



Westfair Business Journal

In the Spotlight: Fairfield First Selectman Bill Gerber

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

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132 Lincoln Ave. in Purchase offered by Houlihan Lawrence at \$3,350,000.

Residential real estate market in flux

BY PETER KATZ / pkatz@westfairinc.com

"While lower rates will help alleviate affordability issues, they will not be low enough to pull substantial inventory of existing homes into the market."

- Freddie Mac

If there are uncertainties in the U.S. economy they're certainly reflected in the residential housing market, but just what those reflections look like depends to a certain extent on where you're looking in the country and the scope of the data at which you're looking.

Freddie Mac, the organization that was chartered by Congress in 1970 to support the U.S. housing system by buying loans and enabling banks to write new loans, thus ensuring a reliable and affordable supply of mortgage funds, understandably keeps close tabs on the market.

Freddie Mac reported that the average rate of a 30-year fixed-rate mortgage, as measured by Freddie Mac's Primary Mortgage Market Survey, fell almost 0.8 percentage points from the last week in October through the first week in December.

"This decrease in rates is breathing some life back into the housing market with some potential homebuyers taking action that is reflected in home purchase applications, which increased 15% between mid-October

and early December," Freddie Mac reported. "However, demand is currently very sensitive to changes in mortgage rates and rates would need to fall further in order for purchase demand to continue to recover."

Freddie Mac had found that in October the seasonally adjusted annual rate of home sales in the U.S. had fallen to 3.8 million units, the lowest level since summer of 2010.

Freddie Mac said it expects mortgage rates to gradually ease throughout 2024 but remain in the 6% to 7% range.

"While lower rates will help alleviate affordability issues, they will not be low enough to pull substantial inventory of existing homes into the market," Freddie Mac predicted. "Thus, the home sales market in 2024 will look similar to 2023, characterized by low transaction volume and a severe lack of inventory. Additionally, the weaker economy and slower labor market will reduce demand."

While Freddie Mac is forecasting

some sluggishness in the housing market, it also forecast house prices to increase 2.7% in 2024, with some markets doing better than others.

"The low level of home sales will keep purchase mortgage origination volume down in the number of transactions, but the increase in house prices will drive a modest increase in the dollar volume of purchase originations," Freddie Mac said.

It also expects that a decline in mortgage rates in 2024 will not be big enough to encourage many borrowers to refinance and it expects the number of refinance loans to be low in 2024. On the optimistic side, Freddie Mac said it believes the mortgage market should be significantly better for both purchase and refinance activity in 2025.

What Freddie Mac saw nationwide in 2023 closely parallels what the brokerage Houlihan Lawrence saw in 2023 in the New York City suburban markets that include Westchester and Fairfield. Nearly all luxury markets north of the city experienced double-digit declines in closed sales in 2023, many for the second consecutive year, according to Houlihan's 2023 Luxury Market Report.

"This downward trend is due to lack of inventory exacerbated by high interest rates," said Anthony P. Cutugno, senior vice president private brokerage at Houlihan Lawrence. "Interest rate cuts are projected in mid-2024, which will prompt more sellers to enter the market and help alleviate the inventory shortage."

Cutugno said that on average luxury homes sold for close to 100% of the listing price. He said that young buyers have shown an interest in purchasing luxury homes built before 1940 because they have an interest in preservation and sustainability.

According to the Houlihan Lawrence report, 2023 saw 495 homes sold in the luxury category in Westchester, which is \$2 million and up. That represented a 26.7% decline from the 675 luxury houses sold in 2022. The total dollar volume in the category was \$1,547,664,255, a decline of 25.8% from the \$2,084,952,896 worth of luxury properties sold in 2022. The median sale price was \$2,725,000 in 2023 compared with \$2,700,000 in 2022.

In Putnam and Dutchess Counties, where the luxury market begins at \$1 million, there were 92 properties sold in 2023, a 39.1% drop from the 151 properties sold in 2022. Dollar volume in the luxury category was down 48.8%, falling from \$287,608,194 in 2022 to \$147,174,381 in 2023. The median sale price was \$1,393,750 in 2023 compared with \$1,450,000 in 2022.

The luxury market was somewhat stronger in Greenwich, although the number of sales was down by 15.2% in 2023 compared with 2022. The luxury market in Greenwich begins at \$3 million and 217 homes in that category sold in 2023, down from the 256 sales in 2022. The median sale price went up by 6.5% year over year, reaching \$4,800,000 in 2023 from 2022's \$4,505,000.

Homes in Old Greenwich sold on average for 3.5% over the asking price according to Houlihan Lawrence. In Riverside, homes sold the quickest with an average of 47 days on the market.

"With a new year upon us, there are signs of optimism that could bode well for the first quarter," said Liz Nunan, president and CEO of Houlihan Lawrence. "However, a presidential election year can often create uncertainty ... which may favor buyers looking to negotiate a deal."



550 Riversville Road in Greenwich, offered by Houlihan Lawrence at \$9,750,000.

Mixed results in 2023 for Fairfield County's office market

BY PHIL HALL / phall@westfairinc.com

Fairfield County's office market wrapped up 2023 with 1.49 million square feet of leasing activity, according to new data from CBRE. This represented a 16% decline from 2022 and was 31% behind the 10-year annual average.

For the fourth quarter of the year, leasing activity totaled 419,000 square feet, up 60% from the third quarter and on par with the five-year quarterly average. The quarter's largest transaction was the 51,021-square-foot renewal and expansion of Happy Hour 4 Kids' location at 68 Southfield Ave. in Stamford. The largest new lease during the quarter involved AON Corporation's 40,013-square-foot space at 800 Connecticut Ave. in Norwalk.

The county's year-end total for net absorption was positive 481,000 square feet; in the fourth quarter, the net absorption was negative 16,000 square feet.

"The positive absorption in 2023 was driven in large part by the slated residential conversion of 1 Elmcroft Road in Stamford, which removed 457,000 square feet of space from availability," stated the CBRE data report.

The county's tenants were on the hunt for Class A properties, according to CBRE, with 80% of the leasing activity occurring in this segment for a total of 1.19 million square feet. In the fourth quarter, 81% of leasing activity took place in Class A buildings.

"Prime Class A assets are performing well relative to inventory – prime buildings capture 29% of annual Class A leasing activity, despite accounting for only 16% of Class A inventory," said CBRE's data report. "Financial firms supplied 30% of leasing activity in 2023 and led all other industries for the fourth year in a row. The insurance sector accounted for 24% of the year's leasing activity followed by the health care industry at 9%."

Within the county's submarkets, the Stamford Commercial Business District (CBD) ranked highest in office leasing for the tenth year in a row – a total of 500,000 square feet of transactional activity was recorded, with 76,000 square feet in the fourth quarter. The Stamford CBD contributed to 34% of the county's

total leasing in 2023, even though its annual leasing was down 9% from one year earlier. The office property at 400 Atlantic St. was the submarket's busiest location, with five new leases in 2023 totaling 170,000 square feet.

The Greenwich CBD closed 2023 with 117,000 square feet of leasing, up 9% from the previous year. However, this submarket ended the year with a whimper instead of a bang – only 16,000 square feet of activity, down 38% from the previous quarter and 57% below the five-year quarterly average.

The Fairfield Central submarket recorded its most vibrant quarter since third quarter of 2019 thanks to 164,000 square feet of activity

in the fourth quarter. AON Corporation fueled the fourth quarter spike with the two largest new leases in the county – a short-term 40,000-square-foot lease at 800 Connecticut Ave. in Norwalk and a long-term 25,000-square-foot lease at 1 Market St. in Darien.

The average asking rent for the county was \$35.11 per square foot, a 4% decline from one year ago. This drop was attributed to the residential conversion at Stamford's 1 Elmcroft Road and the aforementioned leasing activity at 400 Atlantic St. in Stamford.

The Greenwich CBD had the highest aver-

age asking rent at the end of the year with \$109.37 per square foot, up 6% from year-end 2022. CBRE attributed this to "the addition to the available supply of Viking Investments' office space at 55 Railroad Ave."

In comparison, Stamford CBD's average asking rent was \$46.74 per square foot, up 2% from one year earlier. Stamford Non-CBD recorded an average asking rent at year's end of \$31.97 per square foot, which CBRE ascribed to the addition of 188,000 square feet of space at 1600 Summer St. that was priced higher than the market average.

The average asking rent for the county was \$35.11 per square foot, a 4% decline from one year ago.



400 Atlantic St. in Stamford; photo courtesy of Crexi



► Breeze Airways expands regional service

The budget carrier Breeze Airways is launching new routes from two of the region's airports.

Breeze will add new nonstop service from Westchester County Airport to North Carolina's Raleigh-Durham International Airport. Flights will take place on Fridays and Mondays, beginning May 3.

"As we continue to grow from White Plains' Westchester regional airport, we continue to join the dots to connect city pairs with new service," said Breeze Airways President Tom Doxey. "Now our Westchester guests can get to Raleigh-Durham nonstop at very affordable fares."

Separately, Breeze will begin non-stop summer seasonal service between Bradley International Airport and Cincinnati/Northern Kentucky Inter-

national Airport. Flights will operate on Sundays, Tuesdays and Thursdays starting May 2. Breeze will also offer daily summer seasonal service between Bradley and San Diego International Airport starting May 1 as part of the airline's BreezeThru service, which includes one stop that will not require a change of planes.

"We are thrilled that Breeze is once again bringing convenient travel options at low fares to travelers at Bradley International Airport," said Kevin A. Dillon, the Connecticut Airport Authority executive director. "The new nonstop to Cincinnati and BreezeThru to San Diego are wonderful additions to the airline's growing list of destinations from our region to other parts of the country."

► Women-owned businesses create \$2.7 trillion in revenue

Women-owned businesses represent 39.1% of all businesses while employing 12.2 million workers and generating \$2.7 trillion in revenue, according to the 2024 Wells Fargo Impact of Women-Owned Business Report.

Between 2019 and 2023, women-owned businesses' growth rate outpaced the rate of businesses owned by men by 94.3% for number of firms, 252.8% for employment, and 82% for revenue.

During the pandemic, women-owned businesses added 1.4 million jobs and \$579.6 billion in revenue to the economy while nearly 500,000 women-owned businesses with revenues between \$250,000 and \$999,999 grew their aggregate revenues by about 30%.

During the pandemic and post-pandemic period, Black and Hispanic women-owned businesses increased at a much higher rate than all women-owned businesses. Between 2019 and 2023, Black women-owned businesses saw average revenues increase 32.7% and Hispanic women-owned businesses 17.1% compared to all wom-

en-owned businesses' 12.1% rise.

Further, women-owned businesses with 50 or more employees account for nearly half of women-owned businesses' employment and revenues.

"The impact that women-owned businesses make on the economy is undeniable. Even more impressive is that growth in women entrepreneurship – whether it was their workforce or revenue – grew during an extremely difficult time," said Wells Fargo Women's Segment Lead for Small Business Val Jones. "From the trillions in revenue they contribute to the economy to the millions in jobs, women-owned businesses are coming out of the pandemic stronger than they went into the pandemic and many are thriving. It's a testament to their resiliency and the breadth and depth of support they've received from government entities, banks, corporations, and philanthropic organizations that must be sustained."

Wells Fargo produced the new report in partnership with Venture-ner, CoreWoman, and Women Impacting Public Policy.



► Ex-Greenwich cop sentenced on cruelty to persons charge

Michael Mastronardi, a Shelton resident and former Greenwich police officer, was sentenced to a three-year suspended jail sentence and three years of conditional discharge after pleading guilty to one count of cruelty to persons following an investigation by the Medicaid Fraud Control Unit of the Office of the Chief State's Attorney.

The investigation determined that Mastronardi was enrolled as a provider in the Personal Care Assistance (PCA) program, a federal and state funded Medicaid program, between August 2014 and April 2019. The PCA program provides recipients with permanent, severe, chronic disabilities a PCA to physically assist them with daily activities enabling them to stay in their homes.

According to the charges brought against him, Mastronardi was claiming to have been providing services to a severely injured recipient who was unable to care for themselves without physical assistance. Inspectors found numerous overlapping dates and times that Mastronardi claimed to have been providing services when he was on duty at the Greenwich Police Department. Inspectors conducted interviews and surveillance, confirming that Mastronardi was not at the recipient's residence, as claimed, during overnight hours.

By leaving the recipient unattended, Mastronardi intentionally deprived the recipient of proper physical care, a class D felony.

Mastronardi, who now works as a realtor in Westport, was ordered by the court to pay \$57,278.24 in restitution to the Department of Social Services to reimburse the Medicaid program.



No matter what business you're in, we're into your business.

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WOMEN in Power

DISCOVER THE INSPIRING STORIES OF TRAILBLAZING WOMEN CEOS WHO LEVERAGE CREATIVITY AND STRATEGIC THINKING TO REDEFINE INDUSTRIES, EFFECTIVELY SMASHING THROUGH THE PROVERBIAL GLASS CEILING WHILE SEAMLESSLY BLENDING LEADERSHIP PROWESS WITH A HARMONIOUS WORK-LIFE BALANCE. LEARN FROM THE TRANSFORMATIVE IMPACT BROUGHT BY DR. JOAN FALLON, DIANE KELLY AND CHERYL MCKISSACK DANIEL.



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In the Spotlight: Fairfield First Selectman Bill Gerber

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“In Fairfield we tried to do a lot, but it’s been sort of a drop in the bucket. If you look at the statistics 10 years ago, we were at 2.7% affordable housing.”

- Bill Gerber



Fairfield’s newly elected First Selectman William A. “Bill” Gerber has had to hit the ground running, with a number of in-progress projects and high-priority infrastructure decisions occupying the first weeks of his term.

A Democrat who defeated Republican incumbent Brenda Kupchick in last November’s election, Gerber is drawing on his years of experience in both the Fairfield Representative Town Meeting and the corporate world as a chief financial officer in the insurance industry for 16 years to help tackle the challenges. He also credits a strong support team hard at work in the town’s Independence Hall with helping him meet the expectations of the electorate.

“I jumped right into budget season,” Gerber said. “We’re already going through budgets for next year, and we’ve already got some really big issues like United Illuminating trying to put monopolies throughout town.”

Gerber acknowledged the opposition to the United Illuminating project but insisted, “We believe it’s very justified. I think there’s a misconception by some people that this is just another ‘not in my backyard’ thing, but this is much more than that. These monopolies are going to really hurt, all across the town. They’re huge, and they’re going to be quite invasive on commercial, private, and residential property. There’s going to be valuation issues and economic impact on town, also going into historic districts in Bridgeport.”

Gerber also noted he is focused on addressing how the state’s ongoing housing crisis impacts the town.

“In Fairfield we tried to do a lot, but it’s been sort of a drop in the bucket. If you look at the statistics 10 years ago, we were at 2.7% affordable housing,” Gerber said, noting that the state defines affordable housing as 80% of the median average cost of housing within the region. “I believe we’re at 2.8% now. We have a minimum [affordable housing level] set aside of 10%. So, every time you build a hundred apartments, you put in 10 affordable ones. But you won’t move the needle enough to bring it up, and that’s where that 0.1% comes from. It’s just a teeny bit from the set asides.”

“The issue in Fairfield is always the cost of the land,” Gerber added. “If you’re out there buying land and you’re not getting it at a discount from somebody who wants to leave that as their legacy or possibly from the state it’s really hard to make the



Gerber with Sen. Chris Murphy during the 2023 election campaign; contributed photo

economics work. Usually, the way the economics work is with more density than the neighbors would want. If you’re putting 80 units on a lot that typically you would only expect to see four houses.”

Gerber stated that higher density often prompts local opposition, and he expressed hope about using the town’s planning and zoning apparatuses to encourage growth at a rate that can help meet the need for affordable housing without upsetting the town.

Musing about the possibility of using some town owned parcels for affordable housing construction, Gerber explained that he believes the town is not split along YIMBY/NIMBY lines.

“There is a large group of people that understand the need for affordable housing,” he continued. “And there is another large group of people that say that we have terrible traffic and we’ve got infrastructure issues, and you have to solve them first.”

Gerber pointed to several locations across Fairfield where pipes will need replacing regardless of changes to the city’s population. He also expressed hope about improving Fairfield’s traffic through street redesigns that will not only improve the flow of car traffic and enable the construction of needed new housing, but also encourage pedestrians to visit downtown locations as well as bolster the town’s brick and mortar retailers.

“I actually wrote an ordinance when I was on the RTM called the Safe and Livable Streets Ordinance, and it requires a Complete Streets Coordinator,” Gerber said, happily pointing out that he’s now responsible for carrying out his own legislation. “That function is going to be some-

one who focusses not only on fielding complaints but also proactively going out and looking at every street for safety improvements for bikes and pedestrians. We’re going to be allocating more of our budget and while we do that, we will be eligible for more grants to put in complete streets architecture.”

Gerber said he is considering many options to handle these issues, which he sees as major issues to solve for the town’s future. He floated the possibility of a downtown shuttle service linking the train stations with other sections of the town’s commercial core, saying there was historical precedence for such a service. He also identified Fairfield’s beaches as an outstanding issue to address during his tenure.

“A couple weeks ago we got a flood study done by RACE Coastal Engineering for a 10-year flood,” Gerber said, explaining that a recent FEMA study based on 100-year floods was deemed insufficient by some of the town’s coastal residents. The study revealed issues with Penfield Pavilion’s current state. Complying with the FEMA guidelines may leave the site less able to withstand more frequent floods, particularly with regards to sea level rise.

“We’re going forward with construction at the end of January,” Gerber said, after having elected to comply with the FEMA notice of violation, although he said there may be future work necessary at the location.

Unruly parties made up of local college students are also on Gerber’s radar. He said he even went to see one party that had overwhelmed Fairfield’s police department and led to hospitalizations.

“I actually stopped and talked to a bunch individually, they were all super cool for the most part,” Gerber said. “I know these are by and large good people, it’s just the nature of events like that that brings out the worst in people.”

Gerber hoped to coordinate an understanding between the town and both Fairfield University and Sacred Heart University that would not just rein in events that lead to trashed beaches, but to “bring down the walls” that lead to a degree of separation between the universities and the community.

“There are great things that have happened,” Gerber said, pointing to the Quick Center and the Community Theater. “But there’s a lot more that can happen. It doesn’t feel like a college town to me.”

Efforts to incorporate the universities into the community better as well as connect the sections of town divided by roads and lack of pedestrian access dovetailed with what Gerber said was a top priority.

“Inclusion – a big priority I have is making sure that everybody feels welcome here and that everyone feels that they’re being treated equally. We have growing populations of minorities, and not just racial and religious minorities,” said Gerber. “It’s essential and, of course, in my heart I feel this way. But I also think from a cold, calculating perspective if you want to be competitive you need to attract the best people. And the best people don’t all come in one color or religion. So, I would like people to feel that they can move here. There are historic reasons, you might even say system reasons for it being the way it is, but we have to break that cycle.”

The Westchester office market going into 2024: we cannot buck the trends

BY HOWARD E. GREENBERG



Howard E. Greenberg.

Moody's Analytics on Jan. 8 reported that the office vacancy rate in the U. S. is at an all-time high of 19.6%, shattering the 2022 record of 19.3%. Part of the reason is overbuilding in the 1980s that was fueled by cheap bank debt, which still weighs on the national markets some 40 years later.

ly undesirable office product (we have not built a new multi-tenant building since the mid-1980s), hybrid work causing tenants to typically downsize by approximately 20% on new or renewal leases, and some large deals done at sublease spaces

or in off-market buildings.

