam Plaza in Valhalla on Aug. 27, Westchester County marked the completion of another year of spring and summer Cultural Heritage Celebrations.*

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## ▶ Delta adds Florida routes at Westchester County Airport



**D**elta Air Lines announced it will be offering seasonal nonstop flights between Westchester County Airport and Florida's Orlando International Airport and Palm Beach International Airport.

The new service begins Nov. 10 and continues with daily flights through May 6, 2024. According to

the aviation industry blog The Points Guy, Delta will use a Boeing 717 with a seating capacity of about 110 for round-trip flights between the White Plains-based airport and Orlando in the morning and will then use the same aircraft for afternoon-early evening connections with Palm Beach.

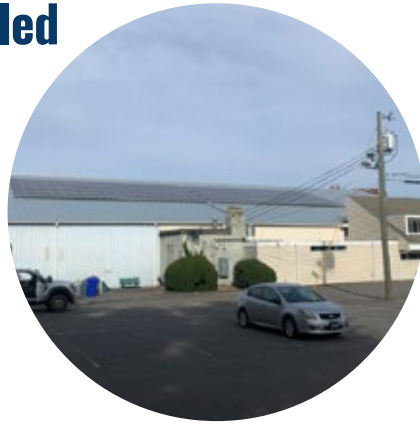
Laura Beebe, Palm Beach County's airports director, said Tuesday in a news release that her airport "has robust demand for air service to the New York tri-state area and we know many will take advantage of this new Delta flight."

## ▶ Solar PV system installed on Westport Tennis Club's roof

**T**he Connecticut Green Bank announced the installation of a 60.72-kilowatt solar photovoltaic (PV) system on the roof of the Westport Tennis Club.

The installation was funded with Commercial Property Assessed Clean Energy (C-PACE) financing and is expected to produce over \$328,000 in electricity cost savings over the 20-year financing term.

"We are seeing more businesses with long histories in their community, like Westport Tennis Club, installing solar financed through C-PACE as part of



their operations," said Mackey Dykes, vice president of financing programs at the Connecticut Green Bank. "Solar helps reduce their energy costs, makes a positive environmental impact, and shows the families WTC serves that they care about sustainable solutions."

## ▶ Felicia Macdonald joins Americares as chief marketing officer

**A**mericares, the Stamford-headquartered health-focused relief and development organization, has hired Felicia Macdonald as senior vice president and chief marketing officer.

In her new job, Macdonald will be responsible for Americares' global marketing and communications efforts, building the organization's messaging and branding through public relations, social media and targeted communications.

Prior to joining Americares, Macdonald served as vice president of strategic communications and public affairs at Thinx, a health and wellness brand that specializes in reusable period and incontinence products. Earlier in her career, she served as the

director of corporate affairs and communications at American Express for nearly a decade.

"Felicia brings to Americares over 15 years of experience directing strategic marketing, communications and brand-building initiatives globally," said Americares President and CEO Christine Squires. "She is a visionary leader and will be instrumental in taking our brand affinity to new heights. We are excited to have her on board."

"I'm honored and humbled to be taking on the role of reimagining the Americares brand at this transformational moment for the organization," stated Macdonald. "As the architect of a strategy that will elevate our profile, I'm dedicated to making the team and the people we serve the hero of our stories."

## ▶ James L. Buckley, NY senator in the 70s, dies at 100



**J**ames L. Buckley, who made history in 1970 with his election to the U.S. Senate from New York as the candidate of the Conservative Party, died on Aug. 18 in Washington, D.C., at the age of 100.

Buckley was the first third-party candidate to win a Senate seat since Wisconsin's Robert M. La Follette Jr. was elected as the Progressive Party candidate in 1940, and to date no other third-party candidate had ever broken the Democrat-Republican duopoly in the Senate. Buckley's election came in a three-way race against Democrat Richard L. Ottinger, a Democratic congressman from Westchester, and the incumbent Sen. Charles F. Goodell, who ran on the Republican and Liberal lines. Buckley won in an upset victory with 38.75% of the vote, with Ottinger receiving 36.27% and Goodell receiving 24.29%.

The Yale-educated Buckley served in combat with the U.S. Navy in World War II and was a lawyer and an executive in his family's energy business Catawba Corp. before making his first foray into politics in 1965 as the manager of his brother William F. Buckley Jr.'s bid to become mayor of New York City. He ran as a Conservative in 1968 against New York incumbent Republican Sen. Jacob Javits.

Buckley served a single term in the Senate and lost re-election in 1976 to former U.N. Ambassador Daniel Patrick Moynihan. He ran for the Senate again in 1980 in Connecticut but lost to Democrat Chris Dodd. When Ronald Reagan became president, he was appointed to a State Department position and later became president of Radio Free Europe/Radio Liberty in 1982. In 1985, Reagan named him to the U.S. Court of Appeals for the District of Columbia Circuit, where he served for 15 years.



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# Bridgeport Film Fest is ready for its close-up

BY PHIL HALL / phall@westfairinc.com

The Bridgeport Film Fest will be returning for its third annual happening from Sept. 8-10 at the Klein Memorial Auditorium. For Jason A. Coombs, the event's artistic director, starting and maintaining this event rivalled many of its films for drama and adventure.

"It's been a journey – there's definitely been ups and downs," he said, noting that his challenges have included retaining sponsors and building an audience in a city where there are no cinemas. "The first year was super strong – we had over 500 people virtual and in person. Last year, it was in July and we had a really big heatwave that weekend, our attendance was a little bit down. We're moving into September because we want to get college students and high school students involved, and that's really hard during the summertime when a lot of them are on vacation."

This year's event is operating as a 501 C-3 initiative under City Lights & Co., the Bridgeport arts venue. Also supporting the event is comic Lisa Lampanelli, who is returning to lead a two-day comedy writing workshop for attendees.

"She has been such a huge supporter of the festival," Coombs continued. "And this year, she was like, 'What can I do to help you?' And I was like, 'Wait, you actually want to do this again?' She's like, 'Yeah, what

do you need?' And I was like, 'Well, do you want to do something like a workshop?' And she's like, 'I have an idea.' She was open minded and open hearted – and she was like, 'I'm good at comedy writing. So let me do that with you.' And I was like, 'Sure, whatever you want to do. We'll take it.'"

Also on tap is a two-day "Virtual Reality for Good Workshop," which is designed to combine with the festival's social justice mission. The first day of the workshop will use VR to help participants understand the experiences of Black Lives Matter protestors during the 2020 demonstrators following the death of George Floyd, while the second day will use VR to replicate challenges faced by transgender people.

"We're putting people in their shoes," Coombs said, adding that he was working with Meta, the parent company of

Facebook and Instagram, on the high-tech aspect of the workshop.

As for the big screen attractions, Coombs stated this year's festival is the biggest since the event began.

"We're showing 92 films this year from 14 different countries, which is up from our first year where we showed 75 films," he said. "All our films are short films, between three minutes and 25 minutes. We put them into blocs, so we have 12 different blocs this year. We have a Connecticut filmmakers bloc, which is going to be kicking us off on Friday night. We have a horror film bloc for people who want to get a little spooky. We have an LGBTQ film bloc for LGBTQ films and creators. We have a Black stories bloc and a Latina filmmaker bloc. And we're doing a documentary bloc."

As with the previous festivals, there will be a virtual component along with live screenings. The event will culminate with awards presented by a jury of entertainment industry professionals.

While the Bridgeport Film Fest shares stories from diverse communities and different cultures, Coombs also believes the event can give its host city a boost of positive publicity.

"We all know that Bridgeport has a



negative reputation in the media," he said. "Our hope with this initiative is to inspire the local community to change the narrative and tell their own stories."

Looking ahead, Coombs envisions the Bridgeport Film Fest as a "SXSW of northeast Connecticut. There's so much art and culture here that I want to see it flourish."

The full schedule and ticket information for the Bridgeport Film Fest is available online at [BridgeportFilmFest.org](http://BridgeportFilmFest.org).

Jason A. Coombs, artistic director of the Bridgeport Film Festival. Contributed Photo

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- Nichole Zingarella, HR, NECS, Inc.



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# Greenwich Affordable Housing Trust Fund contemplates new projects

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

The board of directors of Greenwich's Affordable Housing Trust Fund met on Aug. 16 to discuss a planned public relations strategy to promote fundraising efforts designed to finance the construction of affordable housing units across the town. Press releases, appearances before the Greenwich Representative Town Meeting (RTM), and revamped web presences were addressed, all with an eye toward expanding the fund's ability to manage the growth of affordable housing in the town.

"In Old Greenwich, where I live, there is an 8-30g project that just opened up for leasing right next to the train station," Sally Bendar, the board's secretary observed while discussing talking points to bring up with RTM members. "There is a buzz in our district right now about how did it get built, how did it get through, so I think this is good timing to come to our districts."

"That project is an interesting one because it shows what happens if you force the P and Z to say no, which is that you lose," board chairman Bob Barolak replied.

8-30g is a state law that allows developers to bypass

many local planning and zoning regulations provided at least 30% of the units in a new building meet state criteria for affordable housing, and the municipality has less than 10% of its total housing stock considered affordable. While towns can still block developments on health and safety grounds, it becomes considerably more difficult and can lead to negotiations

between local governments and developers to scale back projects in exchange for concessions.

The law has proven controversial across the state, and in many municipalities opposition to development can grow strong enough that boards are forced to stop negotiating, leaving only 8-30g as an option for developers to move forward. The result is often a development opponents find more objectionable than the proposed compromises.

Greenwich, which claims 5.6% of the town's housing stock is designated affordable, launched the Affordable Housing Trust Fund in 2021 with an emphasis on increasing the affordable housing percentage through adding units belonging to Greenwich Communities, the rechristened Greenwich Housing Authority.

Units under the aus-

pice of a local housing authority have a definition based on the area Median Family Income (MFI) instead of the state MFI. In high-income towns such as Greenwich, this means that instead of basing calculations on the state's \$66,270 MFI for an individual, the income limit for affordable units is based on the median wage of municipal employees. As a result, qualifying for units in Greenwich Communities is based on the assumption that median wage for a single person is \$90,534 a year.

The Trust Fund discussed several proposed developments which would include affordable housing elements throughout the town, including a development on the site of a former Honda dealership on Mason Road, and received a presentation from developer Joe Pecora on two new projects.

Pecora is developing projects at 237 Pemberwick Road and at 25 and 27 Oak Ridge St. The Pemberwick project calls for a 16-unit four-story project with five affordable units. He emphasized that they will resemble other projects that incorporate farmhouse styling to better fit the neighborhood.

The board members expressed broad support for the plans, though they questioned how it will fit into the town's broader framework and into specific aspects such as the ratio of one bedroom and three-bedroom units.

When asked to consider increasing the number of larger units to be designated affordable, Pecora doubted it would be financially viable for any developer or even the private sector.

"When you look at the returns we're already at the point where I might as well do another story. When people say

"The reason you're not finding 8-30g two and three bedrooms is because it's too expensive to build."

- Joe Pecora

that they think that two- and three-bedroom units are needed more than one bedroom, that's a misnomer," Pecora said. "I have a lot of one-bedroom units and a lot of affordable one-bedroom units and they're all filled with seniors and/or teachers. There's a need for every kind of apartment, whether it's one two or three."

"The real need for families," Pecora continued, "is not capital-A affordable [meeting the legal definition] housing, it's public housing. That's what's really needed. These affordable units the tenants actually pay the rent, and they have to qualify. Personally, I find that a one-bedroom with the capital A is easier to rent, easier to find qualified tenants than the others because once you get to the two- or three-bedroom units you end up having families that make too much money to qualify for these units."

"I personally like to see that you seem to have solid, concrete information because of your business," replied board member Anthony Cicchetti, "but I also hear people say that the amount of affordable two bedrooms is few and far between here in Greenwich."

"The reason you're not finding 8-30g two and three bedrooms is because it's too expensive to build," Pecora said, noting he is renting many single units to seniors who struggle to find housing they can afford on fixed incomes. "That's why I think the need for affordable with a small two- and three-bedroom units should be taken up by somebody else, and that's public housing."

Pecora pointed to the Armstrong Court project, part of Greenwich Communities as a successful example of meeting that need. RTM member Brooks Harris asked Pecora how he anticipated the neighborhood would react to a project of this size.

"Any change is taken negatively," Pecora said, "so no matter what you do people are going to complain. Especially when there's 'affordable' in front of the development." He urged the board to look at what sorts of buildings projects like his replace, noting that the comments rarely continue after construction completes. "Everybody complains about any change in any development no matter what is being built."

The board elected to consider Pecora's proposals and vote on whether to lend them support as they go before Planning and Zoning during the next meeting, which has yet to be scheduled.

Armstrong Court, one of the Greenwich Communities projects. contributed photo.



# Buyer claims \$750,000 in rare wines missing from Larchmont storage

BY BILL HELTZEL / bheltzel@westfairinc.com

A Taiwan company that purchased rare wines from EC Cellars claims that the Larchmont company has “assumed control” of a shipment and refused to relinquish the goods.

Global Industries Holdings Ltd. accused EC Cellars and owner Edgar Mora of conversion of assets, in a complaint filed Aug. 10 in U.S. District Court, White Plains, and is demanding return of the wine or \$750,000.

“Mr. Mora has ceased communication with me,” Global Industries owner Chunwa Nguy states in an affidavit, “and evades all attempts at re-establishing communication.”

EC Cellars specializes in rare, high-value wines from California and Europe, according to the complaint.

In 2018, Global bought several cases of Petrus and Screaming Eagle wines valued at \$359,259. Petrus is a renowned Bordeaux. Screaming

Eagle has produced award winning Sauvignon Blanc and Cabernet Sauvignon from its Napa Valley vineyard.

The wine was shipped to Seabrook

Export Services in London for storage, the complaint states, at Mora’s recommendation. And that is where it is today.

In 2019, Global bought a second batch from EC Cellars, including 33 cases of Screaming Eagle and Domaine de la Romanee-Conti, or DRC, a legendary Burgundy, for \$375,939.

Nguy says he asked for the wine to be delivered to Seabrook but Mora insisted that it be stored at his warehouse on Palmer Avenue in Larchmont.

Last October, Nguy claims, he told Mora to ship the wine to Seabrook. He repeated his instructions this past May and Mora agreed to do so, according to the complaint, but has not done so.

And despite numerous attempts to

contact Mora by cell phone, email and letter, Nguy says, Mora has not confirmed the current location of the wines.

“For all practical purposes,” the complaint states, “the second batch is missing.”

Nguy claims that the second batch has appreciated in value and is worth about \$750,000.

Three bottles of Screaming Eagle are particularly valuable because they are signed by the winery’s acclaimed founder and winemaker Heidi Barrett, according to Nguy and the DRC. The wine is packaged in distinct six-bottle sets that are worth more than if sold as individual bottles.

Nguy is asking the court for a pre-judgment attachment of \$750,000, to ensure that Mora relinquishes control



The wine was shipped to Seabrook Export Services in London for storage.

of the wines.

Mora did not reply to an email requesting his side of the story.

Mora and EC Cellars were also accused last year of defaulting on a \$1 million loan. Mora asked Andy Zhu of BAC Winery for a loan to help support EC Cellars’ business, in December 2019.

Zhu had known Mora since 2013, “due to our common interest in fine wines,” and later became close friends, according to the complaint filed in Queens Superior Court.

Mora and EC Cellars defaulted on the loan, the complaint states, and Zhu was unable to find Mora when he went to EC Cellars several times to discuss the debt.

This past December, the Queens court granted BAC Winery a \$976,000 judgment.

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# Anti-cannabis lawsuit claims Connecticut is one token over the wrong line

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Earlier this month, 15 people were named as plaintiffs along with the Stamford Neighborhoods Coalition (SNC) in a lawsuit naming the city of Stamford and Mayor Caroline Simmons as defendants.

The suit seeks to bar the city from permitting the opening of additional adult use recreational marijuana retailers, and it also asks the court to overrule the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA), which legalizes marijuana across the state in the first place.

The case is made through six counts, the first arguing that RERACA is superseded by federal law outlawing marijuana except under the strictest of research conditions, thus rendering it unconstitutional.

The second count also argues that the law is unconstitutional on the basis that it promotes racial discrimination by establishing a social equity council.

“The law is by its nature discriminatory,” said David A. Herz, the attorney representing the plaintiffs. “We don’t hold by discrimination. Since it is discriminatory the whole scheme needs to be tossed. If you look at this law, there are I think seven different instances of race in consideration to who [makes up] the commission and who gets access to



the licenses.”

In fact, the text of RERACA grants the leader of the General Assembly’s Black and Puerto Rican Caucus the right to appoint a member of the 15-person advisory board for the Social Equity Council within the Department of Economic and Community Development. Additionally, the law states that “the appointing authority shall use best efforts to make appointments that reflect the racial, gender and geographic diversity of the population of the state.”

Furthermore, the law requires that two appointees must have at least five years’ experience “providing access to capital to minorities,” and another must have a background in business development with minority-owned businesses. Additionally, the appointees themselves are not explicitly

required to be minorities. Several appointees are required to hail from “disproportionately impacted communities,” which are defined in the law as census tracts where the historic conviction rate for marijuana-related crimes is at least one tenth of the population or the unemployment rate is over 10%.

In addition to challenging the legality of RERACA directly, the SNC’s lawsuit makes the case in a further two counts that both the Planning and Zoning boards lack the authority to make decisions for the city as most members are serving beyond the limits of their term, which necessitates the annulment of the vote.

The lawsuit also claimed that Stamford has chronic issues with filling appointed positions within city government, with many roles being

“The law is by its nature discriminatory.”

- David A. Herz

filled by former appointees who continue serving on boards and casting votes even after the end of their terms as indicated by Stamford’s charter. As recently as last November, Herz noted, 119 of the city’s 251 appointed positions were either empty or being filled by previous appointees past the end of their term.

Herz filed a previous lawsuit against the city on behalf of the SNC on the basis of the expired terms of board members, but it was dismissed on Aug. 2 for lacking jurisdictional grounds and being filed beyond the dates provided for appeals on zoning decisions.

According to Herz, that same limitation on appeal timeframes would prevent a ruling against the city in this case from invalidating all decisions made by the board.

“People have acted in reliance on that,” Herz said. “There are still things that need to happen in a city. There are people who got variances to put up a handicap ramp or to build a house on a lot that’s too small. What I’m saying is going forward the mayor should do her duty and name people to the board so that it can function correctly.”

The SNC did not respond to requests for comment. When reached for comment, a spokesperson for the city of Stamford indicated that they were aware of the suit but would not provide a comment until after the legal team had completed its review.

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

Bridgeport Hospital is a private, not-for-profit acute care hospital primarily serving patients from Fairfield and New Haven counties. It is home to the Connecticut Burn Center, the only burn center in the state. Bridgeport Hospital has 501 beds on two campuses, including Bridgeport and Milford, plus 42 beds licensed to Yale New Haven Children's Hospital. All medical specialties are represented, with comprehensive and advanced services in orthopedics, neurology, neurosurgery, geriatrics, cancer, and heart and vascular conditions. Bridgeport Hospital provides postgraduate medical education in affiliation with Yale School of Medicine.

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- Urgent Care Centers in Fairfield and Milford

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# Where ‘the car is the star’

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

When Alexander Zilberman was in high school in Bucks County, Pennsylvania, he fell in love with architecture.

“The thing that sold me was a teacher who showed me a photograph of the Kaufmann House by Richard Neutra,” Zilberman, architect and principal of Alexander Zilberman Architecture, P.C. (AZA), said of the mid-century modern Palm Springs home built in 1946 for Pittsburgh department store owner Edgar J. Kaufmann Sr. “I looked at it and said, ‘I want to do that.’”

“That” would be luxury architecture. Zilberman – who came to suburban Philadelphia from the former Soviet Union when he was 9 – has created flagship and rollout works for luxe brands around the world, from new Theory stores on Madison Avenue, in SoHo and at Palm Beach Gardens in Florida to Helmut Lang in Atlanta, Victoria’s Secret in Savannah, Georgia, and Jimmy Choo in Newport Beach, California.

Other recent works include storefront prototypes and a global rollout for Michael Kors; a new executive lounge for Equinox; a mixed-use commercial and residential building in Philadelphia, where Zilberman attended Temple University’s Tyler School of Art and Architecture; and new stores in airports and cruise ships globally. Manhattan-based AZA is also noted for hospitality works, including Soho House, as well as workplaces, headquarters offices and select residential works.

But Zilberman’s design baby of the moment is the new Q New York, the first flagship of Aston Martin Lagonda, the luxe British car manufacturer beloved by King Charles III and James Bond alike. (Celebrating its 110th anniversary, Aston Martin merged with Lagonda in 1947 when both were purchased by British industrialist David

Brown. The company is listed on the London Stock Exchange as Aston Martin Lagonda Global Holdings plc.)

While Queen Elizabeth II presented her son Charles, the present king, with a DB6 Mk2 Vantage Volante in Seychelles blue on his 21st birthday – sparking his lifelong love affair with the brand – it’s probably best-known for an association with Bond, James Bond that began the moment Sean Connery climbed into a DB5 in the 1964 film “Goldfinger.”

A sleek, silvery successor – the DB5 stunt car from the 2021 James Bond film “No Time to Die” -- is ensconced in the 5,000-square-foot showroom at 450 Park Ave. at 57th Street in Manhattan where over coffee with Zilberman and us, General Manager Lisa F. Anastas detailed why Aston Martin is about a lot more than 007. Anastas – who hails from Connecticut, where she sold Aston Martins and other luxury vehicles at Miller Motorcars in Greenwich – described the Aston Martin as both a gentleman’s sports car and a vehicle for the T-shirt and jeans-clad pure car enthusiast.

Or at least the gentleman and pure car enthusiast who has \$200,000 to \$450,000 for a sports car or GT (grand tourer); or \$1 million to \$3 million for special supercars and high performance hypercars, all custom-made with more than three million options. An Aston Martin is purposeful, bespoke and unique, added Anastas, who has 26 years in the luxury car business and lives in New Rochelle.

So how do you capture the classy, high-flying duality of the brand? By redoubling its duality with a design that marries public spaces with interior ones, accessibility with intimacy and modernism with traditionalism in a place where, Zilberman has said, “the car is the star.”

In the former gallery of the Phillips

auction house, which has moved to 432 Park Ave., the Aston Martin showroom is designed to engage the pedestrians and the thoroughfare first, he said, with a 22-foot-by-11-foot “Champagne Frame,” one of the largest single panes of glass ever installed in a New York City building, allowing passers-by to gaze at a prototype of the new DB12 in Iridescent Emerald and the DBX707 with Q Satin Jet Black exterior. They’re illuminated like sculptures by a 2,100-bulb chandelier spanning 131 feet. On the day of our visit, those passers-by included a gaggle of teenage boys and, in a poignant moment, a man who stopped at the door to ask about the cars, though he prefaced his inquiry by saying he knew he could never afford them.

Zilberman noted that the creamy honed Grigio Alpi limestone used in the display flooring – the same material championed by the Italian Renaissance architect Andrea Palladio – appears in the long dining room spec table that sits between the library sample wall and a living room with a fireplace and bookshelves containing photos of Aston Martin devotees James Bond and (then) Prince Charles. The shelving is made of European quarter-sawed walnut. Massive sliding glass doors connect the sitting areas to the display area, giving you the sense of being in a cozy British estate, albeit one with a 35-foot by 10-foot LED wall that offers an ultra-high definition, 360-degree view of any Aston Martin in life size. The interactive screen allows clients to create the car of their dreams.

A live video link from Manhattan to Aston Martin’s studio in Gaydon, England, also enables clients to communicate with designers and the Q by Aston Martin team. The Q stands for quartermaster, Anastas said, referring to a commissioned supply officer in the British Army and Royal Marines but also evoking Q, the tech-whiz quartermaster in the James Bond films. There’s also a Formula One simulator that reminds you of Aston Martin’s racing roots embodied today in part by Lance Stroll, son of Lawrence Stroll, who became executive chairman of Aston Martin Lagonda in 2020. It was a move, along with new investment, that led to Aston Martin’s return to the winner’s circle of motorsports with the Aston Martin Aramco Cognizant For-



The new Aston Martin flagship – Q New York, a first for the luxe British car manufacturer – is designed to show off the classy, sporty brand and emphasize the cars as the stars. It includes a prototype of the new DB12 in Iridescent Emerald, a Specification Room that has lounge seating with a fireplace, a limestone dining room spec table, a walnut library sample wall and a massive, state-of-the-art video display as a backdrop.



Alexander Zilberman, architect and principal of Alexander Zilberman Architecture, P.C. (AZA) in Manhattan, who designed the new Q New York, Aston Martin’s first flagship, on Park Avenue and 57th Street. Courtesy Alexander Zilberman Architecture, P.C. (AZA).

mula One Team.

Along with racing success, there has been significant growth for the Q by Aston Martin division with a record number of Aston Martin units sold with bespoke touches and elements in 2022, representing a 51% year-on-year increase. The Americas is the fastest growing region for Q by Aston Martin, with 92% year-on-year growth in 2022.

