

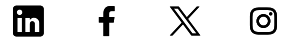


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White Plains Hospital expands to meet growing demands

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Susan Fox, president and CEO of White Plains Hospital, discussed its new building.

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Study: Residents want more funding for education

A majority of Connecticut residents believe education should be a higher priority and that the state should lessen the burden of local property tax-payers on funding schools, according to a study released by CCM's new Foundation for Youth. • Page 2

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The attorney representing the former owner of the historic Red Rooster Pub on Danbury Road pointed out Tuesday night that a proposed Planning and Zoning Commission moratorium on multi-family developments could not affect his client's application • Page 8

GOVERNMENT

Hochul vows all-out fight to remove SALT cap; unveils FY 2026 \$252B budget

New York Gov. Kathy Hochul addressed a crowd of legislative leaders, state officials and invited guests in Albany Jan. 21 to unveil her Fiscal Year 2026 Executive Budget. Proposed state spending is \$252 billion with no increases in income taxes. The budget shows \$21 billion.... • Page 13

MONDAY

January 27

ISSUE #4

Study: Residents want more funding for education

BY GARY LARKIN / glarkin@westfairinc.com

A majority of Connecticut residents believe education should be a higher priority and that the state should lessen the burden of local property taxpayers on funding schools, according to a study released by CCM's new Foundation for Youth.



Joe DeLong, CCM CEO and executive director

"Residents are clear: Education funding is crucial, and the property tax burden must be reduced."

— Joe DeLong, CCM CEO and Executive Director.

A majority of Connecticut residents believe education should be a higher priority and that the state should lessen the burden of local property taxpayers on funding schools, according to a study released by CCM's new Foundation for Youth.

"After we received this report from the foundation, our thought process (on the Education Cost Sharing formula) was very clear," said Joe DeLong, executive director of the Connecticut Conference of Municipalities, which recently formed the foundation. "We didn't need to build a messaging to the residents around this issue. The residents are very clear. The electorate is very clear where they stand on this issue: the importance of education funding, the importance of stopping shifting the burden into the property tax, the significance of high property tax and over-relying on property tax and the inequity they create."

The study, conducted by the Glastonbury-based GreatBlue Research market research firm and Strother Nuckels Strategies, is based on a poll of Connecticut registered voters to explore their perspectives on education funding and priorities in the state. The survey included viewpoints of 400 registered voters and was fielded from Jan. 6-13, 2025. The margin of error on this study was +/-4.85% at a 95% confidence level."

Released just as the state legislative session kicks off, the study released the following results:

- 86% of respondents see property taxes as too high
- 59% believe the state should pro-

vide a larger share of funding to reduce the property tax burden

- 72% say education funding should be prioritized in the state budget over other spending
- 53.5% of those polled would support state tax increases to fund education in the state.

The poll and study came about as part of the Young People First report, which was the idea of the 119K Commission. That commission was borne out of the finding that 119,000 youth in Connecticut are disconnected in schools, jobs, and life, in general.

Following the 119K Commission creation, CCM instituted the Foundation for Youth. That group's mission is based on the Young People First report, which has 22 aligned actions.

"Where that group coalesced was in the area of school funding," DeLong said. "It's a driver. More importantly, it was the recognition that school funding didn't just impact at-risk young people. It really impacted all young people in the school system. And it also impacted all property taxpayers in Connecticut, really impacting how we fund education from a home ownership perspective, from a small business perspective and what that means in driving inequity within the state."

The CCM foundation recommends state legislators and the governor adopt an ECS formula where state funding increases by \$545 million for K-12 schools in fiscal year 2026 for a total of \$2.96 billion, according to DeLong. The weighting of the funds would be as follows: economically disadvantaged (40%), concentrated poverty (20%), multilingual learner (35%), and stu-

dents with disabilities (50%).

"The current ECS formula has been in place since 2013," DeLong said as he shared. "And so that's your foundation for where we begin. But the state would be paying \$818 million more in public education today just to be flat funded since 2013."

"Ultimately, where the (119K commission) fell was a scenario that means not making up all that funding reduction from the state but increasing the weights in certain areas, making a modest inflationary change, which would lead to \$545 million invested in public education."

CCM Foundation for Youth

The CCM Foundation for Youth is a new entity aimed at addressing the critical challenges facing public education in Connecticut. It is dedicated to improving educational opportunities for all young people across the state, with a particular focus on equitable funding, access to resources, and community-driven solutions to the disparities that persist in Connecticut's school systems.

The CCM Foundation for Youth was created in response to these systemic challenges, with a mission to advocate for a more equitable, sustainable, and student-centered approach to public education.

"The establishment of the Foundation for Youth is an exciting moment for CCM and for the future of Connecticut," DeLong said. "Additionally, the survey offers a fresh perspective regarding Connecticut's educational system and reveals voter's views on education and how it impacts Connecticut's future."



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NY and CT among 18 states that sue to stop Trump's order ending birthright citizenship

BY PETER KATZ / pkatz@westfairinc.com

One of the executive orders Donald Trump signed on Jan. 20 shortly after taking the oath of office as president in which he swore to preserve, protect and defend the U.S. Constitution was one in which he took it upon himself to rewrite the Constitution.

Trump struck from the Constitution the provision that grants U.S. citizenship to anyone born in the U.S. New York Attorney General Letitia James and the attorneys general of California, Colorado, Connecticut, Delaware, Hawaii, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New Mexico, North Carolina, Rhode Island, Vermont, Wisconsin, and the District of Columbia, as well as the City of San Francisco joined today in filing a federal lawsuit in U.S. District Court for the District of Massachusetts seeking to stop what Trump did.

"The principle of birthright citizenship has been enshrined in the Constitution for more than 150 years," the lawsuit said. "The Citizenship Clause of the Fourteenth Amendment unambiguously and expressly confers citizenship on '[a]ll persons born' in and 'subject to the jurisdiction' of the United States. More than 125 years ago, the Supreme Court confirmed that this entitles a child born in the United States to noncitizen parents to automatic citizenship."

James said, "President Trump's attempt to undermine the fundamental right to birthright citizenship is not just unconstitutional, it is profoundly dangerous. Today, we are suing to uphold the integrity of the U.S. Constitution and ensure the promise of birthright citizenship remains intact for all who are born here."

James said that if allowed to stand, the Executive Order would mean, for the first time since the 14th Amendment was adopted in 1868, babies born in New York and around the country, who would have been citizens, will no longer be entitled to citizenship under federal law. Starting February 19, babies born to parents who are lawfully here on certain visas or are undocumented will be denied their most basic rights and forced to grow up under the threat of deportation.

Other lawsuits against Trump's action have been filed, including one

by the American Civil Liberties Union.

In addition to naming Donald Trump as a defendant, the lawsuit by the attorneys general names as defendants the Department of Homeland Security, the Social Security Administration, the State Department and Secretary of State Marco Rubio, and the United States of America, among others.

The lawsuit says, "President Trump's public statements make clear that he wishes to end birthright citizenship purely as a policy tactic to purportedly deter immigration to the United States. Despite a President's broad powers to set immigration policy, how-



Letitia James at a news conference.

ever, the Citizenship Stripping Order falls far outside the legal bounds of the President's authority."

The lawsuit notes that, "The Order instructs all executive departments and

agencies to implement this policy and specifically directs the Departments of State, Justice, and Homeland Security, and Social Security Administration, to act in accordance with this policy."

"President Trump's attempt to undermine birthright citizenship is not just unconstitutional, it is profoundly dangerous."

— New York Attorney General Letitia James.

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Proposed Ridgefield PZC moratorium doesn't pertain to controversial project

BY GARY LARKIN / glarkin@westfairinc.com



The Red Rooster Pub building at 43 Danbury Road in Ridgefield has residents up in arms over a plan to demolish it to make way for affordable housing. Photo courtesy of change.org

RIDGEFIELD – The attorney representing the former owner of the historic Red Rooster Pub on Danbury Road pointed out Tuesday night that a proposed Planning and Zoning Commission moratorium on multi-family developments could not affect his client's application to build a 20-unit apartment building on the pub's site.

Attorney Peter Olson, who represents Ljatif "Tony" Ramadani, was one of the last speakers at a PZC hearing at East Ridge Middle School to talk to the commission about its proposed amendment to its regulations that would add a temporary and limited development

moratorium on any applications that include multi-family residential housing.

But his comments really didn't have anything to do with whether he was for or against the proposed change. He wanted clarification on what such a change would mean to any outstanding applications that include such housing.

"Many attorneys have spoken tonight have tried to tell you what the law is and want you to follow it," Olson said. "First, in the last paragraph of your (proposed) regulation you said the moratorium will apply to applications that are in process or pending. I strongly encourage you to delete that.

"The statute 8-2h is in direct conflict with that language. That section of the statute says that new regulations do not apply to pending applications. Of course, my client is interested because he has a pending application."

Ramadani's development calls for demolishing the 1870 building that houses the former pub, which recently closed, and replacing it with a 20-unit multi-family apartment building.

The 43 Danbury Road property was greenlit by the town's Inland Wetlands Commission for an application to redevelop the pub building on Oct. 24, 2024. On Jan. 7, Ramadani and his attorney presented a state 8-30g affordable housing application to the PZC. The commission approved a motion to receive the application, schedule a site walk for March 2 and set a public



"We have a legal duty to process applications that come into us. This moratorium ... is not final. It's not approved."

— Robert Hendrick, Ridgefield PZC Chair.

hearing for March 4.

Meanwhile, 1,207 people have opposed the demolition of the building and the affordable housing project, according to a petition on change.org. The petition cites the historical significance of the building and its charm for the town as well as increased traffic and safety concerns the proposed affordable housing apartment complex could bring to the area.

Attorney Olson also pointed out that the PZC's proposed moratorium needs to explicitly say it would not apply to affordable housing developments as covered by the state 8-30g law.

"To follow up on whether this regulation applies to affordable housing applications, you need to be very clear that it does not," Olson said. "The statute – the affordable housing appeals act – cannot be avoided by you as a local zoning commission simply by saying that you don't want to follow it.

"Although you say you want to portray this as not taking a position on this (8-30g), by doing so you are taking a position. If you don't state specifically that it does not apply to affordable housing applications, you are leaving applicants and potential applicants in a situation where they have to seek clarification about what the intent of this moratorium is."

As for whether the proposed moratorium amendment could impact pending applications, PZC Chair Robert Hendrick said he was clear about outstanding applications.

"We have a legal duty to process applications that come into us," Hendrick said. "This moratorium that we have in front of us is not final. It's not approved."



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2000	2500	3000	3500	4000	4500
3000	3500	4000	4500	5000	5500
4000	4500	5000	5500	6000	6500
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6000	6500	7000	7500	8000	8500
7000	7500	8000	8500	9000	9500
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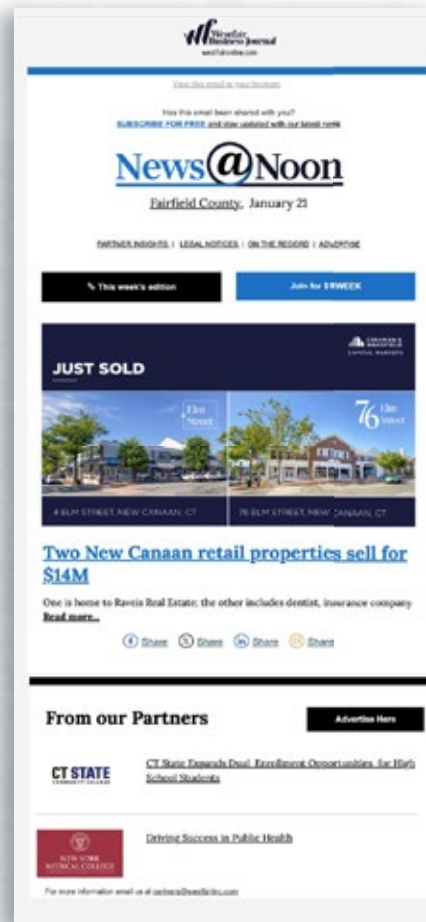


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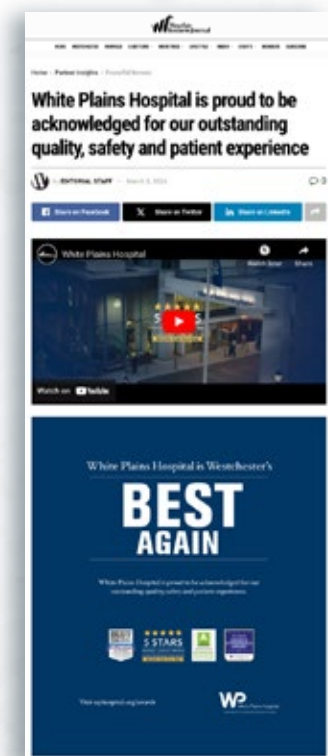


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“Our goal is to provide the best care to our community, and we are able to provide the full continuum of care locally so that patients do not have to travel.”



Susan Fox, president and CEO of White Plains Hospital, discussed its new building.



Rendering of White Plains Hospital's new building, as seen from Maple Avenue. Photographs and renderings courtesy White Plains Hospital.

Page 1

WHITE PLAINS HOSPITAL EXPANDS TO MEET GROWING DEMANDS

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

On a bright, blustery Friday morning, the wind in downtown White Plains had competition from the sounds of construction vehicles on Davis Avenue, off White Plains Hospital's entrance.

Preparations were underway for a new building that will take over the footprint of a portion of Davis Avenue and the hospital's old parking garage to connect with and expand the hospital. It's the latest dramatic step in White Plains Hospital's evolution to engage the health-care needs of the Hudson Valley and beyond.

“We understand that New York City hospitals are looking to expand in our area,” said Susan Fox, White Plains Hospital's president and CEO. “Our goal is to provide the best care to our community, and we are able to provide the full continuum of care locally so that patients do not have to travel. This expansion, combined with our outpatient network that has specialists at more than 30 locations throughout the region, supports our commitment to this community.”

The 10-story, 475,000-square-foot space will accomplish three objectives, Fox added as she gave the Westfair Business Journal a preview:

1. It will increase the hospital's bed capacity from 292 to 436, with the addition of 144 private beds.
2. It will add 10 more operating rooms.
3. And it will more than double the size of the Emergency Room.