There was a lot of "rearranging of the deck chairs" in 2023 as tenants left older, less desirable buildings (some of which are in financial distress) for higher-quality, financially stronger buildings. These leases were generally shrinkages or lateral moves in terms of square footage.

Some of the largest deals in Westchester this year literally did not affect the market statistics or affected them negatively. Atlas Air (60,000 square feet) relocated out of Morgan Stanley's building at 2000 Westchester Ave. in Purchase to a sublease from Sumito-

mo Bank at the Gateway Building in White Plains. The Rebecca School relocated from New York City but leased 60,000 square feet in Mount Vernon at an owner-occupied building. And Fuji Film renewed its lease early at 200 Summit Lake Drive in Valhalla but cut its former 120,000-square-foot space literally in half.

The New York Power Authority is looking to downsize from its current 400,000-square-foot headquarters at 123 Main St. in White Plains to approximately 250,000 square feet. It has made it clear in its Request for Proposal that no existing buildings would be considered, and that the winner of the RFP would have to build a brand-new building to accommodate the agency.

Overall, business is good in Westchester. Office tenants are now in a mode to make long-term decisions on new leases and renewals. While there is an increasing number of buildings in financial distress (many of which will become candidates for repurposing to other uses), we do have a number of owners who are doing well and

have the capital to transact new deals. And approximately 135,000 square feet came off the market vacancy this year when Mavis Tire purchased the long-vacant office building at 100 Hillside Ave. in Greenburgh for its own use.

As many tenants are now "right sizing" when they do a new lease, they can afford to spend a bit more per square foot on rent to be in a better, more solvent, more attractive building. At today's costs, landlords do not become cash-positive for a new lease until well into year four, so new leases continue to be a minimum of seven years.

Notwithstanding the woes of the office market, multi-family development is booming in Westchester, with literally tens of thousands of rental units being built in White Plains, Yonkers, New Rochelle, and other cities. Industrial space is in high demand with extremely limited supply, and rents are rising sharply in this product type. Retail strip centers are leasing well, and enclosed malls are diversifying their tenancies with "experiential" tenants, including auto showrooms, indoor golf simulator venues and dining options.

Nearly 6% of all CMBS office building loans are delinquent, up from 1.6% at the end of 2022. A CMBS loan also is known as a conduit loan. CMBS loans often are packaged and sold to other investors by the parties that issue them. The number of delinquencies could continue to rise as interest rates remain elevated and \$117 billion of office debt is expected to mature this year. Refinancings of maturing mortgages are very difficult due to increased interest rates and decreased building values.

As Westchester has always trailed behind the national numbers, nothing has really changed in 2023. Our absorption was negative 168,000 square feet in Q4 in our roughly 27-million-square-foot market this year, according to CB Richard Ellis, with a year-end availability rate of a little over 21%.

Leasing in Q4 totaled 204,000 square feet, which has been our rough five-year average, but 2023 annual leasing activity of 742,000 square feet was 25% lower than in 2022 and 26% below the 10-year average. Net absorption for 2023 was 198,000 square feet, even with four of our five sub-markets showing negative absorption in Q4.

Asking rents are fairly flat, but they will likely rise a bit as financially distressed lower-priced buildings move to special servicing (where they cannot transact new leases) and better quality, higher-priced buildings become more popular with tenants.

There is a long list of reasons for these poor numbers: old, general-



Contributing Writer

People in the News



RYAN HARVEY
THE ASHFORTH COMPANY

The Ashforth Company, a Stamford-based real estate operating firm focused on multifamily and commercial properties, has promoted Ryan Harvey to CEO and president.

Harvey stepped into the role after an 18-month succession plan and previously served as co-CEO. As part of the succession plan, former co-CEO Darrell Harvey became executive chairman of the board last July and Ryan Harvey was promoted from chief operating officer to co-CEO, alongside Andrew Ashforth. Darrell Harvey and Andrew Ashforth are now co-chairs of the board and Andrew Ashforth will remain president as CEO of A.P. Construction, the construction management division of The Ashforth Company.

“Ryan’s promotion is a testament to his hard work, dedication, and the significant positive impact he has brought to our company for the past 10 years. We are proud and fortunate to have him continue our 128-year company legacy,” said Darrell Harvey.

Before joining Ashforth 10 years ago, Harvey served as deputy associate counsel at The White House. He began his legal career at Debevoise & Plimpton in New York City and later moved to Nashville to serve as a clerk to Judge Gilbert S. Merritt of the United States Court of Appeals for the Sixth Circuit. He then joined the Office of the Federal Public Defender in Nashville and was an adjunct professor at Vanderbilt Law School.



BAIN R. LOUCKS
FELDMAN, KLEIDMAN,
COLLINS & SAPPE

The Fishkill-based law firm Feldman, Kleidman, Collins & Sappe LLP (FKC&S) has named Bain R. Loucks as a partner.

Loucks has been with the firm since 2018 and specializes in medical malpractice and personal injury cases. Earlier in his career, he was an attorney at the New York City firms Furman Kornfeld & Brennan LLP and Hardin, Kundla, McKeon & Poletto. He earned his Juris Doctor from Brooklyn Law School in 2005.

“Bain is an invaluable member of our team and works tirelessly for the clients we serve,” said FKC&S Founding Partner Jeffrey M. Feldman. “This well-deserved promotion is not only reflective of his years of dedication, but also of his sterling character. It’s an honor to have him as a partner.”



RICHARD CRAWSTON
GXO LOGISTICS

Greenwich-headquartered GXO Logistics Inc. (NYSE: GXO) has appointed Richard Cawston to the newly created role of chief revenue officer.

In his new role, Cawston will have global responsibility for sales strategy, including prioritizing customer segments, verticals and markets. In addition, he will elevate sales pipeline management, centralizing account management for customers partnering with GXO across multiple sites and countries. Cawston was previously GXO’s president of Europe.

The company has also hired Eric Spadafora as head of sales for the Americas and the Asia Pacific regions. He joins GXO from Logitech where he served as vice president and head of business sales.

“Our long-term growth is underpinned by continued new business wins, and with demand for our services and expertise increasing, we are aligning our organization to accelerate growth with intensity and intention,” said Malcolm Wilson, CEO at GXO. “Richard brings the right blend of operational expertise, a deep understanding of customer needs, and a proven track record of developing long-term customer relationships rooted in continuous value creation to leverage the full power of our footprint to drive business growth.”



LAURA WASHINGTON
COMMUNITY FOUNDATIONS
OF THE HUDSON VALLEY

Community Foundations of the Hudson Valley (CFHV) has announced the appointment of Laura Washington as its next president and CEO, effective Feb. 1.

Washington most recently served as chief communications officer and vice president for strategic partnerships at the New-York Historical Society. Prior to that, she held a senior leadership role at the Andrew W. Mellon Foundation, where she established and led the organization’s inaugural communications function. She replaces Sally J. Cross, who stepped down from the leadership position at the Poughkeepsie-based foundation last May.

“The entire board of trustees congratulates Laura and looks forward to her professional leadership, especially in light of our desire to expand CFHV’s community impact throughout the Hudson Valley,” said Charles “Chip” Simon, chairman of the CFHV board of trustees. “We were immediately impressed with her background in strategic planning, communications, and successful grant campaigns. When we considered that she’s also a graduate of Vassar College, we knew she was the perfect match to serve our board, staff, and community partners.”



HAYLEY WOLFF
HEDGEYE RISK MANAGEMENT

Hedgeye Risk Management, a Stamford-based provider of investment research and online financial media, has promoted Hayley Wolff to the position of chief financial officer (CFO).

In her previous role as Hedgeye’s financial controller, Wolff oversaw the financial operations of the 75-employee firm. Prior to joining Hedgeye, Wolff served as vice president of treasury and investor relations at Vail Resorts. Earlier in her career, she was a senior equity analyst (consumer discretionary) at Rochdale Securities, a director of global equities and securities research at Merrill Lynch (in the

leisure and toy sector), and an analyst for emerging growth research at Smith Barney. Prior to her involvement in the finance industry, Wolff was a member of the U.S. Freestyle Ski Team, winning both World and National Championship titles.

“Hayley is as good as they get,” said Hedgeye’s CEO Keith McCullough. “We are thrilled to promote her to chief financial officer. Her extensive financial expertise, experience, and leadership skills will undoubtedly contribute to the continued success and growth of our firm in the years to come.”



RICHARD V. BRANIGAN
AMERICAN RED CROSS

The American Red Cross has appointed Richard V. Branigan as its new regional CEO for Connecticut and Rhode Island. He replaces Mario Bruno, who is moving into a leadership role with the national American Red Cross.

Branigan joined the Red Cross in 2012 as previously chief operating officer for the Connecticut and Rhode Island region. He has served the regional offices of the organization in different interim positions, including interim regional CEO for the past several months and on more than one occasion.

Outside of the Red Cross, Branigan serves as chairman of the Connecticut Volunteer Organizations Active in Disaster, and he is also a member of the Honor Flight Connecticut committee and the Connecticut Department of Emergency Management and Homeland Security’s advisory council.

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Rendering of proposed Montebello warehouse.

Land sale and continued planning for Rockland warehouse project

BY PETER KATZ / pkatz@westfairinc.com

A warehouse project in the Rockland County community of Montebello appears to be moving ahead with the sale of two pieces of land. The parcels are at 100 and 300 Rella Boulevard in Montebello and were sold to the entity Rella Owner LLC,, which has an address in Montvale, New Jersey. The two parcels were sold for \$6.73 million by the entity Rella Partners LLC, according to Rand Commercial's New City office, which was the sole broker for the transaction. The properties are located at the northeast corner of the Rella Boulevard and Airmont Road intersection.

The project's developer ACG Acquisitions LLC of Montvale sought financial incentives from Rockland County's Industrial Development Agency (IDA). The project included construction of a 199,000-square-foot warehouse with 6,000 square feet of accessory office space on the lower level. It also included a second building, which was described as a four-story self-storage facility with a basement. The project with an estimated cost of \$89,032,900 was expected to create 150 full-time and 50 part-time jobs. The IDA was told that the new building construction for the project would total 325,800 square feet. The developer told the IDA that it estimated the project would be ready for occupancy on July 1, 2025.

The IDA authorized an exemption from mortgage recording taxes

of \$607,650 and up to \$1,842,500 in sales tax exemptions.

ACG Acquisitions LLC of Montvale had applied to the village of Montebello for an amendment to the special permit that had been granted in April of last year. The IDA also agreed to a PILOT (payment in lieu of taxes) with respect to real estate taxes.

Attorney Michael Klein of the Suffern-based law firm Hartmann Doherty Rosa Berman & Bubulia LLC told the Montvale

Planning Board that with the request to amend the approvals his client was not seeking any physical changes to the project.

"We are here instead to request a change to the Special Permit conditions, specifically the weekday hours of operation," Klein said. He said that his client was advised by their marketing team that it had become very difficult to market the warehouse due to the restrictive weekday hours of operation of 6 a.m. to 9 p.m.

Klein said that when they first applied for project approvals they had asked for the okay to operate around-the-clock and after having worked with the village to reduce the operating hours they were now asking for a slight expansion to 5 a.m. to 10 p.m., Monday through Friday. Klein said

that they hoped that by expanding the hours they would make the project viable.

Klein said that supplemental noise and traffic reports indicated that the increase will not have any significant impacts. He pointed out that the developer plans to have an extensive sound barrier to shield neighboring residences from noise and that the entrance diverts trucks away from the assisted living facility The Sentinel.

Planning Board Chairman Anthony Caridi said that he was wary of the applicant's request now for expanded operating hours because it opened the door for similar requests in the future. Klein said his client had no wish or

inclination to return with additional operating hours requests.

Klein said that he wanted the board to know that this new application for expanded operating hours was not frivolous and was necessary because they were not able to find a tenant due to the restrictions and such restrictions usually were not placed on buildings of this size used for warehousing and distribution. He emphasized that the small change will make a big difference in the viability of the project.

ACG had asked that the matter be taken up again at the Montebello Planning Board's Jan. 9 meeting, but that meeting was canceled. The board is scheduled to meet again on Feb. 13.

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Floating a request to get rid of a water company

BY PETER KATZ / pkatz@westfairinc.com

Some public officials in Ulster County are pushing the New York State Public Service Commission (PSC) to find a new operator for the five water supply systems currently operated by the Hudson Valley Water Company, Inc. (HVWC) that serve a comparatively small number of residential customers. HVWC operates five systems in Ulster, in Mount Marion, High Falls, Pine Lane - Hurley, West Hurley and Boiceville. The officials said that customers have been plagued for long enough by service interruptions, poor communication, and what they allege is the company's failure to follow standard operating procedures including emergency provisions that were approved by the PSC.

Dr. Carol Smith, commissioner of the Ulster County Department of Health, said, "The Ulster County Department of Health has fielded complaints from HVWC water customers over many years and has repeatedly tried to intervene to ensure appropriate measures are taken to provide adequate service and quality water to these residents. It is beyond time for a solution that will ensure a safe and reliable water supply for these residential customers."

State Sen. Michelle Hinchey said, "Access to clean water is a constitutional right in New York. Despite our repeated interventions as elected officials to safeguard this right, the

Hudson Valley Water Company has consistently violated it, leaving our residents without drinkable water for years. This untenable situation, marked by frequent interruptions and extended outages, abysmal customer service, and questionable billing practices, cannot continue any longer. We are left with no choice but to urgently call on the PSC to replace the owner and restore safe, reliable water service to our communities."

According to Ulster County Executive Jen Metzger, "It is unacceptable to leave

hundreds of Ulster County residents with no access to safe running drinking water for days at a time, and it is high time for the Public Service Commission to find a new qualified operator to take over and operate this critical service."

Metzger and other officials in the county including members of the County Legislature and town supervisors from HVWC's service area signed a letter calling for the PSC to take action. Among the signatories were Hurley Town Supervisor Michael Boms, Olive Town Supervisor Jim Sofranko, Rosendale Town Supervisor Jeanne Walsh, and Saugerties Town Supervisor Fred Costello.



Filling water glass. Photo by Peter Katz.

They said that the company's failures have repeatedly resulted in officials having to step in over the years to ensure residents were properly notified of issues, including outages, boil water notices, service interruptions, and the provision of potable water during a system failure. On Dec. 16, a nearly month-long outage of the Boiceville system began.

The letter to the PSC said, in part: "HVWC has historically elected not to invest in infrastructure and appropriate maintenance of these water systems. While the company and operators are currently struggling to address the Boiceville system, No. 2 High Falls experienced a service outage on Dec. 20 and 21, and No. 4 West Hurley is pumping at less than 35% and again requires leak identification and repair. As these systems continue to age and experience more breakdowns, service interruptions, and adverse impacts on water quality, the need for adequate investment has grown more urgent. Beyond the state of the system itself, customers have

for many years complained about the substandard quality of HVWC's customer service as well as unreasonable rates."

The officials reminded the PSC that it had investigated HVWC in 2019 and 2020 and an order was issued directing the company to initiate corrective actions recommended by the PSC. They noted that various officials have "repeatedly tried to intervene to ensure appropriate measures are taken to provide adequate service and quality water to these residents. It is beyond time for a solution that will ensure a safe and reliable water supply for these residential customers."

The letter to the PSC concluded, "it is incumbent on the commission to facilitate a lasting solution that protects the health, safety, and well-being of the 430 households in our county that depend on these community water systems."

The Business Journal attempted to obtain a comment from HVWC but did not immediately receive a reply to its request.

Rockland tallies tourism value, issues grants

BY PETER KATZ / pkatz@westfairinc.com



Rockland County tourism grant recipients with Ed Day in front, center.

Rockland County Executive Ed Day and Director of Economic Development and Tourism Lucy Redzeposki on Jan. 12 announced \$298,000 in grants to 31 organizations promoting tourism in the county. At the same time, Day cited benefits of tourism to the county, including tax revenue it generates.

"Tourism has endless benefits; it creates jobs, strengthens economies, and contributes to infrastructure development," Day said. "Since 2014, the sales tax revenue collected in the County of Rockland has increased every year except for 2020, due to the pandemic shutdowns. It's investments in our local economy including our Tourism Grant Awards that are a direct contribution of this

success as tourism offsets costs for residents."

Day expressed confidence that the tourism grants will be effectively used by the recipients to promote the county.

"We also know this will bring visitors who once they experience our theaters, art centers, riverfronts, and downtowns, will keep coming back," Day said.

Westfair Business Journal and Citrin Cooperman celebrate 'Women in Power'

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Jan. 24 from 8:30 to 10:30 a.m., Westfair Business Journal and Citrin Cooperman will hold its annual "Women in Power" event at Manhattanville College's Reid Castle in Purchase. Catherine Sabol, a partner in the professional services firm Citrin Cooperman, will moderate a panel that includes Joan Fallon, founding CEO of Curemark, a pharmaceutical company; Cheryl McKissack Daniel, president and CEO of McKissack & McKissack, the oldest minority/women-owned design and construction firm in the United States; and Diane Kelly, president of Greenwich Hospital and executive vice president of Yale New Haven Health.

Following a buffet breakfast and the panel, there will be time for a question-and-answer discussion. Throughout, participants will have an opportunity to discover how women CEOs leverage creativity and strategic thinking to redefine industries, smashing through the proverbial glass ceiling while blending leadership with a harmonious work-life balance.

Besides sponsoring events like this, Westfair publishes the Westfair Business Journal; Wake Up With Westfair, a weekday morning e-newsletter; and the popular weekday e-newsletter News at Noon.

Moderator



CATHERINE SABOL

Panelist



JOAN FALLON



CHERYL MCKISSACK DANIEL



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Strengthening your financial fitness in 2024

BY CHRIS KAMPITSIS AND BEN SOCCODATO

It's always a good idea to review your estate plan every five years for relevance and effectiveness.

With January recast as wellness month – a time to reset, reflect, recharge and reorganize – it's also a good moment to check in on your financial health.

We all lead busy lives. As you've spent time climbing the professional ladder, you might have put some things in place but haven't reviewed them in a long while. It's easier to navigate economic challenges, build your wealth and work toward long-term financial stability with a firm foundation of positive financial behaviors. Make these friendly reminders a cornerstone if you aspire to enhance your financial fitness:

Know where your money goes – We already know that within your budget, you're breaking down expenses into two categories – needs and wants. But how about diving deeper into those wants? Consider all expenses and areas to adjust and strengthen your financial plan.

There are budgeting tools and worksheets that can help you with a framework to manage your finances efficiently. They're designed to help you track expenses, plan for future costs and achieve your financial goals.

Follow the 70% rule – You can craft an effective spending and savings plan by using the 70% rule. Following this rule requires a designation of 70% of your income on expenditure or lifestyle costs, 20% on debt reduction or

emergencies and 10% on long-term savings like a 401(k) plan or college fund.

Consider the paycheck

budget method – This method talks about assigning specific tasks to each paycheck. One paycheck could be earmarked for essential expenses like your mortgage or rent and taking care of where you live. The next paycheck may handle other items like car payments, saving for your future and so on.

Keep tabs on your debt – Never ignore your debt. We know that's been easier said than done, especially during the December (and looming February) holidays. Not keeping up to date on your debt could impede your financial stability in the long run. Get proactive. Dive into your student loans, credit cards, auto loans, mortgages, etc. Explore new ways to lower your interest rates. Exercise caution with spending and prioritize managing your debt.

Review your financial goals – Whether aiming for a specific retirement age or funding your child's education, you already know that identifying those goals is your first step. Conduct a gap analysis to reveal the disparity between your current and desired financial situation.

Enhance your retirement savings – Consider applying the rule of 72 to estimate the time required to double your investment – that is, divide 72 by the annual rate of return. The result provides a rough estimate of the years it will take to double your initial investment.