Hence, the location of the first flagship in New York City with design by Zilberman, who said he came to the Big Apple, establishing his firm of 11 members there in 2011, because he wanted to strive among the best.

Clearly, Aston Martin thinks it’s the place to be, too. As Lawrence Stroll said in a statement: “The opening of our first flagship Q location, in our largest commercial market, is the latest distinct expression of Aston Martin’s shift to an ultra-luxury brand. It demonstrates our ambition to drive global growth and create elevated customer experiences to match our owners’ passion for Aston Martin.

“We recognize the growing trend of personalization across the luxury goods segment and see huge value in investing in our customer experience to create the best specification experiences available anywhere in the world. With a 92% increase in Q by Aston Martin take-up in the Americas last year, this is the perfect time and the perfect place for us to open our very first global flagship location.”

**For more on Q New York click here. <https://www.astonmartin.com/en-us/our-world/brand-stories/la-look-inside-q-new-york> And for more on Alexander Zilberman Architecture, P.C., click here. <https://lazarchdesign.com/>**



Aston Martin’s Q New York flagship contains a Specification Room with a dining room table made of honed Grigio Alpi limestone – the same material used by the Italian Renaissance architect Andrea Palladio – and a library sample wall of European quarter-sawed walnut.



# Westchester's heritage festivals celebrate togetherness in a divided nation

- Page 1

There typically have been 10 to 12 festivals in each series over the past several decades, with the county's Department of Parks at the center of co-sponsoring events and coordinating efforts that involve organizations representing various ethnicities along with cultural groups and businesses that serve as sponsors.

Estimates of the number of people attending have varied widely over the years, from an average of 5,000 per event to more than 200,000 over the course of a season. For many of the attendees, the events are primarily an opportunity to spend a pleasant Sunday outdoors, perhaps with their children or while giving their dog some exercise and also taking a casual glimpse at a different culture, tasting new cuisine and enjoying unique music.

However, there's also a more profound impact from ethnic festivals such as those staged in Westchester that largely goes unnoticed, especially by those who go the festivals and primarily are concerned with having a good time.

"I think it's important that we appreciate that Westchester County is really a mosaic of individuals who have many different ethnic back-

**"Westchester is the place that welcomes people of different religions, different races, different backgrounds."**

- George Latimer

grounds and in celebrating each of these different groups what we're doing is celebrating all of them," Westchester County Executive George Latimer told the Business Journal. "Westchester is the place that welcomes people of different religions, different races, different backgrounds. There's music, dance, great foods. You see vendors that have great products including articles of clothing that reflect the culture that's being honored."

Latimer noted that when the county first started hosting the festivals there were only a couple of the major ethnicities involved. Participation expanded over the years. For 2023, there were 10 festivals: Polish; Asian-American; Albanian; African-American; Hispanic; Irish-American, held at Ridge Road Park in Hartsdale; Italian; India; Jewish; and

Muslim. In 2024, a Caribbean festival is expected to be added.

"While there's county funding of this, there's private funding of this too," Latimer said. "These organizations go out and raise money. Various vendors that have booths there pay for that privilege. That money helps fund some of the performers that are there. I think it's important to see this as a cooperative effort between the private sector and the public sector."

A fundamental reason why festivals such as take place at Kensico Dam Plaza are important was explained by Beatriz Garcia, associate director of the Centre for Cultural Value at the University of Liverpool in England.

"We are social animals and we need opportunities for collective celebration. Festivals and major cultural events offer such a platform," Garcia said. "Collective and physical gatherings make a difference. There is profound symbolic value in the opportunity to experience something together as communities. Festivals offer such a platform by condensing our exposure to cultural activities over a specific time and place. Festivals also offer the opportunity for this collective experience to take place among people that may not otherwise meet or believe they have things in common."

A report on festivals prepared at the School of Community Resources and Development at Arizona State University in Phoenix found that businesses can use festivals for marketing as well as producing instant revenue by selling products on the spot.

"Selling products at these festivals often requires minimal investment of time and capital, while hundreds, and perhaps thousands of visitors may encounter the products of these businesses for the first time," the report found.

A University of Minnesota Extension study of community festivals said, "Festivals also provide free marketing and advertising for local businesses as visitors talk about their fun experiences when they get back home. The eco-

nomie benefits of successful festivals ripple throughout a local economy -- affecting tourism and non-tourism-related business alike."

The Minnesota study also said that staging festivals builds bonds among public and private organizations, government, and neighborhood groups and produces connections among elected officials, staff, volunteers and interested residents.

"We go through our list of things that are happening in Westchester. We always point out Bicycle Sunday. We always point out that we have movies on display at Kensico Dam Plaza," Latimer said. "We have a variety of summertime activities in all of our various parks. Having these ethnic festivals is another one of those highlights. You don't have to be from Westchester to go. People come in from Connecticut, New Jersey, the city, and have a great time. That helps us economically."

Latimer said that not only do the festivals offer an opportunity for family-oriented activity but they also afford youngsters the opportunity to experience other cultures and even see their own culture highlighted.

"The motto of the United States in Latin is 'E Pluribus Unum.' In English, 'Out of Many One.' This is an interesting dynamic in that we are many, we are different, we're a country that prizes our freedom," Latimer said. "Out of that multitude there is a oneness. Division in the country over politics and ideology has been exacerbated. What these festivals show is that there are all these different elements that make up the whole. We are together as one America. At these festivals whether it's the music, the dance, the food or the various products, we're sharing the same patch of land. We're standing next to each other and having a good time on a summer afternoon. I think that makes a tremendous statement in response to the divisiveness of the time."



Some of the booths set up at the Kensico Dam Plaza for the 2023 India Festival. Photo by Peter Katz.



At the India Festival. Photo by Peter Katz.



# It's never too late for a great Cape escape

BY DEBBI K. AND WILLIAM D. KICKHAM ESQ.

Photo courtesy mobys.com.

Who doesn't love a vacation that offers great food and terrific natural resources with atmosphere — and more atmosphere? We're talking, of course, about Lower Cape Cod — specifically the towns of Eastham, Wellfleet and Truro, Massachusetts. These charming towns, which are naturally and ruggedly beautiful, are famous for a lot of things, specifically for what they don't have — big-box stores, urban overgrowth and franchises. Unlike many Cape Cod towns where you'll find every store and hotel under the sun, these towns have no supermarkets and maybe — just maybe — a Dunkin' Donuts' franchise.

But we are here to tell you that if you can't get to this Cape before the end of summer — no worries. The Cape is probably at its greatest appeal in the fall. Indeed, with kids in school, it is less crowded. The weather is still warm so you can beach it, sail or play tennis or golf. And you'll discover affordable off-season rates at hotels and motels that make the area even more attractive. Better yet, many seasonal restaurants are open until mid-October.

We always recommend the natural untouched beauty of the National Seashore. The Cape Cod National Seashore (CCNS) <https://www.nps.gov/caco/index.htm> was created on Aug. 7, 1961 by President John F. Kennedy, for which the world should be forever thankful. (Without Kennedy's influence, this part of the Cape would otherwise be overrun by skyscraper hotels and Walmarts.) The National Seashore is comprised of 43,500

acres that include ponds, woods and the beachfront of the Atlantic coastal pine barrens eco-region. The CCNS includes nearly 40 miles of seashore along the Atlantic-facing eastern edge of Cape Cod, in the towns of Provincetown, Truro, Wellfleet, Eastham, Orleans and Chatham.

The CCNS is run by the National Park Service, with the dual goal of protecting precious, ecologically fragile land while allowing the public

to enjoy a unique natural resource. Among its notable sites is Marconi Station, scene of the first two-way transatlantic radio transmission.

Of course, the area boasts award-winning beaches. Two that we especially love are Nauset Light Beach and Coast Guard Beach, which was selected as one of the top 10 in the world by "Dr. Beach." (The parking lots are always filled with cars from Connecticut and New York.)

Coast Guard Beach features coarse sand, cliffs, lots of beach grass, and the old picturesque Coast Guard station. Bring your wetsuits. The Atlantic waters of the Cape only reach about 70 degrees, if you're lucky.

After beaching it, it's definitely worth the short trip to Gull Pond, one of the Cape's famous "kettle ponds," where you can rent kayaks or just take a dip in water so clean, clear and soft, you won't want — or need — to take a shower afterwards.



Chef Philippe Rispoli has turned PB Bistro Boulangerie into a destination restaurant and award-winning bakery.



Moby Dick's lobster roll is as good as it gets.

Cape Cod is also famous for a French bistro that continually wins rave reviews for its authentic cuisine and hospitality.



## A WHALE OF A MEAL

Lunch or dinner, anyone? Our favorite seafood place for lunch or dinner is Moby Dick's, <https://mobys.com/> which is situated across from Gull Pond Road. Now celebrating 41 years of business under owner Todd Barry, Moby Dick's is the epitome of the clam shack that you've always wanted to eat at. "Yes, we're a clam shack," Barry said. "We haven't reinvented the wheel, but we don't cut corners

and only buy the best." Indeed, here's where you'll find Wellfleet oysters, of course, along with classic fried platters, lobster rolls and signature seafood such as the \$32 broiled Cape sea scallops that come with sweet corn and a baked potato. The prices are value-packed: You can bring in your own alcohol (which people love to do as there are no corkage fees) and there's simply a tipping jar for gratuities. (You could say the restaurant offers the greatest

fish dinners for just a few clams.)

You'll also find, fins down, the freshest seafood (deliveries are daily) and waitstaff kids from all over the world — who are excited to work in Wellfleet. Save room for dessert: Moby's bakes its own brownies, get its ice cream from a local mom-and-pop purveyor and imports its key lime pie from Georgia. Moby Dick's also welcomes dogs. Because of Covid, the restaurant created 10 tables for outdoor seating, and "so many people came with dogs that we created a dog station," Barry said.

Oo la la — dinner at PB Boulangerie Bistro

Cape Cod is also famous for a French bistro that continually wins rave reviews for its authentic cuisine and hospitality.

Check out PB Boulangerie Bistro, <https://pbboulangeriebistro.com/> opened in 2009 by chef Philippe Rispoli, who hails from Lyon, France. (Prior to this, he was the executive chef for Wynn Las Vegas.) Here you'll find foods that will remind you of Paris — but now you can enjoy them all without the long-haul flight and the jet lag. PB Boulangerie Bistro is perhaps the Cape's best-kept secret — although it attracts scores and scores of customers who thrill to get their fill of la vie en rose. The award-winning spot has been written up everywhere from The

New York Times to The Washington Post. It's been hailed as a destination restaurant — meaning it is well worth the four-hour drive from New York or the two-hour trip from Boston.

In the morning, starting at 7 a.m., the boulangerie (bakery) lines are long as customers patiently wait to get their fill of breads, pastries and especially viennoiserie — Viennese-style breakfast pastries. You'll find such gourmet goodies as multigrain batard and white-chocolate breads, farmer's baguettes, croissants of many different varieties, cannelés (crusted custard goodies) and Danishes that pastry chef Michel Bentz — who hails from Lyon, too — makes in the wee hours of the morning.

More on desserts? There are chocolate-pear sables, coconut macarons, chocolate bombes — and a wealth of other wonderful French treats. There are also lunch sandwiches galore. Try the French Revolution, which consists of a baguette outfitted with Boursin cheese, bacon, honey and scallions. And — bien sûr — you can order a quiche Lorraine or a croque monsieur.

In addition, the bistro reopened the dining room in 2022 for dinner Wednesdays through Sundays with a beautiful three-course, pre-fixe meal that combines the chef's French heritage with the bounties of Cape Cod. The menu includes a classic Lyonnaise

dish — the Quenelle de Lyon — made with fresh scallops caught by a local shell-fisherman; steak frites with homemade Bernaise, seared wild octopus; escargot; homemade pâté campagne; locally caught striped bass and monkfish; chicken cordon bleu; and so much more. Chef Philippe is joined in the bistro kitchen by his longtime friend and former colleague in France, chef Julien Zerbe, who recently arrived in the United States, and by sous chef Biagio Meloni-Nardone.

Chefs Philippe and Julian are also planning an exciting shoulder season (between peak and off-peak) for the bistro. This November, PB Boulangerie Bistro will once again be offering a Beaujolais Nouveau dinner, celebrating the release of the Beaujolais Nouveau on Nov. 16th and the season of harvest. The chefs have created a special menu inspired by the wine, and diners receive a bottle of the wine with their dinner. PB also puts forth a bountiful Thanksgiving meal that can be enjoyed at home or at the bistro.

### MORE REEL LIFE

To top to it all off, you absolutely must visit the Wellfleet Drive-In Theatre. <https://www.wellfleetcinemas.com/drive-in-theatre/> The legendary blast from the past offers first-run double features every night and is the only drive-in theater on Cape Cod.



Built in 1957, the Wellfleet drive-in hosts a 100-foot-by-44-foot screen, and a state-of-the-art FM stereo sound system that decodes modern soundtracks. On-site you'll also find mini-golf, ice cream, pizza and, during the day, an inimitable flea market. (No matter what time of year you visit the flea market, wear your sunscreen.)

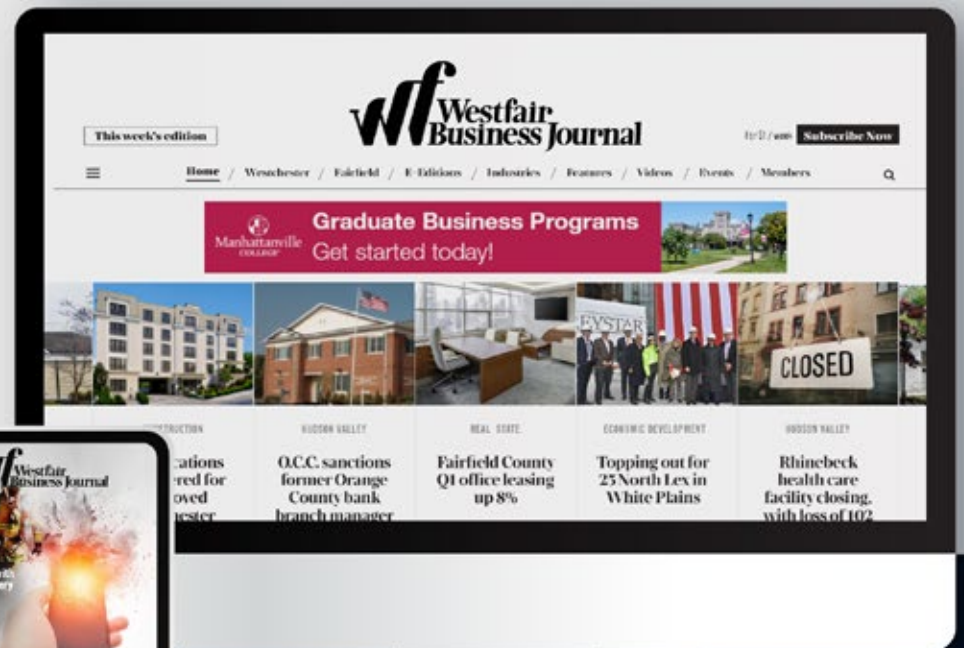
The food, the beaches, the nostalgic touches: As the song says, you're sure to fall in love with old Cape Cod.

*For more about Debbi, "The Gorgeous Globetrotter," follow her on Instagram at @DebbiKickham. Her husband and writing partner, William D. Kickham, is an attorney in Massachusetts.*

The dramatic, protected dunes at Newcomb Hollow Beach in Wellfleet, Massachusetts, must never be climbed.

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# Pastries, pizza and pierogi in Greenpoint

BY JEREMY WAYNE / jwayne@westfairinc.com

One of the world's foremost opera experts, Fred Plotkin is also the greatest living writer about Italy in English. He's also someone I'm lucky enough to call a friend. His best-selling book, "Italy for the Gourmet Traveler," now in its sixth edition, is not just a gastronomic guide but a cultural and historical one, too. Take it from me, you will never pick up a more unputdownable book about Italy. It is delicious in every sense.

But Fred's no Italophile snob. A proud, native New Yorker, he's a man with an impeccable palate and a champion of good food, no matter what kind of food it is or where he finds it. So when he recently suggested a tour of Greenpoint, Brooklyn, — where he once lived but had not re-visited for many years — I leapt at the opportunity.

We started our day of discovery at the well-established Peter Pan Donut & Pastry Shop on Manhattan Avenue, the commercial artery that crosses Greenpoint from north to south on a gentle diagonal. A sea of Formica and red-topped bar stools that snake through the shop in a key pattern, the family-owned Peter Pan has been in business for more than 60 years. I was torn between a fresh or "white" cream-filled doughnut or a custardy, Bavarian one, finally

opting for the white cream. Heavily dusted with confectioner's sugar — a hazard for dark clothing — the doughnut had a pleasing, faintly gummy chew, while the cream filling, sweetened with powdered sugar and given heft I suspect with a touch of corn-

starch, was dense and intense. Fred set out on the savory route, starting his day with an egg and cheese sandwich, in which he said the eggs were fluffy with no telltale smell or taste of sulphur. He also bought six doughnuts to go — there was a line at the takeout counter the entire time we were sitting — later reporting back on the blueberry buttermilk doughnut, describing the good blueberry flavor and the "pronounced and gratifying" buttermilk notes. He said the Old-Fashioned doughnut went perfectly with his milky coffee and declared the raspberry jelly doughnut "firm and resilient, with a generous amount of raspberry jam."

We walked along the avenue and ducked into side streets — named alphabetically from Ash to Oak, where the alphabetization abruptly stops — looking at menus in the windows of

the Korean, Thai, Italian, but mostly Polish, restaurants and coffee shops. We also admired the local architecture, like the United Baptist Church on Noble Street, one of Greenpoint's most handsome streets. The church dates from 1847, the oldest church building in Greenpoint. Directly opposite, we chatted with sommelier Miles Meltz, whose new Mediterranean "small plates" restaurant, Noble, will open shortly on the sunny corner site.

By now it was lunchtime, which coincided with our arrival at Paulie Gee's Slice Shop, one of two Paulie Gee's outlets in Greenpoint, offering some of its most highly regarded pizza. This was something of a volte face, surely, from the master who taught me many years ago that Italians don't eat pizza at midday and never with wine — only beer. But even fastidious Fred acknowledged that in Italy, too, for better or worse, the times, they are a-changin'. As for what we ate, Fred eschewed his namesake slice — a Freddie Prinze pizza (named for the American comedian and actor) with mozzarella, pecorino and tomato and instead opted for a simple mozzarella and tomato slice. My choice was a "Mootz" — mozzarella, pecorino and garlic — tomato-free.

We meandered in Transmitter Park, with its panoramic view of Manhattan across the East River and looked up and admired the Beaux-Arts Polish Slavic Federal Credit Union and the kitsch façade of the Polonaise Terrace, a longtime event space now earmarked for redevelopment. We also took in a pair of Polish-American pharmacies, a Polish travel agency and, of course, the Polish grocery store, where seven kinds of kielbasa (meat sausage) competed with tinned sprats and pickled sorrel for our attention, before making our way to Pierozek, which specializes in pierogi (Polish dumplings).



Photo courtesy oxomococonyc.com

"A good appetite needs no sauce."

- Polish proverb

In contrast to the older-established cafés and restaurants we had visited, 3-year-old Pierozek was a slick, up-to-the-minute operation, with attractive brick walls, good lighting, an open kitchen and food served on eye-catching Polish ceramic plates. The dumplings here are prepared by an all-women team, and while it isn't necessarily in pierogi's DNA to be light, these were. We gave the thumbs up to nicely crimped, airy dough with "Murray's cheese" filling, as well as the weekends-only lemon ricotta special, which through Fred's powers of persuasion we were able to enjoy on a Monday.

With its Michelin "Bib Gourmand," Pierozek claims to be the only Michelin-rated Polish restaurant in America. The only restaurant in Greenpoint with a fully-fledged Michelin star, however, is the Mexican-flavored Oxomoco, known for its wood-fired tacos. Although we didn't eat here, it was certainly appealing, with its long bar, potted palms, hanging baskets and heated outdoor terrace.

You can't eat all Greenpoint in a day, or even in a week, but I'd gladly come back to try Oxomoco. I'd return, too, for Syrena, a Polish bakery known for its cheese babka and poppy-seed strudel; the breakfast kasha or a sublime-looking French tartine at Bakeri; and the hand-ripped biang biang noodles and dumplings at the local branch of Xi'an's Famous Foods.

Polish, Italian, Mediterranean, Mexican, you name it — you'll eat well in Greenpoint. Just head here hungry and remember the old Polish proverb: "A good appetite needs no sauce."

For more on Greenpoint's eateries, visit [peterpandonuts.com](http://peterpandonuts.com); [pauliegee.com](http://pauliegee.com); [pierozekbrooklyn.com](http://pierozekbrooklyn.com); [oxomococonyc.com](http://oxomococonyc.com).

For more on Fred Plotkin, visit [fredplotkintours.com](http://fredplotkintours.com).



Photo courtesy bakeribrooklyn.com.



Photo courtesy peterpandonuts.com.

# Dutchess judge declines to dismiss Poughkeepsie hotel slaying lawsuit

BY BILL HELTZEL / bheltzel@westfairinc.com

**A judge has ruled that a lawsuit filed against Marriott International Inc. by a witness to a fatal shooting at a Poughkeepsie hotel may not be dismissed.**

Marriott had argued, in part, that Tina Martirano had not established a claim for emotional damages resulting from the October 2022 shooting.

“Here, under the horrific circumstances described in the complaint,” Dutchess Supreme Court Justice Thomas R. Davis states in a July 31 opinion, “having someone shot to death in front of her, splattered with the victim’s blood and fearing the gun is being turned toward her certainly satisfied that element.”

The shooting happened at the Courtyard by Marriott hotel in Poughkeepsie, where parents were staying for the Marist College Family Weekend. Roy Johnson, an unregistered guest of the hotel, shot Paul Kutz, the father of a Marist student, for no apparent reason as he was talking with Martirano in the lobby.

Johnson was convicted of second degree murder this past May and has been sentenced to 58 years in prison.

Martirano is demanding \$50 million in damages from Marriott for post-traumatic stress disorder and

severe emotional and mental disorders she claims were triggered by the shooting.

Marriott argued in a motion to dismiss the complaint that the attack was unforeseeable, it did not have the ability or opportunity to thwart the killing, and its duty was to provide only minimal security measures.

In a motion to dismiss a complaint at this stage of the pleadings, judge Davis noted, he must accept the facts as alleged as true and determine only whether they fit within cognizable legal theories.

On Sept. 30, 2022, Johnson, Devin Taylor and an unidentified man had approached the hotel’s front desk and acted as if the third man was the only guest, according to Martirano’s complaint. Only Johnson and Taylor carried luggage but the hotel only asked the third man for check-in information.

Hotel staff arranged for Johnson and Taylor to be escorted to a room, and the third man left, “never to be seen again.”

Throughout the weekend, the complaint states, Johnson and Taylor brought in illegally modified firearms, ammunition, and bomb-making supplies past the front desk and hotel staff.

Both men displayed signs of drug use

and acted erratically, according to the complaint. Johnson was seen roaming around in nothing more than underwear, a trench coat and a ski mask.

Martirano’s son was a Marist student, and she and her family were attending Family Weekend. She had met Kutz and his wife, Nathalie, in the hotel gym the day before the shooting. When she went to the lobby for breakfast on Oct. 2, she saw Kutz and joined him for breakfast.

As they were talking, the complaint states, Johnson entered the lobby dressed in underpants, trench coat and ski mask, with both hands deep into his pockets, and shouted profanities.

She claims that the hotel staff laughed off his erratic behavior, as she and Kutz became alarmed and she motioned to the staff to stop laughing.

Johnson began waving a gun — later determined to be illegally modified to make it fully automatic — while shouting furiously, according to the complaint. Guests and hotel staff fled for safety but Martirano and Kutz were trapped between Johnson and the exit.

Johnson made eye contact with them, appeared directly in front of them and opened fire on Kutz.

Johnson looked at Martirano, the complaint states, and “her entire life flashed before her eyes,” she went numb, she saw Kutz fall to the ground

**Martirano is demanding \$50 million in damages.**

gasping for air, and watched him die as Johnson fired off more rounds in the lobby and outside.

Police found an illegally modified AR-15 style rifle in Johnson’s hotel room, according to the complaint, as well as the bomb-making supplies and other contraband.

Martirano argues that the shooting could not have occurred, but for negligence by Marriott.

The Poughkeepsie hotel failed to enforce the corporation’s strict no weapons or firearms policy, for instance. The hotel bypassed industry security protocols when it allegedly treated the unidentified third man as if he was the only guest checking in. Hotel staff failed to alert law enforcement when they saw Johnson’s erratic behavior. And the hotel was allegedly aware of gang activity and other criminal activity on the premises over the last decade.

“At the pleading stage,” judge Davis found, “these allegations are sufficient to sustain the complaint. Simply put, the allegations contain numerous allegations of the erratic, bizarre and criminal behavior of the individual defendants over a course of time, in such a manner, as was or should have been known to the defendants’ employees.”

But he dismissed three out of eight negligence charges, agreeing with Marriott that they are duplicative.