The new building – designed by Payette, a Boston architectural firm, to be realized by Manhattan-based Suffolk Construction – will cost an estimated \$750 million, \$500 million of which is financed, with the rest coming from philanthropy and operating expenses, Fox said. The structure's butterfly shape, she added, reflects a blend of aesthetics and functionality as well as the Centers for Medicare and Medicaid Services' (CMS) requirement that each hospital sleeping room have a window with an outdoor view to facilitate mental and physical well-being.

Each of the private rooms in the new facility, which can be used for medical, surgical or intensive care unit (ICU) patients, will also be spacious enough for attending family, have its own private bathroom and be adjacent to a nursing station. Kerri Elsabrou, NP,

DNP – the hospital's newly appointed senior vice president of patient care services and chief nursing officer – said she and the staff worked closely with Payette on every aspect of the design to ensure “safe care.”

Scheduled to open early in 2028, the new building is just the latest expansion by the hospital, part of the Montefiore Health System and the largest employer in the city of White Plains, with a staff of 5,500, 1,500 of whom are medical personnel. The hospital – the only one in the Hudson Valley to receive five stars, the highest rating, from CMS for three consecutive years as well as 12 consecutive “A” Safety Grades from health-care advocacy group Leapfrog – works closely with the city, which reportedly intends to build a 1,500-space parking garage on White Plains Post Road (Route 22). (The hospital has approximately 450 parking spaces on the site of former car dealerships on Post Road.)

The hospital is also going to demolish 170 Maple Ave., home to many members of White Plains Hospital Physician Associates, transferring those staffers either to 222 Westchester



A 3-D model of the expansion.

“The biggest change has been a switch in focus from episodic care – where years ago you treated the patient for the acute condition – to today, where the goal of care is to be more holistic and focus on wellness.”

– Susan Fox, President and CEO of White Plains Hospital.

Ave., what Fox called “a practice site to handle relocation and growth,” or to White Plains Hospital Physician Associates Eastchester, which will open on the main floor of the former Lord & Taylor store at 750 White Plains Post Road in the summer of this year and feature various specialties, including radiology.

“This will be the fourth multi-specialty ambulatory center that we have opened, which will allow us to continue to provide local communities with access to a number of specialists who can work together, providing a comprehensive team approach to care,” Fox said.

White Plains Hospital’s continuing transformation reflects what she described as the need to meet demands.

“Over 10 years, our Emergency Room has gone from 45,000 visits a year to approximately 90,000. Our inpatient services have increased more than 70% and our surgical demands have increased nearly 70%.”

Fox said the hospital has met those needs with one million square feet of renovated or expanded space that includes the Center for Cancer Care, the Family Health Center and the Center for Advanced Medicine & Surgery (CAMS), which opened in 2021. (With the hospital as its tertiary hub in the Hudson Valley, Montefiore has also made inroads across state lines into Fairfield County with its Specialty Surgeons of Connecticut in Greenwich and Burke Rehabilitation’s Fairfield/Purchase Outpatient Therapy in Purchase.)

However, it’s what goes on in these sleek new spaces that is most important, she added:

“Together with Montefiore Einstein, we share in a unique vision to bring new and specialized procedures

to local communities, and we have successfully partnered to bring an array of new programs. In 2021, we launched our cardiac surgery program, making us one of only two in Westchester County to provide this life-saving service. Additionally, in 2023, we launched a new structural heart program featuring a minimally invasive heart valve replacement, also known as transcatheter aortic valve

replacement (TAVR), which can be a life-saving alternative to cardiac surgery for certain patients.

“Similarly, our neurosciences program continues to grow. We now offer the gold standard for stroke care, a minimally invasive mechanical thrombectomy procedure to remove blood clots in the brain. We also continue to add cutting-edge cancer treatments and clinical trials, advanced orthopedic specialties, complex ear, nose and throat (ENT) procedures, pediatric subspecialties and more.”

For Fox, the hospital’s upward trajectory is the inevitable response to a career that began in pediatric nursing. Armed with a Bachelor of Science in nursing from Columbia University, she began her career as a pediatric intensive care nurse at New York Hospital in Manhattan. But those early days taught her that hospital care could be so much better. So she got an MBA from Baruch College, Mount Sinai School of Medicine, and went to work for Ernst and Young as a senior manager of health-care consulting, specializing in hospital reengineering.

As a senior vice president at North Shore-Long Island Jewish Health System, now part of Northwell Health, she developed and oversaw physician and ambulatory network services. Fox joined White Plains Hospital in 2010 as senior vice president of administration. A year later, she was named executive vice president and then president in January 2013. She became CEO on May 1, 2015.

As a former nurse who transitioned to hospital administration, Fox is well-aware that hospitals lie at the nexus of a number of health-care industry trends and issues – the nursing shortage; patient discontent over health care and coverage and whether hospitals and/or insurance companies are to blame; and Surgeon General Vivek H. Murthy, M.D.’s recommendation to put cancer warning labels on liquor. (We’ll have more on liquor and cancer in an upcoming article that includes insights from Yael Zack, M.D., founder and director of the Young Women’s Program for Cancer Care at White Plains Hospital.)

As for the nursing shortage, Fox and El Sabroun pointed to the nurses, pharmacists and other professionals who have apprenticed and, in some cases, joined the hospital’s staff after schooling at Mercy University in Dobbs Ferry, from which Fox holds an honorary degree; Manhattanville University in Purchase; and Pace University in White Plains – academic institutions that along with Iona University in New Rochelle and Bronxville have served as training grounds for the local health-care industry. The role of local schools in the health-care community is something Fox said she is also helping to explore in her role as chair of the Westchester County Association, a business advocacy group.

On the subject of health care and insurance, Fox said that the best way to drive costs down is through preventive care. And that, she added – along with patient care – is what White Plains Hospital is committed to delivering.

“The biggest change has been a switch in focus from episodic care – where years ago you treated the patient for the acute condition – to today, where the goal of care is to be more holistic and focus on wellness. We are caring for more patients in the community beyond our walls through the growth of our outpatient care network as well as through a number of community wellness and prevention programs, including our WPH Cares program, our Community Paramedicine program and the growth of remote patient monitoring for those with complex conditions. As a result, we are able to meet patients where they are and help them manage their unique needs.”



A room with a view: A rendering of one of the hotel-style private rooms in the new White Plains Hospital building.



A rendering of the café in the new White Plains Hospital building

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New Real Estate Report Reveals Dramatic Growth In Westchester

A new real estate report reveals the explosive growth of housing in Westchester County since 2021, with about 12,500 new residential units delivered and another 15,000 units under construction.

Representatives from RM Friedland delivered their findings on Tuesday in White Plains at the Business Council of Westchester's and the Fordham Real Estate Institute's annual real estate development conference.

"The amount of residential development that has occurred in Westchester County in recent years is unprecedented," said BCW president and CEO Marsha Gordon. "The report explores the impact of this development on the local economy and the countywide school system."

RM Friedland president Sarah Jones-Maturo said that Westchester County is responding to the national housing shortage head-on.

"We believe Westchester serves as a microcosm for the nation, demonstrating how strategic planning, innovative policies and balanced development can create thriving communities," said Jones-Maturo.

One of the report's surprising findings is that Westchester County's new construction has not overcrowded schools. Westchester cities experiencing the most substantial new development activity, such as New Rochelle and Yonkers, have seen a notable decline in their overall student populations between 2018 and 2023. This trend challenges the commonly held assumption that increased residential development leads directly to overcrowded schools.

"The impact of these developments on the schools is minimal at this point," said David Cortez, CEO of Foretold Predictive Analytics, one of the keynote speakers. "I often hear from other people in the community, particularly homeowners, saying our schools are going to become overcrowded. That's not the case at all."

The report noted that New Rochelle has emerged as the clear leader in development within Westchester County, with more than 6,145 residential units currently under construction. This rapid growth is due to the city's strategic investments, its emphasis on transit-oriented projects, and the transformative impact of its Master Development Plan.

The report also pointed to Yonkers, whose key strength is the scale of its development potential, particularly as its downtown area expands further into Getty Square. This expansion is expected to unlock massive opportunities for mixed-use and residential projects.

John Barrett, co-managing director at RM Friedland, explained that

the report does not include proposed housing units that are still under review for approval.

"As a company, we are tracking another 10,000 units that are not under construction yet, but they are appearing before boards, or the ideas have been floated with local municipalities. This is unprecedented for Westchester County," said Barrett.

The BCW-Fordham event featured two dynamic panels with members of the community that brought a tremendous diversity of perspective. The panels were moderated by Dr. Joshua Harris, executive director of the Fordham Real Estate Institute, addressing RM Friedland's findings.



Seated, from left, Mark Mathias of Lightbridge Academy; Tina Macica of Montefiore Health System; Noam Bramson of Sustainable Westchester; and White Plains School Superintendent Joseph Ricca

Standing, from left, Anthony R. Davidson of Fordham University Real Estate Institute; BCW President & CEO Marsha Gordon; RM Friedland President Sarah Jones-Maturo and Joshua Harris of the Fordham University Real Estate Institute.

The first panel: A Reality Check: The Impact of New Development included luxury and affordable housing developers and government officials with opposing views.

Kenneth Morrison, managing member of Lemor Development, an affordable housing developer with proposed projects in Yonkers, reflected upon the challenges of building affordable housing. "Our 80-20 is 80 percent affordable and 20 percent market rate, so the uniqueness about that is that it is extremely expensive to build that kind of housing. This project that we're working on in Yonkers would be 166 units.... Interest rates went up over the last 12 months, turning a project that was feasible into a project that has a tremendous gap.... The issue that we have is trying to plug that gap without having to raise the rents."

Peter Chavkin, managing partner of Biddle Real Estate Ventures, a luxury housing developer that is best known in Westchester as one of the developers of Edge on Hudson in Sleepy Hollow, spoke of his success at the project. "In our condominium product called the Daymark, the first waterfront condominium project in the Edge on Hudson community (Sleepy Hollow), we have about eight months left on construction. We've sold 70 of the 100 units already. That's about two and a half times faster than we would have expected."

Mayor Yadira Ramos-Herbert provided further details on the status of new development in New Rochelle. "The model that my predecessors on the City Council experimented with is working. We have 11,000 units approved within a nine-year period, which is remarkable.... It's the opportunity to really reimagine your city, and so we're entering phase two of New Rochelle's renaissance, which is investment in that downtown and activating the first floors."

Mayor Mary Marvin expressed some concern about the impact of new development on the Village of Bronxville: "We're an outlier on the school issue.... We have 35 children that joined the last week of August. (The superintendent) had to add a sixth second grade, which took away the

on a cart.' The current taxpayers are not thrilled about what happened to the art room."

The second panel featured representatives that support the infrastructure of our county. Leaders from the sectors of early childcare, energy/sustainability, healthcare and education were all represented. The panel was titled: The Development Surge: Community Opportunities and Challenges Faced.

Noam Bramson, acting in his role as Executive Director of Sustainable Westchester, urged consideration of the environment when discussing new development and touted Westchester's success. "A zero-growth philosophy is completely unrealistic and undesirable from a wide spectrum of considerations. The better way to look at it is to say we are going to grow. We should grow, but how do we want to grow? The sort of development that we're all talking about is entirely consistent environmental values and climate action because it's concentrated in areas that are walkable and that have access to mass transit."

Dr. Joseph Ricca, superintendent of the White Plains public schools, asked that developers work collaboratively with school administrators to ensure a healthy community. "With all the challenges, one of the things that we benefit from is a strong community. Even what we're doing right now, collaborating, and talking about how we can work together. I've had the privilege of working with Mayor (Tom) Roach for the last eight years in

that we can collaborate on for the benefit of the city and the children. That's what's attractive, the commitment to community throughout Westchester County."

Mark Mathias, Lightbridge Academy/The Barley House, expressed further concern about the environment and how that may affect his

clients with young children. "I love the idea of emboldening the downtown areas of our Westchester communities.... I'm a big proponent of it, but I do share the concerns about impervious surface areas, the flooding issues that we've had in Westchester. Traffic is always an issue in every town we're in."

Tina Macica, AVP of design and construction, Department of Facilities & Real Estate at Montefiore Health System, provided insight into how her health system is addressing Westchester's growing population. "From a broader picture, how do we serve the growing need? A lot of it is going to be staff. As everybody knows, we have a huge doctor and nursing shortage right now, so really being able to deliver facilities and providers to meet these growing communities is very important."

Marsha Gordon said in closing: "As the report mentions, the collective efforts of all parties involved in Westchester County's development projects offer valuable lessons for regions grappling with housing shortages. By harmonizing development with community needs, the county has created a sustainable model for growth that fosters economic resilience, preserves quality of life, and positions itself as a beacon for modern urban and suburban planning."



Seated, from left, Bronxville Mayor Mary Marvin; Peter Chavkin of Biddle Real Estate Ventures; Kenneth Morrison of Lemor Development Group; and New Rochelle Mayor Yadira Ramos-Herbert

Standing, from left, Anthony R. Davidson of Fordham University Real Estate Institute; BCW President & CEO Marsha Gordon; Joshua Harris of the Fordham University Real Estate Institute and RM Friedland President Sarah Jones-Maturo

Jack Martinelli Awarded Ambassador of the Year Award



From left, BCW Chairman Jamie Schutzer of JDM Benefits, an Alera Group Company; BCW President & CEO Marsha Gordon; Ambassador of the Year recipient Jack Martinelli of 914 Inc Magazine; BCW Vice President of Membership & Programs Linda Tyler and Michael Schiliro, BCW Board of Director and Chairperson of the Ambassador Program, Senior VP-Commercial and Business Banking Team Leader, PCSB Bank.

Jack A. Martinelli has been awarded the BCW's prestigious Ambassador of the Year Award. The award was presented at the BCW's Annual New Year Blast held on January 9 at the Surf Club in New Rochelle.

Martinelli is the Director of Business Development for 914 INC Magazine. Also known as The Business Magazine of Westchester, 914 INC Magazine covers the extensive business community in Westchester County ranging from small startups to Fortune 500 companies. 914 INC Magazine is known for introducing readership to these diverse companies that are at everyone's fingertips and bringing together the local business community.