As you know, starting early has significant advantages. If you contribute \$5,000 to your investment account in the initial 10 years of your employment, even with no contributions in the next 20 years, you will outperform someone who delayed their contribution during this period and contributes \$5,000 annually for 20 years.

Despite the latter doubling his or her investment, your early savings benefit from compounding, enabling you to accumulate more in the long run with less total investment.

Keep updated on rule changes – Stay informed on changes affecting Required Minimum Distribu-

tions (RMDs), inherited IRAs, IRA distributions, student debt and 529 plans. You might be able to leverage the recent modifications that took effect at the end of 2022 to your advantage.

For example, you can now roll over your 529 plan assets to a Roth IRA for beneficiaries, subject to annual limits and a \$35,000 lifetime cap after 15 years. Rollovers must adhere to five years and count toward the annual Roth IRA contribution limit.

Remain tax diversified – Remember to diversify your tax treatment continually and not just your investments. The taxable bucket includes income, CDs, money market accounts, mutual funds, stocks, bonds, real estate and more. Taxes hit hard here. In the tax-deferred bucket, options like 401(k) plans, traditional IRAs and SEP/SIMPLE IRA contributions grow tax-free, but withdrawals face uncertain future tax rates.

On the other hand, in the tax advantage bucket, which includes the Roth IRA, Roth 401(k), Roth 403b, municipal bonds and deferred annuities, more contributions get taxed, but the death benefit income, funds growth and distributions are tax-exempt. Balancing all three buckets helps manage taxes now and in retirement, optimizing your financial plan.

Reallocate and rebalance – Determine your risk tolerance and choose investments that align with personal comfort during market fluctuations to maintain a balanced portfolio. Additionally, rebalance your portfolio annually to mitigate risks. It ensures you return to your desired asset allocation. Remember to consider the company size, domestic versus international and stocks versus bonds in the process.

Understand your retirement goals – You're able to visit the Social Security website to obtain an estimate of your benefits. Verify the accuracy of your work record and wage information with the Social Security Administration. Use those findings to align investments with your risk tolerance, rebalancing annually for effective risk management.

Remember the 4% rule for your 401(k) to estimate yearly withdrawals. If you assume a \$1 million retirement balance, a 4% withdrawal equals \$40,000, combined with Social Security. Understand your pension forecast, regardless of age, planning for single or joint life options and securing your family's financial well-being. Early consideration enhances fund sufficiency and family protection.

Plan for volatility – You can plan for financial volatility by organizing

your money into three buckets:

- Allocate 5 to 20% to the short-term bucket. It safeguards cash and emergency funds, utilizing assets like money market funds and CDs.
- For intermediate-term goals, allocate 30 to 70%. Focus on liquid investments like stocks and ETFs to outpace inflation.
- Long-term goals (25 to 50% allocation) involve less liquid assets, such as annuities and individual stocks, for growth-oriented objectives like retirement and legacies.
- Adjust allocations based on risk tolerance, aiming for growth and managing headwinds.

Be protected – Safeguard your income with adequate life insurance coverage. Evaluate your family's financial needs, considering current and future obligations. Assess available resources and bridge the gap with life insurance, ensuring financial security.

Life insurance is valuable throughout various life stages, addressing needs like mortgages and providing a legacy. Explore cash value life insurance for added benefits that include borrowing flexibility, tax advantages and no funding limits, enhancing financial planning.

Understand key aspects of disability insurance, such as coverage incentives, tax implications and benefit maximums, ensuring comprehensive protection. Supplement employer-paid disability plans with individual policies for enhanced income replacement.

Determine your longevity plan – Now, more than ever, you should prepare for a robust life beyond retirement. Address inflation, consider life transitions with age advancement, prioritize your physical and mental health and plan for your retirement home and transportation needs.

It's essential to keep your key documents updated. These include your last will and testament, power of attorney, living will, health proxy and updated beneficiary designations. A HIPAA form is vital for medical records access, and a digital fiduciary manages online accounts. Ensure you have a comprehensive plan if you have special needs members. It's always a good idea to review your estate plan every five years for relevance and effectiveness.

Failing to plan is planning to fail. Start proactively managing your financial health today.

Ben Soccodato and Chris Kampitsis head The SKG Team at Barnum Financial Group in Elmsford.





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Bronxville treats that are not ‘everyday’

BY JEREMY WAYNE / jwayne@westfairinc.com

Two weeks ago, I previewed Mamma Mia Dessert Bar, which is about to open in Rye Ridge. It will join groups like HHD, Hui Lau Shan and Fay Da. These Asian bakeries, cafés and dessert spots have been proliferating around the country for the last 10 or more years, and their popularity shows no signs of decreasing.

The French-Asian bakery chain Tous les Jours (“all the days,” or colloquially “every day”), which works on a franchise basis, is already well-established in this country, too, and its owners say they expect it to be a household name in the United States within the next 10 years. Last August saw the opening of Tous les Jours’ newest shop on Park Place in Bronxville, the group’s 10th in New York state and its 100th nationwide.

Franchisee Jung Ah Hong – who already operates five Tous les Jours bakeries in the tristate area, including one in Hartsdale – has chosen his new location wisely. On a recent Sunday morning, customers were already lining up three-deep by 9 a.m. for bread, croissants, macarons, sandwiches, savory tarts and flans. Plus, of course, the dreamy cakes and patisserie on which Tous les Jours has built its reputation.

First and foremost are the breads. Salt and butter rolls, buttercream, taro cream and soboro, a kind of sweet Korean streusel bread, are all superb, although for me, the “signature” milk bread – akin to soft Italian sandwich bread – is king. For sweet baked treats, there are plain, strawberry, chocolate and almond croissants; fruit pastries; pies; and a butter-rich guava Danish and apple jam Mont Blanc. And then there are the doughnuts, magnificent puffed creations filled with vanilla cream, chocolate cream or mango cream. I’ll take one of each, please.

That’s before we even get to the cakes – buttercream cakes; mousse cakes; kids’ cakes and birthday cakes. Most thrilling of all are Tous les Jours’ aptly-named cloud cakes, with their billowing, cloud-like appearance and featherlight, spongy softness. With fresh fruit and lashings of whipped cream, they are almost ethereal in taste and texture. A slice of the famous mango cloud cake has me in heaven.

Back down on earth, not everything is perfect. Should you want to

eat in, the Bronxville café has just four small tables-for-two at the rear, which may mean a wait. Somewhat sterile in atmosphere, the shop has large plastic-leaf plants as the only decoration, and I’m not a fan of how the restroom door opens directly into the seating area. And forgive me but while I’m quibbling, I should mention that the coffee is “automated,” which means you tell the barista what you want, and he presses a button. On the plus side, it’s a 20-second process and keeps the line moving fast. On the minus side, I found the Americano it delivered weak, almost transparent.

Oh, and perhaps I should mention soggy bottoms. It’s an expression you’ll be familiar with if you watch that more-than-a-cult classic “The Great British Baking Show.” Put simply, it refers to an item that is insufficiently cooked in the center, or a filling that is too moist. That was the case with a croque monsieur I sampled. Otherwise tangy and utterly delicious, its base became, well, soggy after its blast in the microwave.

Back on top, though, are other beautifully prepackaged cakes and sandwiches. I enjoyed a soufflé cheesecake – a little crumblier than its creamy New York counterpart but still with dense cheese content – and a very fine B.E.L.T. (That’s a BLT with egg.)

With more than 300 different items for sale at the Bronxville café, something it has in common with all Tous les Jours shops, everything on sale here is prepared on-site, bar the canned drinks. The sheer amount of product is eye-popping and with that sense of abundance and the kaleidoscopic colors of an old-fashioned candy store. Even if you don’t buy a single solitary thing, it’s a feast for the eyes, somewhere to visit simply for the visual pleasure of it.

But, of course, you will buy because these “every day” treats really are irresistible.

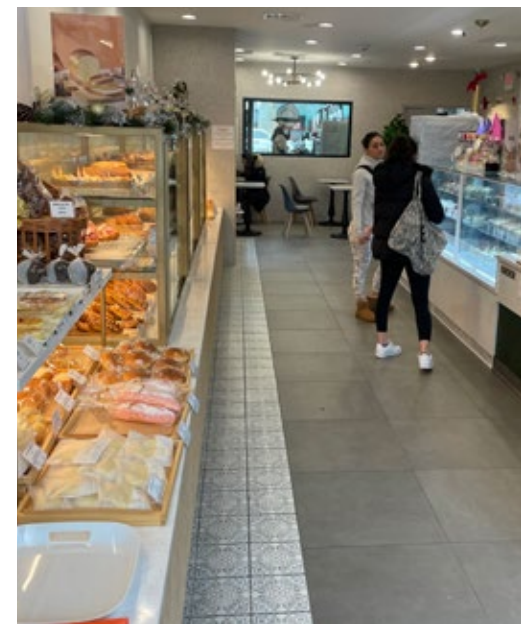
For more, visit tljus.com.



Tous les Jours Bronxville exterior. Photograph by Jeremy Wayne.



Mango cloud cake. Courtesy Tous les Jours.



Tous les Jours Bronxville interior.

TOUS les JOURS



Whole milk loaf. Courtesy Tous les Jours.

For more, visit tljus.com.



From left: Ava Cohn, Chantel McGee, David Michael, Anthony Barzilay Freund and Michael Rubbo.

LAND TRUST ADDS TO LEADERSHIP TEAM

Westchester Land Trust recently announced that Anthony Barzilay Freund of Bedford, and Chantel McGee, of New York City, have joined the Westchester Land Trust (WLT) Board of Directors, and Ava Cohn of Bedford Corners, David Michael of Sleepy Hollow, and Michael Rubbo of Verbank, have joined the Advisory Board. This diverse group of professionals brings a wealth of experience and expertise in the fields of community engagement, nonprofit management, ecology, art, technology and marketing.

Barzilay Freund is the editorial director of the e-commerce marketplace 1stDibs, where he oversees all digital and print content, including 1stDibs' weekly Introspectivemagazine, The Study blog, and The 1stDibs 50, an annual celebration of interior design's most compelling talents.

McGee is a conscious leader, community builder and humanitarian. Over her 15-year career, she has driven innovation at Google and Meta, founded a nonprofit, launched digital ventures with celebrities, covered news

as a reporter for CNBC, and advised startups and social impact organizations.

She previously worked with WLT to oversee an 18-month feasibility study of incorporating urban conservation and agriculture more prominently into the organization's work.

Cohn is a community-minded volunteer and recent graduate of Columbia University. She has interned for child advocacy organizations and volunteered for several social causes, including food insecurity, refugee and immigrant services and disability education

access. She has connected with WLT staff around engagement of students and young adults in its mission and programs.

Michael is a sonic ecological artist and a technology professional in the cryptocurrency sector. He was first introduced to WLT when walking the organization's preserves while capturing field recordings for artistic projects. He has lectured at SUNY Purchase College and the School of the Museum of Fine Arts at Tufts, and served in artist residencies in Alabama, South Africa, and Brazil.

CREATIVITY ABOUNDS IN NY HISTORIC DISTRICT

The Garner Arts Center in Garnerville, New York, has announced the second-year return of Hudson

Valley Maker Faire to be held throughout the 14-acre Garner Historic District, home of Garner Arts Center and landmark of creative innovation in the Hudson Valley.

Garner Arts Center's beloved "Arts Festival" has been reimagined as Hudson Valley Maker Faire, a family-friendly festival of creative arts, innovation and S.T.E.A.M. Hudson

Valley Maker Faire will be held this year on Saturday, May 18 and Sunday, May 19 from noon to 6 p.m. (both days). At the center of the festival will be a variety of interactive demonstrations and creative displays from makers, artists, hobbyists, tinkerers, builders, performers, students and engineers based throughout the greater Hudson Valley region, New York City, the

tri-state area, and beyond. Such Arts Festival favorites as open artist studios, live music and performances, gallery exhibitions, large-scale installations, creative activity stations and a variety of local craft food and beverage offerings will be included.

The open call for makers begins Friday, Jan. 19 and tickets go on sale Friday, Feb. 16. Both the "Call for Makers" application and advance tickets will be available on the official HVMF website hudsonvalley.makerfaire.com.

"...We encourage artists and creative innovators of all ages to share their projects and creative talents with the community," said Garner Arts Center's Programs and Operations Director Jesse Heffler. "This year's event will hold some new surprises that we're excited to unveil.

Artists, tinkerers, hobbyists, professionals, amateurs and students alike are encouraged to apply for Participation," Heffler said.

The Garner Historic District of New York is a collection of landmarked pre-Civil War factory buildings located on 14 acres in the hamlet of Garnerville, village of West Haverstraw, Rockland County, New York. Built between 1838 and the early

20th century as the Garner Print Works, subsequently known as the Rockland Print Works, the complex has been transformed into a flourishing and vibrant district for mixed use. For its first 125 years, this European-like urban industrial environment, characterized by historic 19th-century architecture, including a brick smokestack, alleyways, bridges and a creek, served textile mills exclusively. Today, the complex is home to wood and metal workers, sculptors, painters, design centers, architects, music studios, jewelry makers, training facilities, Apex Performance gym, Stack Street Coffee roaster, Hudson's Mill Tavern, Round Table Brewery, as well as the nonprofit Garner Arts Center, which offers performance, exhibition and event spaces.

The Garner Historic District is listed on the National and New York State Registers of Historic Places, under the name Rockland Print Works, for its amalgam of industrial-era architecture, its social significance as a company town, and as one of the first industrial cooperatives in America.

Over the past 20 years, through creative thinking and historic preservation, this site has been repurposed into a sprawling complex for art, culture, history and business.



MANAGER OF THE YEAR



Virginia Doetsch

Julia B. Fee Sotheby's International Realty in Bronxville recently announced that Virginia Doetsch, manager of the firm's Irvington and Bronxville brokerages, has been named the company's 2023 Manager of the Year. Doetsch, who has served as a brokerage manager with Julia B. Fee Sotheby's International Realty for 13 years, was chosen from among 18 managers for the honor. This is the seventh time Doetsch has been recognized with this award.

With more than 30 years of experience in the real estate industry, Doetsch is a veteran agent and manager who has overseen \$3 billion in sales for the Bronxville and Irvington brokerages during her tenure, according to OneKey MLS data. The company said she has proven instrumental in helping to grow Julia B. Fee Sotheby's International Realty's powerful market presence in Westchester County.

Doetsch, who is responsible for overseeing 100 agents across the two locations, believes fully in the power of a strong team. "I share this award with all of the exceptional agents who work alongside me to provide the best service possible to our clients," she said, adding, "Our support staff is some of the best in the business. They take care of the needs of the agents — often before the agents even know they need it."

Working closely with her staff, Doetsch believes her success lies in "attracting agents who want to roll up their sleeves, work hard, be great colleagues, and serve clients with all the resources that the Sotheby's International Realty brand offers. I thrive on creating a happy atmosphere where people love to come to work every day."

"I am proud to announce Virginia Doetsch as our Manager of the Year, an honor well deserved," said Paul Breunich, chairman and CEO of Julia B. Fee Sotheby's International Realty. "Her skillful approach to mentoring and motivating agents has enabled her to steer our company to new heights in the region. Her devotion to excellence enables our brokerages to provide the highest level of service to buyers and sellers."

Founded in 1949, William Pitt - Julia B. Fee Sotheby's International Realty manages a \$5.9 billion portfolio with more than 1,100 sales associates in 26 brokerages spanning Connecticut, Massachusetts and Westchester County in New York. It is one of the largest Sotheby's International Realty(R) affiliates globally and the 37th-largest real estate company by sales volume in the United States.

MANAGER OF THE YEAR



Ryan Harvey

The Ashforth Company Board of Directors has promoted Ryan Harvey to CEO and president effective Jan. 1. Harvey stepped into the role after an 18-month succession plan, previously serving as co-CEO.

"Ryan's promotion is a testament to his hard work, dedication and the significant positive impact he has brought to our company for the past 10 years. We are proud and fortunate to have him continue our 128-year company legacy," said Darrell Harvey, co-chair of the board of The Ashforth Company.

"For over two decades, Darrell and I proudly served as co-CEOs, guided by a shared vision and unwavering values. With pride, we hand over leadership to Ryan as the sole CEO and the next-gen leader of our family business, confident in his vision for greater success," said Andrew Ashforth, co-chair of The Ashforth Company Board and CEO and president of A.P. Construction.

As part of the succession plan, in July of 2022, Harvey who had served as co-CEO of The Ashforth Company, became executive chair of the board and Ryan Harvey was promoted from chief operating officer to co-CEO, along with Andrew Ashforth. On Jan. 1, both Darrell Harvey and Andrew Ashforth became co-chairs of the board. Ashforth will also remain president and CEO of A.P. Construction, the construction management division of The Ashforth Company.

As CEO and President, Harvey is focused on the company's investments, operations and strategic planning. He also serves on the company's executive, operating, investment, compensation and audit committees.

Before joining Ashforth 10 years ago, Harvey served as deputy associate counsel at The White House in Washington, D.C. He began his legal career at Debevoise & Plimpton in New York City and later moved to Nashville, Tennessee, where he served as a clerk to Judge Gilbert S. Merritt of the United States Court of Appeals for the Sixth Circuit. He then joined the Office of the Federal Public Defender in Nashville and was an adjunct professor at Vanderbilt Law School.

Harvey received his Bachelor of Arts degree, with honors in history at Brown University and his Juris Doctorate and Master of Arts degree in legal history at the University of Virginia, where he was a member of the "Virginia Law Review." He received his M.B.A. from the Columbia Business School

Executive Program. Harvey serves as treasurer and CFO of the Foundation for Society, Law and Art in South Africa. He is a member of the Connecticut and New York State Bars and resides in Stamford.

Headquartered in Stamford, The Ashforth Company is a 128-year-old diversified real estate operating company that owns, develops and invests in commercial and multifamily assets on the East and West Coasts, and provides third-party services, including asset and property management, general contracting and construction management. Directly and through its affiliates, the company is invested in or manages over 13 million square feet of office space, and more than 7,000 multifamily units.

MEDAL FOR OUTSTANDING ACHIEVEMENT IN ENVIRONMENTAL PROTECTION TO BE AWARDED

Save the Sound, a 51-year-old environmental action organization based in Connecticut and New York, and its president, Leah Lopez Schmalz, have been honored as a 2024 National Medalist by The Garden Club of America (GCA). It is the highest honor bestowed upon individuals and organizations by the GCA for distinguished achievements in areas related to its purpose. With a long-standing tradition of celebrating extraordinary efforts to protect and beautify the planet, The Garden Club of America will present the medals at its 111th annual meeting in April in Hartford.

Save the Sound will receive the Cynthia Pratt Laughlin Medal, awarded for outstanding achievement in environmental protection and the maintenance of quality of life.

"We are honored for our work to be recognized by The Garden Club of America, whose commitment to caring for our communities and protecting our environment has endured for more than a century," said Lopez Schmalz, who became president of Save the Sound in October 2022 after spending more than 20 years with the organization. "At Save the Sound, we strive toward these same goals — bringing people together in the places they cherish and helping them harness their passion to protect their backyard. Sometimes that backyard is a beach or a river or sometimes it is a forest or wetland, and our incredible team of scientists, lawyers, educators and engineers stand ready to use every tool in our toolbox to protect and restore those special places across the Long Island Sound region. We are humbled by this year's medal cohort and we offer our congratulations to the nine other outstanding National Medalists and our appreciation for all they do to care for our natural world and all of its inhabitants."

Marilyn Donahue, GCA president, said, "I have witnessed the results of their efforts first hand — they are truly a remarkable organi-

zation and have made such a difference to the health of the Sound."