## Exchange-traded fund tied to Jim Cramer to be shut down

BY PHIL HALL / phall@westfairinc.com

**Greenwich-headquartered Northern Lights Fund Trust IV has announced it is closing and liquidating the Long Cramer Tracker ETF (Symbol: LJIM), an exchange-traded fund that tracked stock picks made by CNBC personality Jim Cramer.**

The fund launched last March as one of two ETFs tied to Cramer. The second ETF, named the Inverse Cramer Tracker ETF (Symbol: SJIM), will remain open to investors, but the

through Sept. 21 shareholders may only be able to sell their shares to certain broker-dealers. Shareholders remaining on Sept. 21 will receive cash at the net asset value of their

Long Cramer Tracker ETF will have its final day of trading on the CBOE on Sept. 11.

Northern Lights added that shareholders may sell their holdings in the Fund prior to the closing date. From Sept. 11

shares as of that date, which will include any capital gains and dividends.

“We started LJIM in order to facilitate a conversation with Jim Cramer around his stock picks as the other side to the Short Cramer ETF,” said Matthew Tuttle, the fund’s adviser, “Unfortunately, Mr. Cramer and CNBC have been unwilling to engage in dialogue and instead have chosen to ignore the funds, therefore there is no reason to keep the long side going. Going forward we will just focus on the short side.”

## Putnam plans to build new fire training center

BY PETER KATZ / pkatz@westfairinc.com

Putnam County plans to build a new state-of-the-art Fire Training Center to replace the existing center that has not been fully utilized for more than a decade because of unsafe conditions. Many firefighters from Putnam have been forced to travel to the Westchester County Fire Training Center in Valhalla for their training. Putnam's new center is expected to cost from \$1.25 million to \$1.3 million.

example of how county government has taken a lead role in implementing a shared service, which will not only bolster the capabilities of our county agencies and specialized response teams, but will also enhance local volunteer fire department and other emergency agency

On Aug. 17, the Putnam County Legislature's Protective Services Committee approved going ahead with the project, which is expected to receive approval from the full legislature when it meets Sept. 5.

Putnam County Executive Kevin Byrne was joined by other county and state officials at the existing fire center on Lt. Michael Neuner Court in Carmel to announce plans for the new center.

"This facility will play a pivotal role in providing our brave firefighters and other emergency first responders with the resources they need to train and protect our communities effectively," Byrne said. "It highlights yet another

efforts without creating duplicate costs to their budgets."

Most of the money for the new center will come from federal American Rescue Plan Act funds that already had been allocated to the county for an information technology project that wound up receiving funding from other sources. State Sen. Peter Harckham helped secure a \$200,000 grant and U.S. Sen. Kirsten Gillibrand and Rep. Mike Lawler also have been working to secure additional funds.

The tower structure used by firefighters to practice ascending from floor to floor was deemed unsafe and closed over 10 years ago. The burn



Putnam County Executive Kevin Byrne announces plans for new fire training center, concept shown on easel at left of photo.

building where training is conducted in real fire conditions repeatedly has been closed due to ongoing costly repairs.

Byrne said that the new Fire Training Center will provide first responders with a modern, safe and comprehensive environment to sharpen their skills and prepare for a variety of emergency situations. He noted that while there are no federal or state mandates for county governments to operate fire-training centers, the Byrne Administration considers providing such a facility to be a high priority.

"This new Fire Training Center will revolutionize the way we prepare our firefighters for the challenges they face

on the front lines," said Bob Lipton, commissioner of the Putnam County Bureau of Emergency Services. "It will serve as a hub of excellence."

Putnam County Sheriff Kevin McConville said that his law enforcement personnel look forward to using the new facility in their training.

"This will expand the training capabilities of our first responders," McConville said. "We tend to perform training on a number of different scenarios with the fire services, EMS services and law enforcement so that we operate smoothly and cohesively."

It's estimated that new facility could be completed next summer.

## Ulster has a new law to make it greener

BY PETER KATZ / pkatz@westfairinc.com



Ulster County Executive Jen Metzger, seated, signs the new Green Fleet Law with County Legislature Chairwoman Tracey Bartels looking on.

Ulster County Executive Jen Metzger has signed into law a number of changes to the county's existing Green Fleet Policy that was adopted in 2015. The idea is to shift away from vehicles powered by engines that create exhaust emissions, although the shift will be gradual and the new law provides exceptions in the form of the wording "if technically feasible" for several new requirements.

The new legislation was shepherded through the legislature by Tracey Bartels, who is the body's chairwoman.

"Since 2015, Ulster County has been a trailblazer in the realm of sustainable green fleet policies, and transitioning to a zero-emissions fleet underscores our continued commitment to reducing our impact on the environment and fighting climate change," Bartels said. "I am thrilled to support the county executive's ambitious climate agenda and partner to do our part to preserve a healthy planet for future generations."

Ulster County operates more than 475 vehicles. About 100 of them are passenger cars and light-duty trucks. The county's fleet is estimated to use more than 600,000 gallons of fuel each year and in so doing generates more than 5,000 metric tons of emissions.

The local law calls for the county to be using only zero-emissions passenger cars, light-duty trucks, vehicles used for transport and non-road equipment by 2035. By 2040, all medium- and heavy-duty vehicles are supposed to be zero-emissions.

"With the signing of this legislation, we are taking an important and necessary step to accelerate reductions of climate-damaging emissions from county operations," Metzger said.

The new law requires that a minimum of 20% of the fleet by 2025 are green vehicles that have fewer environmental impacts than has been the norm, with at least 20% of the green vehicles being zero-emissions. After 2025, 100% of passenger and light-duty trucks that the county purchases, leases or obtains in some other way are supposed to be zero-emissions where technically feasible.

The law also requires that the county phase out older vehicles that it uses infrequently and those that are inefficient. It calls for the use of software to help county employees schedule more efficient use of motor vehicles. The new law also requires a training program to teach county employees how to drive more efficiently. It says the county must "keep apprised of the technological advances and product innovations for fleet vehicles, such as, but not limited to, the use of low-rolling-resistance tires and using nitrogen to inflate tires."

# Plan being created for major development in Woodstock

BY PETER KATZ / pkatz@westfairinc.com

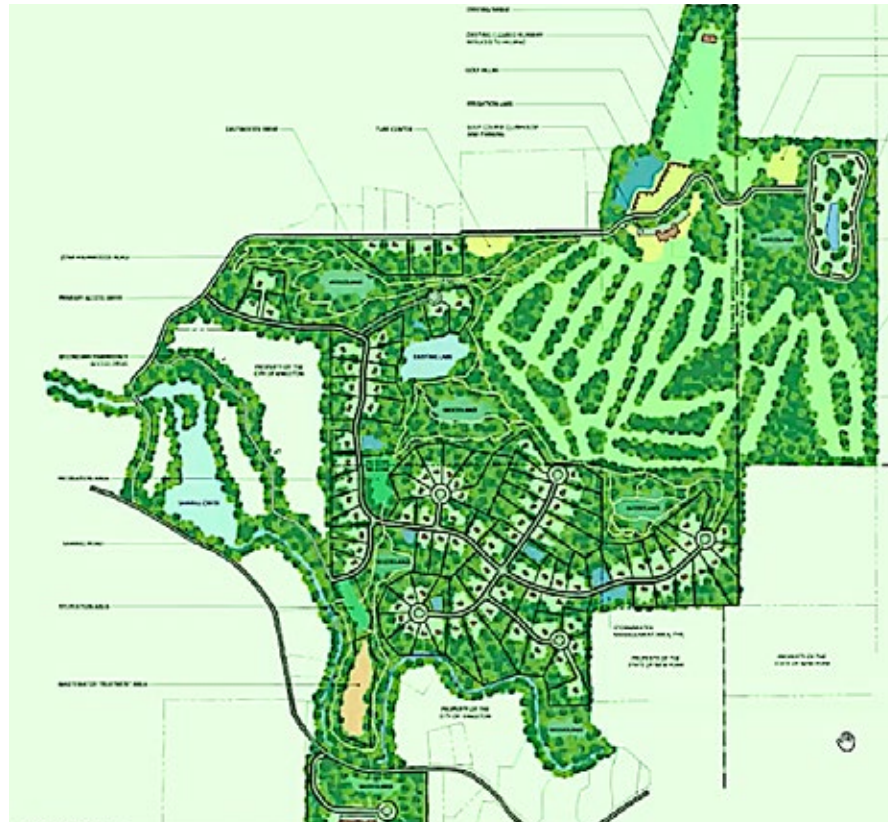
Representatives and principals of the entity Woodstock National LLC have appeared before the Woodstock Planning Board to present the initial concept for a major development on about 520 acres in the town of Woodstock. An additional parcel of land proposed for use in the development is in the town of Ulster. The initial concept calls for the creation of up to 24 affordable housing units, 90 single-family homes in a conservation subdivision, 77 townhouses on the land in Ulster, an 18-hole golf course and a helipad located on what currently is an FAA-approved landing strip.

lope and just some area around for like a deck, pool and maybe a shed," Gladd said. "At the south of the site we're looking to construct multifamily affordable housing, 12 to 24 units. Putting it on its own parcel allows us to build it at a bigger scale than maybe it would be if integrated throughout the development with a goal of just maximizing the amount of affordable housing units."

Gladd said that in about the middle of the layout would be the 90 single-family market-rate homes in a cluster subdivision design, which will preserve 50% of the land as open space.

"There are 55 acres of wetlands throughout the site with 111 acres of buffer area, which we will be avoiding," Gladd said. "There's no direct wetlands disturbance and all the housing locations avoid any placement within a wetlands or a wetlands buffer."

Gladd said that the 18-hole golf course would be largely in Woodstock with a few of the holes in Ulster.



Layout concept of proposed Woodstock development.

"There would be a clubhouse, a driving range, a golf performance center and 16 rental villas for use by members only," Gladd said. He explained that members of the golf club would be able to rent the villas for use by their guests who come to visit but the villas would not be available to the general public as would be hotel rooms.

Cross explained that the current discussions of concepts for any future development are preliminary and Woodstock's Planning Board would be awaiting a formal application with site plans covering a multitude of details. The town of Ulster also would need to approve development plans for the land under its jurisdiction.

The site is Woodstock's Zena Critical Environmental Area and Planning Board Chairman Peter Cross underscored that avoiding wetlands and wetlands buffers, forest preservation and preservation of wildlife habitat would be high on the board's list of areas to be studied.

Alec Gladd of the White Plains-based law firm Cuddy & Feder said that the developers intend to preserve as much of the forest cover as is possible.

"The individual lots will be limited to the clearing that's necessary for driveways, wells, the building enve-

# Pfizer commits to Rockland presence

BY PETER KATZ / pkatz@westfairinc.com

A division of pharmaceutical giant Pfizer, Inc., has renewed and expanded its presence at the Hudson Valley iCampus in Pearl River with the signing of leases for a total of 151,069 square feet of space over the next five years.



Part of the iCampus in Pearl River.

Pfizer's Global Supply Division is adding 4,310 square feet to manufacturing, laboratory, warehouse and office space already occupied throughout the 207-acre, 2-million-

square-foot campus. Jamie Schwartz, president of Hudson Valley iCampus, said, "Their decision to expand and

renew in multiple buildings throughout the campus is a real vote of confidence."

iCampus is owned by Industrial Realty Group LLC (IRG) and managed by a wholly owned affiliate, IRG Realty Advisors LLC. Schwartz noted that there have been substantial capital investments in the iCampus property by its owner over the past two years.

In addition to renting at iCampus, Pfizer owns 23 acres contiguous to iCampus and announced last year that it will invest \$470 million to build a state-of-the-art laboratory and office building for its Vaccine Research and Development Division on a portion of the parcel it owns.

iCampus has a street address of 401 N. Middletown Road in Pearl River.

## Westchester's Best and Brightest to Shine at Rising Stars Event



**W**estchester's best and brightest will be shining brightly at the Business Council of Westchester's Annual Rising Stars program to be held Wednesday, September 13, 5:30 pm, at Million Air at Westchester County Airport.

The 2023 Class of Rising Stars honors up and coming young professionals across organizations and industries from healthcare to finance to real estate to technology to biotech to law and banking. The Rising Stars program is modeled after the national business recognition program "40 under 40." Rising Stars honorees were chosen based on professional and/or entrepreneurial accomplishments, professional and/or business affiliations, and demonstrated leadership skills.

"This year's class is truly outstanding in their talent and leadership as well as the extraordinary array of industry sectors they represent. This bodes well for the future of our regional economy in attracting and retaining top-level talent," said BCW President and CEO Marsha Gordon.

Presenting Sponsors are Heineken and Regeneron. Chaiman Sponsors are Broken Bow Brewery, Cappelli Organization and Montefiore Einstein. Media Sponsor is Westchester County Business Journal.

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Feeding Westchester

**Kyle Byrne**

Assistant Director of Student & Alumni  
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University

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Fiscal Analysts  
Westchester County Board of Legislators

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# Cortlandt broker sanctioned for churning clients' investments

BY BILL HELTZEL / bheltzel@westfairinc.com

Douglas Blake Solinsky, of Cortlandt Manor, has consented to a \$10,000 fine, \$27,622 in restitution and a four-month ban from associating with any member of the Financial Industry Regulatory Authority, for excessive and unsuitable trades in two customer accounts from 2017 to 2019.

In 2019, Newbridge Securities Corp., Manhattan, fired him and notified FINRA, a non-governmental organization that regulates brokers and broker-dealer firms.

FINRA calculates a portfolio's annual turnover rate and cost-equity ratio to determine whether exces-

sive trading has occurred.

The turnover rate is the number of times a portfolio of securities is exchanged for another portfolio of securities. An annual turnover of six indicates excessive

trading.

The cost-to-equity ratio is the break-even point where commissions and fees are covered and the investor may begin to see a return on investments. A ratio above 20% is considered excessive.

In 2017, according to the FINRA

report, Solinsky represented a 71-year-old customer from Texas whose portfolio had an average month-end equity of about \$64,750. He recommended purchases totaling about \$601,000.

The turnover ratio of more than nine and the cost-equity ratio of 26% meant that the investments had to grow by more than 26% in one year just to break even. The client paid \$16,593 in commissions and fees.

From April 2018 to February 2019, Solinsky represented a 63-year-old



The turnover rate is the number of times a portfolio of securities is exchanged for another portfolio of securities.

plumber and 63-year-old teaching assistant from Wisconsin. Their average month-end equity was \$38,700, and Solinsky recommended purchases of about \$364,000.

The annual turnover rate of more than nine and cost-equity ratio of 29.25%, meant that their investments had to grow by more than 29.25% to break even. They paid \$11,029 in commissions and fees.

Solinsky had faced a similar complaint in 2016, according to a FINRA BrokerCheck report. A customer claimed \$400,000 in damages from unsuitable trading. The dispute was settled in arbitration in 2018 for \$90,000.

In that case, Solinsky vehemently denied wrongdoing, according to the BrokerCheck report, stating that all transactions were discussed and authorized by the client and were suitable for the client's investment goals and risk tolerance.

"The firm and Mr. Solinsky made a business decision to resolve this matter by way of settlement (which includes an express denial of any liability), in an effort to avoid the costs and distractions of further arbitration proceedings," the report states.

FINRA and Solinsky, who neither admitted nor denied the findings in the new case, signed off on the settlement in June. FINRA publicized the action in its August disciplinary report.

After Newbridge fired Solinsky in 2019, he briefly represented Cape Securities Inc., of McDonough, Georgia, followed by Benchmark Investments and then Kingswood Capital Partners, both of Manhattan.

The BrokerCheck report also notes that federal tax liens had been filed against Solinsky in the Bronx and Westchester County from 2013 to 2021. The Westchester liens total \$716,935 in unpaid federal assessments on personal income from 2006 through 2017.

## M&G NOMINATE TODAY

NOMINATION DEADLINE  
**SEPTEMBER 25**



**Millennials** represent half of the workforce and it's predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Many individuals from this generation are coming of age and establishing their place in society. The awards celebrate this new era in the workforce and recognize some individuals who are leaving their footprints in the technology and business communities of Westchester and Fairfield counties.

# Millennial & Gen Z Awards 2023

### Nomination Requirements

- Living and/or working in Fairfield or Westchester counties
- Born between 1981 - 2000
- Candidate must not have won the competition previously

All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.

### Nominate at

[westfaironline.com/2023millennialgenz/](http://westfaironline.com/2023millennialgenz/)

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# Life is not a cabaret for The Boathouse in Ossining

BY BILL HELTZEL / bheltzel@westfairinc.com

For nearly a decade The Boathouse has been allowed to provide live, outdoor music during the summer season, but this year, the bar-restaurant claims, village of Ossining officials have stalled approval of a seasonal cabaret license.

Up the River Restaurants Inc., the owner of The Boathouse, petitioned Westchester Supreme Court on Aug. 4 to compel the village to expedite the licensing process for the remaining weeks of the season.

“The Village Board of Trustees has provided no evidence the restaurant premises does not comply with all laws,” the petition states, “nor has it asserted a good-faith belief of any violation.”

“We believe the allegations to be without merit,” village corporate attorney Stuart E. Kahan stated in reply to an email asking for Ossining’s side of the story.

Up the River is owned by Vitale Polidoro and Scott London, according to its 2007 state liquor license application, and The Boathouse leases the premises on Westerly Road from the Shattemuc Yacht Club.

Beginning in 2014, it has operated an outdoor bar from May to October, offering panoramic views of the Hudson River, food, dancing and often live music.

This year The Boathouse booked live acts for 10 dates, ranging from the Worla Roots reggae band to the Steel Passion 12-piece steel drum band.

Ossining requires a cabaret license for businesses that sell refreshments and provide entertainment, the petition states. The village clerk is the licensing officer. The police chief has one week to review the application

and submit written findings to the board of trustees.

The trustees may deny a cabaret license, Up the River says, only if the applicant is not a U.S. citizen

of good moral character, if the applicant has been convicted in the past year for violating laws relating to liquor, public morality and decency, or if the premises does not comply with state and village laws.

The company applied for a cabaret license on March 20, and more than 120 have passed, the petition states, without any action being taken.

Long after the application should have been granted, or at least considered, Up the River claims, the village attorney asked for evidence that the liquor license permits live music.

The liquor license does not include that information, according to the petition, and the village code does not require an applicant to provide the information.

The owners are U.S. citizens and have not been convicted of violating liquor laws or public morality or decency laws, the petition states, and there are no violations of record against the restaurant premises.

Victoria L. Polidoro, The Boathouse’s attorney, states in a court document that the village has threatened to report any purported violations of the cabaret law to the state liquor authority, which could cause long-term consequences to the owners.

The inability to provide live music, she said, reduces the number of customers and the sale of food and beverages during the outdoor season.

Up the River is asking the court to declare that the village has deprived it of due process of law and acted arbitrarily and capriciously; declare that state liquor laws preempt the village cabaret permit; or order the village to issue the cabaret license.



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Tom Connor

# Rise or fall in the fall

BY TOM CONNOR



Right now, it's fall trade show prep season. Recognize trade shows are circuses and few trade show spends yield the activation of new customers as intended.

Contributing Writer

As summer ends, big marketers typically have spent down their budgets until 2024 starts, but their plans for 2024 are in place now. The big TV networks and streamers say they've wrapped up their "upfront sell in" to advertisers. Traditional TV viewership is down to 50%; cable is down 25%. The Writers Guild and SAG-AFTRA strikes mean no new content production for ye olde Fall Lineup! The ad-laden streaming networks will have programmed ads in all the right content depending on your viewing habits and their powers of demographic suggestion. They know your habits, just like credit card marketers know your purchases.

Streaming series can be great TV, but does this mean postponing viewing the new "Yellowstone" in October? Thanks to the strikes, starting to map out Monday through Thursday and maybe Friday TV evenings is a chore. Which series? When? Binge? Or watch an episode once a week? Sports TV solves Saturday and Sunday, and maybe Monday and Thursday until the end of the NFL regular season. Will the new Bud Light commercials be as humorous as the old "fratty" ones that dominated football viewing?

This new streaming schedule is a diaspora without "must-see TV." It will create some interesting ad targeting, much like digital radio. Uber-frequency is likely, meaning you see the ad so many times, you will tune it out. However, the Instagram comedic influencers I

follow during the same evenings I'm watching the tube are much more engagingly viewed than 90% of the commercials that target me.

My influencers comprise fellow hobbyists, comics and Italian foodies, the latter always finding the best pizza/pasta "sandwiches" in the Boroughs and New Jersey. Westchester and Fairfield get short shrift — just one guy in Yonkers,

so there's an opportunity for a talent to emerge.

Try the Instagram Reels habit. You may get hooked, but the content can be very enjoyable, anticipated and welcomed. TikTok influencers target viewers based on product interests. Does your product or service have an angle that could be memorialized via a series of fun or uplifting posts? It's TikTok and Instagram filling a vacuum of non-sports advertising. Let's face it; LinkedIn is so much "same old same old."

Our new cousin of Instagram, Threads, is failing to suit the early adopters. Twitter now goes by "X," but do we "X" people when we respond vs. "tweet?" Did Musk think of "X's" and "O's" like Valentines get signed? How does ad sales superstar Linda Yaccarino who Musk brought to his \$44 billion acquisition get "X"

bought? X is an enigma in terms of its future. Recently, Musk has been clearly pivoting away from X's nebulous future to the first profitable quarter for SpaceX, Tesla discounts and Tesla's new pickup truck future that will be as popular as Dylan Mulvaney, the hired influencer who destroyed Bud Light. Pickups are the most profitable vehicles manufactured. Have you seen the Tesla truck? It's akin to the DeLorean in "Back to The Future." Musk says it's only coming in stainless steel, but it's also bulletproof! Musk must be having X problems. his media machine cranking up Tesla and SpaceX focus. Mark Zuckerberg, a martial arts expert, is insisting on a cage match with Musk. No lie. Threads is weak, X is weak, so these megalomaniacs are trading insults on social media and spin this suggested cage fight. This clearly gets through to shareholders, though.

Who are your shareholders? Senior management, staff, customers, potential customers, targets at large, community stakeholders you need to partner with — all these folk need to be thumbs up. Those potential customers and targets at-large are who you need to uplift for revenue goals, all the while impressing everybody else in the mix. The community piece can be a tough trade area to develop. Historically, it means charitable giving. Currently, it can mean a partnership borne of co-marketing by sponsoring a non-profit's event. Sponsors, should never be sheepish and push for all the "value added" they can get.

Right now, it's fall trade show prep season. Recognize trade shows are circuses and few trade show spends yield

the activation of new customers as intended. Why? Unless you have specific meetings with prospects pre-scheduled before the show, trade shows are expensive and truly difficult to master. The bigger multinational exhibitors spend inexorably huge sums to shock and awe. But fear not; just think in terms of the tag team of Reach and Frequency. The slim jim brochure — useless unless messaging impact yields unaided recall of your brand. Brochure grabbers do not build business. The big "ah hah" is will your name AND your unique selling proposition (USP) be recalled at all by 20,000 attendees? How will they get into your booth and its story? That's reach. Any way of having your message benefit from frequency? Videos on big LED walls can have audio, but the din of the crowd and the migraines the booth staff will have after the fourth playback of the soundtrack rule that out. Can your team figure out a silent movie type video that everyone will want to see, and see it in your booth, and tell people about it?

Well, that's the ad game. And — whether you're Musk, Trump, Anheuser-Busch, a cool and clever Instagram influencer, or a Westchester and Fairfield business that really wants the buzz — the circus barker is you, and think about whose eyes and ears you need to ring in. Hint: harnessing creativity and serving up impact, in the hands of pros, who must get on the scoreboard or get fired, really can make the difference. Ask to see their reels. You'll know if they have the chops based on past clientele and assignments.

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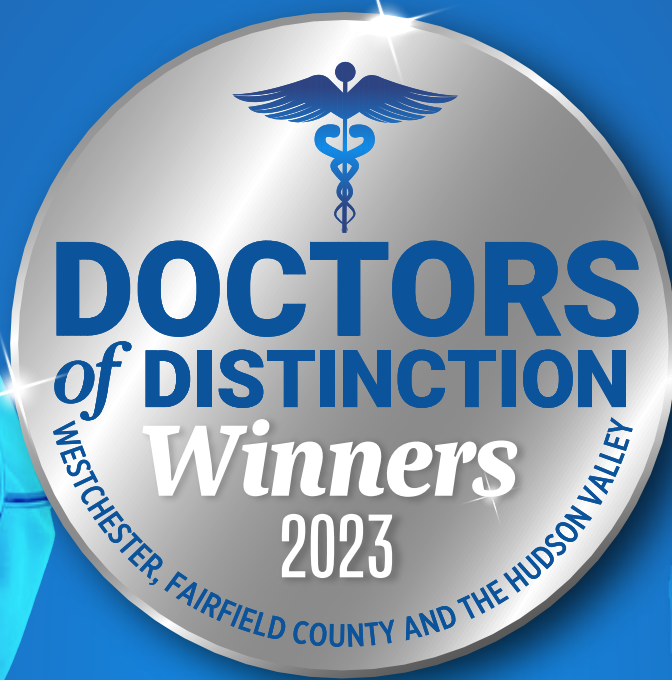
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COMMUNITY  
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## PROMISE FOR THE FUTURE

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Thomas Gagliardi  
NEW YORK  
MEDICAL COLLEGE

## TEAM

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Jenifer Drummond  
and Amanda Collins-Baine  
DARIEN  
SIGNATURE HEALTH

## TEAM

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Och Spine  
NEW YORK  
-PRESBYTERIAN

## VETERINARIAN

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Dr. Alison Allan  
WHITE PLAINS  
VETERINARY HOSPITAL



# CELEBRATING NORWALK

ADVERTORIAL RESOURCE GUIDE



# Small Batch, Hand-Baked Granola

Kellys Family Foods™ is a Norwalk-based family owned and operated company with a line of 100% all natural gluten-free granolas that are sold at independent grocery stores, leading national chains, university coffee shops, and direct to consumers through on line marketing.