"It is an absolute pleasure to work with Jack. His advocacy, mentorship, and dedication as an Ambassador are best in class, truly. We are lucky to have him," said Michael Schiliro, BCW Board of Director and Chairperson of the Ambassador Program, Senior VP-Commercial and Business Banking Team Leader, PCSB Bank.

The BCW's Ambassador Program was created 19 years ago and has become one of the BCW's signature programs. Longtime BCW members volunteer their time, energy and expertise to mentor and guide new members through their first year of membership. Ambassadors attend all of BCW events and their responsibilities include welcoming members at every program and event we offer. Every member who joins the BCW is partnered with an Ambassador.



GOVERNMENT

Hochul vows all-out fight to remove SALT cap; unveils FY 2026 \$252B budget

BY PETER KATZ / pkatz@westfairinc.com

New York Gov. Kathy Hochul addressed a crowd of legislative leaders, state officials and invited guests in Albany Jan. 21 to unveil her Fiscal Year 2026 Executive Budget. Proposed state spending is \$252 billion with no increases in income taxes. The budget shows \$21 billion socked away in the state’s reserves.

Hochul called for a full-scale effort to remove the cap on income tax deductions for state and local taxes, known as SALT. Republicans in Washington instituted a \$10,000 cap on the amount that people can deduct on their federal income tax returns for taxes paid to state and local governments. The move hurt states such as New York where property and other taxes are higher than in most Republican-controlled states.

"To deal with rising costs, New Yorkers need another form of relief: removing the state and local tax deduction cap," Hochul said. "This cap was instituted the last time Republicans governed Washington in 2017. It's costing New Yorkers up to \$12 billion more in taxes to the federal government each and every year."

Hochul said that over the past six years the SALT cap has cost New Yorkers \$72 billion.

"Despite a bipartisan bill that could have addressed this issue, Republicans in Congress including seven from New

York have refused to act," Hochul said. "They are actually working against their own constituents to accept a watered down proposal rather than a full repeal of the cap. New Yorkers deserve better. As Governor, I say this: Full repeal or no deal. Let me repeat. Full repeal or no deal."

Hochul said that state revenue collection has increased by 6% since last year. She

said part of her spending plan will be putting a total of \$5 billion "back in the pockets of everyday New Yorkers."

Her \$5 billion figure includes \$3 billion previously announced in Inflation Refund checks to be sent to 8.6 million people, including \$500 for joint filers making less than \$300,000 and \$300 for single filers making less than \$150,000. There would be \$1 billion in middle-class tax cuts through tax rate cuts across five of the state’s nine income tax brackets. The new budget provides \$825 million in expanded Child Tax Credit over two years, giving eligible parents \$1,000 for children under 4-years-old and \$500 for those ages 4-16. There also would be \$340 million to provide free school breakfast and free school lunch for every student in New York.

The budget calls for \$370 million to be spent on gun violence prevention programs, \$77 million for a six-month deployment of two New York Police Department officers on every New York City subway train between 9:00 p.m.



Legislative leaders were among those at Hochul's budget address.

and 5:00 a.m. and a strengthened law enforcement presence on subway platforms, matched by an additional \$77 million in funds from New York City.

Hochul proposes allocating \$1 billion over five years to support the construction of new housing in New York City. The budget includes \$760.5 million for municipalities in the state's Pro-Housing Communities program. The budget makes \$100 million available for first-time homebuyers, including \$50 million in capital for starter homes and \$50 million for down payment assistance.

The budget proposes spending \$750 million for economic development projects that serve communities across New York, such as the Downtown Revitalization Initiative and the New York Works Economic Development Fund. It calls for \$47 million to fund free community college for New Yorkers ages 25 to 55 pursuing degrees in vocations such as nursing, technology and engineering.

The budget would provide \$37.4 billion in total school aid. It includes \$1.3 billion in new capital funding for public colleges and universities in

the SUNY and CUNY systems, \$110 million to build or renovate child care centers, and \$64.6 million to help low-income students access college credits.

The budget provides \$1 billion for clean energy, including retrofitting homes with energy efficient equipment such as heat pumps, and supporting business that cut carbon usage. The state would spend \$500 million for clean water infrastructure that supports municipal drinking water and wastewater treatment.

New York’s Medicaid program would have funding of \$35.4 billion. There would \$50 million to support abortion access and protect providers from violence or harassment.

The budget provides \$6.9 billion for the New York State Department of Transportation’s capital plan, \$3 billion in state funding to support the MTA’s proposed \$68.4 billion 2025-2029 Capital Program and \$25 million for planning and design of improvements to Hudson Valley rail service, including efforts to shave as much as 15 minutes of commuting times for certain trips on Metro-North.

Rockland scammer who stole \$1.4M sentenced to prison

BY BILL HELTZEL / bheltzel@westfairinc.com

A Rockland man who pretended to be a registered broker and to buying stocks and cryptocurrency for investors has been sentenced to prison for five years.

From summer 2022 to summer 2023, Tognetti, formerly of Piermont, tricked investors into thinking that he worked for a hedge fund as a registered broker, that he had created technology that enabled him to trade cryptocurrency profitably, and that their investments were growing.

He was never registered, did not work for a hedge fund, and did not invest the money.

Instead, he used his clients' money to rent luxury cars, buy expensive jewelry, gamble on sports betting sites, and frequent expensive clubs, assistant prosecutor Jennifer N. Ong stated in a sentencing letter to the judge.

Ong said some investors lost their life savings, had to borrow money to pay for living expenses, sell valuable assets, or refinance their homes. One investor and his wife who lost their home now work at six jobs to make ends meet.

Tognetti pleaded guilty to wire fraud and agreed to a plea deal that called for 51 to 63 months in prison. Ong recommended 63 months.

Even after Tognetti was arrested and released from custody, she noted, he was arrested on a grand larceny charge for agreeing to buy a Rolex watch for \$14,900, not paying for it, and reselling it for \$11,500.

She said the U.S. Probation Office found it particularly troubling that Tognetti bought a luxury watch while owing more than \$1 million to the people he defrauded.

A 63-month prison sentence "is necessary to reflect the seriousness of the offense," Ong told the judge, "and provide just punishment."

Tognetti's public defender, Rachel Martin, recommended imprisonment for four years, in a letter to Judge Román.

She described a childhood in a family "defined by intense familial dysfunction." His father was often drunk. His mother was cold and unaffectionate and verbally abusive. His parents quarreled and eventually separated.

Tognetti coped with the chaotic home life by overeating. When he became morbidly obese, he was bullied. After two grandparents died when he was a teenager, he committed himself to losing weight through exercise and healthier eating.

But the emotional blows continued, she told the judge. The father whose love and approval he craved "accustomed him to lying." His relationship with a former high school girlfriend was toxic, and when they broke up "his self-esteem was in tatters."

That's when his criminal conduct began.

"He had completely lost his way, morally and ethically, and took advantage of others," Martin said.

But it also was around the time that he began dating another woman, married her, and, just days before his arrest, became the father of a girl.

"For the first time," Martin said, "he is part of a loving and calm family unit."

Tognetti feels deep remorse and shame for his conduct, she said. He is pained to know that he will miss his daughter's toddler years. He is dedicated to finding a job and to paying restitution to the victims. And he is committed to getting mental health treatment "to unpack some of the unprocessed trauma from his childhood."



APRIL 10

MARITIME AQUARIUM NORWALK, CT

5:30 PM



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

Millennial & Gen Z Awards

Millennials represent half of the workforce and it's predicted that by 2025, Gen Z will make up about 27% of the workforce in the world. Embrace the future of leadership at our Millennial & Gen Z Award Ceremony and Networking Event. Connect with peers, mentors, and industry leaders as we shine a spotlight on the trailblazers shaping industries and making waves in the business world.

Nominate your outstanding coworkers, friends, or family for the Millennial & Gen Z awards to recognize and celebrate their remarkable achievements. By showcasing their accomplishments, you contribute to the narrative of the impactful contributions of the younger generation.

NOMINATION REQUIREMENTS FOR CANDIDATE:

- 1. Living and/or working in Fairfield or Westchester counties
- 2. Born between 1981 - 2012
- 3. Must not have won the competition previously

Visit: events.westfaironline.com/millennialgenz

2025 TIMELINE

05 AUG

Nominations open

www.wbp.formstack.com/forms/2025_milligenz_nominations

31 JAN

Nominations Close

17 FEB

Honorees are announced

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10 APR

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NOMINATE TODAY

APRIL 10

MARITIME AQUARIUM NORWALK, CT

Active Dog

BY JEREMY WAYNE / jwayne@westfairinc.com



From left, Eric Bleile and wife Tara with Cooper (front) and Tobias (behind). Photographs courtesy Active Dog.

Many of us have a great deal for which to thank our canine friends, and none more so than Eric Bleile. Now a Weston resident, Bleile worked in the derivatives trading industry in Chicago and later for a hedge fund in Stamford. But after the 2008 financial crisis, the dissolution of the hedge fund and a shift in the derivatives trading industry from floor trading to electronic/quant trading, his made a fortuitous pivot, thanks to his dog, Tobias.

While enrolled in graduate business school at the University of Connecticut at night, he would take Tobias on hikes during the day. And it was during those hikes that he noticed several oth-

er hikers with large groups of dogs, which in turn sparked an idea, namely to create his own daytime dog-hiking business.

His first big break, Bleile told the Westfair Business Journal, was when he met a hiker who had three children and was going back to work.

“She asked me to hike her dogs, Miles and Wellie, five days a week. After that, I started handing out business cards and meeting more people on hikes. I hired my first two staff members 18 months

into starting the business.”

That was in 2011. Active Dog now has more than 650 acres of private land to hike, as well as a farm, 38 employees and 15 independent contractors who

help out at the farm and dog walks. The land comprises 190 acres in Bethlehem and Watertown, Connecticut, (known as The Farm) and two parcels in New York state near Pawling – 95 acres in Holmes and 357 acres in Poughquag. Across the three sites, staffers hike around 1,600 dogs per week. (Bleile also runs a small operation in Denver, Colorado, where employees hike around eight dogs per day.)

Active Dog caters to all breeds and sizes, tilted towards medium to large breeds, with lots of Retrievers, Shepherds and Doodles. But Bleile said the company also hikes dogs as small as Shih Tzus. When the pack hikes are not a fit, clients are offered private dog hikes or walks, regardless of size or breed.

Pricing depends on the number of dogs per household and number of hikes/walk per day. Bleile pointed out



Active Dog's site in Bethlehem and Watertown, Connecticut, known as The Farm, includes a boarding facility and hiking trail.



Eric Bleile's Golden Retrievers on a hike.

“With more or less every extra dime we produce as revenue poured back into the business.”

– Eric Bleile, Founder of Active Dog.

that charges were competitive with the market. He also said that the company was profitable, “with more or less every extra dime we produce as revenue poured back into the business.”

Active Dog is now partnering with Get Joy, a Norwalk-based dog wellness and nutrition company, “to spread the word and help increase dogs' lives with better food, exercise and socialization.” And early this year, Active Dog plans to break ground for a new boarding facility at The Farm. The building will allow Active Dog to board more dogs over the holidays, with spacious rooms for the canine guests. “We hope that with our expansive outdoor areas there, this will make our 190-acre farm the greatest boarding facility in the Northeast,” Bleile said.

Of course, looking after dogs is not without its more colorful moments, a few of which Bleile was happy to share. He mentioned with affection a Black Labrador mix, Anikin, who on one occasion ran off on his pack for about 10 minutes, only to return and drop a raccoon head at Bleile's feet. But his most tender memories perhaps are of Cooper, his “one in a million Golden Retriever,” who happily walked city streets in Stamford or Manhattan off leash and to heel, never tired of hikes and contentedly sat through endless new client meetings but never quite got used to elevators.

All part of the ups and downs of caring for canines, you might say.

Eric Bleile and his three dogs are featured in episode three of “Aging on Paws”, a four-part docuseries uncovering the 10 keys to dog longevity. The episodes are airing on the Get Joy website, <https://getjoyfood.com>.

Eric Bleile's Golden Retrievers on a hike. From left, Cooper, Cammy and Rip.

Morning Brief
Westchester and Fairfield Counties

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\$2.7M in federal funding allocated to redo HV railroad grade crossings

BY PETER KATZ / pkatz@westfairinc.com



Roaring Brook Road crossing.

Preliminary design and engineering for the elimination of the Roaring Brook Grade Crossing in New Castle that's used to get across Metro-North tracks will move forward through \$2.7 million in federal funding. The grade crossing is where an accident in 2015 resulted in six deaths. The federal funding also will be used to pay for a railroad crossing project in Port Jervis.

The money is coming from the U.S. Department of Transportation's Rail Crossing Elimination Grant Program, which was created by the Bipartisan Infrastructure and Jobs Law passed during the Biden Administration.

U.S. Sen. Chuck Schumer in announcing the funding said, "It is time to get much needed safety upgrades for dangerous rail crossing across the Hudson Valley back on the right track. Three years ago, I stood in Garrison alongside local leaders, first responders, railroad officials, and families who were affected by these tragic rail crossing collisions and promised to deliver federal investment in making crossings across the Hudson Valley safer."

Schumer said that hundreds of car accidents have taken place at Metro-North crossings throughout the Hudson Valley. Schumer's office said MTA officials deem nine crossings in Westchester and Putnam as being dangerous, with some having unusually high likelihoods of accidents.

In a five year period, there had been more than 180 vehicle accidents and 27 signal malfunctions at the Roaring Brook Crossing. Approximately 100 trains a day use the tracks that run past that location.

"The Roaring Brook Grade Crossing Elimination Project is a game-changer for Westchester County, particularly for the residents and commuters of New Castle," said Westchester County Executive Ken Jenkins. "For years, the crossing near the Saw Mill River Parkway has posed significant safety hazards, created frustrating delays, and limited access for emergency responders. With this funding from the U.S. Department of Transportation, we can move forward with critical engineering and environmental planning to make this project a reality."



Moderator
CATHERINE Sabol | Partner
Citrin Cooperman



Panelist
KATRINA M. Adams | Executive Director
Harlem Junior Tennis & Education Program



Panelist
TYRE Robinson | Tarrytown, New York
Regional President
M&T Bank



Panelist
TARA Rosenblum | Host/Reporter
News 12

WOMEN in Power

Citrin Cooperman and Westfair Business Journal invite you to the **2025 Women in Power event** on Thursday, January 30, 2025, at 8:30 AM at **Manhattanville University** in Purchase. Start your morning by connecting with influential women in our community and gaining insights from accomplished female leaders. Our panelists will share their journeys, strategies, and the invaluable lessons they've learned along the way, demonstrating how they overcame challenges and broke through barriers to reach the top.