Founded in 1913, the GCA is a nonpartisan issue-oriented advocate for a beautiful, healthy planet. It is a nonprofit national organization recognized for its leadership in horticulture, conservation, creative arts, historic preservation and environmental protection. Its mission is to bring its 199-member clubs together to cultivate a bond among people, plants and the environment. The GCA member clubs consist of almost 18,000 club members who devote energy and expertise to projects in their communities and across the United States.

TAX CONSULTANTS ENABLE WISH OF CRITICALLY ILL CHILD



From left: Mike Cullen; Kristine Burton, president and CEO, Make-A-Wish Hudson Valley; and Rich O'Donnell at The Wish House in Tarrytown.

O'Donnell & Cullen Property Tax Consultants in Scarsdale contributed \$10,000 to Make A Wish Hudson Valley for enabling the wish of a critically ill child in the Hudson Valley region to come true.

The child, nine-year-old Olivia from Putnam County, is described as a "very kind, funny and adventurous kid" who loves dancing, drawing, musicals and adventure. At the age of seven, she was diagnosed with a blood disorder. While in the hospital, she discovered the show "America's Got Talent (AGT)" and her wish was to go to Las Vegas to see the show at the Luxor. O'Donnell & Cullen made it possible for Olivia and her family to experience a wish come true.

O'Donnell & Cullen, property tax consultants, are recommended by clients for their expertise in property tax assessment grievances and appeals. The firm has acquired a reputation for successfully lowering property taxes particularly in upper Westchester County.



RECRUITMENT HUB FOR STUDENTS INTERESTED IN JOINING THE SECRET SERVICE

Secret Service representative speaking at Iona University.

Iona University in New Rochelle announced its partnership with the United States Secret Service that will include campuswide recruitment sessions for Gaels and other college students from across the Hudson Valley to help expedite the hiring process.

Kicking off the partnership recently at Iona, U.S. Secret Service agents spoke to six criminal justice classes about various career opportunities available within the agency as well as agency qualifications and duties. The special agents recounted their own academy experiences, providing valuable insights and advice so students are well-prepared for the rigorous process.

College seniors will be eligible to apply Jan. 1, 2024. Students can visit USAjobs.gov or contact the Career Center for the latest list of vacancies. Underclassmen will also be aware of the agency's requirements and policies early in their college career to ensure preparedness.

"The Secret Service is excited to partner with Iona University as we work to recruit the next generation of Secret Service agents, officers and professionals," said Patrick J. Freaney, special agent in charge of the Secret Service's New York Field Office. "Our goal for this partnership is to provide students with the insight and information they need to

jumpstart a career with the Secret Service."

Matthew Cardin, assistant vice president for Enrollment Management and Career Initiatives at Iona University, said, "We are excited to partner and serve as a recruiting hub for the Secret Service and see it as a great fit for some of our students and the agency. We look forward to seeing the placements that will come from this partnership overtime."

The Secret Service will return in the Spring 2024 semester to host additional recruitment sessions and administer interviews, written examinations and a fitness test. Applicants from the Hudson Valley will

be welcomed to visit Iona University's New Rochelle campus.

Founded in 1940, Iona University is a master's-granting private, Catholic, coeducational institution of learning in the tradition of the Edmund Rice Christian Brothers. Its 45-acre New Rochelle campus and 28-acre Bronxville campus are just 20 miles north of Midtown Manhattan. With a total enrollment of nearly 4,000 students and an alumni base of more than 50,000 around the world, Iona is a diverse community of learners and scholars dedicated to academic excellence and the values of justice, peace and service.

ORIGIN OF THE BROWNIE IN POPULAR ICE CREAM

"Zen Brownie," an award-winning documentary on the story behind Greyston Bakery in Yonkers, will be shown Jan. 25 at The Picture House in Bronxville followed by a panel discussion and special reception featuring the famous ice cream makers Ben & Jerry.

The documentary by Emmy nominated and Award-Winning Writer/Director Alison Bartlett narrated by Jeff Bridges tells the tale of Buddhist Monks and how leading with inclusivity, kindness and compassion has created a well-known profitable business in Greyston Bakery. Zen Brownie recently won Special Mention from 2023 Impact DOCS Awards Competition. The film was also selected to be part of the YOFI Film Festival in November. Greyston Bakery creates gold-standard brownies enjoyed daily around the

world through its inclusion in Ben & Jerry's ice creams. Bakers of the brownies and other baked-goods products are employed through an Open Hiring® policy, which means no interviews, no background checks and no resumes are required.

In 1982, Greyston founder Zen Buddhist Bernie Glassman set out to employ individuals who faced barriers to meaningful employment at the Greyston Bakery. The hiring process was simple, accept anyone with a will to work, a process we now call Open Hiring®. Through the Greyston Employment Opportunity Center (GEOC), job seekers can access workforce development and transitional (re-entry) employment programs. Clients are also paired with a social worker to help connect them external resources they may need. Finally, the Greyston Foundation also offers business services for employers interested in replicating Open Hiring or tapping into the pool of upskilled clients. In 2013, Greyston Bakery was rated Best for the World B-Corp, a designation given to the top B Corps worldwide. And in 2023, Greyston received the Social Innovator of the Year award from Schwab Foundation for Social Entrepreneurship at World Economic Forum in Davos.

Housed in two historic theaters from the 1920s, The Picture House Regional Film Center is a thriving regional film center providing dynamic film and education programs to a diverse and multigenerational audience in Westchester County and beyond. Across five screens in Pelham and Bronxville, audiences see the best in new, independent and classic cinema. TPH education programs provide students of all ages with the opportunity to learn about the art, science and business of film. A mission-driven, nonprofit 501(c)(3) organization, The Picture House has two locations: The Picture House Pelham is located at 175 Wolfs Lane, Pelham, New York. The Picture House Bronxville is at 84 Kraft Ave., Bronxville.

The film will be shown at The Picture House, 85 Kraft Ave. in Bronxville, at 6:30 p.m. followed by a second feature "Wide Open Dreams" and a panel discussion featuring the filmmaker, producer, wife of founder Bernie Glassman and Ben Cohen of Ben & Jerry's. Tickets are \$20 for the general public and \$15 for TPH members and are available online at Zen Brownie at The Picture House Bronxville. The show is almost sold out.

2024
Fairfield County
UNDER FORTY

REQUIREMENTS

- Be over 25 and under 40 years of age

01

- Be a leader who's part of the county's business growth

02

- Live or work in Fairfield county

03

- Has not previously won this competition

04

EVENT INFORMATION:

Natalie Holland
nholland@Westfairinc.com

FOR MORE INFORMATION OR SPONSORSHIP INQUIRIES:

partners@Westfairinc.com

WHY PEOPLE SHOULD NOMINATE

Nominate your coworkers, friends, or family for the 40 Under 40 award event to celebrate and recognize their exceptional achievements, significant contributions, leadership qualities, and impact in their respective fields. By highlighting their accomplishments, you not only honor their hard work but also contribute to fostering a culture of acknowledgment, inspiring others in the community, and showcasing the **diverse talents that drive innovation and success.**

NOMINATE AT

WESTFAIRONLINE.COM/40UNDER40

SUBMISSION DEADLINE

MARCH 22

CHAMBER PARTNERS:

Darien Chamber of Commerce | Wilton Chamber of Commerce | Greater Norwalk Chamber of Commerce | Greater Valley Chamber of Commerce | Ridgefield Chamber of Commerce | Westport-Weston Chamber of Commerce | Greater Danbury Chamber of Commerce | Greenwich Chamber of Commerce | Bridgeport Regional Business Council | Stamford Chamber of Commerce

Westfair
Business Journal



WESTCHESTER

COURT CASES

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

**Sawyer Savings Bank,
Saugerties vs. Michael G.
Esposito, Highland,**
24-9001-CGM: Adversary
proceeding, fraud, in Esposito
Chapter 7 (23-35862).
Attorney: Mary Ephraim.

**Rashonda Flowers, Mount
Vernon, re. Bossy 101
- The Boss Movement,**
24-22035-SHL: Chapter 7,
assets \$53,865, liabilities
\$157,704.
Attorney: Joseph Reilly.

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

**Scott Curran,
Poughkeepsie vs. Friendly
Honda, Poughkeepsie, et
al,** 24-cv-187-PMH: Family and
Medical Leave Act.
Attorney: Laura Wong-Pan.

**United Production
Workers Union Local 17-18
Welfare Fund, White Plains
vs. Edison Lithograph
and Printing Corp., North
Bergen, New Jersey,**
24-cv-193-KMK: Employee
Retirement Income Security
Act.
Attorney: Elise S. Feldman.

**William Foster, Orange
County vs. United Natural
Food Inc., Orange County,**
24-cv-251-NSR: Job discrimi-
nation.
Attorney: Michael B. Ranis.

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 feder-
al, state and municipal agencies and
the court system. While every effort
is made to ensure the accuracy of this
information, no liability is assumed
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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

**Dr. Arthur Fass,
Chappaqua vs. Northwell
Healthcare System, Re:
Phelps Memorial Hospital,
Sleepy Hollow,** 24-cv-257-
CS: Job discrimination.
Attorney: Michael H. Sussman.

**GL Music Inc., Las Vegas,
Nevada vs. 43 North
Broadway LLC, White
Plains, et al,**
24-cv-289-KMK: Copyright.
Attorney: Joshua G. Graubart.

**Alice Harry vs.
Westchester Center
for Rehabilitation and
Nursing, New Rochelle,**
24-cv-292-PMH: Fair Labor
Standards Act, collective action.
Attorney: Peter A. Romero.

**Peter Bury, Hopewell
Junction vs. Consumer
Reports Inc., Yonkers,**
24-cv-295-PMH: Americans
with Disabilities Act.
Attorney: Christopher J.
Berlingieri.

DEEDS

Above \$1 million

**1064 Saw Mill River Road
LLC,** Yonkers. Seller: Pizzurro
Properties LLC, New Rochelle.
Property: 1064 Saw Mill River
Road, Yonkers. Amount: \$2.3
million. Filed Dec. 27.

125 VCPA Inc., Yonkers.
Seller: 125 VCP LLC, Brooklyn.
Property: 123 Van Cortlandt
Park Ave., Yonkers. Amount: \$2
million. Filed Dec. 26.

44 South Washington LLC,
New York. Seller: Tarrytown 44
LLC, Ardsley. Property: 44 S.
Washington St., Greenburgh.
Amount: \$1.2 million. Filed Dec.
29.

**68 Sherwood Drive
Association LLC,** Purchase.
Seller: Matthew and Emily
Bigony, New York. Property:
3 Hidden Green Lane,
Mamaroneck. Amount: \$2.1
million. Filed Dec. 29.

Conte Homes Inc., Croton-
on-Hudson. Seller: Yu Dongyi,
Astoria. Property: 265
Chadeayne Road, Yorktown.
Amount: \$1 million. Filed Dec.
26.

CS Cedar LLC, New York.
Seller: 115 Cedar St Investors
LLC, Malvern, Pennsylvania.
Property: 115-117 Cedar St.,
New Rochelle. Amount: \$4.5
million. Filed Dec. 26.

ESJ Realty LLC, Mamaroneck.
Seller: 349-355 Mamaroneck
Avenue LLC, West Harrison.
Property: 349/355
Mamaroneck Ave., Mamaroneck.
Amount: \$1.2 million. Filed Dec.
29.

**Hickory Hill Collective
LLC,** Hopewell Junction.
Seller: Stacy Haase, Heber,
Utah. Property: 46 Ridgefield,
Lewisboro. Amount: \$1.1 million.
Filed Dec. 26.

Kelly, Dauta J., Balboa,
California. Seller: 44 Van
Cortlandt Park LLC, Brooklyn.
Property: 44 Van Cortlandt
Park Ave., Yonkers. Amount: \$1.1
million. Filed Dec. 29.

**Lavin, Johanna and Philip
McCorry,** Bronxville. Seller:
Antonette Lospoto, Bronxville.
Property: 30 Colonial Road,
Eastchester, Mount Vernon.
Amount: \$1.3 million. Filed Dec.
29.

Q&Y 15 Inc., Harrison. Seller:
273 Halstead Owner LLC,
Woodcliff Lake, New Jersey.
Property: 273 Halstead Ave.,
Harrison. Amount: \$1.5 million.
Filed Dec. 29.

Walisever, Helene B., Fort
Lauderdale, Florida. Seller:
189 Heathcote LLC, Scarsdale.
Property: 189 Heathcote Road,
Scarsdale. Amount: \$2.9 million.
Filed Dec. 26.

**Warwick RE Holdings
LLC,** Bronxville. Seller: John
and Michele Gibney, Athens.
Property: 101 Warwick Road,
Yonkers. Amount: \$1.4 million.
Filed Dec. 29.

**Winston, Anna C. and Paul
Winston,** Scarsdale. Seller:
Melanie K. Lieberman, New
York. Property: 26 Donellan
Road, Scarsdale. Amount: \$1.8
million. Filed Dec. 29.

Below \$1 million

Alvarez, Sandy, Port Chester.
Seller: 321 Locust Ave Realty
LLC, Port Chester. Property:
321 Locust Ave., Rye Town.
Amount: \$300,000. Filed Dec.
27.

Bassin, Alfred S., Peekskill.
Seller: IBIS Holdings LLC,
Somers. Property: 2 Stowe
Road, Peekskill. Amount:
\$350,000. Filed Dec. 28.

**Begun, Alain and Alisa
Dror,** Pound Ridge. Seller: RBC
Trust Co, New York. Property:
77 Cross Pond Road, Pound
Ridge. Amount: \$995,000.
Filed Dec. 29.

Bermel, Michelle L.,
Chappaqua. Seller: Bank
Of America N A, Charlotte,
North Carolina. Property: 109
Grandview Ave., Mount Vernon.
Amount: \$660,000. Filed Dec.
26.

Blacknall, Charles T.,
Yonkers. Seller: Capital
Property Buyer LLC, Arlington.
Property: 16 Lamartine Ave.,
Yonkers. Amount: \$130,000.
Filed Dec. 26.

Celli, Monica, Yonkers.
Seller: Doug Ruby, Yonkers.
Property: 131 Tibbetts Road,
Yonkers. Amount: \$830,000.
Filed Dec. 29.

Damato, Patricia,
Hawthorne. Seller: 239 All
Angels LLC, Wappingers Falls.
Property: 130 Old Albany
Post Road, Ossining. Amount:
\$200,000. Filed Dec. 27.

**Drury, Christopher V.
and Caitlin Drury,** Rye.
Seller: 340 Midland Avenue
LLC, Purchase. Property: 340
Midland Ave., Rye City. Amount:
\$875,000. Filed Dec. 26.

Endico, Michael D., Armonk.
Seller: 300 N. Mack LLC,
Mount Vernon. Property: 305
MacQuesten Parkway, Mount
Vernon. Amount: \$450,000.
Filed Dec. 28.

Family Association LLC,
Ossining. Seller: Lilian Infante,
Bronx. Property: 27 Stonegate
Road, Ossining. Amount:
\$600,000. Filed Dec. 27.

Freeman, Mary L.,
Willingborg, New Jersey. Seller:
6 Harding Parkway LLC, Bronx.
Property: 6 Harding Parkway,
Mount Vernon. Amount:
\$250,000. Filed Dec. 27.

**Hedgerow Properties
LLC,** Weston, Connecticut.
Seller: Gabrielle Gazzola, Valley
Stream. Property: 29 Lefferts
Road, Yonkers. Amount:
\$635,000. Filed Dec. 29.

J&A Renos LLC, Harrison.
Seller: Andrew R. and Tamea
Stuchiner, Beaverton, Oregon.
Property: 362 Furnace Dock
Road, Cortlandt. Amount:
\$725,000. Filed Dec. 29.

Jacobsen, Erik P., Bedford
Hills. Seller: MS Luxurious
Properties LLC, Bedford Hills.
Property: 202 Babbitt Road,
Bedford. Amount: \$520,000.
Filed Dec. 29.

Jennings, Carol, Boca Raton,
Florida. Seller: Thumper1 LLC,
Larchmont. Property: 101
Sheldrake 101-2, Mamaroneck.
Amount: \$668,000. Filed Dec.
26.

Johns Sr., Philip N., White
Plains. Seller: H26 Realty
LLC, Ridgewood. Property:
137 Locust Hill Ave., Yonkers.
Amount: \$360,000. Filed Dec.
26.

**Lawrence Avenue Holdings
LLC,** Spring Valley. Seller:
Avrohom Weinberger, Monsey.
Property: 27 Lawrence Ave.,
Mount Pleasant. Amount:
\$800,000. Filed Dec. 26.

Mark Real Estate Corp.,
Tarrytown. Seller: Jason Duchin
and Tanya Morgan, Tarrytown.
Property: 11 Benedict Ave.,
Greenburgh. Amount: \$715,000.
Filed Dec. 26.

Mastrantoni Brothers Inc.,
Mahopac. Seller: John A. Lentini,
Cortland Manor. Property: 2917
Sherman Court, Yorktown.
Amount: \$649,000. Filed Dec.
29.

Mastroianni, Doreen,
White Plains. Seller: 83 Waller
LLC, Eastchester. Property:
83 Waller Ave., White Plains.
Amount: \$200,000. Filed Dec.
29.

Quartuccio, Louise P.,
Poughkeepsie. Seller: 126
Woodland Avenue LLC, White
Plains. Property: 126 Woodland
Ave., Yonkers. Amount:
\$465,000. Filed Dec. 29.

R&J Restorations Inc.,
Putnam Valley. Seller: David
Pojman, Cortland Manor.
Property: 242 Millington Road,
Cortlandt. Amount: \$500,000.
Filed Dec. 26.

R&M Yonkers 2 LLC,
Bayside. Seller: Lugduni
Desrosiers, Valley Cottage.
Property: 56 Vineyard Ave.,
Yonkers. Amount: \$596,000.
Filed Dec. 28.

Salerno, Debra A., West
Harrison. Seller: 38 Elmwood
Ave LLC, West Harrison.
Property: 38 Elmwood Ave.,
Harrison. Amount: \$750,000.
Filed Dec. 27.

Santucci, Italia, Brewster.
Seller: White Lotus Philanthropy
Ltd., Ossining. Property: 27
Allapartus Circle, New Castle.
Amount: \$954,000. Filed Dec.
26.

Shanker, Stephanie E.,
White Plains. Seller: 24 Carhart
LLC, Bedford Hills. Property:
24 Carhart Ave., 310E, White
Plains. Amount: \$561,000. Filed
Dec. 28.

Siragusa, Joseph A.,
Harrison. Seller: 42 Rose
Avenue Realty LLC, Yonkers.
Property: 42 Rose Ave.,
Harrison. Amount: \$755,000.
Filed Dec. 28.

Sirignano, Michael, Cross
River. Seller: Federal Home Loan
Mortgage Corp., Salt Lake City,
Utah. Property: 63 Pleasantville
Road, Ossining. Amount:
\$687,000. Filed Dec. 26.

Travaglione, Vincent,
Yonkers. Seller: Cristopher
Dominguez, Yonkers. Property:
77 Bennett Ave., Yonkers.
Amount: \$730,000. Filed Dec.
28.

FEDERAL TAX LIENS, \$10,000
OR GREATER,
WESTCHESTER COUNTY, JAN.
10- 16

**Brandt, Christopher J. and
Jaclyn G. Brandt:** Harrison,
2018 - 2020 personal income,
\$88,026.

Cordova, Djenane: Mount
Vernon, 2019 - 2021 personal
income, \$16,373.

East, John D.: Larchmont,
2019 - 2020 personal income,
\$88,241.