All of our granolas are based on FOUR healthy ingredients - 100% whole grain gluten free rolled oats, non-GMO expeller pressed canola oil, USDA organic honey, and pure maple syrup - PLUS, we add nuts, dried fruits and natural flavors to make our six flavors.

Customers say our Four Plus Granola™ tastes light, fresh, and natural. Not too dry, not too crunchy, not too sweet. All our flavors are low in sugar, ranging from 3g to 5g per serving.

You don't have to be a foodie or a specialty food manufacturer to have noticed all of the new food trends and products that have been coming to market in recent years. Paleo, keto, natural sugar substi-



tutes, plant-based protein, insects, CBD-infused products, and much more.

We say "Forget the fads, it's all about the taste." Our customers buy Four Plus Granola™ for their healthy life style, but they really love it for the taste.

From the beginning, we have believed it is important to support the community in which we live and work. We wanted to do more than making donations to local charities. So we reached out to Norwalk

community service organizations and state agencies with the goal of recruiting people who have challenges in entering the work force.

It is often difficult to integrate workers into the demanding environment of food manufacturing with all of the policies and procedures required to make a consistently high quality product and meet all of the relevant standards for safe handling of food products. After nearly 10 years of

these efforts, we have had some bumps in the road, but we have largely had great success. With patience and commitment from all of our team, we have seen that some of the most challenged members of the work force can find meaningful employment in a demanding environment if given the chance.

We are proud of our product, proud of our team, and proud to be a member of the Norwalk community!

**Kellys Family Foods™**

**Eat it for your health. Love it for the taste.**

- PLANT BASED NUTRITION
- GLUTEN FREE
- NON-GMO INGREDIENTS
- SODIUM FREE

[kellysfourplus.com](http://kellysfourplus.com) (203) 939-1661 [info@kellysfourplus.com](mailto:info@kellysfourplus.com)

# FLB Law Is Part of the Fabric of Norwalk

If you throw a stone in Norwalk, you're likely to hit a company or organization that has worked with FLB Law. The venerable full-service law firm, which provides legal counsel to businesses of all sizes, has been involved in many complex business and real estate transactions and litigation within the coastal city.

FLB Law attorney Eric Bernheim helped transform the South Norwalk landscape when he represented the City of Norwalk as special counsel on the development of The SoNo Collection. The 725,000-square-foot retail center, billed as the last newly constructed enclosed mall in the country, was the largest redevelopment in the city's history. Eric negotiated amendments to the Land Disposition Agreement, facilitated the modification of zoning regulations that enabled the project to proceed, negotiated easements that permitted the mall to straddle a road, and much more.

The firm also serves as general counsel to Norm Bloom & Son, LLC, a fourth-generation family-owned and operated shellfish farm better known as Copps Island Oysters. FLB Law takes care of all the company's legal needs, from structuring corporate entities to handling real estate transactions and related land use and zoning issues. Most recently, the firm represented Jeanne Bloom with the formation of VESSL, LLC, which creates body care products using sugar kelp from the family's aquafarm. In addition, the firm assisted the family with their expansion into food service with the creation of The Copps Island Oyster Shack, a food truck that provides casual seaside dining with the highest quality seafood.

Then there's Norwalk Art Space and MoCA Westport, for which Eric serves on the advisory board and board of directors, respectively. He represents both organizations on real estate transactions and zoning approvals and has assisted with obtaining 501c3 status, property tax matters, and other issues.

The firm is also working with Capital Equities Group on SONO 50, a state-of-the-art office space at 50 Washington St., on several aspects of the project, including helping to protect the developer's rights to adjacent parking with the planned rewrite of Norwalk's zoning regulations and major urban renewal plan. The firm is also working with other clients on their projects and businesses to ensure they align with the new zoning regulations.

Among FLB Law's notable clients in Norwalk are Garavel Subaru, Fairfield County Bank, Barcelona Wine Bar, supermarkets, utilities and other businesses. The firm presents its annual Real Estate Outlook roundtable, which features the who's who of Norwalk real estate and is sponsored by the Greater Norwalk Chamber and the Westport-Weston Chamber.

So, without a doubt, FLB Law has its finger on the pulse of Norwalk and is prepared to represent clients across all practice areas. If you are in need of legal representation and would like to learn how FLB Law can add value, or if you are a lawyer looking to move your practice to a welcoming firm, please contact FLB Law Partner Rick Costantini at [costantini@flb.law](mailto:costantini@flb.law).

# FLB Law

FOGERTY | LAMBERT | BERNHEIM

WESTPORT, CONNECTICUT



## We Deliver Peace of Mind

Managing Partners Eric D. Bernheim, Stephen P. Fogerty, and Thomas P. Lambert

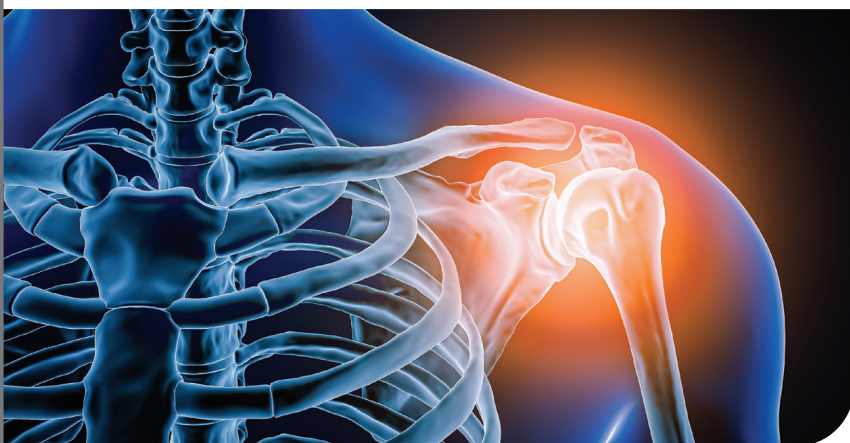
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Real Estate & Land Use > Tax Law  
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315 Post Road West  
Westport, CT 06880

# Propelling Fairfield County Forward

Hartford HealthCare is advancing care in Fairfield County by making expert healthcare more accessible and affordable for everyone



- From the tiniest newborns who need extra care to the older adults who need joint replacement or a hand at home.
- From a simple throat swab at an Urgent Care to complex, cardiac surgery at St. Vincent's Medical Center.
- From outstanding primary care and superb specialists.
- From Stamford to Stratford, including Norwalk, or from the comfort of your home, Hartford HealthCare is here where you live, work and play.

And we are just getting started.

**For your best health, start here.**

[Hartfordhealthcare.org/forwardfairfield](https://Hartfordhealthcare.org/forwardfairfield)



## FORWARD FAIRFIELD

Hartford HealthCare 



# Good Things Happening

## PROTECTING HISTORIC NEIGHBORHOOD IN YONKERS

The Westchester Land Trust (WLT) has preserved forever, by a conservation easement, some land in Yonkers, which offers many benefits to the community, including scenic enjoyment and open space within a heavily developed city. The newly preserved lots are close to a property protected earlier in 2023 by WLT, creating a swath of permanently protected green space in this urban environment.

“Everyone needs access to trees, fresh air and the tranquility that comes with nature,” said Gentian Falstrom, land projects manager at WLT. “Nature deserves to be protected and whether we’re conserving smaller parcels of land in cities or wild expanses in rural areas, it all makes a difference.”

## DENTAL OFFICE CELEBRATES REOPENING IN BRIDGEPORT



Sutton Dental & Braces, a Benevis-supported dental practice, has reopened its Bridgeport, Connecticut, practice and welcomed a permanent, full-time dentist to the office.

Dr. Nhuoc Lan Victoria Nguyen arrived on July 31 as a permanent dentist for the Bridgeport office. Previously, other Sutton Dental & Braces dentists rotated through the practice to continue providing care to patients. Despite not having a full-time doctor, the office fulfilled more than 4,100 appointments over the past year.

“I am excited to join Benevis as I believe in its mission to provide a dental home and superior care to children and their families in underserved communities,” said Nguyen. “In particular, I am proud to serve the Bridgeport community, which includes almost 103,000 children who are covered by Medicaid, indicating we can do more to serve local kids and their families for their dental needs as oral care is health care too.”

Nguyen received her DDS degree from New York University and her Bachelor of Science degree from the University of Toronto.

Sutton Dental & Braces is one of Connecticut’s leaders in Medicaid and affordable dental care for children and their families. Supported by Benevis, Sutton Dental’s five locations serve more than 11,000 children on Medicaid annually.

Benevis is a leading dental health-care delivery organization for practices focused on delivering life-changing oral care and orthodontics to underserved communities through comprehensive care and operational services that expand access to dentistry. Benevis has a 20-year history of providing quality dental care to approximately 5 million children and adults. Its network reaches more than 100 locally branded dental offices across the U.S. that deliver treatment through 1.2 million visits each year. Benevis also advocates for programs and legislation that ensure all families have access to the oral health care they need and deserve.

## FIRM WINS INTERNATIONAL M&A AWARD



Hartford-based Pullman & Comley has won an International M&A Award for its role in Enjet Aero’s acquisition of Newington-based Integral Industries Inc. The award, which is presented by The M&A Advisor, is in the Industrials Deal of the Year (under \$100m) category. Andrew C. Glassman, co-chair of the business organizations and finance practice, was the lead attorney. Farmington-based accounting firm UHY and M&A investment bank Generational Group were also named as winners for their contributions to the deal.

Pullman & Comley will be honored at the 14th annual International M&A Awards, a black-tie gala that is part of the 2023 Leadership in Dealmaking Summit, on Sept. 19-20 at the New York Athletic Club. Enjet Aero, a Kansas City-based engine component manufacturer, completed the acquisition in June 2022. Integral Industries manufactures components and assemblies for commercial and military aircraft engines.

This honor is just the latest for Glassman in his career at Pullman & Comley. He was recognized in this year’s Chambers USA, a leading business guide to the legal

profession, in the Corporate/M&A category. Glassman was also named Hartford “Lawyer of the Year” by The Best Lawyers in America in the area of mergers and acquisitions law in 2022 and 2023, after being listed every year since 2013. And the Connecticut Cannabis Chamber of Commerce named Glassman, who is also chair of Pullman’s Cannabis, CBD and Hemp practice, the 2022 Attorney of the Year.

International M&A Award winners were chosen by an independent judging panel of industry experts who evaluated nominations representing more than 250 individual companies worldwide. The two-day event will feature the industry’s leading professionals participating in interactive forums, sessions, roundtable discussions and one-on-one meetings.

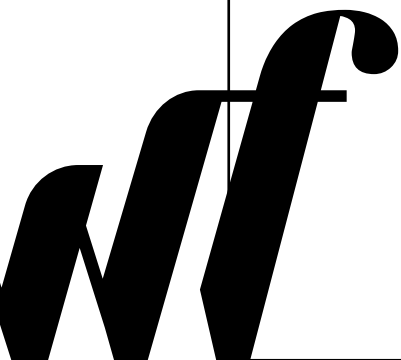
“...In a world shaped by geopolitics and fueled by technological innovation, these awards honor the remarkable achievements of experts who transcend borders to unlock exceptional value,” said Roger



Aguinaldo, founder and CEO of the M&A Advisor.

Now in its 25th year, the M&A Advisor was founded to offer insights and intelligence on mergers and acquisitions, establishing the industry’s leading media outlet in 1998. Today, the firm is recognized as the world’s premier leadership organization for mergers and acquisitions, restructuring and corporate finance professionals.

Pullman & Comley is one of Connecticut’s largest law firms and, for more than 100 years, has provided a wide range of legal services to clients in the New England region, as well as throughout the United States and internationally. The firm has offices in Bridgeport, Hartford, Waterbury and Westport, Connecticut; White Plains, New York; Springfield, Massachusetts; and Wakefield, Rhode Island.



## MISS COLUMBUS IS SELECTED



Jennifer Pierz

Jennifer Pierz, a Maria Regina High School senior, was recently selected by the Yonkers Columbus Day Celebration Committee as Miss Columbus 2023.

She will have the honor of reigning over the 94th annual Yonkers Day Parade on Sunday, Oct. 1.

In addition to Pierz, the all-girls Catholic high school in Hawthorne will also be represented by its Marching Band, a talented ensemble that made its debut at the Bronx Columbus Day Parade two years ago and has since had the distinction of being the only all-girls group in

this year's New York City St. Patrick's Day Parade and the winner of "Best High School Marching Band" in the 2023 Yonkers St. Patrick's Day Parade.

Pierz was also awarded a scholarship by the Yonkers Columbus Day Celebration Committee. Referring to the celebration, she said, "It's a day when Italian Americans proudly come together to commemorate their coming to America and their Italian heritage. It's a reminder that the U.S. is a nation of immigrants who have brought their unique history and cultures to our shores."

## LGBTQ+ ADVISORY BOARD CHAIR NAMED



Rachel Simon

Westchester County Executive George Latimer recently announced the appointment of Rachel Simon as chair the county's LGBTQ+ Advisory Board.

Latimer said: "Rachel has already worked closely with the county on a myriad of issues advancing the needs of the county's LGBTQ+ community and I look forward to working with them as we continue to find ways to improve the lives of all Westchester residents."

Simon said: "As the incoming LGBTQ+ Advisory Board chair, I am humbled by the opportunity to collaborate with County Executive Latimer during this pivotal moment for LGBTQIA+ rights around the nation and in our community."

Simon, the director of the Office of Gender and Sexuality at Pace University, is an accomplished educator, prolific author, awardee of numerous grants and has been recognized for her exceptional LGBTQIA+ advocacy work.

# ARTSW

ARTSWESTCHESTER



Marie Smith



Kathleen Reckling

## APPOINTMENTS AT ARTSWESTCHESTER

Kathleen Reckling of Ardsley has been promoted to chief operating officer for ArtsWestchester in White Plains. Reckling has been with the organization more than 12 years and most recently served as deputy director of public programs. She will continue to lead the development of the arts council's public programs but will also oversee the day-to-day operations of the organization.

ArtsWestchester also announced the appointment of longtime board member, Marie Smith of White Plains, as its new board president to serve the 23-24 term. Smith, who has been a board member since 2017, was most recently executive vice president, co-chair of the grants committee and a member of the social justice committee. She had a 10-year career at Citicorp and is currently a manager at William Sonoma.

Additionally, ArtsWestchester has announced the appointment of three new members to its Board of Directors for the 2023-26 term:

Brian Van Riper (Hopewell Junction), director of construction and project management for Robert Martin Co., has more than 25 years' experience in commercial real estate. Van Riper has received his LEED (Leadership in Energy and Environmental Design).

Louis P. Gallo of Eastchester, a senior vice president and commercial banking market executive at Wells Fargo, based in White Plains, began his career at Chase Manhat-

tan Bank and joined Wells Fargo in 2013. Today, his territory includes Connecticut/Capital New York and Hudson Valley markets where he leads a team of professional bankers providing a vast array of financial services.

Tyre Robinson, regional president for New York's Tarrytown region at M&T Bank, is responsible for building and managing small-business banking relationships throughout the region in Westchester and Rockland as business banking regional manager. He holds a master's degree in business administration from NYU's Stern School of Business.

Also, two new affiliate board members were welcomed: Michelle Maplethorpe, executive director of the Katonah Museum of Art, and Wilfredo Morel, a sculptor from Peekskill. Each will serve two-year terms as affiliate representatives.

For over 50 years, ArtsWestchester has been the community's connection to the arts. Founded in 1965, it is the largest private not-for-profit arts council in New York state. Its mission is to provide leadership, vision and support to ensure the availability, accessibility and diversity of the arts providing programs and services that enrich the lives of everyone in Westchester County. ArtsWestchester purchased the nine-story neo-classical bank building at 31 Mamaroneck Ave., which has since been transformed into a multi-use resource for artists, cultural organizations and the community. A two-story gallery is located on the first floor.

# Good Things Happening



Climbing at Burke Rehabilitation Hospital.

## SPORTS EXPO AT REHAB HOSPITAL

Burke Rehabilitation Hospital will host the Burke Expo: An Adaptive Sports & Community Event, Saturday, Sept. 23, on its main campus at 785 Mamaroneck Ave. in White Plains from 10 a.m. to 3 p.m. Open to all community members free of charge, the Burke Expo will feature a wide range of adaptive sports and recreation activities, including boxing, cycling, fencing, golf, off-roading and rock climbing.

“We are thrilled to be offering these exciting experiences and sharing the latest innovations in adaptive sports,” said Eileen Andreassi, MA, CTRS, Burke’s director of therapeutic recreation and adaptive sports.

Demonstrations of technologies and equipment will highlight how people of all abilities can engage in an active lifestyle. More than 40 exhibitors will present their products and services. Burke’s canine support program, TheraDogs, will add to the festive community atmosphere. Representatives of both community organizations and businesses will be available to provide helpful information and answer questions. There will also be an opportunity to meet

Burke’s highly trained therapists and learn about services. Registration is not required. The rain date for the Expo is Sunday, Sept. 24.

To learn more about the Burke Expo, visit <https://www.burke.org/giving/events/burke-expo/>.

For more information about becoming an Expo sponsor or exhibitor or to make a donation, call the Development Office at 914-597-2847.

Burke Rehabilitation is a not-for-profit health-care organization devoted solely to acute physical rehabilitation. Founded in 1915 through an endowment from philanthropist John Masterston Burke, it has been a member of the Montefiore Health System since 2016. Burke operates the only hospital in Westchester County dedicated solely to adult and adolescent rehabilitation medicine. It was named a Best Rehabilitation Hospital in “U.S. News & World Report.” It also offers therapeutic care in locations throughout Westchester County, the Hudson Valley and the Bronx for those who have experienced injuries, surgery or chronic conditions, from the simple to the very complex.

## POTENTIAL NEW DISEASE-MODIFYING TREATMENT IN LUNG TRANSPLANTATION



AI Therapeutics

AI Therapeutics Inc., a clinical-stage biopharmaceutical company in Guilford, Connecticut, developing novel therapeutics for rare diseases,

recently announced the commencement of an investigator initiated Phase 2 study at UC San Francisco (UCSF) for its novel inhaled form of sirolimus, LAM-001, for the treatment of bronchiolitis obliterans syndrome (BOS) in patients post-lung transplant. BOS remains the leading cause of death after transplantation and affects approximately 50% of all lung transplant recipients by 5 years. Worldwide, 4,600 lung transplantations are performed each year.

“BOS is a major complication in lung transplant patients for which there are no approved therapies. BOS pathology is driven by inflammation of the small airways, fibroproliferation and abnormal regeneration of the epithelium. Progressive narrowing of these airways leads to difficulty breathing and the

ultimate need for re-transplantation or death,” said Steven Hays, M.D., medical director of the UCSF Lung Transplant Program, and principal investigator of the trial. “While retrospective analyses have shown that oral sirolimus can improve survival in BOS patients, systemic toxicities have limited its widespread adoption. An inhaled version of sirolimus has the promise of delivering the drug directly to the lung tissue where it is needed while potentially reducing systemic exposures and concomitant toxicities.”

AI Therapeutics was founded by Dr. Jonathan Rothberg, serial entrepreneur and recipient of the National Medal of Technology and Innovation for inventing high-speed “Next-Gen” DNA sequencing, with the goal of utilizing artificial intelligence to accelerate the clinical development of drugs for rare diseases. The company is building out an expansive rare disease pipeline with the help of its Guardian Angel™ Platform, a suite of artificial intelligence tools that use deep learning to understand complex disease biology and the action of potential new therapeutics.

## TREATMENT OF WET AGE-RELATED MACULAR DEGENERATION

Regeneron Pharmaceuticals Inc. in Tarrytown recently announced that the U.S. Food and Drug Administration (FDA) has approved EYLEA HD (afibercept) Injection 8 mg for the treatment of patients with wet age-related macular degeneration (wAMD), diabetic macular edema (DME) and diabetic retinopathy (DR). The recommended dose for EYLEA HD is 8 mg (0.07 mL of 114.3 mg/mL solution) every four weeks (monthly) for the first three months across all indications, followed by 8 mg every eight to 16 weeks in wAMD and DME and every eight to 12 weeks for DR.

“The FDA approval of EYLEA HD is an important advancement in retinal care,” said Peter Kaiser, M.D., Chaney Family Endowed chair in Ophthalmology Research at the

Cole Eye Institute and professor of ophthalmology at Cleveland Clinic Lerner College of Medicine. “With EYLEA HD, patients with wet age-related macular degeneration or diabetic retinal disease can now receive less frequent injections after their initial monthly doses and still experience the similar visual gains, anatomic improvements and safety profile of EYLEA.”

“More than 10 years ago, we fundamentally changed the way that certain serious retinal diseases were treated with the introduction of EYLEA. With the approval of EYLEA HD, we have elevated the high standard that EYLEA set,” said George D. Yancopoulos, M.D., Ph.D., board co-chair, president and chief scientific officer at Regeneron, and a principal inventor of EYLEA.

EYLEA HD is being jointly developed by Regeneron and Bayer AG. In the U.S., Regeneron maintains exclusive rights to EYLEA and EYLEA HD. Bayer has licensed the exclusive marketing rights outside of the U.S., where the companies share equally the profits from sales of EYLEA and EYLEA HD following any regulatory approvals.

## 2024 BEST LAWYERS® LIST

Pullman & Cmley LLC has congratulated 39 of its attorneys for being recognized by “The Best Lawyers in America®” in its 2024 list. Of these attorneys, six were named “Lawyer of the Year” in their practice area and location, and six were identified as “nes t Watch.”

Recognition by Best Lawyers is based entirely on peer review. The process is designed to capture, as accurately as possible, the consensus opinion of leading lawyers about the professional abilities of their colleagues within the same geographical area and legal practice area.

For the 2024 edition of The Best Lawyers in America, more than 13.7 million votes were analyzed, which resulted in recognition of approximately 5% of lawyers in private practice in the United States.

The following Pullman & Cmley attorneys and their practices appear in The Best Lawyers in America 2024:

- Michael J. Andreana — Public Finance Law.
- David P. Atkins — Bet-the-Company Litigation, Commercial Litigation, Ethics and Professional Responsibility Law, Legal Malpractice Law – Defendants.
- Campbell D. Barrett — Appellate Practice, Family Law.
- Megan Y. Carannante — Employment Law - Management, Litigation - Construction, Litigation - Labor and Employment.
- Stephen M. Cwherd — Health Care Law.
- Geoffrey F. Fay — Real Estate Law.
- Monte E. Frank — Commercial Litigation.
- Elit B. Gersten — Commercial Litigation.

- Andrew C. Glassman — Business Organizations (including LLCs and Partnerships), Corporate Compliance Law, Corporate Governance Law, Corporate Law, Mergers and Acquisitions Law.
- Irve J. Goldman — Bankruptcy and Creditors Rights / Insolvency and Reorganization Law, Commercial Litigation, Litigation – Bankruptcy.
- Nancy A. D. Hancck — Business Organizations (including LLCs and Partnerships).
- Joshua A. Hawks-Ladds — Labor Law - Management, Litigation - Labor and Employment.
- Lee D. Hoffman — Energy Law, Energy Regulatory Law, Environmental Law.
- Robert L. Hlberg — Arbitration, Mediation.
- Dana M. Hrelac — Appellate Practice.
- Brin J. Kirsch — Real Estate Law.
- Frederic Lee Klein — Energy Law, Water Law.
- John T. Kukucka — Family Law, Family Law Arbitration, Family Law Mediation.
- Kristin B. Mayhew — Bankruptcy and Creditors Rights / Insolvency and Reorganization Law, Commercial Litigation.
- D. Robert Morris — Litigation – Antitrust.
- Gary B. Connor — Litigation - Real Estate, Real Estate Law.
- Jonathan B. Reans — Employment Law - Management, Litigation - Labor and Employment.
- Alan S. Parker — Trusts and Estates.
- Marie V. Phelan — Public Finance Law.
- Michael E. Riley — Arbitration.
- Richard C. Robbins — Litigation – Construction.
- Stephen M. Sedr — Education Law, Employment Law - Management, Labor Law - Management, Litigation - Labor and Employment.
- Gregory F. Servidi — Eminent Domain and Condemnation Law.
- James T. Shearin — Bet-the-Company Litigation, Commercial Litigation, Litigation - Antitrust, Litigation - Banking and Finance, Litigation - Intellectual Property, Litigation – Securities.
- John F. Stafstrom Jr. — Public Finance Law.
- James B. Stewart — Trusts and Estates.
- Marcy Tench Stvall — Ethics and Professional Responsibility Law, Legal Malpractice Law – Defendants.
- Diane W. Whitney — Commercial Litigation, Environmental Law.
- The following six attorneys were named “Lawyer of the Year:”
- Campbell D. Barrett — Family Law (Hartford).
- Irve J. Goldman — Bankruptcy and Creditors Rights / Insolvency and Reorganization Law (Stamford).
- Lee D. Hoffman — Energy Regulatory Law (Hartford).
- Robert L. Hlberg — Arbitration (Hartford) and Mediation (Hartford).
- Jonathan B. Reans — Employment Law - Management (Stamford).
- Diane W. Whitney — Environmental Law (Hartford).
- 1
- The following Pullman & Cmley attorneys were designated as “nes t Watch:”
- Tabitha Ayer — Corporate Law.
- Thomas S. Lambert — Commercial Litigation, Litigation - Construction, Product Liability Litigation – Defendants.
- Bianca L. Giurat — Commercial Litigation.
- Stacie Prvencher — Family Law.
- Kelly A. Scott — Family Law, Family Law: Arbitration and Mediation.
- Zachary T. Zeid — Employee Benefits (ERISA) Law, Labor and Employment Law – Management.
- First published in 1983, Best Lawyers has become universally regarded as the definitive guide to legal excellence.