- ✓ **Hear real-life stories**
of success and resilience from inspiring women leaders
- ✓ **Gain practical advice**
on navigating and advancing in your career
- ✓ **Connect with other professionals**
in Westchester and Fairfield counties

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8:30 AM | **Purchase, NY**

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WESTCHESTER

DEEDS

Above \$1 million

17 Dolma LLC, Scarsdale. Seller: Ronald Greenberg. Property: 17 Dolma Road, Scarsdale. Amount: \$3.8 million. Filed Dec. 26.

524 Guard Hill Road LLC, New York. Seller: Guy P. Wyser-Pratte, Bedford. Property: 524 Guard Hill Road, Bedford. Amount: \$10.5 million. Filed Dec. 27.

65-67 Robertson Avenue New York LLC, White Plains. Seller: Sara Brothers LLC, Totowa, New Jersey. Property: 65 Robertson Ave., White Plains. Amount: \$1.2 million. Filed Dec. 26.

Alaimo, Thomas, Hoboken, New Jersey. Seller: Tavo Development LLC, Chappaqua. Property: 256 Quaker St., New Castle. Amount: \$1.9 million. Filed Dec. 27.

Bautista, Oscar E., Bronx. Seller: Hamlet Group RE Holdings LLC, Greenburgh. Property: 20 Old Knollwood Road, Greenburgh. Amount: \$1.3 million. Filed Dec. 30.

Broad PC Owner LLC, New York. Seller: Broad Street Owner LLC, Port Chester. Property: 147 Irving Ave., Rye Town. Amount: \$8 million. Filed Dec. 27.

Echo of 4 LLC, Brooklyn. Seller: Zhang Xiaoqing, New Rochelle. Property: 76 Echo Bay Drive, New Rochelle. Amount: \$1.4 million. Filed Dec. 30.

Emunah Tov LLC, White Plains. Seller: Syma Funt, Cross River. Property: 58 Croft

Terrace, New Rochelle. Amount: \$2.1 million. Filed Dec. 30.

US Bank NA, Salt Lake City, Utah. Seller: Barbara Lerman, Larchmont. Property: 13 White Birch Road, Pound Ridge. Amount: \$1.6 million. Filed Dec. 31.

White Plains Urban Renewal Agency, White Plains. Seller: 42-44 East Post Road LLC, Scarsdale. Property: 42-44 E. Post Road, White Plains. Amount: \$6.5 million. Filed Dec. 23.

Below \$1 million

127 Stanley Terrace LLC, Brooklyn. Seller: Dan J. Wu, New York. Property: 127 Stanley Ave., Yonkers. Amount: \$850,000. Filed Dec. 26.

16 N. Chatsworth Avenue Corp., Larchmont. Seller: Westchester County, White Plains. Property: Jefferson St., Mamaroneck. Amount: \$30,000. Filed Dec. 30.

182 Nills Road LLC, North Salem. Seller: Timothy S. Coombs, North Salem. Property: 182 Mills Road, North Salem. Amount: \$775,000. Filed Dec. 31.

2 Marble Place LLC, Ardsley. Seller: Robin D. Carton, White Plains. Property: 2 Marble Place, Ossining. Amount: \$401,000. Filed Dec. 31.

2104 CPA LLC, Croton-on-Hudson. Seller: Kimberly Ragazzo, Croton-on-Hudson. Property: 2104 Central Park Ave., Yonkers. Amount: \$138,000. Filed Dec. 27.

264 H Holdings LLC, Brooklyn. Seller: Stuart I. Ball, Yonkers. Property: 69 Lockwood Ave., Yonkers. Amount: \$650,000. Filed Dec. 30.

48 Pelham Property LLC, New York. Seller: 48 Pelham Property LLC, New York. Property: 48 First St., Pelham. Amount: \$167,000. Filed Dec. 23.

51 East Hill LLC, Carmel. Seller: MJD Contracting Corp., Carmel. Property: 51 E. Hill Road, Cortlandt. Amount: \$220,000. Filed Dec. 26.

8 South Hillside LLC, Wingdale. Seller: Nelson J. Garcia, Elmsford. Property: 8 S. Hillside Ave., Greenburgh. Amount: \$473,000. Filed Dec. 27.

Barbara Ann Robertson Trust, Peekskill. Seller: JL Forest LLC, Monroe. Property: 160 Carriage Court, Yorktown. Amount: \$480,000. Filed Dec. 30.

BI Ferris LLC, Ossining. Seller: Anthony Tarricone, Dobbs Ferry. Property: 15 N. Ferris St., Greenburgh. Amount: \$999,000. Filed Dec. 26.

Burke, O'Neil, Bronx. Seller: Ninety Fenimore LLC, New City. Property: 40 Ninth Ave., Mount Vernon. Amount: \$824,000. Filed Dec. 27.

Casola, Teresa, Katonah. Seller: 14 Hollow Ridge Road LLC, Mount Vernon. Property: 14 Hollow Ridge Road, New Castle. Amount: \$835,000. Filed Dec. 30.

Conn, Thomas D., Brooklyn. Seller: Straceski Family Realty LLC, Andover, Massachusetts. Property: 57 Alkamont Ave., Eastchester. Amount: \$845,000. Filed Dec. 27.

Desmond, Patrick D., Cortlandt Manor. Seller: CBLS Revamp LLC, Katonah. Property: 337 Hallocks Mill Road, Yorktown. Amount: \$687,000. Filed Dec. 26.

J-Hollow LLC, Bedford. Seller: Nature Conservancy, Arlington, Virginia. Property: Appleby Drive, Bedford. Amount: \$2,000. Filed Dec. 26.

J&O Roberts Estates LLC, Mount Vernon. Seller: Abdarahman 1 LLC, Yonkers. Property: 18 Westminster Drive, Yonkers. Amount: \$100,000. Filed Dec. 27.

Jones, Anthony A., Yonkers. Seller: Rochester Funding LLC, Scarsdale. Property: 130 Ravine Ave., 3D, Yonkers. Amount: \$81,000. Filed Dec. 24.

LAI Property Group LLC, Lincoln Park, New Jersey. Seller: 2-10 Tuckahoe Real Estate LLC, Yonkers. Property: 2 Tuckahoe Road, Yonkers. Amount: \$850,000. Filed Dec. 27.

Leggio, Lindsay M., Mahopac. Seller: 28-30 Fisher Lane LLC, Katonah. Property: 35 Red Oak Lane, New Castle. Amount: \$750,000. Filed Dec. 27.

Miroza Tower LLC, Brooklyn. Seller: Producer Industrial Partners LLC, Encino, California. Property: 25-43 Prospect St., Yonkers. Amount: \$200,000. Filed Dec. 27.

Morris, Rebekah L., Brooklyn. Seller: 612 Ridge LLC, Floral Park. Property: 612 Ridge St., Peekskill. Amount: \$592,000. Filed Dec. 30.

Murray, Shawn J., Bronx. Seller: Camposano DF Ltd., Dobbs Ferry. Property: 12 Grenada Crescent, Greenburgh. Amount: \$422,000. Filed Dec. 27.

Royce Realty LLC, Hastings-on-Hudson. Seller: Michael P. O'Toole, Tuckahoe. Property: 5 Henry St., Eastchester. Amount: \$925,000. Filed Dec. 23.

Saben Realty Corp., Peekskill. Seller: Cortland Stone Corporation Inc., Peekskill. Property: 1000 N. Division St., Peekskill. Amount: \$10. Filed Dec. 27.

Sameth, Mark, Hastings-on-Hudson. Seller: New CH LLC, White Plains. Property: 565 Broadway, 1A65, Greenburgh. Amount: \$580,000. Filed Dec. 24.

Silvestro, Laura, South Salem. Seller: Glenridge Holding Corp., South Salem. Property: Glen Drive, Lewisboro. Amount: \$80,000. Filed Dec. 26.

Turnstone Holding LLC, Bronx. Seller: Cecile Hess, Mount Vernon. Property: 777 MacQuesten Parkway, Mount Vernon. Amount: \$330,000. Filed Dec. 23.

US Bank NA, Coppell, Texas. Seller: Mark A. Siesel, White Plains. Property: 79 Main St., Ossining. Amount: \$638,000. Filed Dec. 26.

US Bank Trust NA, Chicago, Illinois. Seller: Leticia Arzu, White Plains. Property: 104 Oak St., Yonkers. Amount: \$604,000. Filed Dec. 27.

Werzberger, Simon, Spring Valley. Seller: DH 112 Beech LLC, Brooklyn. Property: 112 Beech St., Yonkers. Amount: \$810,000. Filed Dec. 27.

JUDGMENTS

Abbott, Ryan, Bedminster, New Jersey. \$404,635 in favor of Rachael McShane-Abbott, Larchmont. Filed Dec. 17.

Auerbach, Matthew, Chappaqua. \$5,340 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 26.

Brown, Nona L., Mount Vernon. \$1,886 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 19.

Calder, D. and Hensi E. La Cruz, Yonkers. \$10,941 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Camp, Joseph S., Bronx. \$11,622 in favor of Geico Indemnity Co., Woodbury. Filed Dec. 18.

Castleberry, Debra, Elmsford. \$3,935 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 20.

Ceballos, Phelix, Yonkers. \$70,426 in favor of Mercedes-Benz Financial Services USA LLC, Fort Worth, Texas. Filed Dec. 19.

Chaparro, Robert, Ossining. \$11,385 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Chaparro, Robert, Ossining. \$3,503 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Coffaro, Nicolo M., Yonkers. \$16,701 in favor of Cashable LLC, Brooklyn. Filed Dec. 24.

Coggeshall, Geoffrey D., White Plains. \$9,479 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 18.

Cummings, Brenda, Purchase. \$7,650 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

De Melendez, Katherine E., Yonkers. \$4,197 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 20.

Delacruz, Katherine S., Cortlandt Manor. \$4,323 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Devlin, Shane, Yonkers. \$11,288 in favor of White Cap LP, Parlin, New Jersey. Filed Dec. 9.

Dipietro, Rose, Bronxville. \$24,343 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 20.

Dipillo, Cynthia L., Ossining. \$13,539 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Dixon, Tammy, Mount Vernon. \$2,133 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 26.

Duran, Melvin A., Mount Vernon. \$8,172 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Edwards-Ambos, Max, Stony Point. \$18,152 in favor of Cherrywood Enterprises LLC, West Palm Beach, Florida. Filed Dec. 17.

Ellison, Shalisha M., Yonkers. \$4,180 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 17.

Empower Energies Projects LLC, Bethesda, Maryland. \$145,834 in favor of Kimley-Horn & Associates Inc., Raleigh, North Carolina. Filed Dec. 26.

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.

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Mount Kisco, NY 10549
Phone: 914-694-3600

Empower Energies Solar & Renewable Development LLC, Bethesda, Maryland. \$110,932 in favor of Kimley-Horn & Associates Inc., Raleigh, North Carolina. Filed Dec. 26.

Grant, Tafari T., Yonkers. \$14,803 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Dec. 20.

Hattasch, Claus E. Jr., South Salem. \$8,573 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 26.

Hollander, Brian J., Somers. \$20,533 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 20.

Ikram, Charani, Yonkers. \$9,527 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Kaiden, Julie B., Scarsdale. \$33,676 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Dec. 26.

Kemoh, Johnetta M., Mount Vernon. \$5,775 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 5.

Kennelly, Marquett, Scarsdale. \$3,125 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Komuna Inc., West Hills, California. \$101,015 in favor of GCM Funding LLC, White Plains. Filed Dec. 26.

Lugo, Salvelia, Yonkers. \$4,301 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

MacDonald, Lori A., Cortland Manor. \$12,062 in favor of Robert M. MacDonald, Cortland Manor. Filed by Match One.

One Transports Inc., Fontana, California. \$2,608 in favor of Leggio Towing & Transport Inc., Briarcliff Manor. Filed Dec. 19.

Manzanilla, Eliecer A., New Rochelle. \$2,581 in favor of Capital One NA, Glen Allen, Virginia. Filed Dec. 26.

Martin, Shanece D., Mount Vernon. \$94,805 in favor of LGS Capital LLC, Centennial, Colorado. Filed Dec. 19.

Martinez, Carlos, Mount Vernon. \$10,975 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Mejia, Brayan, Yonkers. \$3,156 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Mendoza, Charlie F., Yonkers. \$6,599 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 5.

Minaya, Eslayne, Mount Vernon. \$5,584 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 20.

Minaya, Mashiell, Yonkers. \$5,695 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Morales, Ricardo, Yonkers. \$8,811 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 20.

Naranjo, Carlos A., White Plains. \$8,175 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Nichols, Terrence, Pelham. \$6,485 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Okeefe, James E., Mamaroneck. \$39,939 in favor of Digital Strategy Ltd., Henderson, Nevada. Filed Dec. 19.

Oliva, Ramiro, Yonkers. \$12,875 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Palczewski, Theresa A., Yonkers. \$8,423 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 20.

Perez, Raoul, New Rochelle. \$3,973 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Ponciano, Rodolfo, Yonkers. \$11,072 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Rios, Saida, Yonkers. \$5,840 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 20.

Roe, Courtney I., Hyde Park. \$5,570 in favor of Bank of America NA, Charlotte, North Carolina. Filed Dec. 17.

Royster, Aspy M., Dobbs Ferry. \$3,061 in favor of Westchester Community College, Valhalla. Filed Dec. 12.

Saglibene, Nicholas, Thornwood. \$6,044 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 26.

Saintil, Denise, White Plains. \$11,660 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 20.

Samuels, Keina S., Yonkers. \$14,266 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 20.

Samuels, Keina, Yonkers. \$14,333 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 20.

Samuels, Kim, Elmsford. \$5,618 in favor of Carmax Business Services LLC, Skennesaw, Georgia. Filed Dec. 19.

Sichler, Lauren A., South Salem. \$9,356 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 19.

Swain, Leonard A., Ossining. \$6,107 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

Viviano, Rose, Valhalla. \$7,214 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 6.