Frank, Danny: Yonkers, 2013
- 2018, 2020 personal income,
\$53,956.

Graham, Shevonba: Mount
Vernon, 2022 personal income,
\$16,658.

Harrison, Robert: Scarsdale,
2018 personal income,
\$225,635.

**Jafet, Kathleen E. &
Clement:** Larchmont, 2013 -
2014 personal income, \$18,074.

Lukunku, J. and D. King:
Port Chester, 2022 personal
income, \$84,947.

McFarland, Deirdre K.:
Larchmont, 2019 - 2020 per-
sonal income, \$88,241.

Morillo, John: Yonkers,
2021 - 2022 personal income,
\$26,914.

Ohajekwe, Ogedi A.:
Bronxville, 2016, 2019 - 2021
personal income and failure
to collect employment taxes,
\$27,427.

Picture Perfect Land Services Inc.: Mount Vernon, 2020, 2022 – 2023 quarterly taxes, \$43,274.

Pumillo, Paschal: Tuckahoe, 2019 personal income, \$75,699.

Quinlan, James P.: Yonkers, 2013, 2017 -2022 personal income, \$52,381.

Skrodelis, Peter and **Elizabeth Skrodelis:** North Salem, 2019 - 2022 personal income, \$18,098.

Thomas, Alfred D.: New Rochelle, 2017 – 2019 personal income, \$193,757.

JUDGMENTS

ABC Discount Liquor & Wine Inc., Jamaica. \$83,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Acocella, Carmine, New Rochelle. \$1,785 in favor of Petro Inc., Woodbury. Filed Dec. 29.

Allen, Bryton, Mount Vernon. \$19,319 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

Allmeyer, David, Ossining. \$10,038 in favor of WG Hudson LLC, Ossining. Filed Dec. 21.

Aviles, David, et al, Bronx. \$7,531 in favor of Law Office of Aaron R. Pam, White Plains. Filed Dec. 28.

Beyond Interior Design LLC, Dallas, Texas. \$329,595 in favor of Greenwich Capital Management LP, White Plains. Filed Dec. 27.

Bish, Voncliff, Mount Vernon. \$4,414 in favor of New Century Spine & Outpatient Surgical Institute, Paramus, New Jersey. Filed Dec. 29.

Block, Jennifer, Bedford. \$13,967 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 28.

Boddie, Dan, Mount Vernon. \$5,231 in favor of Capital One Bank USA NA, Glen Allen, Virginia. Filed Dec. 28.

Brancato, Domenica, Yonkers. \$1,927 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

Brooklyn Commissary NYC LLC, Brooklyn. \$214,791 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Brown, Velton, Yonkers. \$26,536 in favor of Babeendran Vidyadharan, Yonkers. Filed Dec. 29.

Burnett, Kenyata M., Mount Vernon. \$13,896 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

BW Macaw Group Inc., San Jose, California. \$298,741 in favor of Greenwich Capital Management LP, White Plains. Filed Dec. 21.

Candelario, Joseph, Yonkers. \$33,455 in favor of 466 South Broadway LLC, Briarcliff Manor. Filed Dec. 29.

Chavez, Agustin, New Rochelle. \$1,703 in favor of Petro Inc., Woodbury. Filed Dec. 29.

Clear Cast Technologies Inc., Ossining. \$10,238 in favor of Canon Financial Services Inc., Mount Laurel, New Jersey. Filed Dec. 27.

Codrington, Nadine, Mount Vernon. \$2,061 in favor of Midland Funding LLC, San Diego, California. Filed Dec. 20.

Cordero, Melissa, Yonkers. \$19,487 in favor of 168/170 Broadway Property Corp., Yonkers. Filed Dec. 28.

Correa, Peter, Mamaroneck. \$16,761 in favor of Durante Bock & Tota PLLC, Yorktown Heights. Filed Dec. 28.

Crawford, Jenai D., Yonkers. \$14,347 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

DC RRR LLC, White Plains. \$80,916 in favor of Ortega Angel, New York. Filed Dec. 27.

DeBellis, Vito, Yorktown Heights. \$20,660 in favor of Marina District Development Company LLC, Borgata, Atlantic City, New Jersey. Filed Dec. 19.

Della Valles Market Corp., Ossining. \$106,328 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Douglas, Tamika, Mount Vernon. \$3,720 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 27.

Dume, Mateo Yeurie A., et al, New York. \$7,068 in favor of Double M Realty Corp., Irvington. Filed Dec. 22.

Farley, Colleen, Yonkers. \$2,610 in favor of Petro Inc., Woodbury. Filed Dec. 29.

Feola, Elisa, Bedford. \$1,263 in favor of Petro Inc., Woodbury. Filed Dec. 28.

Figuroa, Aleah Y., Mount Kisco. \$2,387 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 26.

Figuroa, Quinn M., Shrub Oak. \$35,655 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

Fortuna, Joseph, Harrison. \$48,516 in favor of Paradigm Assets Recovery LLC, Hazelwood, Missouri. Filed Dec. 28.

Gilston Brothers Electrical Contracting Corp., Bronx. \$15,643 in favor of EBF Holdings LLC, New York. Filed Dec. 27.

Gonzalez, David, New Rochelle. \$1,429 in favor of Petro Inc., Woodbury. Filed Dec. 28.

Greenfields Restaurant Group LLC, New York. \$4,336 in favor of Ace Endico Corp., Brewster. Filed Dec. 27.

Guardiola, Krystal, Yonkers. \$8,603 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 15.

Harris, Vincent, Peekskill. \$10,218 in favor of M&C Menlo Park Federal Credit Union. Filed Dec. 29.

Iluzzi, Anthony, Punta Gorda, Florida. \$214,791 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Jones, Tywanda T., Yonkers. \$6,005 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

Joseph, Devon J., Mount Vernon. \$3,570 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

Kishore, Bahanie, Bellerose. \$83,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Lee, Sheryl, Mount Vernon. \$5,448 in favor of 1199 Seiu Federal Credit Union, New York. Filed Dec. 29.

Lezama, Ferrera Alfredo, Elmsford. \$15,896 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Dec. 29.

Marchionno, Joseph, Stony Point. \$95,433 in favor of Long Island Minimally Invasive Surgery PC, Roslyn Heights. Filed Dec. 21.

Marji, Sana H., Yonkers. \$3,294 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

Mays, Bartholomew, Yorktown Heights. \$5,096 in favor of Rioseco Family Dentistry LLP, West Harrison. Filed Dec. 29.

McLaughlin, Colleen, Mamaroneck. \$17,158 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

Meliambro, Joseph, Mount Kisco. \$4,406 in favor of Hoffman Fuel Company of Danbury Inc., Trumbull. Filed Dec. 29.

Monice, Tina S., West Harrison. \$20,149 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

Muir, Andrea, Yonkers. \$16,724 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

Palombo Jr., David J., Shrub Oak. \$17,458 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 28.

Parks, Daqashaun, Mount Vernon. \$11,216 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 22.

Plaza, Lucas, Mount Vernon. \$3,166 in favor of Petro Inc., Woodbury. Filed Dec. 27.

Raffa, Michelle, Dobbs Ferry. \$8,195 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 28.

Ramdial, Wazim, New Rochelle. \$32,847 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 29.

Reyes, Joel and **Valente Reyes,** Blauvelt. \$38,523 in favor of Reyes Mariah, Yonkers. Filed Dec. 28.

Rosa Mexicano Lincoln Center, New York. \$22,213 in favor of White Plains Coat & Apron Company Inc., Peekskill. Filed Dec. 20.

Rosenthal, Rebecca, Goldens Bridge. \$2,541 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 27.

Santo, Philomena, Rye. \$26,827 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Dec. 29.

Sharma, Mickey P., Garnerville. \$159,494 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 19.

Shubert, Colleen, Yonkers. \$2,610 in favor of Petro Inc., Woodbury. Filed Dec. 29.

Smith, Chastity, Ossining. \$1,554 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 27.

Summa, Marc, Port Chester. \$7,216 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Dec. 27.

Torsney, Kieran, Yonkers. \$1,535 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 28.

Vanball, Leah, Yonkers. \$3,712 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 20.

Vazquez, Sebastian, Yonkers. \$7,010 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Dec. 29.

Verrino, Allison, Ardsley. \$1,601 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 22.

Verrino, Allison, Ardsley. \$1,729 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 22.

LIS PENDENS

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

Albanese, Debora M., as owner. Filed by One West Bank FSB. Action: Foreclosure of a mortgage in the principal amount of \$59,000 affecting property located at 7C North James St., Peekskill. Filed Jan. 4.

Artemis of Naples LLC, as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$220,000 affecting property located at 424 Bellevue Ave., Yonkers. Filed Dec. 27.

Balaj, Valentin P., as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$700,000 affecting property located at 41 Carver Terrace, Yonkers. Filed Jan. 2.

Becton, Margaret, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$330,000 affecting property located at 339 N. Fulton Ave., Mount Vernon. Filed Dec. 27.

Brunson, Sarah, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$378,000 affecting property located at 175 Sears Ave., Elmsford. Filed Dec. 27.

Cancro, Robert, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$1,150,000 affecting property located at 118 McLain St., Bedford. Filed Dec. 28.

Capital One Bank USA NA, as owner. Filed by Citigroup Mortgage Loan Trust Inc. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 35 Bleakley Drive, Peekskill. Filed Jan. 4.

Cover Desmond, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$346,000 affecting property located at 58 Saint Paul's Place, Mount Vernon. Filed Dec. 28.

Grogan, Romualda, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$810,000 affecting property located at 55 Pell Place, New Rochelle. Filed Jan. 3.

Kenney, Angela, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 11 Club Way Hartsdale. Filed Jan. 4.

Kweku, Kenneth, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$574,000 affecting property located at 3 The Serpentine, New Rochelle. Filed Jan. 4.

Parish, Kim, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 1376 Midland Ave., Yonkers. Filed Dec. 27.

Sustainable Neighborhoods LLC, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 33 Puritan Drive, Port Chester. Filed Dec. 27.

MECHANIC'S LIENS

HJS Ventures LLC, Mamaroneck. \$19,000 in favor of Morockdrilling, Harrison. Filed Jan. 2.

Point & Ravine LLC, Yonkers. \$18,650 in favor of Diamond Court, Maspeth. Filed Jan. 3.

Rodriguez Joseph, Greenburgh. \$4,000 in favor of European Masonry of Westchester, Scarsdale. Filed Jan. 2.

Legal Records

SNL Yonkers LLC, Yonkers. \$112,500 in favor of Casino Plumbing & Heating Inc., Fairview. Filed Jan. 2.

NEW BUSINESSES

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

Sole Proprietorships

Bonilla Hosting, P.O. Box 988, White Plains 10602. c/o Maria Agudelo. Filed Jan. 4.

Habitat, 1201 New Road, Shrub Oak 10588. c/o David MacConnell. Filed Jan. 4.

Hair Essence, 69 Lake St., White Plains 10604. c/o Vanessa Jaylor. Filed Jan. 2.

Hom Pro, 146 S. Sixth Ave., Mount Vernon 10553. c/o Harah Arellana. Filed Jan. 4.

Mia Solei Travel, 25 Intervale Ave., White Plains 10603. c/o Andrea Sanchez. Filed Dec. 22.

Mount Holly Advisors, 65 Mount Holly Road, Katonah 10536. c/o Daniel M. Kortick. Filed Dec. 29.

North Country Apparel Co., 20 Rosemary Court, Yorktown Heights 10598. c/o Ray Mathew. Filed Dec. 27.

Pegasus 91, 16 Alto Ave., Apt. 2, Port Chester 10573. c/o Miguel A. Guachichullca Bermeo. Filed Dec. 27.

Semidey Law Firm, 75 S. Broadway, White Plains 10601. c/o Pascual R. Semidey. Filed Jan. 3.

Sound Dropz, 121 S. Highland Ave., Ossining 10562. c/o Shantise Mathis. Filed Dec. 27.

Universal Media X, 177a E. Main St., New Rochelle 10801. c/o Jamal Salter. Filed Dec. 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

Vekterly, 220 Highview St., Mamaroneck 10543. c/o Jammie Leimgruber. Filed Dec. 21. c/o Lawrence Simms. Filed Dec. 27.

Westchester Driver, P.O. Box 709, White Plains 10602. c/o Dave Jones. Filed Dec. 27.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

584 Main Street LLC, as owner. Lender: CPC Funding SPE 1 LLC. Property: in Poughkeepsie. Amount: \$4.2 million. Filed Dec. 22.

Chason, Joshua C. and **Leslie M. Chason**, as owner. Lender: US Bank National Association. Property: in Union Vale. Amount: \$1.7 million. Filed Dec. 27.

Loan Funder LLC Series 59895, as owner. Lender: 3 Glendale Road LLC. Property: 5 Fort Worth Place, Monroe. Amount: \$1.5 million. Filed Dec. 26.

Below \$1 million

Cantalino, Donald and **Lisa Cantalino**, as owner. Lender: Westchester Modular Homes Construction Corp. Property: in Beekman. Amount: \$500,000. Filed Dec. 14.

Lasalvia, Thomas and Aynsley Lasalvia, as owner. Lender: Wallkill Valley Federal Savings & Loan Association. Property: in Red Hook. Amount: \$400,000. Filed Dec. 13.

McConnell, Amanda Nicole, et al, as owner. Lender: Tompkins Community Bank. Property: in Pawling. Amount: \$675,000. Filed Dec. 20.

O'Halloran, Michael and **Ryann O'Halloran**, as owner. Lender: Rhinebeck Bank. Property: in East Fishkill. Amount: \$440,000. Filed Dec. 26.

Schlanger, Steven and **Alison Schlanger**, as owner. Lender: TEG FCU. Property: in Red Hook. Amount: \$500,000. Filed Jan. 3.

Taborga, Javier G., as owner. Lender: Center Street Lending VIII SPE LLC. Property: in Beekman. Amount: \$784,000. Filed Dec. 15.

Walden Savings Bank, as owner. Lender: Luke and Chelsea Solomon. Property: in Crawford. Amount: \$400,000. Filed Dec. 27.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: Anthony Garcia. Property: 14 Hinchcliffe Drive, Newburgh. Amount: \$343,000. Filed Dec. 27.

DEEDS

Above \$1 million

JRS Property A LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$2.5 million. Filed Dec. 15.

Silo VG15 LLC, New York. Seller: Silo Ridge VG Lots Venture LLC, Scottsdale, Arizona. Property: 20 Peregrine Drive, Amenia. Amount: \$18.2 million. Filed Dec. 20.

Below \$1 million

16 South Parsonage Street LLC, Rhinebeck. Seller: Brian Breslin McCabe, Edgewater, New Jersey. Property: 16 S. Parsonage St., Rhinebeck. Amount: \$400,000. Filed Dec. 11.

19 Lakeview LLC, Wayne, New Jersey. Seller: James L. Keepnews, Poughkeepsie. Property: in Poughkeepsie. Amount: \$360,000. Filed Dec. 22.

8 High Street Holdings LLC, Wappingers Falls. Seller: Eastern View Developers Ltd., Wappingers Falls. Property: in Fishkill. Amount: \$220,500. Filed Dec. 13.

97 Cold Spring Road LLC, Brooklyn. Seller: Roseanne O'Brien Weinstein Trust, Stanfordville. Property: 97 Cold Spring Road, Stanford. Amount: \$425,000. Filed Dec. 21.

Athenasworld LLC, Huntington. Seller: Gerri Ann Brenner, Pleasant Valley. Property: 180 David Drive, Pleasant Valley. Amount: \$158,000. Filed Dec. 12.

Bungalow 26 LLC, New York. Seller: Andrew Wyatt Blakemore, Encino, California. Property: 26 Oak Hill Road, Amenia. Amount: \$810,000. Filed Dec. 19.

Didiego, Krista M., Fishkill. Seller: Fair Haven Meadows LLC, Mahopac. Property: 38 Fairhaven Court, Hopewell Junction. Amount: \$650,000. Filed Dec. 14.

DWTA Construction LLC, Hopewell Junction. Seller: 8 High Street Holdings LLC, Wappingers Falls. Property: in East Fishkill. Amount: \$150,000. Filed Dec. 19.

EM Retail 4 LLC, Beacon. Seller: Mendon Properties Group LLC, Mendon. Property: 1 E. Main St., Beacon. Amount: \$600,000. Filed Dec. 22.

Fairport Asset Management REO LLC, Rochester. Seller: Patricia Campanaro, Wappingers Falls. Property: in Fishkill. Amount: \$380,000. Filed Dec. 13.

Hani Holdings LLC, Hopewell Junction. Seller: Roci Piro, Wappingers Falls. Property: 123 Chelsea Road, Wappingers Falls. Amount: \$400,000. Filed Dec. 18.

Hudson Valley Side Hustle LLC, Gardiner. Seller: Olde English Ventures LLC, North Salem. Property: 3665 Albany Post Road, Hyde Park. Amount: \$995,000. Filed Dec. 22.

Huff, William and **Karen Huff**, Wayland, Massachusetts. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in LaGrange. Amount: \$562,500. Filed Dec. 18.

Hurricane Homes LLC, LaGrangeville. Seller: Mary M. Littlejohn, Poughkeepsie. Property: in Poughkeepsie. Amount: \$190,000. Filed Dec. 13.

J. Fitzgibbons Holdings LLC, New York. Seller: Pine Plains Truck & Auto LLC, Pine Plains. Property: in Pine Plains. Amount: \$220,000. Filed Dec. 14.

Jennings Cabin LLC, Litchfield. Seller: Nathan P. Judson, Ancram. Property: in North East. Amount: \$305,000. Filed Dec. 11.

Keybank NA, Cleveland, Ohio. Seller: Jack Schachner, Pleasant Valley. Property: 523 Shenandoth Road, Hopewell Junction. Amount: \$293,500. Filed Dec. 13.

KML RE Group LLC, Fishkill. Seller: Antonino and Rosalia Licari, Wappingers Falls. Property: in Wappingers Falls. Amount: \$400,000. Filed Dec. 19.

Majette, Raymond III, Dover Plains. Seller: Krisvin Property Management LLC, Stormville. Property: 27 Carter Road, LaGrange. Amount: \$280,000. Filed Dec. 13.

Mazigh Real Estate LLC, Poughkeepsie. Seller: Hubert St. Guermont, Poughkeepsie. Property: 31 S. White St., Poughkeepsie. Amount: \$250,000. Filed Dec. 18.

McCarthy, Trevor, Cold Springs. Seller: 249 Main Street LLC, Armonk. Property: 249 Main St., Unit 405, Beacon. Amount: \$570,000. Filed Dec. 14.

Perez, Johnathan David, Yonkers. Seller: US Bank Trust NA, Dallas, Texas. Property: 98 Kent Road, Wappingers Falls. Amount: \$450,000. Filed Dec. 20.

Property Nation LLC, White Plains. Seller: Philip L. Nuesslein and Donna McGovern, Poughkeepsie. Property: 26 Romca Road, Poughkeepsie. Amount: \$200,000. Filed Dec. 19.

Ribeiro, Ivonne, Craryville. Seller: Right Homes LLC, Stormville. Property: Reservoir Road, Hyde Park. Amount: \$60,000. Filed Dec. 22.

RIC Development LLC, New York. Seller: Charlotte Street Associates LP, Binghamton. Property: in Dover. Amount: \$47,000. Filed Dec. 21.

Richard, Daryl and **Jessica Richard**, Hartford, Connecticut. Seller: Grove Home Construction LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$622,500. Filed Dec. 13.

Ritchie, Michael F., Kew Gardens. Seller: Blue Stream Properties LLC, Poughkeepsie. Property: in Washington. Amount: \$800,000. Filed Dec. 15.