## WMCHEALTH FACILITIES HIGHLY RATED

Westchester Medical Center Health Network facilities in the Hudson Valley have received high ratings. The Center for Medicare and Medicaid Services gave its highest ratings – five stars – to St. Anthony’s Community Hospital and Schervier Pavilion, both at the WMCHealth campus in Warwick.

The Center for Medicare and Medicaid Services recognized the facilities in the Overall Hospital Quality Ratings category in several areas, including timeliness and effectiveness of care, prevention of complications and infections, quality of maternal care, staff and more.

Schervier Pavilion also received a five-star CMS nursing home rating for excellence in specialized care.

St. Joseph’s Place, on the campus of the WMCHealth’s Bon Secours Community Hospital in Port Jervis, received a five-star Centers for Medicare and Medicaid Services nursing home rating for excellence in specialized care.

And HealthAlliance Hospital in Kingston, also a member of WMCHealth Network, has been recognized by the Lown Institute for outstanding social responsibility, receiving an “A” grade on the 2023-24 Lown Institute Hospitals Index.

The organization said the hospital received the grade through “strong, ‘A’-grade performances across metrics of health equity, patient outcomes, value of care and community benefit, out of more than 3,600 hospitals nationwide.”



## PROMOTION AT KEYBANK

Brian C. Tornberg has been promoted to the position of business banking relationship manager for KeyBank’s Connecticut and western Massachusetts market. In his new role, he will provide customized financial solutions to improve cashflow such as commer-

cial lines of credit, SBA financing, equipment financing, cash management, merchant services, commercial real estate financing and more to businesses with sales revenues between \$3 million and \$50 million annually. He reports to New England Business Banking Sales Leader Allison Standish-Plimpton.

Tornberg has 22 years of banking experience. He joined KeyBank in 2019 as a branch manager and became a Key@Work relationship manager in 2021. Prior to joining

Key, Tornberg spent 17 years at Wells Fargo Bank (formerly First Union/Wachovia) as an area retail leader in the New Haven market. He serves on the executive board for Farnam Community Center (now Clifford Beers) in New Haven.

KeyCorp’s roots trace back nearly 200 years to Albany, New York. Headquartered in Cleveland, Ohio, Key is one of the nation’s largest bank-based financial services companies, with assets of approximately \$195 billion as of June 30, 2023.



# Good Things Happening



## THE LIONS ROARING SUPPORT

In July, the Larchmont Mamaroneck Lions teamed up with Sedona Taphouse's Dine Out for Charity program in support of The Fuller Center.

Located in Mamaroneck, Sedona dedicates a full month of Mondays throughout the year to support local charities and service groups. In the month of July, it raised \$1,618 in support of The Fuller Center. The Lions contributed \$1,000, making a combined total donation of \$2,618.

The Fuller Center for Housing, a local nonprofit based in New Rochelle, promotes collaborative and innovative partnerships with individuals and organizations to build, rehabilitate and provide affordable home ownership for people in need. Through its D.A.R.T. program (Disaster Assistance Response Team), the Fuller Center is also front and center in dealing with and responding to local emergencies.

The Larchmont Mamaroneck Lions, which is celebrating its Centennial, focuses on supporting existing nonprofit and community service groups by bringing community service leaders together to determine needs, solutions and resources.

## NEW OFFICERS AT CREDIT UNION



TEG Federal Credit Union in Poughkeepsie recently announced that it has hired Michael Mazzuca as business development officer and Kevin Arduino as a mortgage loan officer to join its fast-growing commercial and residential lending department.

With more than 25 years of business-to-business sales and over 20 years of experience in commercial banking and financial services, Mazzuca will be generating new business, cultivating strong relationships and increasing membership within the local business communities. What sets him apart as a seasoned commercial lending professional, is that he personally knows what it is like to be an entrepreneur and can use his expertise to find the best solutions.

As a former teacher and administrator Arduino is responsible for procuring new residential mortgage transactions for the credit union. A natural coach and leader, he prides himself on building relationships and providing borrowers with the best possible experience.

"I am proud to welcome Mike and Kevin to the TEG team," said Jackie Fellin,

chief lending officer. "Their expertise and proven history of results will be a great addition to our commercial and residential lending team and growing credit union."

Founded in 1969, TEG FCU is a full-service financial cooperative for individuals and businesses who live, work, worship or attend school in the New York counties of Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

With over \$420 million in assets, TEG serves its more than 37,500 members through eight branches in Poughkeepsie, Beckman, Hyde Park, Middletown, Newburgh and Wappinger Falls. It is a member-owned not-for-profit organization.

## FATHER AND DAUGHTER, BEST LAWYERS

Westchester County elder law and trusts & estates attorney Anthony J. Enea of Enea, Scanlan & Sirignano LLP, with offices in White Plains and Somers, has been selected by his peers for inclusion in the 30th edition of "The Best Lawyers in America" in the practice areas of elder law and trusts and estates. Lauren C. Enea, senior associate, has also been recognized in the fourth edition of "Best Lawyers: Ones to Watch in America."

AV-rated attorney since 2002, Anthony Enea is the immediate past president of the Westchester County Bar Foundation, past chair of the New York State Bar Association's Elder Law & Special Needs Section and 50+ Lawyers Section, and a past president of the Westchester County Bar Association. Named Westchester County's Leading Elder Care Attorney at the Above the Bar Awards, Enea's practice areas include wills, trusts and estates; elder law; Medicaid asset protection planning; Medicaid applications (home care and nursing home); special needs planning; and guardianships.

"I am both humbled and grateful to receive this esteemed recognition from Best Lawyers of America,



Anthony J. Enea

especially alongside my daughter, Lauren," said Enea, who has spent almost 40 years protecting the rights of seniors, the disabled and their families.

This marks the 13th consecutive year Enea has been included in the Best Lawyers list. He was also recognized as a Best Lawyers® "Lawyer of the Year" in White Plains five times and has been named as one of Westchester County's "Super Lawyers" annually since 2007 and a Westchester Top 25 Super Lawyer.

An active member of local and state bar associations, Lauren C. Enea holds several leadership positions within various legal



Lauren C. Enea

organizations. She was appointed to the Executive Committee of the Westchester County Bar Association (WCBA) Trusts and Estates Section and serves as co-chair of its New Lawyers Section, treasurer of the Columbian Lawyers Association of Westchester County, and chairs the Publications Committee for the New York State Bar Association (NYSBA) Elder Law and Special Needs Section. She is also the co-editor of the NYSBA Elder Law and Special Needs Section Journal.

She concentrates her practice on wills, trusts and estates; Medicaid planning; special needs planning; and probate/estate administration.





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## WESTCHESTER

## COURT CASES

U.S. Bankruptcy Court  
White Plains & Poughkeepsie  
Local business cases, Aug.  
16 - 22

**Stratis Corp., Thornwood, d.b.a. Casa Rina Restaurant, Tommy Stratigakas, president,** 23-22617-SHL: Chapter 11, assets \$172,822, liabilities \$1,065,000. Attorney: H. Bruce Bronson Jr.

**Brian J. Hill, Poughkeepsie, d.b.a. Kitchen Tune Up,** 23-35702-CGM: Chapter 7, assets \$380,832, liabilities \$1,154,912. Attorney: Gregory T. Dantzman.

U.S. District Court, White Plains  
Local business cases, Aug. 16  
-22

**Danielle Jordan, Orange County vs. NuSpecies Corp., Mount Vernon, et al,** 23-cv-7269-CS: Americans with Disabilities Act. Attorney: Alex Rissmiller.

**Simply Amazing LLC, Mahwah, New Jersey vs. 7 Greenfield Road LLC, Woodbridge, et al,** 23-cv-7271-NSR: Trademark infringement. Attorney: William J. Thomashower.

**Peter F. Valdez, Dutchess County vs. Wells Fargo Advisors branch offices in Dutchess County,** 23-cv-7279-CS: Job discrimination. Attorney: Thomas M. Gambino.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores  
Westfair Communications Inc.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Mohammed M. Sarder, Westchester vs. Mount Vernon Neighborhood Health Center Inc., et al,** 23-cv-7312-PMH: Medical malpractice, removal from Westchester Supreme Court. Attorney: Brandon H. Cowart.

**Michelle Mullaney, Plymouth County, Massachusetts vs. Hop Energy LLC, Harrison, et al,** 23-cv-7318: Contract, class action. Attorneys: Daniel J. Brenner, Ethan D. Roman, J. Burkett McInturff.

**FDIC vs. Realfi Home Funding Corp., White Plains,** 23-cv-7438: Cigarette Labeling & Advertising Act. Attorney: Michelle G. Bernstein.

**Americo Orantes vs. Lawn King of White Plains, et al,** 23-cv-7446: Fair Labor Standards Act. Attorney: Katherine Y. Morales.

## DEEDS

## Above \$1 million

**14 White Plains Road LLC,** New York. Seller: 14 White Plains Revocable Trust, Deerfield, Illinois. Property: 14 White Plains Road, Eastchester. Amount: \$2.1 million. Filed Aug. 10.

**16 Wheeler AJC LLC,** New York. Seller: 16 Wheeler Road LLC, North Salem. Property: 16 Wheeler Road, North Salem. Amount: \$4.2 million. Filed Aug. 10.

**2176 Central Park Association LLC,** Yonkers. Seller: Bridge Lane Vineyards LLC, Valhalla. Property: 2176 Central Park Ave., Yonkers. Amount: \$2.5 million. Filed Aug. 7.

**39 Colby LLC,** Pelham Manor. Seller: Michael and Victoria Padgett, New York. Property: 39 Colby Ave., Rye. Amount: \$2.4 million. Filed Aug. 8.

**42 Davis LLC,** Rye. Seller: Luciano Ramos, Marco Island, Florida. Property: 42 Davis Ave., Rye. Amount: \$1.6 million. Filed Aug. 8.

**489 Main Street LLC,** West Harrison. Seller: Pablo G. Povero and Nadia Marcela, West Harrison. Property: 489 Main St., Harrison. Amount: \$1.1 million. Filed Aug. 3.

**5 Lea Place Associates LLC,** Rye. Seller: 5 Lea Place Holdings LLC, Rye. Property: 5 Lea Place, Rye. Amount: \$2.7 million. Filed Aug. 3.

**52 Sycamore Road Realty LLC,** Bronx. Seller: Eric Perlyn, Scarsdale. Property: 52 Sycamore Road, Scarsdale. Amount: \$3.9 million. Filed Aug. 10.

**Berenblum, Andy T.,** Bedford. Seller: 8pepper LLC, Stamford, Connecticut. Property: 8 Peppercorn Place, North Castle. Amount: \$1.6 million. Filed Aug. 8.

**Chacon Stone LLC,** Ardsley. Seller: Jeasue J. Park and Ji Yun Han, Dobbs Ferry. Property: 84 Euclid Ave., Greenburgh. Amount: \$1.5 million. Filed Aug. 3.

**Design Builders Group Inc.,** Purchase. Seller: Susan M. Kalish, Bedford Corners. Property: 39 Weavers Hill, New Castle. Amount: \$1.3 million. Filed Aug. 10.

**Halstead Stores LLC,** Mamaroneck. Seller: 15 Halstead Property LLC, Harrison. Property: 15-21 Halstead Ave., Harrison. Amount: \$2.5 million. Filed Aug. 10.

**Joseph Polchinski Co.,** Hawthorne. Seller: Tribirch Holding LLC, Croton-on-Hudson. Property: 7 Stevens Ave., Mount Pleasant. Amount: \$2.1 million. Filed Aug. 7.

**Oliver H LLC,** Miami Beach, Florida. Seller: Martin J. Pitiger, Purchase. Property: 10 Birdsall Farm Drive, North Castle. Amount: \$1.6 million. Filed Aug. 4.

**Rem Lincolndale LLC,** New Rochelle. Seller: Lincolndale Holding LLC, Lincolndale. Property: 152 Route 202, Somers. Amount: \$1.4 million. Filed Aug. 7.

**Ryan, Robert,** Cross River. Seller: Deutsche Bank National Trust Co, Mount Laurel, New Jersey. Property: 37 West Lane, Lewisboro. Amount: \$2.1 million. Filed Aug. 4.

**St. Gregorios Orthodox Church,** Yonkers. Seller: Holy Fire Dynamic Word International Church Inc., Bronx. Property: 42 Park Hill Ave., Yonkers. Amount: \$2.5 million. Filed Aug. 3.

**Staudt, Christopher and Robin Ried,** Larchmont. Seller: 58 Grove LLC, Larchmont. Property: 58 Grove Ave., Mamaroneck. Amount: \$4.7 million. Filed Aug. 4.

**Tulip Lane Inc.,** New Rochelle. Seller: Liam and Jennifer Cox, Larchmont. Property: 6 Tulip Lane, New Rochelle. Amount: \$1 million. Filed Aug. 4.

**Wynne, Patrick J.,** Bronx. Seller: HSBC Bank USA NA, Coppell, Texas. Property: 45 Pine Hill Drive, Lewisboro. Amount: \$1.7 million. Filed Aug. 10.

## Below \$1 million

**61 Poplar Street LLC,** Yonkers. Seller: Mita & Munni LLC, Bronx. Property: 61 Poplar St., Yonkers. Amount: \$500,000. Filed Aug. 4.

**81 Arthur Court LLC,** Bronx. Seller: Mark A. Morales, Port Chester. Property: 81 Arthur Court, Rye Town. Amount: \$448,000. Filed Aug. 10.

**Anchor Estates LLC,** Eastchester. Seller: Huyhua Isabel, White Plains. Property: 24 Bogert Ave., White Plains. Amount: \$650,000. Filed Aug. 3.

**Annicchiarico, Gary,** Dobbs Ferry. Seller: 104 Palisade Realty Corp., Dobbs Ferry. Property: 104 Palisade St., Greenburgh. Amount: \$700,000. Filed Aug. 10.

**B&A Management LLC,** Bronx. Seller: Tejada Ronald, Glendale, California. Property: 108 Adams Ave., Rye. Amount: \$816,000. Filed Aug. 4.

**Bank of America NA,** Coppell, Texas. Seller: Campal Corp., Baychester. Property: 30 Bleeker St., Mount Vernon. Amount: \$420,000. Filed Aug. 8.

**Buder, Andrew,** New Rochelle. Seller: US Bank Trust NA, Dallas, Texas. Property: 23 Union Place, Yonkers. Amount: \$514,000. Filed Aug. 3.

**Burke, Eugene T.,** Yorktown Heights. Seller: US Bank NA, New York. Property: 3428 Curry St., Yorktown. Amount: \$501,000. Filed Aug. 4.

**C&C Professional Services LLC,** Stamford, Connecticut. Seller: Alexander Damali, Yonkers. Property: 144 Smith St., Rye Town. Amount: \$780,000. Filed Aug. 8.

**Carpapella, Carmine C.,** Tuckahoe. Seller: Sinanaj Holdings LLC, Ardsley. Property: 47 N. High St., Eastchester. Amount: \$685,000. Filed Aug. 8.

**Cartus Financial Corp.,** Danbury. Seller: Jerrin J. Pollayparambil and Chris Kaduthanam, Elmsford. Property: 90 Chelsea St., Mount Pleasant. Amount: \$730,000. Filed Aug. 3.

**Delia, Lucia,** Valhalla. Seller: TLC Contractors Corp., Rockville Center. Property: 94 Madison Ave., Mount Pleasant. Amount: \$475,000. Filed Aug. 4.

**Donofrio, Nicholas,** Yonkers. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 29 Lefferts Road, Yonkers. Amount: \$371,000. Filed Aug. 10.

**Dronzek, David J. and Kenneth Dronzek** Yonkers. Seller: 222 SPV LLC, Brooklyn. Property: 222 Somerville Place, Yonkers. Amount: \$590,000. Filed Aug. 10.

**EHP I LLC,** Rye. Seller: Jared Rigg, New Rochelle. Property: 3 Belmont St., White Plains. Amount: \$975,000. Filed Aug. 8.

**Hidden Meadow at Somers LLC,** Baldwin Place. Seller: Danny Tocci, Yorktown Heights. Property: 12 Muscote River Road, Somers. Amount: \$662,000. Filed Aug. 10.

**KI Toll Fort AIV LLC,** New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 32 Wallace Way, New Castle. Amount: \$640,000. Filed Aug. 10.

**Kondaur Capital LLC,** Orange, California. Seller: Ernesto Olivares, Mount Vernon. Property: 124 Fifth Ave., Mount Vernon. Amount: \$376,000. Filed Aug. 8.

**M&M Westchester Properties LLC,** Ossining. Seller: Alwaffa LLC, Buchanan. Property: 300 Bleakley Ave., Cortlandt. Amount: \$362,000. Filed Aug. 3.

**MBJ 412-2B Benedict Ave LLC,** New City. Seller: Matthew Mitchell, New York. Property: 412 Benedict Ave., Greenburgh. Amount: \$437,000. Filed Aug. 10.

**Philip J. and Agnes R. Keating Family Ltd. Partnership,** Putnam Valley. Seller: Cochapamba LLC, Woodhaven. Property: 431 N. Division St., Peekskill. Amount: \$225,000. Filed Aug. 8.

**Primrose Group 1 Cedar 1D LLC,** Yonkers. Seller: Heather Martin, Jackson Heights. Property: 1 Cedar St., Eastchester. Amount: \$480,000. Filed Aug. 8.

**Richies Property LLC,** Yonkers. Seller: Beatos Properties LLC, Thornwood. Property: 310 Garden Ave., Mount Vernon. Amount: \$255,000. Filed Aug. 10.

**Vickers, Thaddeus and Patricia Vickers,** Somers. Seller: Cartus Financial Corp., Danbury, Connecticut. Property: 146 Mitchell Road, Somers. Amount: \$641,000. Filed Aug. 8.

**Virga, Julie**, Yonkers. Seller: 99 Lockwood Corp., Bronx. Property: 99 Lockwood Ave., Yonkers. Amount: \$600,000. Filed Aug. 8.

**Zhao, Shouxun and Lihua Song**, Cortlandt Manor. Seller: American International Relocation Solutions LLC, Pittsburgh, Pennsylvania. Property: 52 School St., Cortlandt. Amount: \$675,000. Filed Aug. 10.

## JUDGMENTS

**Arias, Ana H.**, Yonkers. \$4,420 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 9.

**Arriaza, Silvia**, Yonkers. \$7,213 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 10.

**Avelar, Sandra E.**, West Harrison. \$7,383 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 9.

**Avellino, Jerry**, Scarsdale. \$22,241 in favor of Capital One NA, Richmond, Virginia. Filed Aug. 8.

**Belasco, Monica**, Elmsford. \$6,775 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 9.

**Bernal, Ninoska**, Port Chester. \$4,894 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 9.

**Boney, Alicia**, Yonkers. \$4,184 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Aug. 9.

**Bourke, Harley**, Yonkers. \$3,740 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 9.

**Brown, Shacquille N.**, Yonkers. \$6,715 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 9.

**Cabey, Tashi T.**, Mount Vernon. \$4,632 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 8.

**Chabad of Scarsdale Inc.**, New Rochelle. \$20,734 in favor of David Jakubowicz, Scarsdale. Filed Aug. 7.

**Comblo, Michael J.**, Mamaroneck. \$9,699 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 9.

**Craig, Randy, et al**, Seminole, Florida. \$128,685 in favor of GCM Capital LLC, White Plains. Filed Aug. 10.

**Crooks, Ryan**, Ossining. \$6,378 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 9.

**Delgado, Maria**, White Plains. \$2,974 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 9.

**Dere, Erdal, et al**, New York. \$493,965 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 7.

**Derosa, Nikki R.**, Thornwood. \$4,389 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 10.

**Dumet, Susan A.**, Yonkers. \$400,225 in favor of Eastern Funding LLC, New York. Filed Aug. 10.

**Duonola, Eugenie**, Pleasantville. \$9,063 in favor of Hudson Valley Federal Credit Union, Poughkeepsie. Filed Aug. 9.

**Durant, Victor**, Yonkers. \$2,925 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 10.

**Essex House Coffee Company Inc., et al**, Freeport. \$21,454 in favor of Empire Coffee Company Inc., Port Chester. Filed Aug. 7.

**Familia, Oscar L.**, White Plains. \$4,759 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 9.

**Fernandez, Krystle R.**, Mohegan Lake. \$10,423 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 9.

**Fishkin, David R.**, Ardsley. \$14,683 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Aug. 9.

**FOC Real Estate Corp.**, Flushing. \$235,887 in favor of Chul-In Park, Westlake, Ohio. Filed Aug. 7.

**Fonts, Juan**, Yonkers. \$16,703 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 10.

**Forged Technology Solutions, et al**, McCallen, Texas. \$116,556 in favor of Cloudfund LLC, Suffern. Filed Aug. 7.

**Francis, Mark**, Mount Vernon. \$6,302 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Aug. 9.

**Gallo, Ralph**, Valhalla. \$9,926 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Aug. 9.

**Garita, Andres**, Mount Vernon. \$5,377 in favor of Bank of America NA, Charlotte, North Carolina. Filed Aug. 7.

**Grimes, Doris**, Mount Vernon. \$12,644 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 7.

**Hameed, Salim**, White Plains. \$4,629 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 7.

**Hattar, Kelly**, Yonkers. \$2,723 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 9.

**Hillview Construction & Renovations Corp.**, Yonkers. \$209,052 in favor of Crum Forster Indemnity Co., Morristown, New Jersey. Filed Aug. 8.

**Hristidis, Simone**, Yonkers. \$5,833 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 9.

**Jimenez, John M.**, Yonkers. \$7,935 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 8.

**Jimenez, Rosani**, Tarrytown. \$9,060 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Lennon, Hugh**, Cortlandt Manor. \$1,896 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 8.

**Litvonoff, Arthur**, Rye. \$2,957 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 9.

**Marte, Giselle**, Scarsdale. \$1,716 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Aug. 9.

**Martinez, Ismael**, Yonkers. \$2,247 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Aug. 9.

**Mendez, Naomi P.**, New Rochelle. \$15,762 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 9.

**Metcalf, Madeleine**, Mount Kisco. \$3,765 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 10.

**Miranda, Jessica**, Ossining. \$4,515 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 9.

**MJ Rooney Electrical Contracting Ltd.**, White Plains. \$34,373 in favor of Benfield Electric Supply Company Inc., Mount Vernon. Filed Aug. 4.

**Muratalla, Marco A.**, Port Chester. \$3,860 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Aug. 9.

**Payamps, Roberto A.**, Yonkers. \$2,833 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 9.

**Prawl, Lisa**, Mount Vernon. \$2,299 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 10.

**Pujols, Fausto A.P.**, Yonkers. \$2,047 in favor of Capital One NA, Glen Allen, Virginia. Filed Aug. 9.

**Rhodes, Gabrielle**, Eastchester. \$4,166 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Aug. 9.

Federal Tax Liens, \$10,000 or greater, Westchester County, Aug. 16 - 22

**Ables, David C. and Margaret Ables**: Chappaqua, 2019 - 2021 personal income, \$56,655.

**Collaku, Saimir**: New Rochelle, 2017 - 2018, 2020 - 2021 personal income, \$274,968.

**McPhail, Mary P. Lowry**: Yonkers, 2017 personal income, \$20,175.

**Meselsohn, Gary**: Hastings-on-Hudson, 2017 - 2022 personal income, \$70,453.

**Walter B. Szpur, M.D.**: Tarrytown, 2021 - 2022 employer quarterly taxes, \$15,686.

## LIS PENDENS

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

**A&E Surfaces Co.**, as owner. Filed by Camsan Inc. Action: Foreclosure of a mortgage in the principal amount of \$33,000 affecting property located at 120 Old Post Road, Rye. Filed Aug. 1.