FEDERAL TAX LIENS

\$10,000 or greater,

Westchester County, Jan. 15 - 21

Al Smadi, Nadine: White Plains, 2023 personal income, \$42,359.

Baker, Carol: Mount Vernon, 2012, 2013, 2019, 2023 personal income, \$30,361.

Byrd, Tammie Y.: Yonkers, 2014 - 2023 personal income, \$36,060.

Childs, Jonathan L. and **Claudine R. Childs:** Pound Ridge, 2021, 2022 personal income, \$2,466,596.

County Wide Sprinkler Corp.: Mamaroneck, 2021 quarterly taxes, \$15,375.

Croes, Jane E.: New Rochelle, 2023 personal income, \$60,009.

Devine, Jeanne M.: Mount Kisco, 2019, 2021, 2022 personal income, \$40,752.

DiNardo, Bart M.: Rye, 2021, 2022 personal income, \$35,779.

Downtown Steakhouse Corp.: Peekskill, 2022, 2023 quarterly, unemployment and corporate taxes, \$10,655.

DS Cass Inc.: Yonkers: 2019 - 2024 quarterly and unemployment taxes, \$26,450.

Fitzelle, Edward H.: New Rochelle, 2023 personal income, \$60,009.

Franks, Steven R: White Plains, 2023 personal income, \$42,359.

Grant, Angela E.: Tarrytown, 2022 personal income, \$10,189.

Hogan, Rickkeita and **Wonderful Cleaning:** Mount Vernon, 2023 quarterly taxes, \$10,650.

Liriano, Ana and **Angel Liriano:** Yonkers, 2021, 2022 personal income, \$139,540.

Ludwig, Sergei: Mount Vernon, 2018 personal income, \$50,910.

Parets, Andrew S. and **Mindy Parets:** Waccabuc, 2023 personal income, \$35,513.

Rohlehr, James: Yonkers, 2016, 2018, 2019, 2021, 2022 personal income, \$42,205.

Rosenberg, Andrea: White Plains, 2004, 2005, 2019, 2021, 2022: personal income, \$112,061.

Tanis: Jacob: Elmsford, 2021, 2022 failure to collect employment taxes, \$10,020.

Thorne, Sheila L.: White Plains, 2023 personal income, \$353,814.

LIS PENDENS

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

Alvarez, Selvin, as owner. Filed by JBNNY LLC a New York Ltd. Liability Co. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 8 Old Woods Drive, Harrison. Filed Dec. 26.

Bank of American NA, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 46 Batten Road, Croton-on-Hudson. Filed Dec. 12.

Bastone, Maria, heir, aka, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$637,000 affecting property located at 140 Hyatt Ave., Yonkers. Filed Dec. 19.

Bridle Ridge Homeowners Association Inc. Board of Directors, as owner. Filed by ServBank. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 241 Highridge Court, Yorktown. Filed Dec. 19.

Burke, Heat, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$444,000 affecting property located at 38 Stevens Ave., Yonkers. Filed Dec. 11.

DePasquale, Deborah L., as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 35 Brace Terrace, Greenburgh. Filed Dec. 17.

Enright, Michael, as owner. Filed by NBKC Bank. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 118 Spruce St., Rye. Filed Dec. 20.

Giordano, John, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$554,000 affecting property located at 138 N. Regent St., Rye. Filed Dec. 20.

Irizarry, Juan A., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 1 George St., White Plains. Filed Dec. 26.

Mueller Family Irrevocable Trust, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$637,000 affecting property located at 7 Clinton Ave., Cortlandt. Filed Dec. 17.

Osorio, Onorge, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$505,000 affecting property located at 62 Circuit Road, New Rochelle. Filed Dec. 10.

Point Titling Trust, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$443,000 affecting property located at 46 N. High St., Tuckahoe. Filed Dec. 10.

Preston, Paula, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$264,000 affecting property located at 21 Clove Road, White Plains. Filed Dec. 11.

Slade, Minerva, as owner. Filed by Villa at the Woods Condo Board Manager. Action: Foreclosure of a mortgage in the principal amount of \$64,000 affecting property located at 6207 Villa at the Woods, Peekskill. Filed Dec. 20.

Williams, Vanessa, as owner. Filed by Hillcrest Park Condominium Group V Inc. Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$4,500 affecting property located at 2-F Woods End Circle, Peekskill. Filed Dec. 17.

MECHANIC'S LIENS

OT Contracting, Yonkers. \$15,000 in favor of Teodoro Valencia, New Rochelle. Filed Dec. 17.

Perl, Fredric, Yonkers. \$6,250 in favor of Glen Roofing Corp., Yonkers. Filed Dec. 10.

PH Huguenot RMR LLC, New Rochelle. \$220,217 in favor of Jenco Contracting Corp., Brewster. Filed Dec. 5.

PI Apartment Corp., Yonkers. \$21,472 in favor of Alliance Elevator Company LLC, Long Island. Filed Dec. 16.

Santiago, Basilio, Mount Vernon. \$7,300 in favor of Troubadour Installations Ltd., New York. Filed Dec. 5.

SCS Van Wyck 012823 Croton- on-Hudson, Cortlandt Manor. \$46,338 in favor of CMC Steel Us LLC. Filed Dec. 10.

Stagg Group, New Rochelle. \$206,740 in favor of Win-Vent. Filed Dec. 5.

Towler, Natalia, Mount Vernon. \$50,825 in favor of J-Con Inc., Eastchester. Filed Dec. 5.

Warburton Holdings I LLC, Yonkers. \$133,136 in favor of Vamco Sheet Metal Inc., Cold Spring. Filed Dec. 17.

NEW BUSINESSES

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

Sole Proprietorships

Alvarez Maintenance Co., 672 N. Division St., Peekskill 10566. c/o Jonathan Alvarez. Filed Dec. 23.

Caroline Mae, 245 Bedford Road, Banksville, Bedford 10506. c/o Caroline M. Duffield. Filed Dec. 18.

Chantal Imperial Services, 205 Main St., Ossining 10562. c/o Chantal Voltaire. Filed Dec. 18.

Cross Collective, 1020 Warburton Ave., Yonkers 10701. c/o Deborah Cross Antoine. Filed Dec. 24.

Cury Studios, 21 Ganung Drive., Ossining 10562. c/o Ari Rubenstein. Filed Dec. 17.

Elvia Houses Cleaning, 44 White Plains Ave., Elmsford 10523. c/o Elvia Bernarda Guaman Quizpe. Filed Dec. 19.

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

Expo Arte Ecuador, 219 Fremont St., Peekskill 10566. c/o Luis Roberto Potosi Canamar. Filed Dec. 24.

Fan Beauty Spa, 192 N. Highland Ave., Ossining 10562. c/o Fan Zhang. Filed Dec. 18.

Jackie Brunell Physical Therapy, 3506 James St., Shrub Oak 10588. c/o Jacqueline Brunell. Filed Dec. 16.

JK Cleaning, 120 Lake St., Apt. 10H, White Plains 10604. c/o Jairo Cepeda Duran. Filed Dec. 24.

Law Office of Wayne H. Spector, 360 Hamilton Ave., White Plains 10601. c/o Wayne H. Spector. Filed Dec. 17.

Legion, 1043 Yonkers Ave., Yonkers 10704. c/o D. McLoy. Filed Dec. 16.

Westchester Finishing Solutions, 516 Rockland Ave., Mamaroneck 10543. c/o Gregory Lamb. Filed Dec. 5.

Yunguilla Rental Space & Events, 200 N. Water St., Peekskill 10566. c/o Angel Machisaca. Filed Dec. 10.

Yunguilla Sports & Events, 200 N. Water St., Peekskill 10566. c/o Angel Machisaca. Filed Dec. 10.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: 111 Schunnemunk LLC. Property: 111 Schunnemunk Road, Palm Tree-Kiryas Joel. Amount: \$3 million. Filed Dec. 13.

Northeast Community Bank, as owner. Lender: KJ Island LLC. Property: 85 and 87 Forest Road, Palm Tree-Kiryas Joel. Amount: \$13 million. Filed Dec. 6.

Walden Savings Bank, as owner. Lender: Clear Key II LLC and Walden Savings Bank Grantee. Property: Harnes Road, Goshen. Amount: \$2.5 million. Filed Dec. 9.

Below \$1 million

Broadview Capital LLC, as owner. Lender: 23 Fort Worth LLC and Broadview Capital LLC Grantee. Property: 23 Forth Worth Place, Monroe. Amount: \$972,000. Filed Dec. 9.

Collins Funding LLC, as owner. Lender: Spartafit Inc. Property: 176W Parmenter St., Newburgh. Amount: \$58,800. Filed Dec. 18.

Crosscountry MTG LLC, as owner. Lender: Israel Gonzalez. Property: in Greenville. Amount: \$813,000. Filed Dec. 18.

Loan Funder LLC Series 86504, as owner. Lender: 84 Avenue LLC. Property: 1012 State Route 52, Walden. Amount: \$90,650. Filed Dec. 4.

Oaktree Funding Corp., as owner. Lender: Masten LLC. Property: 637 County Highway 78, Middletown. Amount: \$77,550. Filed Dec. 18.

Rock East Funding LLC, as owner. Lender: 146 Johnston St LLC. Property: 146 Johnston St., Newburgh. Amount: \$116,000. Filed Dec. 11.

Walden Savings Bank, as owner. Lender: Martin M. Sanders IV, et al. Property: in Hamptonburgh. Amount: \$349,000. Filed Dec. 11.

Walden Savings Bank, as owner. Lender: Alexander Kocot. Property: in Warwick. Amount: \$400,000. Filed Dec. 4.

Walden Savings Bank, as owner. Lender: Janet M. Wilkie. Property: Owens Farm Road, Fort Montgomery. Amount: \$460,000. Filed Dec. 5. **Deeds**

Above \$1 million

17 Morris LLC, Monsey. Seller: Rachel Taub, Spring Valley. Property: 17 Morris Road, Spring Valley. Amount: \$1.4 million. Filed Dec. 16.

Black Star Barns LLC, West Hollywood, California. Seller: Toni Z. Wang, New York. Property: in Pine Plains. Amount: \$7.7 million. Filed Dec. 24.

Klein, Mordechia and Perry Klein, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Heritage Lane, Monsey. Amount: \$1.1 million. Filed Dec. 18.

Mittleman, Yida, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 5 Hybrid Road, Monsey. Amount: \$1.1 million. Filed Dec. 17.

Momo Equities LLC, Monroe. Seller: John F. Hartmann and Avalda K. Hartmann, Airmont. Property: 174 Saddle River Road, Monsey. Amount: \$1.5 million. Filed Dec. 19.

Oreilly Auto Enterprises LLC, Springfield, Missouri. Seller: Centerpoint Main Street LLC, Decatur, Georgia. Property: in city of Poughkeepsie. Amount: \$2.3 million. Filed Dec. 23.

Valley Cottage Owner LP, Dallas, Texas. Seller: RCD Park Owner LLC, Los Angeles, California. Property: 616 and 618 Corporate Way, Valley Cottage. Amount: \$62.7 million. Filed Dec. 17.

Weinstock, Yoel, Brooklyn. Seller: 43 Ridge New York LLC, Spring Valley. Property: 43 Ridge Ave., Spring Valley. Amount: \$1.5 million. Filed Dec. 17.

Yemois Hachama LLC, Spring Valley. Seller: 365 South Main LLC, New City. Property: 365 S. Main St., New City. Amount: \$1.7 million. Filed Dec. 17.

Below \$1 million

12 Glen Pond Road LLC, New York. Seller: AB Olson Holdings LLC, Red Hook. Property: in Red Hook. Amount: \$961,000. Filed Dec. 24.

25 Van Orden LLC, Spring Valley. Seller: Yisroel Zahler, Spring Valley. Property: 25 Van Orden Ave., Spring Valley. Amount: \$762,000. Filed Dec. 16.

31 High LLC, Brooklyn. Seller: Florence A. Mackey Trust and Wayne Mackey Trust, Stony Point. Property: 31 High St., West Haverstraw. Amount: \$1,000. Filed Dec. 18.

32 Hoover Lane LLC, Spring Valley. Seller: Marc. A. Blumenthal, New City. Property: 32 Hoover Lane, New City. Amount: \$920,000. Filed Dec. 19.

354 Viola LLC, Monsey. Seller: North Yorkshire LLC, Spring Valley. Property: 354 Viola Road, New Hempstead. Amount: \$950,000. Filed Dec. 16.

ASAJ Property Group LLC, Meadows. Seller: Keith D. Lazarchik, Pleasant Valley. Property: in Rhinebeck. Amount: \$432,000. Filed Dec. 24.

BA Associates LLC, Spring Valley. Seller: 3 Taft LLC, Monsey. Property: 5 Taft Lane, New Square. Amount: \$867,000. Filed Dec. 19.

Blue Door Ventures LLC, White Plains. Seller: Adele K. Bederka and Robert S. Bederka, Upper Grandview. Property: 266 S. Blvd., Nyack. Amount: \$670,000. Filed Dec. 17.

Communipaw Lafayette LLC, Airmont. Seller: Rockland County Sheriff, et al, New City. Property: 246 Cherry Lane, Airmont. Amount: \$2,000. Filed Dec. 16.

Currie, Joseph J., Pawling. Seller: Hurds Corner LLC, Wingdale. Property: in Pawling. Amount: \$480,000. Filed Dec. 23.

EOM Meadow LLC, Monroe. Seller: Burgos, Jose A., Haverstraw. Property: 2 Meadow Court, Thiells. Amount: \$650,000. Filed Dec. 19.

Glen Pond Realty LLC, New York. Seller: AB Olson Holdings LLC, Red Hook. Property: in Red Hook. Amount: \$589,000. Filed Dec. 24.

Haverstraw Ventures Iv LLC, Monsey. Seller: County Rockland Rentals LLC, Nanuet. Property: 9 Union St., Haverstraw. Amount: \$425,000. Filed Dec. 17.

Inclusive Society LLC, Monsey. Seller: Jessica Figueroa and Sonia Valcarcel, Congers. Property: 1 Elizabeth Place, Nyack. Amount: \$805,000. Filed Dec. 16.

Kohn, Simon, Monsey. Seller: 21st Mortgage Corp., Knoxville, Tennessee. Property: 118 Stuart Road, Airmont. Amount: \$625,000. Filed Dec. 17.