Roof Over Your Head LLC, LaGrangeville. Seller: Harmon G. Simmons, Poughkeepsie. Property: in Poughkeepsie. Amount: \$205,000. Filed Dec. 22.

Roof Over Your Head LLC, LaGrangeville. Seller: Aloysius P. Carlay, Hollis. Property: in Poughkeepsie. Amount: \$350,000. Filed Dec. 22.

Rosario, Hector, LaGrangeville. Seller: Junio Home Improvement Corp., Cortland Manor. Property: 32 Dorn Road, Beekman. Amount: \$450,000. Filed Dec. 11.

SBRJ Family LLC, Poughkeepsie. Seller: Michael Snyder, Poughkeepsie. Property: in Poughkeepsie. Amount: \$295,000. Filed Dec. 14.

Shafers LLC, Red Hook. Seller: New Beginnings Assembly of God, Red Hook. Property: in Red Hook. Amount: \$27,000. Filed Dec. 22.

Smith, Scott and **Gabriela Smith**, Patterson. Seller: Alonzo Brothers Realty LLC, Putnam Valley. Property: in Dover. Amount: \$285,000. Filed Dec. 22.

Spencer, William J., Hyde Park. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: Hudson View Terrace, Hyde Park. Amount: \$483,000. Filed Dec. 14.

Suben LLC, Poughkeepsie. Seller: Terry Trinkle, Poughkeepsie. Property: in Wappingers Falls. Amount: \$65,000. Filed Dec. 13.

Sullivan, Zennetra, Arverne. Seller: 50 Lockerman Avenue LLC, Poughkeepsie. Property: 50 Lockerman Ave., Poughkeepsie. Amount: \$478,000. Filed Dec. 13.

JUDGMENTS

Alexander, Kevin, Middletown. \$6,440 in favor of East Coast Imperial Gardens LLC, Middletown. Filed Dec. 19.

Arrotta, Michael A., Newburgh. \$3,789 in favor of Capital One, Richmond, Virginia. Filed Dec. 27.

Barradas, Raymundo Zamudio, Highland Mills. \$4,366 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 19.

Bellamy, Mary A., Newburgh. \$9,000 in favor of Newburgh SHG 58 LLC, Brooklyn. Filed Dec. 27.

Bender, Erika, Newburgh. \$3,123 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 28.

Borst, Crystal, New Hampton. \$3,041 in favor of Capital One, McLean, Virginia. Filed Dec. 19.

Breval, Tamara Samentha, et al, Washingtonville. \$48,500 in favor of 10 Salzburg LLC, Brooklyn. Filed Dec. 21.

Brink, Stephanie, Slate Hill. \$3,689 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Dec. 19.

Brueckner, Amanda, Newburgh. \$6,609 in favor of New City Funding Corp., Stony Point. Filed Dec. 27.

Camacho, Lisbeth, Newburgh. \$2,727 in favor of LVNV Funding LLC, Houston, Texas. Filed Dec. 18.

Carter, Russell, et al, Port Jervis. \$2,487 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Dec. 21.

Cerniglia, Kelly, Maybrook. \$9,921 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 28.

Cold Spring Acquisition LLC, Woodbury. \$96,631 in favor of Global Security & Investigative Services Inc., Cornwall-on-Hudson. Filed Dec. 18.

Conklin, Daniel, Chester. \$4,578 in favor of Lincoln Education Service Corp., Parsippany, New Jersey. Filed Dec. 19.

Conklin, Thomas, Florida. \$5,157 in favor of Citizens Bank, Johnston, Rhode Island. Filed Dec. 19.

Cooney, Patricia M., Washingtonville. \$16,465 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 18.

Corridon, Jonelle, Newburgh. \$7,886 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 28.

Daidone, Rose, New Windsor. \$4,633 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Dec. 27.

DeJesus, Rebecca, Montgomery. \$3,493 in favor of Capital One, Richmond, Virginia. Filed Dec. 27.

Denonno, Nicole, Middletown. \$6,829 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed Dec. 20.

Dunbar, Indira, Middletown. \$3,223 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 20.

Fabian, Cesar, Newburgh. \$48,125 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Felong, Michael Jr., Walden. \$1,713 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 18.

Fisher, Helene, Monroe. \$9,700 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 20.

Formisano, Josephine, Newburgh. \$2,086 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 27.

Garner, Marquis A., New Windsor. \$4,705 in favor of Tower Forge Hill Apartments LLC, New Windsor. Filed Dec. 29.

Grant, Nadine D., Middletown. \$13,400 in favor of 59 Middletown LLC, Monroe. Filed Dec. 29.

Grosskopf, Shannon D., Cornwall-on-Hudson. \$10,206 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 21.

Guichardo, Patricia W., Highland Mills. \$2,898 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 21.

Hall, Robert W., Newburgh. \$3,697 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 20.

Headley, Stacy and Brieland Headley, Middletown. \$11,286 in favor of Boulder Pointe Apartments LLC, Lodi, New Jersey. Filed Dec. 19.

Howard, Les B., Highland Mills. \$20,211 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 21.

J&V Bakers Inc. and DeFilippis Bakery, Middletown. \$17,487 in favor of Otto Brehm Inc., Yonkers. Filed Dec. 21.

Jackson, Leighann, Middletown. \$19,731 in favor of Health & Safety Specialists in Medicine PC, Middletown. Filed Dec. 27.

Johnson, Angelo D. and Olga Ramdeen, Newburgh. \$8,450 in favor of Newburgh SHG 25 LLC, Brooklyn. Filed Dec. 27.

Jones, Carl S., Monroe. \$5,204 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 27.

Landa, Patricia A., Port Jervis. \$13,909 in favor of New City Funding Corp., Stony Point. Filed Dec. 21.

Lazo, Alberto, Newburgh. \$9,788 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 18.

Lopez, Suzette, Washingtonville. \$3,620 in favor of Capital One, Mclean, Virginia. Filed Dec. 21.

Martin, Ishema, Middletown. \$10,344 in favor of Capital One, Richmond, Virginia. Filed Dec. 20.

Mercier, Sarah, Newburgh. \$1,205 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 27.

Milby, Christine, Middletown. \$3,925 in favor of Capital One, McLean, Virginia. Filed Dec. 21.

Moore, Courtney S., Newburgh. \$1,700 in favor of Walmart, Newburgh. Filed Dec. 29.

Nelson, Gerald Jr. and Cudlie Nelson, Middletown. \$18,084 in favor of Woodside Knolls HOA Inc., Poughkeepsie. Filed Dec. 21.

Pavignano, Todd E., Monroe. \$2,790 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 18.

Pena, Jose, Port Jervis. \$4,150 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Dec. 20.

Petrillo, Paul J., New Windsor. \$8,650 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 21.

Pimentel, Richard, Monroe. \$1,307 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Dec. 18.

Reinig, Darlene E., Newburgh. \$3,021 in favor of Capital One, Mclean, Virginia. Filed Dec. 20.

Ricci, Phil, Newburgh. \$16,440 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

Rios, Sugeidi Ojeda, Newburgh. \$5,511 in favor of Capital One, McLean, Virginia. Filed Dec. 21.

Rivera, Orlando, Middletown. \$1,819 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Dec. 19.

Rouse, Alyssa, New Windsor. \$2,876 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

Santiago, Miranda, Westtown. \$1,659 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Dec. 21.

Santos, Herbert, Middletown. \$2,039 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed Dec. 19.

Schwartz, Karen, Washingtonville. \$1,485 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 27.

Shalders, William and Love Legacy Chapel International, Middletown. \$14,200 in favor of Dutchess Terminals Inc., Poughkeepsie. Filed Dec. 27.

Shells, Brandi, Newburgh. \$10,877 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 27.

SNT Management Corp. and Josef Schwartz, Monroe. \$34,239 in favor of KeyBank, Buffalo. Filed Dec. 29.

Steers, David L., Middletown. \$2,118 in favor of Capital One, Richmond, Virginia. Filed Dec. 21.

Swann, Ramon S. II, et al, Newburgh. \$3,811 in favor of Palisades Federal Credit Union, Pearl River. Filed Dec. 27.

Turner, John, Newburgh. \$24,700 in favor of 120 Johnston LLC, Newburgh. Filed Dec. 27.

Vega, Elias M., Middletown. \$3,706 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 28.

Whyte, Winston, Highland Mills. \$2,431 in favor of Strawtown Farms HOA Inc., Central Valley. Filed Dec. 19.

6635 Hope Holdings LLC, as owner. \$98,000 in favor of Dana, Israel and Zisha Muller. Property: in Spring Valley. Filed Jan. 2.

Dolis, Linda and Eduard W. Dolis, as owner. \$46,131 in favor of Tank Masters Environmental Inc. Property: 71 High Ridge Road, Monroe. Filed Dec. 26.

Gruhl, Jeanne, as owner. \$14,000 in favor of Armugh Painting LLC and Amber McGrath. Property: 19 Shea Road, Campbell Hall. Filed Jan. 3.

Manglo Inc., as owner. \$3,318 in favor of Tank Masters Environmental Inc. Property: 2 Summit Ridge Drive, Newburgh. Filed Dec. 26.

State North Stand LLC, as owner. \$86,843 in favor of Monsey Lumber & Supply Company Inc. Property: 168 N. Main St., Spring Valley. Filed Dec. 26.

WMG Carmel Owner LLC, as owner. \$3,552 in favor of Prelude Painting Corp. Property: 155 Highton Road, Carmel. Filed Jan. 3.

NEW BUSINESSES

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

Sole Proprietorships

A&B Maintenance Service, 9 Nicklesburg Road, No. 212, Monroe 10950. c/o Aron Bernath. Filed Dec. 21.

Apex Contracting, 811 Howells Turnpike, Middletown 10940. c/o Maynor Obregon Asvaldo Jr. Filed Dec. 27.

Assassin Production, 82 Canal Drive, Godeffroy 12729. c/o Jeffrey Tyler Albert Vance. Filed Dec. 28.

Cub Academy, 159 Kings Highway, Warwick 10990. c/o Roseanne Esposito. Filed Jan. 2.

Delightfuldelivery Service, 6323 South St., Middletown 10940. c/o Natakhi Noni Torres. Filed Dec. 28.

Fagans Tractor Works, 3390 State Route 208, Campbell Hall 10916. c/o Terence M. Fagan Filed Dec. 28.

Fashion8, 1 Benedict Drive, Warwick 10990. c/o Ashish Kathuria. Filed Dec. 21.

Five Corners Craft Gallery, 967 Little Britain Road, New Windsor 12553. c/o Virginia E. Hayes, Bruce B. Cohen and David A. Hayes Cohen. Filed Dec. 27.

Forallinquiries, 82 Canal Drive, Godeffroy 12729. c/o Jeffrey Tyler Albert Vance. Filed Dec. 28.

Grace Drywall, 259 Gidney Ave., Newburgh 12550. c/o Ethan James Grace. Filed Jan. 3.

Ink Artistry, 100 Egbertson Road, Campbell Hall 10916. c/o Jessica M. Nop. Filed Dec. 27.

Junkos Comics, 95 Lakeside Road, Newburgh 12550. c/o Freddy Mercado. Filed Dec. 28.

Kingdom Community Lyncs, 207 Carson Ave., Newburgh 12550. c/o Antwan J. Wakely. Filed Dec. 28.

MEP Home Improvement Serviescs, 4428 State Route 94, Florida 10921. c/o Matthew Eli Pirone. Filed Dec. 28.

BUILDING PERMITS

Commercial

36 Westport Avenue LLC, Norwalk, contractor for 36 Westport Avenue LLC. Perform replacement alterations at 36 Westport Ave., Norwalk. Estimated cost: \$10,000. Filed Nov. 7.

D'Acunto Construction LLC, Norwalk, contractor for Dale R. Revocable Trust. Replace existing deck at 130 Rowayton Woods Drive, No. 8/130, Norwalk. Estimated cost: \$21,500. Filed Nov. 9.

D'Acunto Construction LLC, Norwalk, contractor for David M. Nackley. Replace existing deck at 132 Rowayton Woods Drive, No. 8/132, Norwalk. Estimated cost: \$21,500. Filed Nov. 9.

D'Acunto, Thomas, Norwalk, contractor for Barbara Rittner. Replace existing deck at 131 Rowayton Woods Drive, No. 8/131, Norwalk. Estimated cost: \$12,000. Filed Nov. 9.

J&S Renovations LLC, Stamford, contractor for Jeffrey A. Blomberg and Jill H. Blomberg. Remodel existing hall bath, construct a powder room, take a wall down between bedrooms, sheet rock, apply flooring, paint and fit-out two closets at 43 Bartina Lane, Stamford. Estimated cost: \$150,000. Filed Dec. 7.

Hobayan Archimedes 1/3, Norwalk, contractor for Archimedes Hobayan. Add a shower to existing bathroom at 102 Foxboro Drive, No. 102, Norwalk. Estimated cost: \$10,000. Filed Nov. 8.

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Questions and comments regarding this section should be directed to:

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

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 101 Broad St., Stamford. Estimated cost: \$617,000. Filed Dec. 11.

Learning Center at Pipers Hill, Stamford, contractor for Learning Center at Pipers Hill. Remove one wall between the staff room and infant room and install a new wall at 90 degrees from the removed wall to make the infant room slightly larger and the staff room slightly smaller at 17 Roxbury Road, Stamford. Estimated cost: \$22,500. Filed Dec. 19.

Marlo Associates Inc., Stamford, contractor for 350 Bedford Street LLC. Apply a sign 18 feet by 42 inch vinyl banner framed on plywood to be hung on building location at 28 Spring St., Stamford. Estimated cost: \$1,000. Filed Dec. 12.

Michael C. Uszakiewicz, Hamden, contractor for Grade a Market Commerce Road LLC. Replace refrigerated merchandise cases throughout store and install new refrigeration equipment on mezzanine level, replace lighting fixtures throughout store, remove suspended ceiling above produce section, provide new ductwork and adjust the fire sprinkler over produce, provide new doors at main entrance vestibule and alter interior partitions at 1980 W. Main St., Stamford. Estimated cost: \$1,780,000. Filed Dec. 13.

Myano West LLC, Stamford, contractor for Myano West LLC. Install an illuminated channel letter wall sign at 2001 W. Main St., Stamford. Estimated cost: \$11,829. Filed Dec. 29.

Ninety-five New Canaan Ave LLC, Norwalk, contractor for Ninety-five New Canaan Ave. LLC. Perform replacement alterations at 95 New Canaan Ave., Norwalk. Estimated cost: \$4,000. Filed Nov. 8.

Nosal Builders, Cheshire, contractor for Frontier Glenville LLC. Perform replacement alterations at 64 High Ridge Road, Stamford. Estimated cost: \$300,000. Filed Dec. 6.

Nuconn Dismantling LLC, Stamford, contractor for Harbor Drive Acquisitions LLC. Perform replacement alterations at 208 Harbor Drive, Stamford. Estimated cost: \$739,906. Filed Dec. 15.

Paladium Builders Inc., Bayside, New York, contractor for 600 Washington Acquisitions LLC. Perform replacement alterations at 600 Washington Blvd., Stamford. Estimated cost: \$600,000. Filed Dec. 22.

Petretti & Associates LLC, New York, New York, contractor for 600 Washington Acquisitions LLC. Perform replacement alterations at 600 Washington Blvd., Stamford. Estimated cost: \$90,000. Filed Dec. 28.

Twenty North Main LLC, Norwalk, contractor for Twenty North Main LLC. Perform replacement alterations at 20 N. Main St., Norwalk. Estimated cost: \$1,000. Filed Nov. 8.

Residential

Anthony Loddo General Contracting Inc., Norwalk, contractor for James D. Funnell Jr. Renovate single-family residence at 19 Burwell St., Norwalk. Estimated cost: \$100,000. Filed Nov. 8.

Chavez, Luis S., Norwalk, contractor for Luis S. Chavez. Install 22 KW generator at site of single-family residence at 63 Old Roch Lane, Norwalk. Estimated cost: \$10,000. Filed Nov. 9.

Dickenson, Travis W., Norwalk, contractor for Travis W. Dickenson. Renovate single-family residence at 20 Frances Ave., Norwalk. Estimated cost: \$10,000. Filed Nov. 9.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Joseph Mastrianna. Strip and reroof 14 Cricklewood Lane, Norwalk. Estimated cost: \$21,690. Filed Nov. 9.

Gunner LLC, Stamford, contractor for Ryan Erskine and Caitlin Lanham. Strip and reroof 77 Elizabeth Ave., Stamford. Estimated cost: \$9,097. Filed Dec. 4.

Gunner LLC, Stamford, contractor for John and Maureen Bartuccio. Strip and reroof 23 Locust Lane, Stamford. Estimated cost: \$34,778. Filed Dec. 4.

Gunner LLC, Stamford, contractor for Thomas J. and Gail D. Palen. Strip and reroof 41 Rockridge Lane, Stamford. Estimated cost: \$23,000. Filed Dec. 11.

Gunner LLC, Stamford, contractor for Amnon and Sara Meiri. Strip and reroof 96 Mountain Wood Road, Stamford. Estimated cost: \$122,500. Filed Dec. 19.

Gunner LLC, Stamford, contractor for Timothy R. Rodgers and Jeffrey Harakal. Strip and reroof 92 Hoyclo Road, Stamford. Estimated cost: \$23,118. Filed Dec. 27.

Hogan Construction Inc., Bridgeport, contractor for Jacobe Jesfin and Nestor A. Martinez. Strip and re-roof 44 Dale St., Stamford. Estimated cost: \$3,575. Filed Dec. 13.

Home Depot USA Inc., Atlanta, Georgia, contractor for Philip Farin and Carolyn Nadel. Remove and replace seven windows, same size at 5 E. Ridge Road, Stamford. Estimated cost: \$10,749. Filed Dec. 20.

Home Depot USA Inc., Atlanta, Georgia, contractor for Audrey and Kimberly Thompson. Remove and replace 6 windows, same size at 95 Lafayette St., Stamford. Estimated cost: \$6,675. Filed Dec. 20.

Home Depot USA Inc., Atlanta, Georgia, contractor for Margaret E. Shameer. Remove and replace one window, same size at 120 Redmont Road, Stamford. Estimated cost: \$2,328. Filed Dec. 27.

Home Depot USA Inc., Atlanta, Georgia, contractor for Debra Tirado. Remove and replace 18 windows at 20 Ridgecrest Road, Stamford. Estimated cost: \$26,243. Filed Dec. 27.

Home Depot USA Inc., Atlanta, Georgia, contractor for John J. Ragusa and Pauline G. Adjami. Remove and replace 12 windows, same size at 25 Brundage St., Stamford. Estimated cost: \$17,069. Filed Dec. 27.

Home Depot USA Inc., Atlanta, Georgia, contractor for Philippos Ketonis and Aspasia Dandoura-Ketonis. Remove and replace 15 windows, same size at 45 Lantern Circle, Stamford. Estimated cost: \$19,999. Filed Dec. 20.

Home Depot USA Inc., Atlanta, Georgia, contractor for Bhati Rajiv and Soni Mona. Remove and replace five windows, same size at 310 Oaklawn Ave., Stamford. Estimated cost: \$7,828. Filed Dec. 27.

Home Depot USA Inc., Atlanta, Georgia, contractor for Jonathan A. Olsoff and Sophie Bellissen. Remove and replace two windows, same size at 51 Mill Brook Road West, Stamford. Estimated cost: \$3,020. Filed Dec. 27.