**Antenucci, Anthony**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 1356 Nepperhan Ave., Yonkers. Filed July 31.

**Antolino, Giovanni**, as owner. Filed by SSR Mortgage Loan Trust 2005-3f. Action: Foreclosure of a mortgage in the principal amount of \$787,000 affecting property located at 117 Chestnut Ridge Road, Bedford. Filed July 31.

**AVB Harrison LLC**, as owner. Filed by Extech Operating LLC. Action: Foreclosure of a mortgage in the principal amount of \$55,000 affecting property located at Halstead Ave., Harrison. Filed July 28.

**Barry, Christopher M.**, as owner. Filed by TIAA FSB-Everbank. Action: Foreclosure of a mortgage in the principal amount of \$89,000 affecting property located at 8 West St., White Plains. Filed Aug. 3.

**Bez, Andrew**, as owner. Filed by Bank of America N A. Action: Foreclosure of a mortgage in the principal amount of \$916,000 affecting property located at 46 Rockwood Drive, Larchmont. Filed Aug. 1.

**Cancro, Robert**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 118 McLain St., Mount Kisco. Filed July 31.

**Cavalry SPV I LLC**, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 41 Point St., Yonkers. Filed July 28.

**Chambers, Sonia H.**, as owner. Filed by Equity Prime Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$606,000 affecting property located at 483 E. Fifth Ave., Mount Vernon. Filed July 28.

**Dilallo, Laura**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$641,000 affecting property located at 101 Harris Road, Bedford. Filed Aug. 3.

**Discover Bank**, as owner. Filed by US Bank National Association. Action: Foreclosure of a mortgage in the principal amount of \$598,000 affecting property located at 10 North Lane, Chappaqua. Filed July 28.

**Gaona, Patricia**, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$591,000 affecting property located at 157 Cottage Ave., Mount Vernon. Filed Aug. 3.

**Gray, Curtis**, as owner. Filed by US Bank Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$455,000 affecting property located at 129 Hillside Ave., Mount Vernon. Filed Aug. 1.

**LVNV Funding LLC**, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$465,000 affecting property located at 263 Locust Ave., Cortlandt. Filed Aug. 3.

**Nikac, Diane**, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 60 Veltri Lane, Yonkers. Filed Aug. 1.

**Rose, Jacqueline**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$320,000 affecting property located at 725 S. Fourth Ave., Mount Vernon. Filed Aug. 2.

**Smart, Pauline**, as owner. Filed by Mortgage Assets Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$682,000 affecting property located at 330 Claremont Ave., Mount Vernon. Filed July 28.

**Southwell, Al**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$338,000 affecting property located at 17 Washington Blvd., Mount Vernon. Filed July 31.

**Tolbert, Rose**, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 316 Langdon Ave., Mount Vernon. Filed Aug. 1.

## MECHANIC'S LIENS

**3 WPD Apartments LLC**, West Harrison. \$83,644 in favor of United Rentals North America Inc., Charlotte, North Carolina. Filed Aug. 9.

**Anderson Hill LLC**, Harrison. \$1,269 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Aug. 8.

**CCNA Realty LLC**, Yonkers. \$6,169 in favor of A-1 Transitmix Inc., Bronx. Filed Aug. 10.

**Clifford Dorina**, Mount Pleasant. \$10,988 in favor of Giant Siding & Windows Inc., White Plains. Filed Aug. 8.

**Extell Hudson Waterfront LLC**, Yonkers. \$10,623 in favor of United Rentals North America Inc., Charlotte, North Carolina. Filed Aug. 4.

**Westchester Building Company LLC**, White Plains. \$8,182 in favor of Troy Boiler Works Inc., Troy. Filed Aug. 8.

**Westchester Building Company LLC**, White Plains. \$3,604 in favor of Troy Boiler Works Inc., Troy. Filed Aug. 8.

## NEW BUSINESSES

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

## Sole Proprietorships

**Aaron Painting**, P.O. Box 891 80 Broad St., Verplanck 10596. c/o Maria E. Jaiguay. Filed Aug. 10.

**Ad Billing**, 17 White Plains Road, Tarrytown 10591. c/o. Filed Aug. 10.

**Beth Kublin**, 18 Roxbury Road, Scarsdale 10583. c/o Beth Kublin. Filed Aug. 8.

**Broadfied Benefits**, P.O. Box 442, Jefferson Valle 10535. c/o Michael Shatton. Filed Aug. 11.

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Westfair Communications Inc.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Chantals Paycheck**, 205 Main St., 2c, Ossining 10562. c/o Chantal Voltaire. Filed Aug. 9.

**Chemdry of Westchester**, 135 Chester Drive, Yonkers 10710. c/o Elvin Flores. Filed Aug. 2.

**D&J Security Management & Consulting**, 300 N. Broadway A, Yonkers 10701. c/o Julius Ndansi. Filed Aug. 2.

**Ecupan Coffee Break**, 4 Maple Place, Ossining 10562. c/o Julia Carchipulla. Filed Aug. 11.

**Egan Family Chimney Sweeps**, 16 Fox Run, South Salem 10590. c/o Rory Egan-Salch. Filed Aug. 8.

**Emily Stoddard Speech & Feeding Therapy**, 298 Croton Lake Road, Katonah 10536. c/o Emily Stoddard. Filed Aug. 8.

**For The People & Kids**, 68 Washburn Road, Mount Kisco 10549. c/o Jessica M. Colon. Filed Aug. 7.

**GP Samaria Jewelry & More**, 206 Irving Ave. 3l, Port Chester 10573. c/o Georgina Del Socorro Pineda Soriano. Filed Aug. 10.

**Grande Tax Advisors**, 471 Rosedale Ave., White Plains 10605. c/o Michael Grande Jr. Filed Aug. 4.

**Hardwood Now**, 60 Morrow Ave. No. 6AS, Scarsdale 10583. c/o Andre Nenequini. Filed Aug. 10.

**Inia Design Studio**, 79 Davis Ave., Apt. 1, New Rochelle 10805. c/o Maria Virginia Perdomo Caba. Filed Aug. 11.

**Mashing**, 1217 Post Road, Scarsdale 10583. c/o Ayaan Gilani. Filed Aug. 10.

**Melinda Stitches**, 219 Hillside Ave., White Plains 10603. c/o Holly Cancro. Filed Aug. 8.

**Modern Cup**, 106 Villa Ave., Yonkers 10704. c/o Gabriela Cristina Ravanelli. Filed Aug. 9.

**Muse**, 88 A Main St., Tuckahoe 10707. c/o Ciara Calise. Filed Aug. 3.

**Natural Orange**, 1 Beaufort Place, Apt. 1j, New Rochelle 10801. c/o Sandra Michaels. Filed Aug. 3.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**21 Northbrook LLC**, as owner. Lender: 21 Northbrook Funding LP Property: 21 Northbrook Road, Spring Valley. Amount: \$1.2 million. Filed Aug. 18.

**AGMRA Nanuet LLC**, as owner. Lender: Israel Discount Bank of New York. Property: 200 Nanuet Mall, Route 59, Nanuet. Amount: \$2.9 million. Filed Aug. 16.

**Eames Lane Equities LLC**, as owner. Lender: Broadview Capital LLC Property: 9 Eames Lane, Monsey. Amount: \$1.6 million. Filed Aug. 16.

#### Below \$1 million

**115 South Madison New York LLC**, as owner. Lender: Northeast Community Bank Property: 115 S. Madison Ave., Spring Valley. Amount: \$970,000. Filed Aug. 16.

### DEEDS

#### Above \$1 million

**Breuer, Abraham**, Spring Valley. Seller: 7 East Castle SV LLC, Brooklyn. Property: 5 E. Castle Ave., Spring Valley. Amount: \$1.2 million. Filed July 21.

**Cedar Park LLC**, Brooklyn. Seller: Rock NY Realty Cedar Hill LLC, Nyack. Property: 73 75 Cedar Hill Ave., Nyack. Amount: \$1.5 million. Filed July 21.

**Chartwell Hemlock Realty LLC**, Congers. Seller: Triangle Squared Realty Hemlock LLC, Nanuet. Property: 25 Hemlock Drive, Congers. Amount: \$13.7 million. Filed July 19.

**FIP Master Funding XVIII LLC**, Phoenix, Arizona. Seller: FPG America LLC, Winter Park, Florida. Property: 71 Central Highway North, West Haverstraw. Amount: \$1.3 million. Filed July 19.

**LAC 250 N. Route 303 West Nyack LLC**, Malvern, Pennsylvania. Seller: Dylan Isla Realty Holding LLC, West Nyack. Property: 250 N. Route 303, West Nyack. Amount: \$15 million. Filed July 24.

**Montebello Developments LLC**, Airmont. Seller: Montebello Crossing LLC, Orangeburg. Property: 250 Lafayette Ave., Montebello. Amount: \$1 million. Filed July 21.

**Montebello Enterprises LLC**, Airmont. Seller: Hemion Holdings LLC, Orangeburg. Property: 20 38 Route 59, Montebello. Amount: \$11 million. Filed July 19.

**Perl, Miriam**, Spring Valley. Seller: White Tulips LLC, Monroe. Property: 27 S. Cole Ave., Spring Valley. Amount: \$1.2 million. Filed July 20.

**Remsen Views LLC**, Monsey. Seller: 27 Property Holdings LLC, Monsey. Property: 161 Remsen Ave., Monsey. Amount: \$2.3 million. Filed July 20.

#### Below \$1 million

**108 Town Hill LLC**, Monsey. Seller: Julie C. Curley and Darnell Woffard, Scarsdale. Property: 108 Town Hill Road, Nanuet. Amount: \$195,000. Filed July 20.

**12 Manor LLC**, New City. Seller: Teresa A. Dobrovich, New City. Property: 12 Manor Court, New City. Amount: \$585,000. Filed July 17.

**7678 Route LLC**, Pomona. Seller: 76 78 Route 9w LLC, Stony Point. Property: 76 78 Route 9w, Haverstraw. Amount: \$700,000. Filed July 20.

**Arias, Miguel and Miguelina P. Dearias**, Elmsford. Seller: Opendoor Property C LLC, Tempe, Arizona. Property: 447 Oak Tree Road, Palisades. Amount: \$652,000. Filed July 20.

**Balmer, Jane E., et al**, Ocean, New Jersey. Seller: AJX Realty I LLC, et al, Tigard, Oregon. Property: 20 Omni Court, New City. Amount: \$510,000. Filed July 21.

**Beeler, Martin and Anne Black**, Nyack. Seller: Willow Avenue Project LLC, Nyack. Property: 5 Willow Ave., Nyack. Amount: \$710,000. Filed July 20.

**Braun, Chanina P.**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 118 Tetiev Way, New Square. Amount: \$680,000. Filed July 18.

**Braver, Issac**, Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4213 Corner St., Spring Valley. Amount: \$769,000. Filed July 19.

**Chen, Li Yun**, West Haverstraw. Seller: H&B Partners Inc., Nanuet. Property: 17 Farley Drive, West Haverstraw. Amount: \$302,500. Filed July 20.

**Eigner, Aron**, Spring Valley. Seller: 63 South Cole LLC, Spring Valley. Property: 63 S. Cole Court, Spring Valley. Amount: \$970,000. Filed July 14.

**Geberth, James and Alexandra Vippolis**, Theills. Seller: 2 Allan Drive LLC, Monsey. Property: 10 Crescent Drive, Thiells. Amount: \$250,000. Filed July 18.

**Goldenberg, Israel A.**, Suffern. Seller: LM Mobile I LLC, Spring Valley. Property: 32 First St., Suffern. Amount: \$999,000. Filed July 20.

**Gutwein, Tuvia and Frady Spitzer**, Spring Valley. Seller: 26 South Parker LLC, Wesley Hills. Property: 2 Marisa Drive, Wesley Hills. Amount: \$976,500. Filed July 18.

**H&B Partners Inc.**, Nanuet. Seller: Jam Associates of Rockland LLC, New City. Property: 55 Old Turnpike Road, Nanuet. Amount: \$235,000. Filed July 19.

**Hudson Valley Building & Development Corp.**, Cove. Seller: Cornielle Real Estate Enterprises LLC, Tappan. Property: 15 Badi Drive, Nyack. Amount: \$269,000. Filed July 19.

**Jacob Goldman LLC**, Spring Valley. Seller: Anne N. Salvant and Marie M. Bonneau, Spring Valley. Property: 2 Jennifer Court, New Hempstead. Amount: \$167,000. Filed July 24.

**JTD New York LLC**, Blauvelt. Seller: John and Heather DeGenova, Pearl River. Property: 58 May Road, Pearl River. Amount: \$505,000. Filed July 21.

**LB Portfolio LLC**, Hillburn. Seller: Print 1 LLC, Spring Valley. Property: 301 Route 17 South, Hillburn. Amount: \$525,000. Filed July 14.

**Mendlowitz, Joseph**, Airmont. Seller: 1 Vincent Road LLC, et al, Brooklyn. Property: 5 Vincent Road, Spring Valley. Amount: \$950,000. Filed July 14.

**Miller, Tzvi E. and Chaya S. G. Miller**, Brooklyn. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4205 Corner St., Spring Valley. Amount: \$819,000. Filed July 20.

**MJNY Group LLC**, Greenwich, Connecticut. Seller: Professional Development Associates LLC, Garnerville. Property: 165 Ramapo Road, West Haverstraw. Amount: \$380,000. Filed July 24.

**Netz Realty 2 LLC**, Monsey. Seller: Pomona Pediatric Associates Realty Co., Pomona. Property: 4 Medical Park Drive, Pomona. Amount: \$450,000. Filed July 19.

**OCY LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 4 Zinkiv Ave., Spring Valley. Amount: \$680,000. Filed July 18.

**Perkal, Naftali**, Brookline, Massachusetts. Seller: Rockland Properties LLC, New City. Property: 34 36 Rockland St., Haverstraw. Amount: \$725,000. Filed July 14.

**Rosenfeld, Moshe**, Monroe. Seller: 5 Neshar Connecticut LLC, Spring Valley. Property: 5 Neshar Court, Monsey. Amount: \$950,000. Filed July 21.

**Route 303 Holdings LLC**, Jamaica. Seller: Evan Wiederkehr, et al, White Plains. Property: 33 N. Route 303, Congers. Amount: \$200,000. Filed July 17.

**Russo, Matthew S.** and **Ariel L. Russo**, Upper Nyack. Seller: Comito Homes LLC, Nyack. Property: 96 High Ave., Nyack. Amount: \$990,000. Filed July 24.

**Stauber, Ezriel**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 37 Meron Road, Monsey. Amount: \$909,000. Filed July 18.

**Tapuchi, David E.**, Monsey. Seller: Blauvelt Empire LLC, Monroe. Property: 102 Blauvelt Road, Monsey. Amount: \$999,000. Filed July 18.

**Upstate New York Housing LLC**, Monroe. Seller: Elisa Fezzuoglio, et al, Harriman. Property: 1 W. Lincoln St., Haverstraw. Amount: \$250,000. Filed July 18.

**Zabner, Breine**, Spring Valley. Seller: Polnaya Homes LLC, Spring Valley. Property: 6 Zinkiv Ave., New Square. Amount: \$693,800. Filed July 17.

## JUDGMENTS

**Anglade, Marquise** and **Dorphey Destin**, Middletown. \$9,785 in favor of Boulder Pointe Apartments LLC, Middletown. Filed Aug. 11.

**Araujo, Samuel**, Middletown. \$2,549 in favor of Citibank and Department Stores National Bank, Sioux Falls, South Dakota. Filed Aug. 7.

**Arellano, Luz**, Middletown. \$1,492 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Aug. 7.

**Armstead, Jamilah**, Middletown. \$3,609 in favor of Orange County Department of Social Services, Goshen. Filed Aug. 9.

**B2bny Inc.** and **Yoel Gelbman**, Brooklyn. \$32,299 in favor of M&T Bank, Buffalo. Filed Aug. 11.

**Barrett, Raleigh**, Middletown. \$34,559 in favor of Sofi Lending Corp. and Santander Bank, Reston, Virginia. Filed Aug. 8.

**Brendel, James**, Goshen. \$2,947 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Caracappa, Kathleen M.**, Harriman. \$13,619 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Aug. 8.

**Cooper, Danielle**, New Windsor. \$8,601 in favor of Masons Ridge LLC, New Windsor. Filed Aug. 11.

**Cruz, Anderson D. Santa and Fransheska Ramos Martinez**, Newburgh. \$11,600 in favor of 119 Liberty Street Properties LLC, Floral Park. Filed Aug. 11.

**Daley, Steven J.**, Southfields. \$2,880 in favor of Tuxedo Heights Condo, Fishkill. Filed Aug. 11.

**Danilo Trucking LLC**, Newark, New Jersey. \$7,883 in favor of Allstate Fire & Casualty Insurance Co., et al, Tarrytown. Filed Aug. 10.

**Delgado, Juan**, Newburgh. \$11,763 in favor of Capital One, Richmond, Virginia. Filed Aug. 8.

**Dicorcica, Jason**, Dingmans Ferry, Pennsylvania. \$4,011 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Aug. 7.

**Driscoll, Andrew C.**, Newburgh. \$4,583 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Dunbar, Robert**, Middletown. \$7,184 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Aug. 8.

**Dunn, Herbert**, Warwick. \$2,683 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 7.

**Farr, Adam H.**, Liberty. \$6,422 in favor of James Nicole R, Westbrookville. Filed Aug. 9.

**Fernandez, Simon Calderon**, Chester. \$2,102 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Gardner, Natasha**, Middletown. \$2,333 in favor of Deerfield Commons Ltd. Partnership, Middletown. Filed Aug. 11.

**Gonzalez, Frederick**, Newburgh. \$7,628 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Gore, Patricia**, Chester. \$10,648 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Gore, Patricia**, Chester. \$16,106 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 9.

**Graham, Keir**, Harriman. \$17,021 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 8.

**Groom, Tracy L.**, Middletown. \$1,857 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Hammond, Courtney G.**, Southfields. \$2,514 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 8.

**Hawkins, Taisha**, Monroe. \$2,962 in favor of UHG I LLC, Williamsville. Filed Aug. 10.

**Hetlyn, Toni**, Maybrook. \$6,119 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Jafari, Wasif**, Washingtonville. \$11,387 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Aug. 8.

**Khalil, Nichola**, New Windsor. \$43,006 in favor of American Express National Bank, Sandy, Utah. Filed Aug. 8.

**Lawrence, Rochelle** and **Davis Tyron**, Port Jervis. \$20,000 in favor of Vincent Cangemi, Port Jervis. Filed Aug. 9.

**Lupian, Diana**, Middletown. \$10,397 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**Maplewood Warmbloods LLC**, et al, Middletown. \$474,900 in favor of Couch White LLP, Albany. Filed Aug. 9.

**Matuszewski, Caroline**, Highland Falls. \$3,872 in favor of Citibank, Sioux Falls, South Dakota. Filed Aug. 7.

**McCline, Ben**, Port Jervis. \$5,712 in favor of Pike Street Partners LLC, Middletown. Filed Aug. 11.

**McGovern, Elizabeth A.**, Warwick. \$23,164 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 11.

**McGovern, Elizabeth**, Warwick. \$22,190 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 11.

**Morales, Marisol I.**, Walden. \$4,198 in favor of Discover Bank, New Albany, Ohio. Filed Aug. 7.

**Morocho, Jhostin**, Middletown. \$2,251 in favor of UHG I LLC, Williamsville. Filed Aug. 11.

**Negron, Giselle**, Middletown. \$10,351 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Aug. 8.

**Nisbett, Aaron**, Middletown. \$11,699 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 9.

**Osei, Michael Owusu**, New Windsor. \$9,748 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Aug. 7.

**Otero, Jenilee**, Newburgh. \$3,217 in favor of Capital One, McLean, Virginia. Filed Aug. 8.

**Perdomo, Elaine** and **Elaine Dominguez**, New Windsor. \$18,694 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 8.

**Samuels Lovely**, et al, Newburgh. \$6,600 in favor of Varrone Lorraine, Naugatuck. Filed Aug. 11.

**Streim, Jeffrey G.**, Chester. \$5,073 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 7.

**Streim, Jeffrey G.**, Chester. \$7,445 in favor of Bank of America, Charlotte, North Carolina. Filed Aug. 7.

**Suriel, Yodarlin**, Middletown. \$1,843 in favor of Orange County Department of Social Services, Goshen. Filed Aug. 9.

**Swinkunas, Stacey A.**, Newburgh. \$6,549 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Aug. 9.

**Thomakos, Stylianos**, Newburgh. \$105,934 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Aug. 8.

**Tran, Charles**, Chester. \$323,887 in favor of Enfield Square Realty LLC, Conshohocken, Pennsylvania. Filed Aug. 8.

**Tyndall, William Braden**, Walden. \$5,668 in favor of Austin Black LLC, Monsey. Filed Aug. 10.

**Urbina, Nicole**, Middletown. \$1,019 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Aug. 9.

**Valentin, Yessenia**, Middletown. \$4,723 in favor of Synchrony Bank, Draper, Utah. Filed Aug. 11.

## MECHANIC'S LIENS

**483 Kings Realty Corp.**, as owner. \$30,640 in favor of Laurel Environmental Geosciences DPC Property: 483-487 Kings Highway, Valley Cottage. Filed July 31.

**Bowen, Rebecca A.**, as owner. \$905 in favor of Veith Electric LLC. Property: 726 E. Hillside Road, Wappingers Falls. Filed Aug. 1.

**BVS Poughkeepsie LLC**, as owner. \$169,000 in favor of Mid-Valley Contractors Inc. Property: 635 Dutchess Turnpike, Poughkeepsie. Filed Aug. 4.

**Chestnut 45 Holding LLC**, as owner. \$28,000 in favor of Alpine Tree Service Inc. Property: Route 45, Chestnut Ridge. Filed Aug. 1.

**Conklin Gary** and **Debra Conklin**, as owner. \$47,245 in favor of Ultimate Scapes Inc. Property: 804 E. Branch Road, Patterson. Filed Aug. 7.

**Cooper, Thomas** and **Denise Cooper**, as owner. \$5,698 in favor of Tam Enterprises Inc. Property: in Wawayanda. Filed Aug. 8.

**Crescent Homes LLC, et al**, as owner. \$58,046 in favor of Dozr Ltd. Property: 653 Route 9W, Valley Cottage. Filed Aug. 4.

**Katavolos Barbara**, as owner. \$4,380 in favor of Veith Electric LLC. Property: 106 N. Cross Road, LaGrange. Filed Aug. 1.

**Krauss, Alyssa Dee**, as owner. \$14,700 in favor of Denaut Builders Contracting Company Inc. Property: in Newburgh. Filed Aug. 8.

**Moffatt, Kevin** and **Annamarie Moffatt**, as owner. \$4,500 in favor of Woodford Mechanical Services Property: 222 Cardean Place, Pearl River. Filed Aug. 3.

**Noam Estates LLC**, as owner. \$82,097 in favor of Orange County Superior Concrete Inc. Property: 26 Pullman Route, Woodbury. Filed Aug. 9.

**One Page Park LLC**, as owner. \$3,698 in favor of Veith Electric LLC. Property: 2323 South Road, Poughkeepsie. Filed Aug. 1.

**Ortiz Kevin**, as owner. \$2,186 in favor of National Site Materials Company Inc. Property: 6 Treeline Drive, Wappingers Falls. Filed Aug. 1.

**Pichardo, Jenny** and **Zoilo Pichardo**, as owner. \$2,966 in favor of Got To Go Portable Restrooms. Property: 7 Charles St., New City. Filed Aug. 10.

**Santos, Vanessa M.** and **Cesar L. Gomez**, as owner. \$7,041 in favor of Casa Building Materials of Elmsford LLC Property: 10 Dunmore Road, Clarkstown. Filed Aug. 7.

**Silo Ridge Condo III LLC**, as owner. \$539,195 in favor of ACL Enterprise New York LLC. Property: 4651 Route 22, Amenia. Filed Aug. 9.