Lacrete, Gary and Dorleus, and Suzanna L. Lacrete, Suffern. Seller: Pestel Logistics Inc., Hackettstown, New Jersey. Property: 14 Fox Court, Suffern. Amount: \$516,000. Filed Dec. 16.

Lebovits, Yitzchok, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 39 Hybrid Road, Monsey. Amount: \$999,000. Filed Dec. 18.

Menicha Living LLC, Monroe. Seller: Stephen J Corp., Monroe. Property: 15 Stephen Place, Spring Valley. Amount: \$10,000. Filed Dec. 16.

Metropolitan Life Insurance Co., Whippany, New Jersey. Seller: Jeffrey S. Weiss, referee, et al, Nanuet. Property: 87 N. Pascack Road, Nanuet. Amount: \$612,507. Filed Dec. 16.

Mort 36 LLC, Spring Valley. Seller: Ovide, Marisa -Estate of Ovide Marisa and Vanessa Ovide, executor, West Haverstraw. Property: 36 Morton St., West Haverstraw. Amount: \$645,000. Filed Dec. 18.

Patterson & Tambini Family Trust, Hyde Park. Seller: 58 Hudson View Terrace. LLC, Hyde Park. Property: 58 Hudson View Terrace, Hyde Park. Amount: \$400,000. Filed Dec. 24.

Robert 6 LLC, New City. Seller: Ndukwe D. Agwu, referee, et al, Yonkers. Property: 6 Robert Place, Nanuet. Amount: \$525,000. Filed Dec. 18.

Sherwinter, Chaim and Yehudis Sherwinter, Monsey. Seller: 1 Hemptor Management LLC, Monsey. Property: One Hemptor Road, New City. Amount: \$725,000. Filed Dec. 16.

SMNY RE LLC, Monsey. Seller: Markowitz Family Trust, et al, Cedarhurst. Property: 177 Kearsing Parkway, Monsey. Amount: \$423,500. Filed Dec. 19.

Steinmetz, Zev and Moshe Steinmetz, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 9 Hybrid Road, Monsey. Amount: \$999,000. Filed Dec. 16.

Trevara LLC, Nyack. Seller: Jeffrey D. Celentano, Piermont. Property: 30 Gair St., Piermont. Amount: \$515,000. Filed Dec. 17.

Turnpike Offices LLC, Nanuet. Seller: 55 Old Nyack LLC, Nanuet. Property: 55 Old Turnpike Road, Nanuet. Amount: \$735,000. Filed Dec. 18.

US Bank National Trust, Dallas, Texas. Seller: Ira Emanuel, referee and James E. Gulezian Jr., New City. Property: 3 Charles Lane, Pomona. Amount: \$202,685. Filed Dec. 19.

Venture Together Inc., Nanuet. Seller: 119 Franklin LLC, Pearl River. Property: 119 Franklin Ave., Pearl River. Amount: \$875,000. Filed Dec. 18.

Vixama, Isaiah J., Pomona. Seller: 199 Doxbury LLC, New City. Property: 199 Doxbury Lane, Suffern. Amount: \$440,000. Filed Dec. 16.

Zofmonsey LLC, Chestnut Ridge. Seller: Mildred Greaux Revocable Trust, Chestnut Ridge. Property: 980 Chestnut Ridge Road, Spring Valley. Amount: \$760,000. Filed Dec. 18.

JUDGMENTS

Addo, Kofi, Newburgh. \$1,842 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Dec. 27.

ADK Interiors Inc., New Windsor. \$18,307 in favor of State Insurance Fund Commission, New York. Filed Dec. 26.

Aitken, Carlos, Warwick. \$1,856 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 26.

Ambert, Robert, Middletown. \$2,429 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 27.

Blas, Jesus, Port Jervis. \$5,612 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

Bradley, Bryan, Monroe. \$2,035 in favor of John P. Urban Moving Inc., Brooklyn. Filed Dec. 26.

Brosschart, Denise A., Warwick. \$1,693 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 23.

Brown, Jestina, Middletown. \$2,547 in favor of Colonial Property Management LLC, Monsey. Filed Jan. 2.

Cabellarnold, Thambi, Monroe. \$1,903 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 26.

Coons, Thomas M. and Pamela A. Albee, Gardiner. \$11,579 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 23.

Coryell, Jennifer, Middletown. \$1,237 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 2.

Delarosa, Juan Gerardo Hernandez, Brownsville, Texas. \$7,553 in favor of Simply Funding LLC, Chester. Filed Dec. 26.

Doherty, Joshua, Walden. \$3,042 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

Dubose, Herbert A., New Windsor. \$3,849 in favor of Joe the Plumber Plus Inc., Washingtonville. Filed Dec. 19.

Duhaney, Mullings Yvonne, Middletown. \$2,888 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 2.

EBS Deals Inc., Monroe. \$316,715 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 23.

Fisher, Caryl, Huguenot. \$2,549 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Dec. 20.

Gascon, Derek, Highland Falls. \$2,842 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 26.

Glover, Albert, Middletown. \$6,649 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 2.

Gonzalez, Jose, Montgomery. \$1,801 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 26.

Gorsky, George, Maybrook. \$4,311 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 23.

Greene, Malaysia, New Windsor. \$1,267 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed Dec. 26.

Haines, Elizabeth A., New Windsor. \$8,311 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 2.

Hody, Kathleen N., Middletown. \$14,928 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 20.

Jungreis, David, Kiryas Joel. \$4,467 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 20.

Keese, Jesse, Newburgh. \$3,380 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 27.

Kowidge, Edward, Middletown. \$27,688 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 19.

Martinez, George Jr., Montgomery. \$4,626 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 2.

McCallops, Tiffany, Walden. \$4,941 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 20.

McCeachin, Joann R., Newburgh. \$1,567 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 27.

Montes, Melissa, Walden. \$2,168 in favor of Meenan Oil Company LP, Woodbury. Filed Jan. 2.

Nascimento, Michele L., Middletown. \$2,745 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 2.

Nieves, Joas, Campbell Hall. \$8,544 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 20.

Nugent, Donchevell, Newburgh. \$4,846 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 20.

Pirate Cove New York Inc., Greenwood Lake. \$24,880 in favor of Spartan Business Solutions LLC, Middletown. Filed Dec. 26.

Prime Time Construction Management Inc., Middletown. \$4,020 in favor of Big Hammer Construction Inc., Pawling. Filed Dec. 24.

Quinones, Joel G., Montgomery. \$6,709 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 20.

Rezac, Errol, Middletown. \$12,777 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 23.

Rodriguez, Jose, Middletown. \$3,000 in favor of Gold Score Equities LLC, Washingtonville. Filed Dec. 26.

Rosa, Leslie Marie, Highland Mills. \$1,605 in favor of Timber Ridge Association Inc., Highland Mills. Filed Dec. 27.

Rose Fashion Corporation, et al, Monroe. \$107,714 in favor of M&T Bank, Buffalo. Filed Dec. 27.

Rostran, Cesar, Newburgh. \$5,643 in favor of Capital One, Glen Allen, Virginia. Filed Dec. 27.

Shtosel, Yoel, Monroe. \$36,859 in favor of Discover Bank, New Albany, Ohio. Filed Dec. 20.

Siemerling, John C. Jr., Florida. \$3,442 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 2.

Solorzano, Alfonso, New Windsor. \$5,930 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 23.

Traverso, Jeff, Johnson. \$9,019 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Dec. 23.

Walsh, Brian J., Middletown. \$5,257 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Dec. 26.

Watson, Tiffany, Middletown. \$8,398 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 2.

Wright, Tiffany T., Newburgh. \$4,115 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 27.

YMG Services Corp. and Joel Jacobowitz, Monroe. \$373,998 in favor of Keybank National Association, Buffalo. Filed Dec. 26.

MECHANIC'S LIENS

Farmhood Fields LLC, as owner. \$252,683 in favor of EH Beiler Industrial Services LLC. Property: 330 Crans Mill Road, Pine Bush. Filed Dec. 30.

IYH Estates LLC, as owner. \$43,946 in favor of SD Cooleration Inc. and SD Refrigeration. Property: 5 Mangin Road, Blooming Grove. Filed Dec. 26.

Notre Reve LLC as owner. \$24,290 in favor of Tri State Gunite LP Property: 22 N. Meadow Lane, Putnam Valley. Filed Dec. 10.

SKAC Building and Storm King Art Center, as owner. \$53,395 in favor of Greentech Renewables. Property: 1 Bunny Road, Cornwall-on-Hudson. Filed Dec. 27.

Sounds in the Grass Inc. as owner. \$7,162,981 in favor of Robert Bump Construction LLC Property: 200 Osborn Drive, Philipstown. Filed Dec. 13.

State North Stand LLC, as owner. \$86,843 in favor of Monsey Lumber & Supply Company Inc. Property: 5 Walnut Hill Road, Warwick. Filed Dec. 26.

NEW BUSINESSES

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

Sole Proprietorships

Lionels Famous Deli, 555 Broadway, Newburgh 12550. c/o Jonathan Romero Vasquez. Filed Dec. 30.

1460 Properties, 1460 Route 1, Westtown 10998. c/o Kyle Robert Schmick. Filed Dec. 31.

Theo Doras Gift, 43 West St. Second floor, Warwick 10990. c/o Theano P. Greifenberger. Filed Jan. 2.

Frameview Media, 142 Brooks Ave., Monroe 10950. c/o Juyoung Stephen Jeong. Filed Jan. 2.

Downtown District Lounge, 13 Railroad Ave., Middletown 10940. c/o Howard C. Libron. Filed Jan. 3.

Black Timber Builds, 77 Carboy Road, Middletown 10940. c/o Mario Cassase Pasquale. Filed Jan. 3.

Creative Clarity Bookkeeping, 71 Delaware Road, Newburgh 12550. c/o David A. Manley Jr. Filed Jan. 3.

Lady Phoenix Entertainment, 15 Mountainview Drive, Highland Mills 10930. c/o Kennisha L. Wood. Filed Jan. 6.

George Weiner Architect, 244 Spanktown Road, Florida 10921. c/o George C. Weiner. Filed Jan. 6.

Paws Aboard, 2050 Mountain Road, Otisville 10963. c/o Lisa Jean Fox. Filed Jan. 7.

Cuisine Lakay, 19 Twin Wells Court, Middletown, 10940. c/o Adlene Laguerre. Filed Jan. 7.

CSC Career Coaching, 7 Tracy Circle, Campbell Hall 10916. c/o Sandra Jean Jackson. Filed Jan. 8.

BUILDING PERMITS

Commercial

148 East Avenue Associates LLC, Norwalk, contractor for 148 East Avenue Associates LLC. Perform replacement alterations at 148 East Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 5.

458 Main Avenue LLC, Norwalk, contractor for 458 Main Ave LLC. Perform replacement alterations at 456 Main Ave., Norwalk. Estimated cost: \$1,000. Filed Nov. 26.

A Pappajohn Company, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 301 Merritt 7, Norwalk. Estimated cost: \$72,100. Filed Nov. 26.

AP Construction, Norwalk, contractor for Norwalk Hospital Association. Perform replacement alterations at 34 Maple St., Norwalk. Estimated cost: \$411,000. Filed Dec. 2.

Brookfield Properties, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$125,000. Filed Dec. 5.

Climate Pros Heating & Cooling Corp., Norwalk, contractor for 189 Connecticut Avenue LLC. Replace six rooftop units (AC) in same location at 189 Connecticut Ave., Norwalk. Estimated cost: \$150,000. Filed Dec. 9.

Constructed Concepts LLC, Norwalk, contractor for Joseph and Lucia Breault. Renovate frame to install lift at 119 Gregory Blvd., No. 34, Norwalk. Estimated cost: \$18,450. Filed Dec. 2.

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

Controlled Air Inc., Norwalk, contractor for the city of Norwalk. Install HVAC combined heat and power at 10 N. Water St., Norwalk. Estimated cost: \$930,526. Filed Nov. 26.

Corporate Construction Inc., Norwalk, contractor for Uno Norwalk LLC. Renovate womens health center at 761 Main Ave., Norwalk. Estimated cost: \$73,700. Filed Nov. 26.

Fairfield Pool Associates LLC, Norwalk, contractor for Michael W. and Karen L. Baffa. Remove and replace fiberglass in-ground pool at 88 Murray St., Norwalk. Estimated cost: \$75,000. Filed Dec. 3.

Fernandez, Victor, Norwalk, contractor for Victor Fernandez. Repair fair damage at single-family residence at 28 Spring Hill Ave., Norwalk. Estimated cost: \$20,000. Filed Dec. 5.

Hauser, Dieter E. and Rosemarie Hauser, Norwalk, contractor for Dieter E. and Rosemarie Hauser. Perform replacement alterations at 85 N. Main St., Norwalk. Estimated cost: \$2,500. Filed Dec. 10.

HV Contractor Corp., Norwalk, contractor for the city of Norwalk. Remove and replace existing men and women's ADA bathrooms at 30 Monroe St., Norwalk. Estimated cost: \$47,362. Filed Nov. 25.

JR Holdings LLC, Norwalk, contractor for JR Holdings LLC. Perform replacement alterations at 76 Cedar St., No. RSR, Norwalk. Estimated cost: \$1,000. Filed Dec. 9.

Judge Electric Inc., Norwalk, contractor for Josephine A. and Anthony J. D'Amico. Perform replacement alterations at 391 Westport Ave., Norwalk. Estimated cost: \$35,000. Filed Dec. 3.

LVA Stefanidis LLC, Norwalk, contractor for LVA Stefanidis LLC. Perform replacement alterations at 174 Main St., Norwalk. Estimated cost: \$1,000. Filed Dec. 3.

Major Oak Builders & Consultants LLC, Norwalk, contractor for Ledgebrook Condo Association Inc. Repair floor at Ledgebrook Drive, Norwalk. Estimated cost: \$39,800. Filed Dec. 5.

Mega Construction of Connecticut LLC, Norwalk, contractor for Real Estate & Grounds Services LLC. Replace roof with asphalt shingles at 26 Commerce St., Norwalk. Estimated cost: \$10,000. Filed Nov. 25.