Infinity Oak, Danbury, contractor for Lisa A. Marcy-Didonato. Strip and reroof 619 W. Hill Road, Stamford. Estimated cost: \$16,200. Filed Dec. 6.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Srinivas Grandhi and Perla Vandana. Install 22 roof-top solar panels at 26 Douglas Ave., Stamford. Estimated cost: \$26,158. Filed Dec. 12.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Linda F. Fisher and Komla Nyawuame. Strip and replace roof at 54 Clifford Ave., Stamford. Estimated cost: \$8,000. Filed Dec. 11.

JP Diamond Fence LLC, Bridgeport, contractor for Marcos Velalcazar. Install one 10-foot-tall and one eight-foot-tall by 35 feet long on property line at 84 Camp Ave., Stamford. Estimated cost: \$5,000. Filed Dec. 13.

Jarlath Carbin Building & Remodeling Construction LLC, Norwalk, contractor for James P. Greifzu. Add sunroom deck, remodel two bathrooms and kitchen at 54 Lanell Drive, Stamford. Estimated cost: \$250,900. Filed Dec. 14.

Kay Waterproofing Corp., New York, New York, contractor for Husnain Bustam. Perform repairs on façade at 65 Glenbrook Road, Stamford. Estimated cost: \$226,890. Filed Dec. 5.

Kay Waterproofing Corp., New York, New York, contractor for Husnain Bustam. Construct a sidewalk shed at 65 Glenbrook Road, Stamford. Estimated cost: \$10,000. Filed Dec. 5.

Kay, David J., Stratford, contractor for Lisa M. Rich and Rafael Busto. Install a 22kw Generac generator with 100amp to be powered by two new 120-gallon above-ground propane tanks at 18 Cousins Road, Stamford. Estimated cost: \$13,800. Filed Dec. 13.

Kay, David J., Stratford, contractor for Maxine and Devon Jeffers. Install a 24kw Generac generator with 200amp, to be powered by two new 120-gallon above-ground propane tanks at 308 Rock Rimmon Road, Stamford. Estimated cost: \$14,900. Filed Dec. 15.

Kompar, Michael and Frances Kompar, Stamford, contractor for Michael and Frances Kompar. Construct a new single-family modular construction, two-car garage residence with rear wood deck at 2256 High Ridge Road, Stamford. Estimated cost: \$500,000. Filed Dec. 6.

Long Roofing LLC, Savage, Maryland, contractor for Amanda J. Sherman and Anthony J. Stark. Install 11 replacement windows without structural changes at 93 Klondike Ave., Stamford. Estimated cost: \$30,854. Filed Dec. 20.

Lueders, Matthew K., Stamford, contractor for John Ryan and Amanda Lee Day. Construct an in-ground gunite swimming pool at 21 Verplank Ave., Stamford. Estimated cost: \$78,000. Filed Dec. 1.

M&E Innovative Home Solutions LLC, Stamford, contractor for Maribel Roxana Durand Rodriguez. Renovate the basement at 284 Glenbrook Road, Stamford. Estimated cost: \$38,000. Filed Dec. 4.

Majeski, Scott J., Ivoryton, contractor for Linda F. Fisher and Komla Nyawuame. Install roof-top solar panels at 54 Clifford Ave., Stamford. Estimated cost: \$27,000. Filed Dec. 11.

McCarthy, Brian K., Danbury, contractor for Joe Levin. Install EV chargers at 93 Glenbrook Road, Stamford. Estimated cost: \$3,972. Filed Dec. 20.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Halina and Piotr Poplawski. Remove roof-mounted PV solar panels at 141 Pepper Ridge Road, Stamford. Estimated cost: \$900. Filed Dec. 29.

Santander Bank NA, Norwalk, contractor for Santander Bank NA. Construct superstructure for a single-family residence at 7 Sable St., Norwalk. Estimated cost: \$600,000. Filed Nov. 9.

COURT CASES

Bridgeport Superior Court

Alicea, Gilberto, et al, Stratford. Filed by Miguel Barragan, Bridgeport. Plaintiff's attorney: Tremont Sheldon PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6128943-S. Filed Nov. 14.

Cohen, Zachary, et al, Fairfield. Filed by Allison Stein, Fairfield. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6129265-S. Filed Nov. 24.

Jeff's Clean Care Cleaners LLC, et al, Fairfield. Filed by Mirella Brancato, Fairfield. Plaintiff's attorney: Cocco & Ginsberg LLC, Bridgeport. Action: The plaintiff was a business invitee at the defendants' premises when she was caused to slip on a sheet of ice, while walking on the front sidewalk area of the defendants' retail store causing her injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6128995-S. Filed Nov. 15.

SBM Main LLC, et al, Hartford. Filed by Evelyn Irizarry, Bridgeport. Plaintiff's attorney: Cooper Law Group, Bridgeport. Action: The plaintiff was at defendants' premise when as she was walking down the stairs she slipped and fell on a wet and slippery substance causing her 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-23-6128756-S. Filed Nov. 7.

Sowell, Taurian, Stratford. Filed by Sharon Salley, Stratford. Plaintiff's attorney: Law Offices of Edward Czepiga LLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-23-6129095-S. Filed Nov. 17.

Danbury Superior Court

Butera, Antonio, et al, Danbury. Filed by Eleanor Leili, New Fairfield. Plaintiff's attorney: The Haymond Law Firm PC, Hartford. Action: The plaintiff was walking in the parking lot controlled by the defendants when she fell and was injured because of the alleged defective conditions of an accumulation of untreated ice and snow. The plaintiff seeks more than \$15,000 for monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048038-S. Filed Nov. 3.

Pace, James, Danbury. Filed by Jistine Cruz, Danbury. Plaintiff's attorney: Jacobs & Wallace PLLC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048316-S. Filed Nov. 28.

Pierre, Edgard, et al, Danbury. Filed by Danbury Hospital, Danbury. Plaintiff's attorney: Philip H. Monagan Law Offices, Waterbury. Action: The plaintiff provided hospital services and supplies to the defendants who have neglected or refused to pay the plaintiff. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048154-S. Filed Nov. 14.

Zott Construction Inc., et al, Stormville, New York. Filed by Brian D. Williamson, trustee, New Milford. Plaintiff's attorney: Isaac Law Offices LLC, Farmington. Action: The plaintiff hired the defendants to remediate and repair the Williamson' home, including removal and replacement of wet and damaged walls, floors and ceilings and to clean, disinfect and store the portion of the Williamson' personal property that was affected by the storm and water that entered the home. However, the pipes at the plaintiff's home ruptured because of freeze causing catastrophic water damage to the Williamson' home and personal property. The damage to the Williamson' home and personal property caused by the "freeze event" was caused in whole or substantial part by the defendants' negligence. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-23-6048337-S. Filed Nov. 30.

Stamford Superior Court

Calderon, Olga Iris, et al, Bridgeport. Filed by Ricardo Fleurival, Stamford. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064319-S. Filed Dec. 5.

Caldwell, Jeffrey T., Stamford. Filed by Beryl Edelman, Norwalk. Plaintiff's attorney: Jason Gregg DeGenaro, Guilford. Action: The plaintiff rang the defendant's doorbell when suddenly and without warning the defendant's dog charged out of the residence attacked the plaintiff on the front steps, biting her on the face, buttocks and left hand resulting in injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064046-S. Filed Nov. 13.

Collins, Willie, et al, Mobil, Alabama. Filed by S&S Masonry & Landscaping LLC, Norwalk. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064146-S. Filed Nov. 20.

Kakaletris, Nicholas, et al, Stamford. Filed by Jose Rivera, Naugatuck. Plaintiff's attorney: Law Offices of David V. DeRosa, Naugatuck. Action: The plaintiff and defendant jointly obtained a mortgage on a property, which plaintiff intended to use as his personal residence. The defendants misused plaintiff's personal information to commit identity theft, fraud and forgery against plaintiff in furtherance of defendants' alleged money laundering and other criminal operations. They have forced plaintiff from the property and attacked his reputation and threatened his financial security and have quit paying the mortgage to force a foreclosure of the property for the purpose of damaging plaintiff's credit and finances. The plaintiff seeks more than \$2,500 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064179-S. Filed Nov. 21.

Taylor-Walcott, Tensie, et al, Bridgeport. Filed by Vanessa McKinney, Bronx, New York. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-23-6064128-S. Filed Nov. 17.

DEEDS

Commercial

11 Orchard PI LLC, Port Chester, New York. Seller: Elk Homes Partners II LP, Rye, New York. Property: 11 Orchard Place, Greenwich. Amount: SN/A. Filed Jan. 3.

18 Home Place LLC, Greenwich. Seller: TPF Development Corp., Greenwich. Property: 22 Home Place, Greenwich. Amount: \$1. Filed Jan. 4.

212 Concepts LLC, Stamford. Seller: Robert H. Basar, Stamford. Property: 80 Bouton Street West, Stamford. Amount: \$900,000. Filed Dec. 22.

492 Glenbrook Road LLC, Stamford. Seller: Associated Water Industries Inc., Bridgeport. Property: 488 Glenbrook Road, Stamford. Amount: \$798,250. Filed Dec. 26.

492 Glenbrook Road LLC, Stamford. Seller: Associated Water Industries Inc., Bridgeport. Property: 37 Parker Ave., Stamford. Amount: \$514,600. Filed Dec. 26.

492 Glenbrook Road LLC, Stamford. Seller: Associated Water Industries Inc., Bridgeport. Property: 41 Parker Ave., Stamford. Amount: \$237,150. Filed Dec. 26.

786 Beach Road LLC, Fairfield. Seller: Barbara E. Hageney, Fairfield. Property: 786 Beach Road, Fairfield. Amount: \$1,370,000. Filed Jan. 3.

Buy or Sell Realty LLC, Stamford. Seller: Cascade Funding Mortgage Trust HB7, Houston, Texas. Property: 55 Elm Tree Place, Stamford. Amount: \$450,000. Filed Dec. 27.

Capital View LLC, Norwalk. Seller: The Bank of New York Mellon, Greenville, South Carolina. Property: 16 Sylvandale Ave., Stamford. Amount: \$346,500. Filed Dec. 27.

GSQ Properties LLC, Stamford. Seller: Zhongzhi Kou, Stamford. Property: 22 Glenbrook Road, Unit 207, Stamford. Amount: \$130,000. Filed Dec. 26.

GSQ Properties LLC, Stamford. Seller: Zhongzhi Kou, Stamford. Property: 22 Glenbrook Road, Unit 409, Stamford. Amount: \$90,000. Filed Dec. 26.

Mizrachi, Adam, Stamford. Seller: Premier Allergy & Asthma LLC, Darien. Property: 125 Strawberry Hill Ave., Unit 101, Stamford. Amount: \$249,000. Filed Dec. 22.

Residential

Bazin, Pierre and Margareth Bazin, Stamford. Seller: Beverly J. King and Robert E. King, Kansas City, Kansas. Property: 44 Happy Hill Road, Stamford. Amount: \$690,000. Filed Dec. 28.

Beller, Carolyn W., Fairfield. Seller: Mary K. Burns, Calabasas, California. Property: 1446 Cross Highway, Fairfield. Amount: \$1,900,000. Filed Jan. 5.

Bieling, Tyler, Brooklyn, New York. Seller: John Luciano, Stamford. Property: 28 Camore St., Stamford. Amount: \$575,000. Filed Dec. 26.

Braunschvig, Benjamin and Xiaoni Zhang, New York, New York. Seller: Lacedon Inc, Fairfield. Property: 5415 Congress St., Fairfield. Amount: \$1,530,000. Filed Jan. 3.

Brothers, Carol, et al, Fairfield. Seller: MDJ Realty LLC, Fairfield. Property: 1463 Black Rock Turnpike, Unit 11, Fairfield. Amount: \$415,000. Filed Jan. 2.

Conn, Scott Thomas and Karlie Jon Conn, Stamford. Seller: Scott R. Bartlett and Anna-Maria Bartlett, Fairfield. Property: 296 Springer Road, Fairfield. Amount: \$1,120,000. Filed Dec. 28.

Dias, Rosa and Victor Dias, Stamford. Seller: Roset Hendizadeh, Stamford. Property: 77 Merriland Road, Stamford. Amount: \$600,000. Filed Dec. 26.

Fox, Lyn and Lana Buccieri, Stamford. Seller: Joan Buccieri, et al, Stamford. Property: Meadowpark Avenue, Stamford. Amount: \$10. Filed Dec. 22.

Friend, Katia, Westport. Seller: Wiebke Wanner-Borchardt, Fairfield. Property: 245 Unquowa Road, Unit 83, Fairfield. Amount: \$426,500. Filed Dec. 28.

Gironda, Samuel and Kimberly Medici, Palm Harbor, Florida. Seller: Brian M. Buckmir, Fairfield. Property: 48 Rena Place, Fairfield. Amount: \$440,000. Filed Dec. 27.

Goizueta, Cristina, Greenwich. Seller: Erin E. Swanson, Greenwich. Property: 124 Pecksland Road, Greenwich. Amount: \$3,800,000. Filed Jan. 4.

Golen, Francis S. and Andrea Golen, Malvern, Pennsylvania. Seller: Phoenix at Reef Road Corp., Ridgefield. Property: 331 Reef Road, Unit 5, Fairfield. Amount: \$1,195,000. Filed Jan. 3.

Greenberg, Danielle and Daniel Greenberg, Riverside. Seller: Jeffrey D. McCarthy and JoAnn B. McCarthy, Riverside. Property: 10 Field Road, Riverside. Amount: \$10. Filed Jan. 4.

Hudson, Chad, Milford. Seller: Nicholas Racanelli and Nazli Racanelli, Southport. Property: 46 Pope St., Fairfield. Amount: \$765,000. Filed Dec. 29.

Jaffe, Anthony Leslie and Virginia Jaffe, Fairfield. Seller: Anthony Leslie Jaffe, Fairfield. Property: 950 Mill Hill Terrace, Fairfield. Amount: SN/A. Filed Jan. 5.

Leon, Daniela, Stamford. Seller: Haydn Iuchi-Sutton and Miki Iuchi-Sutton, Stamford. Property: 85 Riverside Ave., Unit E-4, Stamford. Amount: \$390,000. Filed Dec. 26.

Malik, Adnan and Sliya Sajid, Bronx, New York. Seller: John J. Pina, Fairfield. Property: 82-84 Garden Drive, Fairfield. Amount: \$615,000. Filed Jan. 5.

Mathur, Shubina, Westport. Seller: Frances S. Blaustein, Stamford. Property: Unit 22, Palmer Hill, Stamford. Amount: \$1,379,000. Filed Dec. 22.

Matyszkowicz, Gregory and Eva Matyszkowicz, Darien. Seller: Maryanne Buschini, Malvern, Pennsylvania. Property: 241 Hamilton Ave., Stamford. Amount: \$201,500. Filed Dec. 26.

Ott, Emily, Fairfield. Seller: Lufam Homes LLC, Milford. Property: 628 Katona Drive, Fairfield. Amount: \$779,000. Filed Jan. 5.

Pan, Yue, Livingston, New Jersey. Seller: Allied Realty LLC, Darien. Property: 22 Glenbrook Road, Unit 209, Stamford. Amount: \$133,000. Filed Dec. 26.

Renz, Jennifer, Fairfield. Seller: Eric J. Appellof and Kathleen C. Appellof, Fairfield. Property: 162 Brooklawn Terrace, Fairfield. Amount: \$780,000. Filed Jan. 3.

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Phone: 914-694-3600

Richter, Andrea N. and Brandon C. Richter, Greenwich. Seller: Andrea N. Richter and Brandon C. Richter, Greenwich. Property: 100 N. Old Stone Bridge Road, Greenwich. Amount: \$0. Filed Jan. 3.

Roe, Katharine and Gavin Guerra, Weston. Seller: Robert P. Luise, Fairfield. Property: 171 Brooklawn Terrace, Fairfield. Amount: \$767,000. Filed Dec. 29.

Rosario, Juan D. and Sagrario E. Melo, Stamford. Seller: Yolanda Smeriglio and Donna Mages, Stamford. Property: 14 McClurg Ave., Stamford. Amount: \$550,000. Filed Dec. 27.

Sharif, Hassan, Stratford. Seller: Lucky Akhter and Farid Ahmed, Stamford. Property: 48 East Ave., Stamford. Amount: \$750,000. Filed Dec. 26.

Sheridan, Thaddea, Stamford. Seller: Joan Osgood, Stamford. Property: 120 Forest St., Stamford. Amount: \$650,000. Filed Dec. 26.

Shockey II, Ralf J. and Elisabeth B. Shockey, Fairfield. Seller: Ralf J. Shockey II, Fairfield. Property: 31 Smedley Road, Fairfield. Amount: \$1. Filed Jan. 2.

Steiner, LaDonna and Mark Goldsmith, Sedona, Arizona. Seller: Stefan Reznic Jr., Stamford. Property: 1 Strawberry Hill Ave., Units 16D and 159, Stamford. Amount: \$427,000. Filed Dec. 26.

The Little Workers of the Sacred Hearts of Jesus and Mary Inc., Stamford. Seller: Theodor J. Welte, Stamford. Property: 627 Glenbrook Road, Stamford. Amount: \$862,800. Filed Dec. 22.

The Meredith Pramer Trust, Southport. Seller: Elaine Gibbons, Southport. Property: Lot 32, Map 2669, Larbert Road, Fairfield. Amount: \$1,145,400. Filed Dec. 27.

Tibstra, Sarah Elizabeth, Greenwich. Seller: Gregory R. Bedrosian, Miami Beach, Florida. Property: 25 Pecksland Road, Greenwich. Amount: \$4,125,000. Filed Jan. 3.

Walsh, Kathryn Denison and Patrick Banks, Fairfield. Seller: Logan Huber and Rebekah Stratton Huber, Fairfield. Property: 1894 N. Benson Road, Fairfield. Amount: \$650,000. Filed Jan. 3.

Wu, Yu, Stamford. Seller: Craig Hauben and Maria Elena Alvarado, Miami, Florida. Property: Unit 5, Vineyard Cove, Stamford. Amount: \$690,000. Filed Dec. 22.

Xhemajli, Ekrem and Kosovare Abazji, Greenwich. Seller: PSF REO LLC, Greenwich. Property: 325 Riversville Road, Greenwich. Amount: \$1,400,000. Filed Jan. 5.

LIS PENDENS

Alfonso, Rafael, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford. Property: 240 Knickerbocker Ave., Stamford. Action: foreclose defendants' mortgage. Filed Nov. 9.

Amodeo, Matthew and Josephine Amodeo, Riverside. Filed by the Law Offices of Lampert, Toohey & Rucci LLC, New Canaan, for Mark Gordon and Toby Gordon. Property: 30 Willowmere Ave., Riverside. Action: foreclose defendants' mortgage. Filed Dec. 14.

Cosgrove Jr., Daniel, et al, Greenwich. Filed by Glass & Braus, Fairfield, for US Bank Trust NA. Property: 339 Riversville Road, Greenwich. Action: foreclose defendants' mortgage. Filed Dec. 6.

Espinal, Graciela, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 264 Cove Road, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 13.

Ford, Mary Alice, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 1037 Mill Hill Terrace, Southport. Action: foreclose defendant's mortgage. Filed Nov. 28.

Gray Jr., Elliott, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Carrington Mortgage Services LLC. Property: 28 Catoona Lane, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 15.

Hochreiter, E. Joseph, Greenwich. Filed by Korde & Associates PC, New London, for Mortgage Assets Management LLC. Property: Lot 1, Map 5451, Greenwich. Action: foreclose defendant's mortgage. Filed Dec. 29.