## NEW BUSINESSES

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

## Sole Proprietorships

**GT Autoservices**, 32 Palmer Trail, Carmel 10512. c/o Gerson E. Reyes Palencia. Filed Aug. 4.

**Irion & Quill Jessica**, 226 E. Main St., Middletown 10940. c/o Jessica Cruz Ramos. Filed Aug. 10.

**Lam Floors**, 86 Wisner Ave., Middletown 10940. c/o Verona S. Davis. Filed Aug. 8.

**Lauras Deli**, 3 Goshen Ave., Washingtonville 10992. c/o Laura Sanchez Hernandez. Filed Aug. 8.

**Lenkar Solutions**, 108 Lester Clark Road, Newburgh 12550. c/o Lenny Vazquez. Filed Aug. 3.

**Middletown Artistic Creations**, 463 Route 211 East, Middletown 10940. c/o Cassidy J. Valen. Filed Aug. 9.

**Miss Sprinkless Cleaning Service**, 60 Hasbrouck St., Newburgh 12550. c/o Eliza Keiry Garcia Molina. Filed Aug. 9.

**Nay Dean Speaks**, 19 Spring St., First floor, Middletown 10940. c/o Nadine Desir. Filed Aug. 4.

**Pup Splendanas & Accessories**, 27 Whalen Drive, Montgomery 12549. c/o Mariyen Lisbeth Salazar Cuba. Filed Aug. 4.

**Revival On 6**, 4 Veschi Lane, Mahopac 10512. c/o Dana Gualtieri. Filed Aug. 10.

**Rooted Arts Psychotherapy**, 12 Main St., Brewster 10509. c/o Marissa Klejbuk. Filed Aug. 8.

**Tandem Media & Publishing**, 336 County Route 48, Thompson Ridge 10985. c/o Patricia M. Ackerman. Filed Aug. 10.

**TNS Financial Solutions**, 59 Pumphouse Road, Brewster 10509. c/o Lisa Scully. Filed Aug. 8.

**Yarn Faerie**, 600 State Route 97, Sparrowbush 127805464. c/o Cheryl E. Carr. Filed Aug. 8.

## BUILDING PERMITS

### Commercial

**12 East 37 LLC**, Stamford, contractor for 12 East 37 LLC. Perform replacement alterations at 700 E. Main St., Stamford. Estimated cost: \$210,000. Filed July 20.

**A. Pappajohn Company**, Norwalk, contractor for West Avenue Industrial LLC. Perform replacement alterations at 650 West Ave., Stamford. Estimated cost: \$980,000. Filed July 21.

**Adam General Construction LLC**, Norwalk, contractor for Luis M. Brea Jr. Install new coping to existing in-ground pool at 2 Cottontail Road, Norwalk. Estimated cost: \$35,000. Filed July 10.

**Adi East Inc.**, South Salem, New York, contractor for 120 Long Ridge LLC. Install a temporary tent at 120 Long Ridge Road, Stamford. Estimated cost: \$5,000. Filed July 10.

**All American Custom Tools and Spa**, Norwalk, contractor for Susan S. Patterson. Install an in-ground pool at 287 Fallow St., Norwalk. Estimated cost: \$145,500. Filed July 10.

**Alliance Locksmiths Inc.**, Hawthorne, New York, contractor for Inspirica Inc. Install interior door, frame and hardware on first floor at 141 Franklin St., Stamford. Estimated cost: \$24,000. Filed July 20.

**Bernardine Sisters of Third Order of St. Francis Stamford**, Stamford, contractor for Bernardine Sisters of Third Order of St. Francis Stamford. Install a daytime tent at 161 Skymeadow Drive, Stamford. Estimated cost: \$2,500. Filed July 7.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores  
Westfair Communications Inc.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Bianca, Paul**, New Britain, contractor for Serena LLC. Install a new sign for the business at 25 Crescent St., Unit 1, Stamford. Estimated cost: \$600. Filed July 7.

**Bismark Construction Company Inc.**, Milford, contractor for Stamford Hospital. Reconfigure existing Ct-Scan waiting room to accommodate a blood-draw bay at 32 Strawberry Hill Court, Stamford. Estimated cost: \$45,000. Filed July 3.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Develop new interior office space for regional offices on the 10th floor of 400 Atlantic St., Stamford. Estimated cost: \$4,300,000. Filed July 26.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce fifth floor to its core and renovate toilet rooms at 400 Atlantic St., Stamford. Estimated cost: \$50,000. Filed July 28.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reduce 10th floor to its core and renovate toilet rooms at 400 Atlantic St., Stamford. Estimated cost: \$50,000. Filed July 28.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Construct a bar in lobby level at 400 Atlantic St., Stamford. Estimated cost: \$100,000. Filed July 28.

**City of Norwalk**, Norwalk, contractor for the city of Norwalk. Perform replacement alterations at Hunters Lane, Norwalk. Estimated cost: \$20,000. Filed July 7.

**Ingalls, Edward B.**, Norwalk, contractor for Plum Tree/Silvermine Crossing. Install a generator at 123 Old Belden Hill Road, Norwalk. Estimated cost: \$17,950. Filed July 6.

**Yolen, David and Victoria J.**, Norwalk, contractor for David and Victoria J. Yolen. Perform replacement alterations at 52 Westport Ave., Norwalk. Estimated cost: \$1,000. Filed July 10.

### Residential

**Action Windows & Siding LLC**, West Hartford, contractor for Pete Civetta. Replace 32 existing windows at 11 Knobloch Lane, Stamford. Estimated cost: \$26,570. Filed July 18.

**Adams, Terry B.**, Stamford, contractor for Terry B. Adams. Replace damaged siding at 199 Henry St., Stamford. Estimated cost: \$5,500. Filed July 27.

**Advanced Window Systems LLC**, Norwalk, contractor for Freddie L. Lane. Remove old siding and install new siding at 37 Grandview Ave., Norwalk. Estimated cost: \$26,564. Filed July 7.

**Arcoite, Denis M.**, Stamford, contractor for Howard G. Nusbaum. Install a generator at 130 Revonah Ave., Stamford. Estimated cost: \$97,000. Filed July 12.

**Bailiwick Roofing and Siding Inc.**, Norwalk, contractor for Rachel Bandler and Moshe Cohen. Reroof 49 Kensington Road, Stamford. Estimated cost: \$22,904. Filed July 25.

**Bartlett, Philip**, Norwalk, contractor for William J. Hughes. Install two LP tanks and a generator at 3 Timothy Road, Norwalk. Estimated cost: \$10,500. Filed July 7.

**Baybrook Remodelers Inc.**, West Haven, contractor for Erin J. and Timothy J. Stevens. Renovate existing kitchen and bathroom and replace entry door at 63 Heritage Lane, Stamford. Estimated cost: \$52,000. Filed July 25.

**Best Way Siding & Roofing LLC**, Waterbury, contractor for Michael Maguire. Reroof 115 Carriage Drive, Stamford. Estimated cost: \$41,423. Filed July 26.

**Bourbon, Jean C., et al**, Stamford, contractor for Jean C. Bourbon. Add second-floor bedroom above the existing one-story garage at 6 Warwick Lane, Stamford. Estimated cost: \$10,000. Filed July 5.

**Cheska, Robert A.**, Stamford, contractor for Robert A. Cheska. Renovate kitchen and remove nonload bearing brick enclosure for wall oven at 95 Sutton Drive East, Stamford. Estimated cost: \$20,740. Filed July 10.

**Classic Roofing Company Inc.**, Newtown, contractor for Irene Savransky. Reroof 252 Sawmill Road, Stamford. Estimated cost: \$40,000. Filed July 21.

**Dalton Gordon LLC**, Stamford, contractor for Sergiy Zootechny. Install a dormer on the second floor of 76 Treat Ave., Stamford. Estimated cost: \$80,800. Filed July 12.

**Defreitas Jose, et al**, Stamford, contractor for Jose Defreitas. Re-construct existing driveway retaining wall at 47 Uncas Road, Stamford. Estimated cost: \$11,000. Filed July 31.

**Digiorgi Roofing & Siding Inc.**, Beacon Falls, contractor for Patricia A. and Magdi E. Chacra. Remove and replace three windows at 66 Judy Lane, Stamford. Estimated cost: \$5,250. Filed July 26.

**Digiorgi Roofing & Siding Inc.**, Beacon Falls, contractor for Bruce D. and Sharon L. Goldstein. Replace full-frame window at 101 New England Drive, Stamford. Estimated cost: \$10,898. Filed July 19.

**Digiorgi Roofing & Siding Inc.**, Norwalk, contractor for Henry Blake. Reroof 9 Overlook Road, Norwalk. Estimated cost: \$9,000. Filed July 7.

**Flores Finish Carpentry LLC**, Stamford, contractor for Thomas B. and Marielle B. Smith. Renovate and add to existing deck at 37 Buena Vista St., Stamford. Estimated cost: \$14,700. Filed July 13.

**Flying Colors Roofing LLC**, Brookfield, contractor for Christian Campusano and Cara Kennedy. Reroof 11 Klondike Ave., Stamford. Estimated cost: \$10,250. Filed July 3.

**Folgar Carpentry LLC**, Norwalk, contractor for Mark R. Smith. Construct a superstructure for a two-car garage at 7 Outer Road, Norwalk. Estimated cost: \$27,000. Filed July 11.

**Forever Green Landscape Service LLC**, Stamford, contractor for Marian C. Ross 2020 Revocable Trust. Replace the front steps and entry to the residence at 4 Avon Lane, Stamford. Estimated cost: \$35,000. Filed July 26.

**Franzoso Contracting**, Croton-on-Hudson, New York, contractor for Emilio and Debra S. Coiro. Remove siding at 2 Lakeview Drive, Stamford. Estimated cost: \$44,650. Filed July 12.

**G. Castro Contractor LLC**, Stamford, contractor for Vafopoulos Constantinos Nonrevocable Trust. Perform replacement alterations at 1 Robinson Drive, Stamford. Estimated cost: \$5,800. Filed July 24.

**G.A. Castro Construction LLC**, Stamford, contractor for Nilo Huyhua. Reroof 78 Highview Ave., Stamford. Estimated cost: \$18,773. Filed July 17.

**G.A. Castro Construction LLC**, Stamford, contractor for John Thomas Celotto. Reroof 8 Sylvan Knoll Road, Stamford. Estimated cost: \$9,000. Filed July 24.

**G.A. Castro Construction LLC**, Stamford, contractor for Senait A. Desta. Reroof 17 Waterbury Ave., Stamford. Estimated cost: \$16,477. Filed July 27.

**Gesualdi Construction Inc.**, Stamford, contractor for Estate of Thomas J. McDonald and Joseph J. Toher. Renovate cafeteria, including new lights, tile and carpet at 777 Long Ridge Road, Stamford. Estimated cost: \$170,000. Filed July 13.

**Gesualdi Construction Inc.**, Stamford, contractor for Estate of Thomas J. McDonald and Joseph J. Toher. Create new lounge area at 777 Long Ridge Road, Stamford. Estimated cost: \$750,000. Filed July 14.

**Guiltec Development LLC**, Stamford, contractor for Judith W. Finneran. Convert powder room into a full bathroom at 176 Dolphin Cove Quay, Stamford. Estimated cost: \$15,000. Filed July 17.

**Gunner LLC**, Stamford, contractor for John and Kayla Vales. Perform replacement alterations at 2828 High Ridge Road, Stamford. Estimated cost: \$72,723. Filed July 5.

**Gunner LLC**, Stamford, contractor for Seth and Shoshana Lubin. Reroof 59 Denise Drive, Stamford. Estimated cost: \$15,647. Filed July 18.

**Gunner LLC**, Stamford, contractor for Robert L. and Barbara O. Smith. Reroof 99 Cascade Road, Stamford. Estimated cost: \$153,504. Filed July 14.

**Gunner LLC**, Stamford, contractor for Denby and Debra Christ. Reroof 139 Echo Hill Drive, Stamford. Estimated cost: \$42,293. Filed July 14.

**Gunner LLC**, Stamford, contractor for Jay and Charlene Lott. Reroof 90 Northwood Lane, Stamford. Estimated cost: \$37,062. Filed July 14.

**H.J. Luciano Inc.**, Norwalk, contractor for Kenneth Lubash. Repair current retaining wall at 193 Shelter Rock Road, Stamford. Estimated cost: \$91,000. Filed July 11.

**HA Renovations Inc.**, Norwalk, contractor for Angela and Nicholas Megdanis. Construct new front entry and walkway at 227 Thornwood Road, Stamford. Estimated cost: \$40,000. Filed July 17.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Winston L. and Norma J. Helenese. Remove and replace one window, same size, at 16 Oak Hill St., Stamford. Estimated cost: \$1,252. Filed July 19.

**Home Depot USA Inc.**, Norwalk, contractor for Rose Diane Heffernan. Remove and replace eight windows at 23 Ledge Road, Norwalk. Estimated cost: \$14,050. Filed July 7.

**Integrity Home Services LLC**, Norwalk, contractor for John R. Savage. Reroof 11 Forest Hill Road, Norwalk. Estimated cost: \$20,750. Filed July 10.

**John Discala Construction LLC**, Norwalk, contractor for Qin Zhuxiant and Edward Napierkowski. Finish basement at 12 Argento Lane, Norwalk. Estimated cost: \$30,000. Filed July 6.

**Nikolas, Michael** and **Olga Konykhov**, Norwalk, contractor for Michael Nikolas. Construct a superstructure for a two and 1/2 story single-family residence at 241 Highland Ave., Norwalk. Estimated cost: \$450,000. Filed July 7.

**O'Connor Jr., Michael B.**, Norwalk, contractor for Michael B. O'Connor Jr. Construct a superstructure for one and 1/2 story single-family residence at 80 Crooked Trail Road, Norwalk. Estimated cost: \$110,000. Filed July 10.

**Ordonez, Francisco**, Norwalk, contractor for Leslie Scheck. Add front door at 12 Woodcrest Road, Norwalk. Estimated cost: \$123,500. Filed July 11.

**Phil's Main Roofing LLC**, Norwalk, contractor for Christopher R. Murphy. Reroof 36 Ellen St., Norwalk. Estimated cost: \$11,974. Filed July 7.

**Vinylume Inc.**, Norwalk, contractor for Michael A. Gaspar and Andrea Macaluso. Install vinyl siding at 13 Walter Ave., Norwalk. Estimated cost: \$31,240. Filed July 7.

**Zakhar, Theodore**, Norwalk, contractor for Frank DeBartolomeo. Reroof 5 Penny Lane, Norwalk. Estimated cost: \$15,600. Filed July 11.

## COURT CASES

### Bridgeport Superior Court

**Omonte Enterprises Inc., et al**, Bridgeport. Filed by Delilah Weathersbee, Bridgeport. Plaintiff's attorney: Miller & Morilla LLC, Stratford. Action: The plaintiff was walking in the parking lot of the property controlled by the defendants, when while attempting to return to her vehicle after making a purchase she was suddenly caused to slip and fall on car stops that were not visible due to defective lighting. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125366-S. Filed July 6.

**Rafford, Robert Donald, et al**, Newburg, Maryland. Filed by Amanda Melendez, Bridgeport. Plaintiff's attorney: Zayas Law Firm, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125708-S. Filed July 19.

**Strathmoor Association Inc., et al**, Fairfield. Filed by Amanda Levy, Fairfield. Plaintiff's attorney: Matthew Michael Hausman, Trumbull. Action: The plaintiff is the owner of a unit in the defendants' condominium association. The sewage backed up into the crawl space below plaintiff's unit caused by or exacerbated by defective or absent back-flow valves. Although the sewage came from the communal area, the Association failed or refused to clean, remediate, or otherwise take any adequate corrective action. Consequently, the plaintiff bore all costs and expenses associated with the sewage backup. As a result, the plaintiff suffered damages and seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125679-S. Filed July 18.

**Thompson, Randy W., et al**, Darien. Filed by Patricia Tsouris, Fairfield. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125625-S. Filed July 17.

**Zheng, Hao**, Trumbull. Filed by Alexis Ramos, Shelton. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6125480-S. Filed July 11.

### Danbury Superior Court

**Bass Pro Outdoor World LLC, et al**, Springfield, Missouri. Filed by Kyle Hlavac, Brookfield. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: The plaintiff was bowling with his family at the premises owned and controlled by the defendants. With the first ball played, the plaintiff fell when his rented bowling shoe stuck to something on the bowling approach floor, launching him forward and landing on his left shoulder. The plaintiff seeks monetary damages of more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046818-S. Filed July 12.

**City of Danbury**. Filed by Danbury Huskies SNF Propco LLC, Danbury. Plaintiff's attorney: Paul Joseph Dors, West Haven. Action: The plaintiff, owner of real property, claims relief against a wrongful assessment of its property for taxation by the defendant. The plaintiff appealed the defendant's taxation stating the valuation of the property was not the percentage of its true and actual value, but was grossly excessive, disproportionate, and unlawful. The plaintiff seeks a new evaluation of the property and monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046432-S. Filed June 5.

**Greentree Motors of Danbury Inc.**, Danbury. Filed by Nicholas Hopper, Mahopac. Plaintiff's attorney: Secor Cassidy & McPartland PC, Waterbury. Action: The plaintiff purchased a vehicle from the defendant and a warranty to cover mechanical breakdown. Rather than checking the box for a Preowned 4 Star Plus Warranty when filling out the Vehicle Service Contract Application, the defendant's representative mistakenly checked the box for the New 4 Star Plus warranty. The vehicle had engine problems. Despite being repeatedly asked, the defendant has ignored the plaintiff's requests to correct the warranty or provide an updated warranty. By failing to correct the warranty, the defendant has breached its obligations to secure the warranty that the plaintiff purchased. As a result of the defendant's breach, the plaintiff has suffered damages in the form of out-of-pocket expenses associated with repairing the Vehicle. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046194-S. Filed May 11.

**Morales-Ortez, M.E., et al**, Carmel. Filed by John Delrossi, Sandy Hook. Plaintiff's attorney: Vincent L Noce Jr, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damage and injuries. The plaintiff seeks monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046469-S. Filed June 6.

**Short, David H., et al**, Newtown. 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. However, the defendant has neglected or refused to pay the plaintiff, which has suffered monetary damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6046595-S. Filed June 15.

### Stamford Superior Court

**Ciccarello, Kimberly**, New Canaan. Filed by Capital One, NA, McClean, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association. The defendant used a credit account issued by the plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. FST-CV-23-6062051-S. Filed June 30.

**Clark's Hill Shopping Plaza LLC**, Wethersfield. Filed by Suzanne C. O'Connor, Darien. Plaintiff's attorney: Wocl Leydon LLC, Stamford. Action: The plaintiff was lawfully on the premises controlled and owned by the defendant when the plaintiff was walking along the grey slate pedestrian sidewalk she was caused to misstep and fall due to a single step riser along the grey slate sidewalk, causing injuries and 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. FST-CV-23-6061660-S. Filed June 5.

**Weaver, Charles**, Norwalk. Filed by Gotham Properties Group LLC, Fairfield. Plaintiff's attorney: Andre Cayo, Fairfield. Action: The plaintiff and defendant entered a contract whereby the defendant offered to sell his property to the plaintiff for \$225,000 for which the plaintiff accepted and paid the defendant the required deposit. Shortly before the closing, the defendant contacted the plaintiff through his counsel and indicated that he would not be closing because he was able to get his foreclosure sale date extended and that the property value was \$325,000. The action by the defendant is a refusal to perform and constitutes a breach of the contract between the plaintiff and the defendant and a breach of the duty of good faith. As a result, the plaintiff suffered damages. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6061941-S. Filed June 22.

## DEEDS

### Commercial

**107 South Water Street LLC**, Greenwich. Seller: William Noble, Greenwich. Property: 107 S. Water St., Greenwich. Amount: \$845,000. Filed August 2.

**4 Palmer Street LLC**, Greenwich. Seller: Thomas R. Servidio and Carol Servidio, Stamford. Property: 4 Palmer St., Cos Cob. Amount: \$1,200,000. Filed August 2.

**AGTL Properties LLC**, Southport. Seller: Seashell Real Estate LLC, Fairfield. Property: 141 Center St., Southport. Amount: \$2,786,000. Filed August 1.

**Greenwich Advisors LLC**, Greenwich. Seller: Rowan Snyder, Greenwich. Property: 2 Pintail Lane, Greenwich. Amount: \$1. Filed July 31.

**LCT Range LLC**, Greenwich. Seller: The Conservation Institute LLC, Stamford. Property: 499 Indian Field Road, Greenwich. Amount: \$1. Filed August 2.

**Markham, Ross** and **Theresa Markham**, Stamford. Seller: 45 Farwell Lane LLC, Charleston, South Carolina. Property: 45 Farwell Lane, Greenwich. Amount: \$10. Filed August 2.

**Mylen, Finalya**, Fairfield. Seller: Toro Corral LLC, Marco Island, Florida. Property: 561 Penfield Road, Fairfield. Amount: \$1,919,000. Filed August 4.

**Parciak, Kazimierz**, Stamford. Seller: AlphaZeta LLC, Stamford. Property: 60 Strawberry Hill Ave., Stamford. Amount: \$155,000. Filed July 18.

**PAS Investment Holdings LLC**, Stamford. Seller: Wilmington Savings Fund Society, Lansing, Michigan. Property: 60 Arlington Road, Stamford. Amount: \$501,013. Filed July 20.

**Shimarova, Irina** and **Jay Clark Malden**, Fairfield. Seller: Savoy Construction LLC, Westport. Property: 856 Mill Hill Terrace, Fairfield. Amount: \$1,250,000. Filed August 1.

**Simmons Owners LLC**, Greenwich. Seller: Olga Kogan, New York, New York. Property: 18 Simmons Lane, Greenwich. Amount: \$10. Filed August 2.

**Stein, Seth Wade** and **Aimee Stein**, Fairfield. Seller: CFG 63-65 Sherman Street West LLC, Southport. Property: 63 Sherman St., West, Fairfield. Amount: \$960,000. Filed August 1.

**Vargas Alverca, Jorge Luis**, Greenwich. Seller: The Flout Family Limited Partnership, Stamford. Property: Talbot Lane, Greenwich. Amount: \$560,000. Filed July 28.

**Weir, Leslie** and **Agnes Weir**, Fairfield. Seller: Durtex Investments LLC, Fairfield. Property: 42 Flax Road, Fairfield. Amount: \$1,475,000. Filed Aug. 3.

**Zarrilli, Elizabeth Jane**, Stamford. Seller: Commerce Avenue Corp., Riverside. Property: 105 Harbor Drive, Unit 129, Stamford. Amount: \$525,000. Filed July 18.

## Residential

**Bakal, Zachary** and **Esther Portyansky**, Stamford. Seller: Deborah Mary Reif, Stamford. Property: 91 Cardinal Lane, Stamford. Amount: \$10. Filed July 18.

**Baker, Christina E.**, Old Greenwich. Seller: Ricardo Houson and Marcela Cali Mandava-Houson, Greenwich. Property: Lot 96, Map 369, Old Greenwich. Amount: \$1. Filed Aug. 2.

**Beaty, Mark** and **Kate Savoie**, Fairfield. Seller: Leslie Alexander Weir and Agnes Methuen Weir, Fairfield. Property: Lot 2, Map 5025, Fairfield. Amount: \$1,050,000. Filed Aug. 1.

**Cataldo, Tyler** and **Ashley Cataldo**, Fairfield. Seller: Adeine M. Cataldo, Fairfield. Property: 26 Wildwood Road, Fairfield. Amount: \$500,000. Filed July 31.

**Christie, Jennifer** and **Jason Christie**, Stamford. Seller: Dayna Christine Hinkle, Stamford. Property: 9 Lynam Road, Stamford. Amount: \$1,420,000. Filed July 18.

**Conway, Lauren**, Fairfield. Seller: William L. Ragatz and Stephanie Ragatz, Fairfield. Property: 101 Hulls Highway, Southport. Amount: \$720,000. Filed Aug. 4.

**Daly, Ellen Stathis** and **Edward Daly**, Cos Cob. Seller: Ellen Stathis Daly, Cos Cob. Property: 11 Jackson St., Cos Cob. Amount: \$0. Filed July 31.

**Davis, Nicholas** and **Anne Alexandra Glanville**, Boulder, Colorado. Seller: Kristin L. Kain, Cos Cob. Property: 453 E. Putnam Ave., Unit 1-I, Cos Cob. Amount: \$707,000. Filed Aug. 1.

**Delgado-Romero, Javier A.** and **Nora M. Jimenez-Morales**, Stamford. Seller: Donnell Martin and Sonia Martin, Stamford. Property: 14 Peak St., Stamford. Amount: \$615,000. Filed July 19.

**erreira, Tony** and **Hilary Jorrison Ferreira**, Fairfield. Seller: Peter Dempsey and Michaela Dempsey, Fairfield. Property: 3737 North St., Fairfield. Amount: \$1,600,000. Filed July 31.

**Foley, Joseph Colin** and **Carolyn Foley**, Old Greenwich. Seller: Gabriel Falcon Chouza and Gloria Gimenez Ferrer, Greenwich. Property: 6 Shady Brook Lane, Old Greenwich. Amount: \$2,600,000. Filed July 28.

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

Questions and comments regarding this section should be directed to:

Sebastian Flores  
Westfair Communications Inc.  
4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

**Frempong, Cecilia**, Stratford. Seller: Victoria Vandamm Dailey and Kevin Dailey, Norwalk. Property: 18 Oak Lawn Ave., Stamford. Amount: \$413,000. Filed July 20.

**Galitz, Harris** and **Maggie Galitz**, Greenwich. Seller: Michael G. Wacek and Margaret G. Heppelmann, Greenwich. Property: 15 Wyngate Road, Greenwich. Amount: \$1. Filed Aug. 1.

**Garces Alvarez, Sharon**, Stamford. Seller: Wilfred Wong, Stamford. Property: 256 Washington Blvd., Unit 13, Stamford. Amount: \$531,000. Filed July 21.