Momentum Solar LLC, Norwalk, contractor for Jason A. and Kim E. Ross. Remove and dispose of old roofing, install new shingles at 104 Silver Creek Lane, No. 104, Norwalk. Estimated cost: \$20,627. Filed Dec. 4.

Paschalidis, Haralambos L., Manager & Agent, Norwalk, contractor for Haralambos L. Paschalidis. Perform replacement alterations at 99 New Canaan Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 5.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegmans Food Market Inc. Perform replacement alterations at 677 Connecticut Ave., Norwalk. Estimated cost: \$1,629,345. Filed Nov. 26.

Peak Construction Group, Norwalk, contractor for Costco Wholesale Corporation. Construct superstructure for tire center at 779 Connecticut Ave., Norwalk. Estimated cost: \$1,881,000. Filed Dec. 3.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for 106 South Main LLC. Replace roof at 106 S. Main St., Norwalk. Estimated cost: \$14,725. Filed Dec. 2.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for 45 Glover Borrower LLC. Perform replacement alterations at 45 Glover Ave., Norwalk. Estimated cost: \$735,000. Filed Nov. 27.

Sono 50 LLC, Norwalk, contractor for Sono 50 LLC. Construct rooftop terrace at 50 Washington St., Norwalk. Estimated cost: \$1,500. Filed Dec. 4.

Tower Plaza Associates LLC, Norwalk, contractor for Tower Plaza Associates LLC. Perform replacement alterations at 120 New Canaan Ave., Norwalk. Estimated cost: \$130,000. Filed Dec. 6.

Residential

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Suzanne Castaldi. Replace one double-hung window insert at 4 Yale St., Norwalk. Estimated cost: \$2,740. Filed Nov. 25.

Black Rock Builders LLC, Norwalk, contractor for Evan and Taylor Scheiss. Convert laundry space into 1/2 bath and laundry room at 25 Carlin St., Norwalk. Estimated cost: \$10,000. Filed Dec. 10.

Chiriboga, Wilmer B. P., Norwalk, contractor for Wilmer B. P. Chiriboga. Construct front porch at 16 Willow St., Norwalk. Estimated cost: \$150,000. Filed Dec. 3.

Coyle Modular Homes Inc., Norwalk, contractor for Island Bell LLC. Construct three 1/2 story single-family residence at 23 Westmere Ave., Norwalk. Estimated cost: \$30,000. Filed Dec. 2.

Cunin Contractors Corp., Norwalk, contractor for Gregory Robinson. Remove existing roof and reroof at 37 Oak Hill Ave., Norwalk. Estimated cost: \$15,300. Filed Dec. 5.

Cunin Contractors Corp., Norwalk, contractor for Barbara Placencia. Remove existing roof and reroof 5 Jersey Lane, Norwalk. Estimated cost: \$8,800. Filed Dec. 11.

Fairfield Roofing LLC, Norwalk, contractor for Elizabeth K. and Edmond Leung. Remove existing roof and reroof 35 Grey Hollow Road, Norwalk. Estimated cost: \$24,116. Filed Dec. 10.

Garcia, Edgar, Norwalk, contractor for Edgar Garcia. Renovate single-family residence at 2 1/2 W. Couch St., Norwalk. Estimated cost: \$140,000. Filed Dec. 5.

Grossman, Sara, Norwalk, contractor for Sara Grossman. Create one full bathroom and remodel existing full bathroom at 101 Murray St., Norwalk. Estimated cost: \$30,000. Filed Dec. 11.

Gunner LLC, Norwalk, contractor for Nick Repaci. Remove Existing roof and reroof 14 Lakewood Drive, Norwalk. Estimated cost: \$7,812. Filed Dec. 3.

Gunner LLC, Norwalk, contractor for William J. and Karen Del Vecchio. Replace shingles and skylights at 26 Old Rock Lane, Norwalk. Estimated cost: \$27,000. Filed Dec. 12.

Home Solutions SVC LLC, Norwalk, contractor for 15 Dry Hill Road LLC. Remove existing roof and reroof 15 Dry Hill Road, Norwalk. Estimated cost: \$16,000. Filed Dec. 4.

Misbach, Nathan L., Norwalk, contractor for Saluck Korey. Install break-away walls with flood vents at existing elevated single-family residence at 63 Neptune Ave., Norwalk. Estimated cost: \$8,600. Filed Dec. 9.

Neaderland, Marjorie, Norwalk, contractor for Marjorie H. Neaderland. Repair storm damage by tree hitting house at 21 Possum Lane, Norwalk. Estimated cost: \$100,000. Filed Dec. 10.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Thomas Fergus. Replace roof at 15 Ox Yoke Lane, Norwalk. Estimated cost: \$22,100. Filed Nov. 26.

Rubman Construction LLC, Norwalk, contractor for Ronald Aguilar. Replace singles with new architectural shingles at 24 Sniffen St., Norwalk. Estimated cost: \$13,683. Filed Dec. 12.

Sound Renovation LLC, Norwalk, contractor for Anne O. Beluk. Perform replacement alterations at 45 Glover Ave., Norwalk. Estimated cost: \$735,000. Filed Nov. 27.

Sound Renovation LLC, Norwalk, contractor for Craig Tscherne. Remove roof and install new cedar roof at 29 Pine Point Road, Norwalk. Estimated cost: \$79,500. Filed Dec. 9.

Stadler, Michael J., Norwalk, contractor for Emily Joanne Riedel. Replace kitchen at 23 Spruce St., Norwalk. Estimated cost: \$30,000. Filed Dec. 10.

Tancreti Construction LLC, Norwalk, contractor for Harvey Jones. Remove and replace existing windows and remove and replace existing siding at 12 Briar St., Norwalk. Estimated cost: \$83,000. Filed Nov. 26.

TI Home Improvement LLC, Norwalk, contractor for Heather H. Wennerholm. Strip and reroof 15 Woodbine St., Norwalk. Estimated cost: \$10,400. Filed Nov. 26.

Weglarz Construction Inc., Norwalk, contractor for Jessica Waltz. Remodel first-floor bathroom and reconfigure second-floor bathroom at 34 Calf Pasture Beach Road, Norwalk. Estimated cost: \$50,000. Filed Dec. 11.

COURT CASES

Bridgeport Superior Court

Anglin, Kimberly Ann, et al, Stratford. Filed by Aurelia Daniels, Shelton. Plaintiff's attorney: Rodie & Rodie PC, Stratford. 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-24-6140235-S. Filed Nov. 15.

City of Bridgeport, Board of Education, Bridgeport. Filed by Elizabeth Laureano, Bridgeport. Plaintiff's attorney: Daly Wehling & Bodell, Bridgeport. Action: the plaintiff suffered discrimination by the defendant by discharging the plaintiff because of her age. As a direct and proximate result of the conduct of the defendant the plaintiff has been deprived of her position and employment with the defendant. 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-24-6140568-S. Filed Nov. 25.

Lanese, Thomas J., et al, Fairfield. Filed by Ruben N. Pereira, Fairfield. Plaintiff's attorney: Marc Alan Krasnow, 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-24-6140282-S. Filed Nov. 18.

Sargent, Melissa A., Bridgeport. Filed by Cavalry Spv I, LLC, Greenwich. Plaintiff's attorney: Patrick Joseph Fitzgerald III, Albany. Action: The plaintiff is the owner of the credit account debt of the defendant who used a credit account to make payments for goods and services. The defendant failed to make payments. 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-24-6140201-S. Filed Nov. 14.

Vantine, William Lee, et al, Shelton. Filed by Brian O'Hara, Fairfield. Plaintiff's attorney: Bershtein Bershtein & Bershtein PC, Hamden. 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-24-6140558-S. Filed Nov. 25.

Danbury Superior Court

Cabrera-silva, Franco Alonso, et al, Danbury. Filed by Benjamin Torres, Brookfield. Plaintiff's attorney: Matthew Julian Forrest, Whetersfield. 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-24-6052159-S. Filed Oct. 29.

Driscoll, Kristine, et al, Danbury. Filed by Jorge Medina, p.p.a., Jaimly M. Medina, Danbury. Plaintiff's attorney: James Albert Welcome, Waterbury. Action: the plaintiff was present and participating at a private car wash fundraiser event held in a private parking lot when defendant unlawfully entered through an improper access point with her vehicle. While maneuvering to park her vehicle, the defendant was made aware of multiple bystanders vociferously warning her of imminent danger but failed to heed these warnings. Despite the warnings and screams, the defendant proceeded to attempt to park her vehicle, striking and running over the plaintiff. 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-24-6052549-S. Filed Dec. 2.

Occhino, John A., Bethel. Filed by Reginaldo DaSilva, Danbury. Plaintiff's attorney: Raymond C. Lubus, New Fairfield. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages of more than \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052337-S. Filed Nov. 13.

Spencer, Lara, Greenwich. Filed by Tehfang Hu, Ridgefield. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: the plaintiff entered the defendant's residence carrying equipment when the defendant's dog attempted to bite him. After the plaintiff informed the defendant of the dog's attempted attacks, rather than removing the dog from the area, she gave the plaintiff a treat to give to the dog. As the plaintiff re-entered the area a third time, the defendant's dog, suddenly and without warning bit the plaintiff in his right calf, puncturing the skin and causing him 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-24-6052087-S. Filed Oct. 21.

Stamford Superior Court

Oh, Halyna, Stamford. Filed by JPMorgan Chase Bank NA, Wilmington, Delaware. Plaintiff's attorney: Rubin & Rothman LLC, Islandia. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070341-S. Filed Nov. 20.

Ortiz Rivera, Jamie, et al, Danbury. Filed by Christopher Varriano, Norwalk. Plaintiff's attorney: Matthew Julian Forrest, Whetersfield. 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-24-6070030-S. Filed Nov. 4.

Ramos-Hernandez, Lisbeth, Stamford. Filed by Paul Grilande, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-24-6069773-S. Filed Oct. 16.

Stamford Golf Authority, Stamford. Filed by Sean Emmett, Stamford. Plaintiff's attorney: Silver Golub & Teitell, Stamford. Action: the plaintiff paid the applicable fees charged by defendant to play the 18-hole course at Sterling Farms. The defendant owned and controlled the premises when plaintiff was playing the third hole of the course, he stepped into the unmarked, uncovered and hidden drainage pipe opening, which contained stagnant water and debris. As plaintiff attempted to pull his leg out of the hole, an exposed pipe in the hole lacerated his right lower leg causing a severe wound. As a result the plaintiff immediately was transported to Stamford Hospital Emergency Room for treatment for his injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FST-CV-24-6070225-S. Filed Nov. 12.

DEEDS

Commercial

1128 Pequot Avenue LLC, Southport. Seller: Carol D. Morris, Fairfield. Property: 1128 Pequot Ave., Fairfield. Amount: \$3,290,000. Filed Dec. 23.

19 Selden Lane Trust, Las Vegas, Nevada. Seller: Kenneth C. Song and Anna S. Park, Greenwich. Property: 19 Selden Lane, Greenwich. Amount: \$N/A. Filed Dec. 18.

52 Cos Cob Multifamily LLC, Armonk, New York. Seller: 52 Cos Cob Avenue LLC, Riverside. Property: 52 Cos Cob Ave., Cos Cob. Amount: \$10. Filed Dec. 20.

550 West Avenue LLC, Stamford. Seller: 550 West Avenue Industrial LLC, Darien. Property: 550 West Ave., Stamford. Amount: \$10. Filed Dec. 18.

Abilis Inc., Greenwich. Seller: 78 Harvard Avenue Associates LLC, Darien. Property: 78 Harvard Ave., Stamford. Amount: \$1. Filed Dec. 19.

BEA Development LLC, Stratford. Seller: Manda F. Baker, Fairfield. Property: 92 Lounsbury Road, Fairfield. Amount: \$620,000. Filed Dec. 23.

Bregu, Kristian and Mirela Bregu, Stamford. Seller: LLACG Community Investment Fund, Stamford. Property: 38 Carlisle Place, Stamford. Amount: \$650,000. Filed Dec. 17.

Children's Learning Centers of Fairfield County Inc., Stamford. Seller: Family Centers Inc., Stamford. Property: 60 Palmers Hill Road, Stamford. Amount: \$1. Filed Dec. 17.

Felder, Andrew and Ashley Pascoe, Beacon, New York. Seller: K2 Realty LLC, Westport. Property: 184 Sigwin Drive, Fairfield. Amount: \$765,000. Filed Dec. 23.

Let It Loose Holdings LLC, Greenwich. Seller: 2N Washington LLC, Sunny Isles Beach, Florida. Property: 11 Vineyard Lane, Greenwich. Amount: \$10. Filed Dec. 16.

Old Mill Farm LLC, Greenwich. Seller: Cannondale LLC, Greenwich. Property: 185 Old Mill Road, Greenwich. Amount: \$1. Filed Dec. 18.

Pernas, Walter and Maria de los Angeles Pernas, Stamford. Seller: Acquisitions Connecticut LLC, Queens Village, New York. Property: 560 Webbs Hill Road, Stamford. Amount: \$740,000. Filed Dec. 18.

Perskie, David and Amy Perskie, Greenwich. Seller: Brook Road A LLC and Brook Road B LLC, Greenwich. Property: 16 Boulder Brook Road, Greenwich. Amount: \$1. Filed Dec. 17.

Pilot 2404 LLC, Greenwich. Seller: The Joseph J. and Claire Morrow Charitable Foundation and Claire Morrow, Greenwich. Property: 549 Round Hill Road, Greenwich. Amount: \$1. Filed Dec. 17.

Pizza Town Holdco LLC, Miami, Florida. Seller: Stamford Four LLC, East Haven. Property: 996 High Ridge Road, Stamford. Amount: \$0. Filed Dec. 20.

Soffer, Harry, Stamford. Seller: 33 Alt LLC, Stamford. Property: 237 Ocean Drive East, Stamford. Amount: \$10. Filed Dec. 17.

The Skylar Family Trust, Greenwich. Seller: Paulette Oliva, Bonita Springs, Florida. Property: 1035 North St., Greenwich. Amount: \$1,550,000. Filed Dec. 17.

Tworecke, Matthew and Elyssa Scharaga, New York, New York. Seller: ERJ LLC, Greenwich. Property: 18 Pond Place, Greenwich. Amount: \$10. Filed Dec. 19.