Jagodzinski, Jon, et al, Stamford. Filed by McCalla Raymer Leibert Pierce, LLC, Hartford, for Deutsche Bank National Trust Co. Property: 44 Idlewood Drive, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 14.

Melendez, Adrienne, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Wilmington Savings Fund Society. Property: 99 Prospect St., Unit 7-I, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 8.

Mikulka, Joseph D., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Rocket Mortgage LLC. Property: 1711 Mill Plain Road, Fairfield. Action: foreclose defendants' mortgage. Filed Dec. 8.

Parrota, Dante, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Nationstar Mortgage LLC. Property: Lot 31, Map 6692, Russet Road, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 13.

Pickerstein, Harold James, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wells Fargo Bank NA. Property: 91 Lockwood Road, Fairfield. Action: foreclose defendant's mortgage. Filed Dec. 5.

Scottsdale Rei LLC, Stamford. Filed by Demerle Hoeger LLP, Boston, Massachusetts, for US Bank NA. Property: 1501 Newfield Ave., Stamford. Action: foreclose defendant's mortgage. Filed Nov. 13.

Sotiropoulos, Vasilios, et al, Stamford. Filed by Pilicy Ryan & Ward PC, Stamford, for Stamford Water Pollution Control Authority. Property: 51 Soundview Ave., Stamford. Action: foreclose defendants' mortgage. Filed Nov. 13.

Trompeter, Carl, et al, Greenwich. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 85 Cutler Road, Greenwich. Action: foreclose defendants' mortgage. Filed Dec. 6.

Visokey, Kurt and Erica Visokey, Stamford. Filed by Zhenhong Guo & Hong Tang, Stamford, for Zhenhong Guo & Hong Tang. Property: 1616 Long Ridge Road, Stamford. Action: foreclose defendants' mortgage. Filed Nov. 15.

Williams, Vernie V., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Finance of America Reverse LLC. Property: 14 Sherman St., Stamford. Action: foreclose defendants' mortgage. Filed Nov. 8.

MORTGAGES

101 West Stamford LLC, Stamford, by George M. Xylas. Lender: First County Bank, 117 Prospect St., Stamford. Property: 101 West Ave., Stamford. Amount: \$875,000. Filed Nov. 17.

25 Circle Drive Greenwich LLC, Ridgefield, by Rocco J. Tirozzi. Lender: Mansby Capital Income Fund LP, 1 Rockefeller Plaza, 11th floor, New York, New York. Property: 25 Circle Drive, Greenwich. Amount: \$1,000,000. Filed Nov. 27.

32 Hendrie Avenue LLC, Riverside, by Martha Chiriboga. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 32 Hendrie Ave., Riverside. Amount: \$1,074,000. Filed Nov. 21.

518 Stillwater Road LLC, Stamford, by Daniel B. Falzakoff. Lender: Daniel Kraus, 50 Apple Valley Road, Stamford. Property: 518 Stillwater Road, Stamford. Amount: \$115,000. Filed Nov. 16.

Antonietto, Marina, Cos Cob, by A. David. A. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 11 Salem St., Cos Cob. Amount: \$350,000. Filed Nov. 27.

Bria, James and Erin Harris, Stamford, by Mary Wilcox. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 35 Deacon Hill Road, Stamford. Amount: \$530,000. Filed Nov. 17.

Browne, Amanda L. and Michael James Moloney, New Rochelle, New York, by Laura C. Browne. Lender: Hudson United Mortgage LLC, 95 S. Middletown Road, Suite B, Nanuet, New York. Property: 68 Hope St., No. 10, Stamford. Amount: \$382,500. Filed Nov. 17.

Bueti, Carol J. and Seri

A. Bueti, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 5 Mianus Road, Stamford. Amount: \$179,000. Filed Nov. 20.

Calabro, Jason S. and Marissa Calabro, Greenwich, by James C. Kahn. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 46 Hunt Terrace, Greenwich. Amount: \$800,000. Filed Nov. 22.

Campbell, Timothy and Megan Campbell, Fairfield, by Felicia B. Watson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1200 Samuel Lane, Fairfield. Amount: \$924,000. Filed Nov. 30.

Casseus, Bethsabee, Stamford, by Louis J. Colangelo Jr. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 26 Moore St., Apt 1, Stamford. Amount: \$248,000. Filed Nov. 20.

Colucci, Matthew and Jennifer Colucci, Fairfield, by Nicole Russell. Lender: Baycoast Bank, 330 Swansea Mall Drive, Swansea, Massachusetts. Property: 405 Midlock Road, Fairfield. Amount: \$250,000. Filed Nov. 28.

Connolly, Matthew and Jenna Thibault, Brooklyn, New York, by Jeremy E. Kaye. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 157 Winnepoige Drive, Fairfield. Amount: \$367,250. Filed Nov. 27.

Cordero-Navarro, Lesman and Victor Fabian Cordero-Navarro, Trumbull, by Joshua Pedrosa. Lender: Balmer Gonzalez, 505 Campbell Ave., West Haven. Property: 1240 Westport Turnpike, Fairfield. Amount: \$500,000. Filed Nov. 22.

Coyago, Luis Oswaldo, Stamford, by Adam J. Hirsch. Lender: Community Savings, 425 Main St., Caldwell, Ohio. Property: 65 Maple Ave., Stamford. Amount: \$495,000. Filed Nov. 17.

Davis, Matthew and **Sara Davis**, Stamford, by Cynthia M. Salemme-Riccio. Lender: Navy Federal Credit Union, 820 Follin Lane Southeast, Vienna, Virginia. Property: 74 Rachelle Ave., Stamford. Amount: \$75,000. Filed Nov. 17.

Divaraniya, Ajit D., Stamford, by N/A. Lender: Better Mortgage Corp., 175 Greenwich St., 57th floor, New York, New York. Property: 67 Colonial Road, Stamford. Amount: \$540,000. Filed Nov. 15.

Eldh, Cidney A. and **Charles Crnoevich**, Brooklyn, New York, by N/A. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 197 Eastlawn St., Fairfield. Amount: \$950,000. Filed Nov. 30.

Emerick, Todd M. and **Lulieann Emerick**, Fairfield, by Zionamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 343 Jackman Ave., Fairfield. Amount: \$122,100. Filed Nov. 28.

Estevez, Dennis and **Johanna Minaya**, Fairfield, by Nicole Russell. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 355 Nepas Road, Fairfield. Amount: \$256,893. Filed Nov. 30.

Farmer, John, Fairfield, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 190 Alden St., Fairfield. Amount: \$30,000. Filed Nov. 29.

Finneran, James Cullen and **Carter Hibbs Finneran**, Fairfield, by Marisa Dooney. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 80 Howard St., Fairfield. Amount: \$1,532,000. Filed Nov. 27.

Fitzpatrick, Phyllis A. and **James D. Fitzpatrick**, Fairfield, by Nicole M. Testa. Lender: Liberty Bank, 315 Main St., Middletown. Property: 102 Margemere Drive, Fairfield. Amount: \$500,000. Filed Nov. 28.

Flohre, Ryan and **Amy Flohre**, Greenwich, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 11 Indian Head Road, Riverside. Amount: \$105,140. Filed Nov. 21.

Forkan, Jeffrey and **Jeanette Forkan**, Stamford, by David. Tiago. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 13 Ridgecrest Road, Stamford. Amount: \$220,000. Filed Nov. 17.

Glenstone Development P1 LLC, Fairfield, by Timothy S. Goetz. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 233 Melville Drive, Fairfield. Amount: \$402,000. Filed Nov. 30.

Gordon, Seth M. and **Andrea Gordon**, Greenwich, by Michelle Dziubina. Lender: Liberty Bank, 315 Main St., Middletown. Property: 29 Sheephill Road, Greenwich. Amount: \$500,000. Filed Nov. 21.

Griffin Jr., Leonard C. and **Dia Barman-Griffin**, Greenwich, by Robert E. Colapietro. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 2 Darthmouth Road, Cos Cob. Amount: \$350,000. Filed Nov. 22.

Harris, Lyn A. and **James V. Harris**, Fairfield, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane Southeast, Vienna, Virginia. Property: 343 Towne House Road, Fairfield. Amount: \$128,000. Filed Nov. 22.

Hennessey, Michael J. and **Colleen Hennessey**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 57 Doolittle Road, Stamford. Amount: \$250,000. Filed Nov. 17.

Ibanez-Lainez, Maria, Fairfield, by Pedro F. Delgado Jr. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 190 Adley Road, Fairfield. Amount: \$135,000. Filed Nov. 28.

Jaye, Shelley, Cos Cob, by Cesar Daniel Ortecho. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 9 River Road, No. 412, Cos Cob. Amount: \$140,400. Filed Nov. 27.

Kantor, Allison Pengue and **Brian Jeffrey Kantor**, Jersey City, New Jersey, by Kim Rizza. Lender: Sikorsky Financial Credit Union, 1000 Oronoque Lane, Stratford. Property: 131 Toilsome Hill Road, Fairfield. Amount: \$800,000. Filed Nov. 28.

Keyes, Jeremy and **Jillian Keyes**, Stamford, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 8 Urban St., Stamford. Amount: \$528,750. Filed Nov. 16.

Keys, Truman R. and **Kevin Batista**, Bristol, by Gennaro Bizzarro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 2853 High Ridge Road, Stamford. Amount: \$1,480,000. Filed Nov. 20.

Lamelas, Andreas and **Brooke Lamelas**, Greenwich, by Ricky M. Capozza. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 66 Dogwood Lane, Stamford. Amount: \$1,785,000. Filed Nov. 20.

Lindbo Walle, Thomas and **Julie Lindbo Walle**, Cos Cob, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 8 Tremont St., Cos Cob. Amount: \$1,200,000. Filed Nov. 27.

Loglisci, Anthony and **Susan K. Loglisci**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 31 Haviland Road, Stamford. Amount: \$145,000. Filed Nov. 20.

MacDougall, Elizabeth Ashley and **Kimberly Ann MacDougall**, Norwalk, by Christine L. Curtiss. Lender: Province Mortgage Associates Inc., 50 Office Parkway East, Providence, Rhode Island. Property: 305 Old Stratfield Road, Fairfield. Amount: \$238,000. Filed Nov. 27.

Mantzikos, Nancy, Greenwich, by Karissa M. Peters. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 20 Deep Gorge Road, Greenwich. Amount: \$82,000. Filed Nov. 21.

Markham, Ross and **Theresa Markham**, Stamford, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 45 Farwell Lane, Greenwich. Amount: \$1,800,000. Filed Nov. 21.

McLymont, Tenisha, Bronx, New York, by Joshua F. Gilman. Lender: UNMB Home Loans Inc., 3601 Hempstead Turnpike, Suite 300, Levittown, New York. Property: 137 Old Stratfield Road, Fairfield. Amount: \$463,500. Filed Nov. 22.

Meltzer, Shelley and **Donald Meltzer**, Stamford, by Tanya Cruz. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 101 Wild Duck Road, Stamford. Amount: \$750,000. Filed Nov. 16.

Molinari, Daniel and **Valerie Ellen Molinari**, Lambertville, New Jersey, by Marc J. Isaacs. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 12 Getty Circle 37, Fairfield. Amount: \$300,000. Filed Nov. 28.

Piguave Chaguay, Klever and **Pedro Chaguay Piguave**, Stamford, by Ernest Arbizo. Lender: Magnolia Bank Inc., 637 S. Lincoln Blvd., Hodgenville, Kentucky. Property: 3070 High Ridge Road, Stamford. Amount: \$461,487. Filed Nov. 20.

Radical Explorers LLC, Fort Lee, New Jersey, by Erin K. Flynn. Lender: Foundation Cref Funding II LLC, 3020 Old Ranch Pkwy., Suite 180, Seal Beach, California. Property: 93 Porchuck Road, Greenwich. Amount: \$2,242,000. Filed Nov. 27.

Rico, Robert and **Lori Rico**, Cos Cob, by Michael P. Murray. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 304 Orchard St., Greenwich. Amount: \$1,040,000. Filed Nov. 22.

Romas, Thomas C. and **Joanne Romas**, Stamford, by Jason P. Grippo. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 13 Van Buren Circle, Stamford. Amount: \$150,000. Filed Nov. 15.

RTB Fairfield LLC, Trumbull, by Neil Lippman. Lender: 40 G Funding Associates, 4 W. Red Oak Lane, White Plains, New York. Property: 40 Gould Ave., Fairfield. Amount: \$700,000. Filed Nov. 22.

Ruf, David A. and **Alice Ruf**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1 Stanwich Road, Greenwich. Amount: \$200,000. Filed Nov. 21.

Schubak, Ross D., Greenwich, by Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 137B Doubling Road, Greenwich. Amount: \$5,850,000. Filed Nov. 21.

Starke, Kevin J. and **Marie Ann Pajaro**, Fairfield, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 517 Stratfield Road, Fairfield. Amount: \$415,700. Filed Nov. 27.

Steward, Nathan and **Chelsea Brewer**, Stamford, by Charles P. Abate. Lender: Russell B. Brewer II and Nancy C. Brewer, 2588 High Ridge Road, Stamford. Property: 2588 High Ridge Road, Stamford. Amount: \$920,000. Filed Nov. 20.

Sucic, Mirko and **Rosa Sucic**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 18 Lyon Ave., Greenwich. Amount: \$100,000. Filed Nov. 21.

Tyson, Michele and **Martin Tyson**, Stamford, by Gillian V. Ingraham. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 167 Old Stratfield Road, Fairfield. Amount: \$399,000. Filed Nov. 29.

Upright III, Gerald M. and **Elizabeth A. Murphy**, New York, New York, by Robert V. Sisca. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 35 Butler St., Cos Cob. Amount: \$1,720,000. Filed Nov. 22.

Veintimilla III, Jose, Stamford, by Descera Daigle. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 247 Hamilton Ave., Unit 5, Stamford. Amount: \$340,000. Filed Nov. 15.

Westford Associates LLC, Stamford, by Jonathan M. Wells. Lender: Webster Bank NA, 200 Elm St., Third floor, Stamford. Property: Lot 41, Map 13, Stamford. Amount: \$5,500,000. Filed Nov. 20.

Wong, Andrew and **Merri Wong**, Norwalk, by Sebastiano D'Acunto. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 932 N. Benson Road, Fairfield. Amount: \$800,000. Filed Nov. 22.

Zanzarella, John and **Erica Zanzarella**, Stamford, by N/A. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 192 Lynam Road, Stamford. Amount: \$1,048,000. Filed Nov. 20.

NEW BUSINESSES

Dr. Roma/Amor, 3 Knickerbocker Ave., Stamford 06907, c/o Emperor Rome Ellis. Filed Dec. 11.

Good Burger Food Truck, 33 Daskam Place, Stamford 06902, c/o Good Burger Food Truck LLC. Filed Dec. 13.

GT&P Give Thanks & Praise, 3 Knickerbocker Ave., Stamford 06907, c/o Emperor Rome Ellis. Filed Dec. 11.

La Tia Mami, 63 Selleck St., Stamford 06902, c/o Samaporn Chaimuang. Filed Dec. 13.

Music Lessons By R.O., 3 Knickerbocker Ave., Stamford 06907, c/o Emperor Rome Ellis. Filed Dec. 11.

Noor Windows and Doors Company, 53 1/2 Glenwood Ave., Norwalk 06854, c/o Kaur Nirmal. Filed Nov. 30.

NormanMax Insurance Solutions, 90 W. Las Olas Blvd., Suite 200, Fort Lauderdale, Florida, 33301, c/o NormanMax Risk Advisors Inc. Filed Dec. 12.

Real Outstanding Music Entertainment, 3 Knickerbocker Ave., Stamford 06907, c/o Emperor Rome Ellis. Filed Dec. 11.

Rho Mu Epsilon, 3 Knickerbocker Ave., Stamford 06907, c/o Emperor Rome Ellis. Filed Dec. 11.

Signature Clean, 30 Soundview Ave., Norwalk 06854, c/o Oliver Anthony. Filed Nov. 28.

Taqueria El Shaddai, 49 Plymouth Road, Stamford 06902, c/o Emperor Rome Ellis. Filed Dec. 12.

The Healing Duo, 9 Mott Ave., Suite 203, Norwalk 06850, c/o Giovanni A. Nelson. Filed Nov. 30.

Westchester Medical Group, 1281 E. Main St., Stamford 06902, c/o City Medical of Upper East Side PLLC. Filed Dec. 12.

Westmed Medical, 1281 E. Main St., Stamford 06902, c/o City Medical of Upper East Side PLLC. Filed Dec. 12.

Westmed, 1281 E. Main St., Stamford 06902, c/o City Medical of Upper East Side PLLC. Filed Dec. 12.

Legal Notices

Notice of Formation of AW Notary LLC Art. Of Org. filed with SSNY on 12/8/23. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to 443 South 10th Avenue, Mount Vernon, NY 10550. Purpose: any lawful purpose. #63518

MARY BREEN LCSW PLLC Filed 10/17/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 46 Guion St, Pleasantville, NY 10570 Purpose: Licensed Clinical Social Work #63521

Notice of Formation of rise + bloom, LLC. Arts. of Org. filed with SSNY on 12/12/23. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to rise + bloom, 60 Quinby Ave, White Plains, New York 10606. Purpose: any lawful act or activity. #63522

KU Properties LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 1/9/2024. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Kateryna Ulerio, 420 Maple Ave, Mamaroneck, NY 10543. General Purpose #63523

34 NY Jefferson LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Yina L. Bravo, 4 Alexander Ave, White Plains, NY 10606. General Purpose #63524

AAA Bravo Lighting LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 12/28/2023. Cty: Westchester. SSNY desig. as agent upon whom process against may be served & shall mail process to Walmer Bravo, 34 Jefferson Ave, White Plains, NY 10606. General Purpose #63525

Notice of Formation of Nature's Own Wildlife L.L.C. Art. Of Org. filed with SSNY on 7/17/23. Office Location: Westchester County. Bruno Oliveto designated as agent of the LLC upon whom process against it may be served. Mail process to: 452 B Fourth Avenue, Pelham, NY 10803. Purpose: any lawful purpose. Website: www.NaturesOwn.store #63526

SIANO GROUP LLC Filed 11/20/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 21 Taylor Rd, Mount Kisco, NY 10549 Purpose: all lawful #63527

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, February 08, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D265189, PIN 881496, Orange, Rockland Cos., BIENNIAL MOWING - Palisades Interstate Parkway/Route 6, Various Locations., Bid Deposit: 5% of Bid (- \$40,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%

A1 SERVICE COORDINATION LLC Filed 11/30/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 40 New Saw Mill River Rd, Ste LI 7, Hawthorne, NY 10532 Purpose: all lawful #63528

MICHAEL PAUL GROUP LLC Filed 12/14/23, Effective 1/1/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 55 N Broadway, Apt 2 9, White Plains, NY 10601 Purpose: all lawful #63529

ëSTACHE MEN'S SALON LLC Filed 12/13/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 1929 Palmer Ave, Larchmont, NY 10538 Purpose: all lawful #63530

NOGUEIRAIS AUTO BODY LLC Filed 12/6/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 44 South St, Mount Vernon, NY 10550 Purpose: all lawful #63531

VIVA CASA REMODEL LLC Filed 11/21/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 217 Hawthorne Ave, Apt 4N, Yonkers, NY 10705 Purpose: all lawful #63532

RENOVON LLC Filed 12/6/23 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 17 Ashington Dr, Ossining, NY 10562 Purpose: all lawful #63533

LEARDEN LLC. Art of Org. filed with the SSNY on 11/28/2023. Office: WESTCHESTER County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. LILJANA GERAJ 21 5TH AVE PELHAM, PELHAM, NY, 10803. Any lawful purpose. #63534