**Gschwind, Douglas J.** and **Cecilia P. Gschwind**, Greenwich. Seller: Jeffrey A. Konigsberg and Joan E. Konigsberg, Greenwich. Property: 32 Orchard Hill Lane, Greenwich. Amount: \$10. Filed July 28.

**Hagen, Alex** and **Emma Harris**, Stamford. Seller: John Ryan Day and Amanda Lee Day, Stamford. Property: 1586 Shippan Ave., Stamford. Amount: \$1,000,000. Filed July 19.

**Hall, Taira Ashley** and **Eren Omer Atesmen**, Old Greenwich. Seller: Christina E. Baker, Greenwich. Property: 7 Quintard Ave., Old Greenwich. Amount: \$10. Filed August 2.

**Harel, Gilad** and **Amy Harel**, Fairfield. Seller: Debra O'Dell, Fairfield. Property: 55 Villa Place, Fairfield. Amount: \$580,000. Filed Aug. 2.

**Harvey, Lori**, Acton, Massachusetts. Seller: Michael J. Mitchell and Mariette Gelfand, Fairfield. Property: Lot 31, Map 2, Larbert Road, Fairfield. Amount: \$1,500,000. Filed Aug. 3.

**Kazemi, Mohamad**, Greenwich. Seller: Svetlana Starikov, New York, New York. Property: 71 Strawberry Hill Ave., Unit 417, Stamford. Amount: \$195,000. Filed July 17.

**Khanna, Nikhil** and **Brittany Khanna**, New York, New York. Seller: Luis Revilla-Munoz and Alejandra Musi-Arcelus, Greenwich. Property: Lot 31, Map 4552, Greenwich. Amount: \$10. Filed Aug. 1.

**Kunkel, Jared**, Trumbull. Seller: Peter W Kunkel, Trumbull. Property: 812 Black Rock Turnpike, Fairfield. Amount: \$500,000. Filed August 2.

**Likvornik, Aleksey** and **Yulia Likvornik**, Stamford. Seller: Clinton Stonacek and Kristen Stonacek, New Ipswich, New Hampshire. Property: 39 Glenbrook Road, Unit 2-0, Stamford. Amount: \$169,000. Filed July 20.

**Lo, Arline Kiki** and **Che Kwong Chan**, Old Greenwich. Seller: Evelyn Probstmeyer, Riverside. Property: 1465 East Putnam Ave., Unit 505, Old Greenwich. Amount: \$448,000. Filed August 2.

**Marotti, Robert** and **Anna Marotti**, Trumbull. Seller: Nathaniel W Bruce and Brent A Penque, Fairfield. Property: 616 Tahmore Drive, Fairfield. Amount: \$798,000. Filed July 31.

**Martinez-Saenz, Miguel** and **Julie Holland**, Fairfield. Seller: Julie Anne Weir and Paul Anthony Weir, Fairfield. Property: 50 Judges Hollow Road, Fairfield. Amount: \$995,000. Filed August 3.

**McCann, Christopher** and **Julia McCann**, Riverside. Seller: Jonathan L Marchini and Elizabeth Gilmour, Greenwich. Property: 22Linwood Ave., Riverside. Amount: \$2,400,000. Filed July 28.

**McLean, Ryan James**, Stamford. Seller: Meng Xu and Marie Lan Mi, Stamford. Property: 71 Dora St., Unit C, Stamford. Amount: \$455,000. Filed July 19.

**Nguyen, Lynn** and **So-Ky Loren**, Sunnyside, New York. Seller: Sandra E Andreades, Stamford. Property: 105 Harbor Drive, Unit 114, Stamford. Amount: \$485,000. Filed July 21.

**Penque, Brent** and **Nathaniel W Bruce**, Greenwich. Seller: Forrest Duane Hayes Jr, Greenwich. Property: 62 Morningside Drive, Greenwich. Amount: \$10. Filed August 1.

**Pisano, Anthony F** and **Marianne Pisano**, Fairfield. Seller: Scott Jared Lipow, Fairfield. Property: 229 Eastfield Drive, Fairfield. Amount: \$705,000. Filed August 4.

**Ralston, Lauren**, Fairfield. Seller: Kristen Kalm Maynard, Fairfield. Property: 116 Old Spring Road, Fairfield. Amount: \$470,047. Filed August 1.

**Russo, Brittany** and **Anthony Russo**, Fairfield. Seller: Jeffrey K Howald and Tamarie D Howald, Fairfield. Property: 24 Horace Court, Fairfield. Amount: \$785,000. Filed August 2.

**Santoro, Michele, et al**, Hampstead, North Carolina. Seller: Joseph Fratello and Veda Fratello, Greenwich. Property: 1 Hartford Ave., Greenwich. Amount: \$10. Filed July 28.

**Sohngen, Kimberly K**, Fairfield. Seller: Amel Chader, Fairfield. Property: 560 Stillson Road, Fairfield. Amount: \$675,000. Filed August 4.

**Steinthal, Andrew J** and **Shoshana Steinthal**, Greenwich. Seller: Alexander C Gross and Lauren T Gross, Greenwich. Property: 14 Mountain Wood Drive, Greenwich. Amount: \$0. Filed July 31.

**Terenzio, Dante R** and **Kristin V Ascolese**, Stamford. Seller: Robert Diroma and Susan Diroma, Stamford. Property: 15 Dorset Lane, Stamford. Amount: \$568,000. Filed July 17.

**Thorn Jr, Matthew**, Fresh Meadows, New York. Seller: Andrew Willis and Lara Willis, Westport. Property: 12 Walnut Ridge Lane, Stamford. Amount: \$1,050,000. Filed July 21.

**Toscano II, Philip**, Mamaroneck, New York. Seller: Margaret B Frattaroli, Stratford. Property: 106 Sylvan Knoll Road, Stamford. Amount: \$270,000. Filed July 21.

**Vitka, Marcy**, Stratford. Seller: Derek James Damon, Stamford. Property: 22 Radio Place, Unit 4, Stamford. Amount: \$440,000. Filed July 17.

**Walsh, Allison**, Fairfield. Seller: Amanda Silva, Fairfield. Property: 30 Buena Vista Road, Fairfield. Amount: \$802,000. Filed August 1.

**Wilson, Michelle**, Fairfield. Seller: Jonathan C Bernstein, Fairfield. Property: 198 James St., Fairfield. Amount: \$1,890,900. Filed August 3.

**Winter-Barker, Emma** and **Samuel Winter-Barker**, New York, New York. Seller: Christopher Updike and Kristin Updike, Greenwich. Property: 93 Shore Road, Greenwich. Amount: \$2,327,000. Filed July 28.

**Yu, Dian** and **Leah Paige Truitt**, Riverside. Seller: Jackson Powers Carr and Anna Philomena Carr, Greenwich. Property: 96 Winthrop Drive, Riverside. Amount: \$2,622,000. Filed August 1.

**Zable, Norell**, Springfield, Massachusetts. Seller: Melanie C Jones, Stamford. Property: 73 Harbor Drive, Unit 413, Stamford. Amount: \$640,500. Filed July 18.

## MORTGAGES

**Barsanti, Peter** and **Kristin Barsanti**, Pelham Manor, New York, by Marlene E Macaouda. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 51 Pecksland Road, Greenwich. Amount: \$2,240,000. Filed June 29.

**Blakeslee Jr, Robert N** and **Marie E Blakeslee**, Stamford, by John T Szalan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 33 Brooklawn Ave., Stamford. Amount: \$175,000. Filed June 28.

**Browne, Gordon J** and **Kayli Browne**, Greenwich, by Joel M Kaye. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 26 Shore Acre Drive, Old Greenwich. Amount: \$2,404,000. Filed June 29.

**Burke, John Anthony** and **Lauren Esther Burke**, Norwalk, by Andrew L Wallach. Lender: PFS Inc, 177 North St., Easton. Property: 801 S Pine Creek Road, Fairfield. Amount: \$624,000. Filed June 30.

**Cafagna, Christopher J** and **Christine M Cafagna**, Stamford, by Amanda K Reichardt. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 55 Aspen Lane, Stamford. Amount: \$1,760,000. Filed June 29.

**Castro, Marcelo** and **Alexandra Castro**, Darien, by unreadable. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 287 Hamilton Ave., 1G, Stamford. Amount: \$243,750. Filed June 30.

**Coperine Jr, Michael** and **Karen M Coperine**, Greenwich, by Christopher A Kristoff. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 47 Mianus View Terrace, Cos Cob. Amount: \$435,000. Filed June 30.

**Crowe, Trevor** and **Rebecca Crowe**, Greenwich, by Jeremy E Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 32 Lake Drive S, Riverside. Amount: \$1,000,000. Filed June 26.

**Cszmadia, Annamaria**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 102 Vine Road, Stamford. Amount: \$100,000. Filed June 27.

**Dandrea, Megan E** and **Jay J Dandrea**, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 38 Riverside Lane, Riverside. Amount: \$123,000. Filed June 29.

**Davies, Anthony**, Greenwich, by Tom S Ward Jr. Lender: Cliffco Inc, 70 Charles Lindbergh Blvd, Suite 200, Uniondale, New York. Property: 9 Grimes Road, Old Greenwich. Amount: \$1,920,000. Filed June 26.

**Dipietro, Tyler T** and **Jacklyn P Kerigan**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 29 Lockwood Road, Fairfield. Amount: \$94,900. Filed June 29.

**Drewniak, Erik**, Fairfield, by Jon Saffo. Lender: Connex Credit Union Inc, 412 Washington Ave., North Haven. Property: 1003 Tunxis Hill Road, Fairfield. Amount: \$75,000. Filed June 28.



**Elgin, Eric Thomas** and **Jennifer Marie Elgin**, Branchburg, New Jersey, by David J Albanese. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 474 Woodbine Road, Stamford. Amount: \$712,000. Filed June 30.

**Estrada-Medina, Gilmer G** and **Deisy M Lemus Gudiel**, Stamford, by Mayra M Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1452 High Ridge Road, Stamford. Amount: \$412,000. Filed June 30.

**Ferraro Jr, Gregory Michael** and **Elizabeth Rose Ferraro**, Stamford, by Jamie K Gerard. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 76 Arbor Terrace, Southport. Amount: \$589,000. Filed June 26.

**Flynn, Christopher** and **Kelly M Flynn**, Madison, Wisconsin, by Charles P Abate. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 49 MacArthur Lane, Stamford. Amount: \$1,260,000. Filed June 27.

**Fortsch Jr, James** and **Lauren Fortsch**, Fairfield, by Gennaro Bizzarro. Lender: Liberty Bank, 315 Main St., Middletown. Property: 142 Rosemere Ave., Fairfield. Amount: \$620,000. Filed June 27.

**Gomez, Jonathan E**, Astoria, New York, by Michael L Witherspum. Lender: Silver Hill Funding LLC, 4425 Ponce de Leon Blvd., Fifth Floor, Coral Gables, Florida. Property: 295 Cove Road, Stamford. Amount: \$624,000. Filed June 28.

**Gowland, Mateo**, New York, New York, by Donna Castronovo. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1 Strawberry Hill Ave., Stamford. Amount: \$90,000. Filed June 26.

**Grant, Megan** and **Brian Hodgkinson**, Stamford, by Mark McNally. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 95 Dorking Drive, Fairfield. Amount: \$760,000. Filed June 29.

**Kapustynski, Caroline**, Darien, by Sheila L Chun. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 150 Hope St., #12, Stamford. Amount: \$306,000. Filed June 26.

**Kelly, Stephen C** and **Jennifer Kelly**, Fairfield, by Myrna McNeil. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 57 Shagbark Lane, Fairfield. Amount: \$100,000. Filed June 28.

**Kodde, Pieter C** and **Marianne Hartong-Kodde**, Greenwich, by John A Cassone. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 24 Grimes Road, Old Greenwich. Amount: \$1,100,000. Filed June 26.

**Kopilak, Joseph M** and **Andrea Garin Kopilak**, Stamford, by Gerald M Fox III. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 1-2, Elgin, Illinois. Property: 253 Birch Road, Fairfield. Amount: \$950,000. Filed June 28.

**Launer, Justin** and **Laura Launer**, Riverside, by Maria C Miller. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 8 Dorchester Lane, Riverside. Amount: \$237,731. Filed June 28.

**Lescoezec, Mark P** and **C Elise Lescoezec**, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 190 Westport Turnpike, Fairfield. Amount: \$150,000. Filed June 30.

**Levy, Jonathan**, Scarsdale, New York, by Lisa Gioffre Baird. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 50 Londonderry Drive, Greenwich. Amount: \$726,201. Filed June 27.

**Lopez, German** and **Ariadna J Lopez Bravo**, Stamford, by Daniel P Weiner. Lender: Pysma Lending Group LLC, 18 Padanaram Road, Danbury. Property: 125 Prospect St., Unit 5-E, Stamford. Amount: \$160,000. Filed June 30.

**Lott, Jay G** and **Charlene Lott**, Stamford, by unreadable. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 90 Northwood Lane, Stamford. Amount: \$225,000. Filed June 29.

**Lulkin, Michael** and **Nina C Monti**, Greenwich, by Tiago A David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 101 Stanwich Road, Greenwich. Amount: \$500,000. Filed June 26.

**McDaniel, Judith**, Little Rock, Arizona, by Kim Kizza. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 50 Cedar Woods Lane, Fairfield. Amount: \$585,000. Filed June 26.

**McKay, Scott R** and **Keri McKay**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 1 Lilalyn Drive, Fairfield. Amount: \$75,000. Filed June 27.

**Metalios, Steve A** and **Joy K Metalios**, Old Greenwich, by David W Hopper. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 25 Alexander St., Greenwich. Amount: \$770,000. Filed June 29.

**Miller, David J**, Miami Beach, Florida, by Kevin G Sanidad. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 1-2, Elgin, Illinois. Property: 6 Little Cove Place, Old Greenwich. Amount: \$5,000,000. Filed June 28.

**Nielsen, Kimberly** and **Jens Nielsen**, Old Greenwich, by Robert B Potash. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 9 Mortimer Drive, Old Greenwich. Amount: \$1,050,000. Filed June 28.

**Oestmann, Donna L**, Stamford, by Gerald M Fox. Lender: First County Bank, 117 Prospect St., Stamford. Property: 195 Sylvan Knoll Road, Unit 195, Stamford. Amount: \$60,000. Filed June 28.

**Orlando, Joseph** and **Tara Orlando**, Greenwich, by Thomas R Kain. Lender: The First Bank of Greenwich, 444 E, Putnam Ave., Cos Cob. Property: 26 Comly Ave., Greenwich. Amount: \$530,000. Filed June 29.

**Pizzella, Robert** and **Marna Pizzella**, Greenwich, by Francesca Christine Filardi. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 17 Barnstable Lane, Greenwich. Amount: \$1,497,000. Filed June 30.

**Polkowski, Mark A**, Shelton, by Adam J Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 127 Greyrock Place, Unit 1109, Stamford. Amount: \$225,200. Filed June 28.

**Pose Sussman, Alix F** and **Michael Sussman**, Fairfield, by Seth L Cooper. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 283 Hemlock Hill South, Fairfield. Amount: \$800,000. Filed June 27.

**Puma Mayaguari, Geovanni H** and **Jessica C Robles Galarza**, Stamford, by John A Cassone. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 53 Sterling Place, Stamford. Amount: \$638,226. Filed June 27.

**Ramirez, Pedro A** and **Kathleen A Smith-Ramirez**, Riverside, by Dulia V Diaz. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 18 Silver Beech Road, Riverside. Amount: \$687,000. Filed June 27.

**Rault, Courtney** and **Joseph Rault**, Bedford, New York, by Vicki K Johnson. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd, Suite 400, Cincinnati, Ohio. Property: 771 Lake Ave., Greenwich. Amount: \$950,004. Filed June 30.

**Richer, Nathaniel** and **Stacy Richer**, Fairfield, by Antonio Faretta. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 84 Myren St., Fairfield. Amount: \$386,708. Filed June 29.

**Robina, Alejandro**, New York, New York, by Donna Castronovo. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 1-2, Elgin, Illinois. Property: 38 Forest Ave., Old Greenwich. Amount: \$1,250,000. Filed June 30.

**Romero, Julian** and **Rostam Amighi**, Stamford, by Andrew L Wallach. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 59 Denise Drive, Stamford. Amount: \$285,000. Filed June 29.

**Rossi, Christopher Michael** and **Nicole Piccininni**, Flint, Michigan, by Antonio Faretta. Lender: Spring EQ LLC, 100 W Matsonford Road, Bldg. 5, Suite 100, Radnor, Pennsylvania. Property: 666 W Hill Road, Stamford. Amount: \$176,000. Filed June 27.

**Salza, Antonio** and **Ilka Salza**, Bronx, New York, by Anthony E Monelli. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 149 Fishing Trail, Stamford. Amount: \$588,000. Filed June 26.

**Sasso, Jaime Lauren** and **Robert Santo Hand**, New York, New York, by Neil P Phillips. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 40 Denise Drive, Stamford. Amount: \$658,000. Filed June 28.

**Schwarz, Robert J** and **Candace C Schwarz**, Fairfield, by Nicole M Testa. Lender: Liberty Bank, 315 Main St., Middletown. Property: 109 Smith St., Fairfield. Amount: \$500,000. Filed June 26.

**Tatangelo, Glenn**, Fairfield, by Adam J Hirsch. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 461 Westway Road 101, Fairfield. Amount: \$238,000. Filed June 30.

**Teitler, David** and **Monika Teitler**, Darien, by Tamara L Peterson. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1631 Newfield Ave., Stamford. Amount: \$500,000. Filed June 26.

**Tuttle, Jarah** and **Matthew B Tuttle**, Greenwich, by Paula M Caron. Lender: Liberty Bank, 315 Main St., Middletown. Property: 155 Lockwood Road, Greenwich. Amount: \$429,500. Filed June 27.

**Van Camp, Kimberly**, Stamford, by Karen Anderson. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 25 Tremont Ave., Stamford. Amount: \$650,000. Filed June 30.

**Walker, Greg**, Stamford, by Stephen L Bishop. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 200 Gary Road, Stamford. Amount: \$726,000. Filed June 26.

**Wilson, Eduardo** and **Fayoola Wilson**, Stamford, by Charles A Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 14 Coachlamp Lane, Stamford. Amount: \$75,000. Filed June 27.

**Winham, Christopher A** and **Phyllis G Winham**, Greenwich, by unreadable. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 1-2, Elgin, Illinois. Property: 68 Rock Maple Road, Greenwich. Amount: \$4,580,000. Filed June 28.

**Zatochnny, Sergiy** and **Kateryna Zatochna**, Stamford, by Aleksandr Y Troyb. Lender: The Federal Savings Bank, 4120 W Diversey Ave., Suite C501, Chicago, Illinois. Property: 76 Treat Ave., Stamford. Amount: \$604,000. Filed June 29.

**Zavala Frias, Cecilia**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 182 Lockwood Ave., Stamford. Amount: \$102,700. Filed June 29.

## NEW BUSINESSES

**A Plus Limousine**, 14 Thames St., Norwalk 06851, c/o Amelita Angrand. Filed July 5.

**Always Best Care**, 22 Heron Road, Norwalk 06855, c/o Northbrook Partners LLC. Filed July 12.

**Catocha Express Courier International**, 269 Greenwich Ave., Stamford 06902, c/o Iris Yasmin Chintun Oviedo. Filed July 7.

**Cross Country Mortgage Inc**, 1055 Washington Blvd., 6th Floor, Stamford 06901, c/o Elaine Teeters. Filed July 3.

**El Tequilazo Kitchen & Lounge**, 99 Washington St., Norwalk 06854, c/o Alejandro Tepetitla. Filed July 11.

**Faded Edgez**, 44 Commerce Road, Stamford 06902, c/o Gilberto Lorite. Filed July 5.

**Guadalajara Mexican Restaurant**, 40 Van Zant St., Norwalk 06855, c/o Jinerl Alvarez. Filed July 11.

**Helios Capital Partners**, 50 Washington St., Norwalk 06854, c/o David Tyler, Manager. Filed July 5.

**Iris Cares**, 48 Stillwater Ave., Unit 31, Stamford 06902, c/o Iris Valentin. Filed July 3.

**Iris Housekeeping Services**, 48 Stillwater Ave., Unit 31, Stamford 06902, c/o Iris Valentin. Filed July 3.

**John The Baker**, 30 Long Ridge Road, Stamford 06905, c/o Long Ridge Pizza Inc. Filed July 10.

**Kay's Cleaning Bizz**, 32 Kossuth St., Norwalk 06854, c/o Kara L Ortiz. Filed July 5.

**Law Office of Massiel Zucco-Himelstein**, 10 Merritt 7, Corporate Park, Suite 300, Norwalk 06851, c/o Massiel Zucco-Himelstein. Filed July 11.

**Low Carbs Dishes**, 74 McMullen Ave., Stamford 06902, c/o Aoun R Jafri. Filed July 5.

**Monro Muffler Brake**, 280 Westport Ave., Norwalk 06851, c/o Jessica Taylor. Filed July 11.

**Selah Music Project**, 42 Ardsley Road, Stamford 06906, c/o Unity Fused Arts & Solutions LLC. Filed July 7.

**Shleppers Moving & Storage**, 20 Summer St., Third Floor, Stamford 06901, c/o Shleppers Holdings LLC. Filed July 5.

**Stamford Marathon**, 44 Roosevelt Ave., Stamford 06902, c/o Blondson Maxi. Filed July 5.

**The Home Depot**, 1925 West Main St., Stamford 06902, c/o Home Depot USA Inc. Filed July 7.

**Unity 7 Solutions**, 42 Ardsley Road, Stamford 06906, c/o Unity Fused Arts & Solutions LLC. Filed July 7.

# Legal Notices

Notice of Formation of CONSTRUCTION & HVAC SOLUTIONS LLC. Arts. of Org. filed with SSNY on April 10, 2023. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 40 Bronson Ave, Scarsdale, NY 10583. Purpose: any lawful act or activity. #63437

Notice of Formation of DomPro 618 Main LLC. Arts of Org. filed with SSNY on 1/17/2023. Office located in Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC; 1333A North Avenue, #713, New Rochelle, NY 10804. Purpose: any lawful act or activity. #63442

Notice of Formation of RIG Enterprises, LLC Arts. Of Org. filed with SSNY on June 1, 2023. Office Location: Westchester County. Ryan Mahoney designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 30 Lark Ave., White Plains, NY 10607. Purpose: any lawful purpose. #63451

Thumper1 LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 7/18/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to 42 Ellsworth Rd., Larchmont, NY 10538. General Purpose #63452  
Phoenix Design Build LLC. Filed 8/8/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 265 E 66th Street Apt 39D, New York, NY 10065 Purpose: All lawful #63453

224 Grant Terrace LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 4/5/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to John Delvito, 311 Waverly Ave., Mamaroneck, NY 10543. General Purpose #63454

CAROLYN STROM, LLC, Art. Of Org. filed with SSNY 7/3/2023. Office location: Westchester County. SSNY designated as agent for process & shall mail process to: The LLC c/o Carolyn Strom, 1333A North Ave., Unit 316, New Rochelle, NY, 10804. Purpose: any lawful act or activity. #63455

Tara Poinsette, LLC, Art. of Org. filed with NY Secy. of State on 10/05/20. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: 292 N Central Ave, 2A Hartsdale, NY 10530 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63457

Notice of Formation of 22 Maple LS LLC, Articles of Organization were filed with SSNY on 4/27/2023. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 81 Pondfield Road, Suite 231 Bronxville, NY 10708. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63458

Notice of formation of JJMB PROPERTIES LLC. Art. of Org. filed with the Sec of State of NY (SSNY) on 06/27/2023. Office location, County of Westchester. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process served to:, c/o Incorp Services, Inc 99 Washington Ave., Suite 805 A, Albany, NY 12210. Purpose: any lawful act. #63459

PPG CONTRACTING, LLC Filed 7/27/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 90 Bryant Ave, #D3C, White Plains, NY 10605 Purpose: all lawful #63461

COTAJ PROPERTY MANAGEMENT LLC. Filed 8/3/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 146 Thornridge Dr, Stamford, CT 06903 CT address: Same Address as SOP, Cert. of Form. filed w/CT : 165 Capitol Ave., Ste 1000, Hartford, CT 06106. Purpose: all lawful #63462

Notice of Formation of THE UPPERROOM COMMUNITY, LLC Art. Of Org. filed with SSNY on 04/30/2023. Office: Westchester Cty. SSNY designated. as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 91 Laurel place, New Rochelle, NY 10801. Purpose: any lawful purpose. #63463

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Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, September 14, 2023 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to [www.dot.ny.gov/doing-business/opportunities/const-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice). The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at [www.dot.ny.gov/doing-business/opportunities/const-planholder](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

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

D265069, PIN 881419, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - WHERE & WHEN - Emergency Highway Repairs, Various Locations, Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265080, PIN 881659, Dutchess, Orange, Putnam, Rockland, Westchester Cos., GUIDERAIL JOC - Various Routes, Various Locations., Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D264960, PIN 876234, Rockland Co., BRIDGE REPLACEMENT - Mountainview Avenue Over Sparkill Creek, Town of Orangetown., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%