Urquhart, Jr., John A., Southport. Seller: JCU LLC, Southport. Property: 935 Harbor Road, Fairfield. Amount: \$0. Filed Dec. 23.

Wolf, Judith F., Fairfield. Seller: Roberton Crossing LLC, Easton. Property: 92 Roberton Crossing, No. 92, Fairfield. Amount: \$665,000. Filed Dec. 27.

Residential

Altamura, Luigi, Stamford. Seller: Ernest E. Hatter, Stamford. Property: 81 Oaklawn Ave., Stamford. Amount: \$470,000. Filed Dec. 17.

Andriyevska, Mariya Solomiya and Volodymyr Bilak, Stamford. Seller: Alexandra J. Kinol, Stamford. Property: 150 Hope St., Unit 11, Stamford. Amount: \$430,000. Filed Dec. 19.

Argentino, Anthony and Barbara Utz Argentino, Rye, New York. Seller: William J. Schwartz and Betsy S. Schwartz, Greenwich. Property: 35 Gold St., Greenwich. Amount: \$1,100,750. Filed Dec. 19.

Brookes, Jameson Edwards and Katherine Burke Gabal, Norwalk. Seller: Christopher Perez and Caroline Perez, Stamford. Property: 35 Cedar Heights Road, Stamford. Amount: \$611,000. Filed Dec. 18.

Burillo, Maria-Nieves, New York, New York. Seller: Sean P. Degnan Stamford. Property: 104 Summer St., Unit 2A, Stamford. Amount: \$250,000. Filed Dec. 18.

Calderon, Luis F., Mamaroneck, New York. Seller: Christopher G. Babbidge and Lauren G. Babbidge, Stamford. Property: 14 Ingall St., Unit A6, Stamford. Amount: \$430,000. Filed Dec. 16.

Catalic, Alfredo, Greenwich. Seller: Harold B. Bornstein and Renee M. Bornstein, Punta Gorda, Florida. Property: 97 Meadowpark Avenue North, Stamford. Amount: \$1,050,000. Filed Dec. 16.

Colgate, Bruce Austen and Rhonda Leon Colgate, Bridgeport. Seller: Halim Khan, Fairfield. Property: 637 Fairfield Woods Road, Fairfield. Amount: \$785,000. Filed Dec. 26.

Colon, Daniel, Stamford. Seller: Veera Vemula, Stamford. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$235,000. Filed Dec. 18.

Dodd, Derek and Adele Collier, Washington. Seller: Joseph M. Pagliarulo and Margaret M. Pagliarulo, Darien. Property: 27 Harding Road, Old Greenwich. Amount: \$2,775,000. Filed Dec. 20.

Ells, James Francis and Brittney Terese Miranda, Stamford. Seller: Corey E. Rossman and Marissa M. Matzen, Stamford. Property: 592 Haviland Road, Stamford. Amount: \$1,500,000. Filed Dec. 16.

Euler, Joseph Benson and Erica Lynn Euler, New York, New York. Seller: Ariel Cherkasky and Eli Cherkasky, Greenwich. Property: 9 West End Ave., Old Greenwich. Amount: \$3,255,000. Filed Dec. 16.

Ferreira de Almeida, Thelma, Fairfield. Seller: Lawrence Klaff and Karen Klaff, Fairfield. Property: 117 Sterling St., Lot 30, Map 550, Fairfield. Amount: \$600,000. Filed Dec. 27.

Fogarty, Brian T. and Kathryn B. Fogarty, Stamford. Seller: Ronald J. Araujo and Jennifer Moran Araujo, Stamford. Property: 25 Woodbrook Drive, Stamford. Amount: \$1,100,000. Filed Dec. 19.

Gasso, Ellen J., Fairfield. Seller: Ellen Gasso, Fairfield. Property: 245 Unquowa Road, Unit 73, Fairfield. Amount: \$1. Filed Dec. 27.

Gudewicz, Corey T., Stamford. Seller: Tom Papp and Joanne Shuford, Essex, Vermont. Property: 110 Dunn Ave., Stamford. Amount: \$630,000. Filed Dec. 18.

Guzman Flores, Omar and Flor Monserrat Gonzalez Vazquez, Stamford. Seller: Christina Feeny, Stamford. Property: 970 Hope St., Unit 5E, Stamford. Amount: \$336,500. Filed Dec. 20.

Jenkins, Coline, Greenwich. Seller: Coline Jenkins, Greenwich. Property: 20 1/2 Forest Ave., Greenwich. Amount: \$N/A. Filed Dec. 20.

Korzenikov, Andrei and Anastasiia Grigoreva, Cos Cob. Seller: Theresa L. Corbo, Greenwich. Property: 18 Arthur St., Unit A., Greenwich. Amount: \$810,000. Filed Dec. 19.

Malamet, Gary and Janet Malamet, Stamford. Seller: Robert J. Kingston Jr. and Carolyn S. Kingston, Stamford. Property: 46 Middle Ridge Road, Stamford. Amount: \$1,075,000. Filed Dec. 19.

Mandujano, Osvaldo, Norwalk. Seller: Jean Ann West, Fairfield. Property: Lots 627-628, 24 Carthage St., Fairfield. Amount: \$400,000. Filed Dec. 23.

Massaregli, Frank and Jennifer Pelusi, Scarsdale, New York. Seller: Jon Jagodzinski, Stamford. Property: 44 Idlewood Drive, Stamford. Amount: \$1,152,000. Filed Dec. 17.

Mathai, Joseph and Swati S. Mathai, Greenwich. Seller: Joseph Mathai and Swati S. Mathai, Greenwich. Property: 25 Lakewood Circle North, Greenwich. Amount: \$1. Filed Dec. 20.

Neumann, Sophie and Connor Garrity, Stamford. Seller: Vivian Scanlon, Stamford. Property: 461 Woodbine Road, Stamford. Amount: \$500,000. Filed Dec. 20.

Niebler, Patrick and Traci Niebler, New York. Seller: Michael L. McElroy and Catherine McElroy, Fairfield. Property: 2132 Stratfield Road, Fairfield. Amount: \$675,000. Filed Dec. 24.

Otte, Shannon Law, Greenwich. Seller: Michael Castine and Anne Castine, Greenwich. Property: Larkspur Lane, Greenwich. Amount: \$10. Filed Dec. 19.

Overlock, Garret and Emily Overlock, Greenwich. Seller: Jocelyn S. Woolworth, Greenwich. Property: 21 Dempsey Lane, Greenwich. Amount: \$1. Filed Dec. 16.

Pendergast, Joseph and Claar K. Ennis, New York. Seller: Aleksandra Indrian and Michael Kabata, Stamford. Property: 9 Webbs Hill Road, Stamford. Amount: \$1,124,000. Filed Dec. 17.

Piekarski, Andrew, Fairfield. Seller: Ann Marian Basil, Fairfield. Property: 336 Hunyadi Ave., Fairfield. Amount: \$450,000. Filed Dec. 27.

Piletto, Nicholas and Colette Piletto, Stamford. Seller: Dylan Yott and Jessica Mahoney, Jersey City, New Jersey. Property: 83 Dunn Ave., Stamford. Amount: \$775,000. Filed Dec. 20.

Plaisimond, Tania Michele and Nahid Carter, Stamford. Seller: William S. Callion III, Martinez, Georgia. Property: 35 W. Broad St., Unit 307, Stamford. Amount: \$560,000. Filed Dec. 20.

Qori, Eglia, Philadelphia, Pennsylvania. Seller: Balaji Krishnamoorthy, Stamford. Property: 167 Grove St., Unit K, Stamford. Amount: \$445,000. Filed Dec. 17.

Rich IV, James H., Stamford. Seller: Lisa Terenzio, Stamford. Property: 53 Benstone St., Stamford. Amount: \$802,000. Filed Dec. 16.

Rotfeld, Eva and Arthur Rotfeld, Stamford. Seller: Richard Ostuw, Stamford. Property: 32 Blackberry Drive, Stamford. Amount: \$881,000. Filed Dec. 18.

Sacasari Bacuilima, Carlos R. and Sandra E. Guinanzaca Rumipulla, Stamford. Seller: Berta Pineda, Stamford. Property: 52 Maher Road, Stamford. Amount: \$695,000. Filed Dec. 19.

Saxe, Heidi M., Shelton. Seller: Christopher T. Clark and Olivia M. Kilb, Fairfield. Property: 41 Abbey Road, Fairfield. Amount: \$1,790,000. Filed Dec. 27.

Sereno, Salvatore and Kaylee Kerz, Bridgeport. Seller: Timothy Michael Pappas and Colby Elizabeth Mello Pappas, Fairfield. Property: 98 Alvin St., Fairfield. Amount: \$635,000. Filed Dec. 23.

Stahl, Stephen Allen and Katherine Mohr Stahl, Greenwich. Seller: Roberta Trippe, Greenwich. Property: 88 Buckfield Lane, Greenwich. Amount: \$3,400,000. Filed Dec. 20.

Tanrikulu, Nevin Berkmen, Fairfield. Seller: Michele DeFeo, Stamford. Property: 43 Harbor Drive, Unit 402, Stamford. Amount: \$760,000. Filed Dec. 16.

Ulysse, Geordani and Kendia Ulysse, Stamford. Seller: Anita L. Barkan, Stamford. Property: 54 Hope St., Unit K, Stamford. Amount: \$510,000. Filed Dec. 17.

Walsh, Jesse, Stamford. Seller: Bette Gigliotti, Fairfield. Property: 98-100 Gould Ave., Fairfield. Amount: \$1,080,000. Filed Dec. 24.

Wehr, Charles and Rachel Wehr, Old Greenwich. Seller: Joanne Tierney Marr and Thomas Marr, Riverside. Property: 31 Stoney Ridge Lane, Riverside. Amount: \$3,370,000. Filed Dec. 17.

Wiedebach-Dartnell, Sabine and Rian A. A. Dartnell, Delray Beach, Florida. Seller: Jared G. Randall and Whitney B. Randall, Greenwich. Property: 26 Maher Ave., Greenwich. Amount: \$2,900,000. Filed Dec. 18.

Wosniak, Ewa M. and Tomasz Wosniak, Stamford. Seller: Lawrence D. Jacobs, Staten Island, New York. Property: 48 Heather Drive, Stamford. Amount: \$1,190,000. Filed Dec. 20.

MORTGAGES

10X Athletic USA LLC, Greenwich, by Jonathan J. Martin. Lender: ClearEdge Lending LLC, 20 Enterprise, Suite 350, Aliso Viejo, California. Property: 44 Amherst Road, Riverside. Amount: \$1,957,000. Filed Nov. 25.

25 Woodland Drive LLC, Greenwich, by Laura K. Noe. Lender: Mortgage Funding 05 LLC, 290 Post Road West, Suite 100, Westport. Property: 25 Woodland Drive, Unit 25C, Greenwich. Amount: \$2,100,000. Filed Nov. 26.

37 Rockview Drive LLC, Greenwich, by Robert V. Sisca. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 37 Rockview Drive, Greenwich. Amount: \$693,000. Filed Nov. 25.

Adobe Rentals LLC, Stamford, by Antonette Ruocco. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 637 Cove Road, Unit D7, Stamford. Amount: \$171,500. Filed Dec. 2.

Apollo Advisory LLC, Stamford, by Antonette Ruocco. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 637 Cove Road, Unit D11, Stamford. Amount: \$171,500. Filed Dec. 2.

Barillas, Erik and Cesar Barillas, New York, New York, by Maureen McCormack. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Green Lane, Greenwich. Amount: \$757,500. Filed Nov. 27.

Beaudry, Dustin and Mary Beaudry, Greenwich, by Jill M. Maguire. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 8 Cherry Blossom Lane, Greenwich. Amount: \$400,000. Filed Nov. 26.

Carson, Jack and Chelsie Carson, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 73 Clay Hill Road, Stamford. Amount: \$58,135. Filed Nov. 26.

Cassidy, Idan, Glen Rock, New Jersey, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1 Broad St., Unit 20D, Stamford. Amount: \$200,000. Filed Nov. 25.

Colandro Jr., Dominick and Natalia Anna Alexandru, Stamford, by John C. Polera. Lender: Ives Bank, 220 Main St., Danbury. Property: 101 Pine Tree Drive, Stamford. Amount: \$603,750. Filed Nov. 27.

Condado Ted LLC, Fairfield, by Susan Kohrs. Lender: Miller, Rosnick, D'Amico, August & Butler, PC, 1087 Broad St., Bridgeport. Property: 57 Beaumont Place, Fairfield. Amount: \$650,000. Filed Nov. 25.

Connell, James Patrick and Jennifer A. Connell, Jersey City, New Jersey, by Amy S. Zabetakis. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 105 Perry St., Fairfield. Amount: \$697,500. Filed Nov. 26.

Delgado-Romero, Javier A. and Nora M. Jimenez-Morales, Stamford, by Jeffrey G. Lane. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 14 Peak St., Stamford. Amount: \$605,000. Filed Nov. 26.

Dvorak, Maria and Lubos Dvorak, Greenwich, by Andrij Cichowlas. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 25 High St., Greenwich. Amount: \$420,000. Filed Nov. 27.

Engle, Timothy W. and Keturah E. Engle, Cos Cob, by Nordia M. Brown. Lender: Ives Bank, 220 Main St., Danbury. Property: 14 River Lane, Cos Cob. Amount: \$250,000. Filed Nov. 25.

Famiglietti, Daniel and Kristen Reilly, Stamford, by Lauren J. Mashe. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 57 Lenox Ave., Stamford. Amount: \$620,000. Filed Nov. 26.

Fox, David Allan, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 171 Putnam Park, Greenwich. Amount: \$497,250. Filed Nov. 26.

Gavidia, Natalia and Vincenzo Abbattista, Fairfield, by John K. Cohane. Lender: EMM Loans LLC, 1950 Route 70 East, Suite 300, Cherry Hill, New Jersey. Property: 240 Sunnyridge Ave., Unit 71, Fairfield. Amount: \$238,000. Filed Nov. 26.

Goekjian, Michael Dunn and Kristina Kulik, New York, New York, by Jason J. Morytko. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 149 John St., Greenwich. Amount: \$2,932,500. Filed Nov. 26.

Gormley, Frances P., Greenwich, by Maria C. Miller. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 21 Pecksland Road, Greenwich. Amount: \$1,025,000. Filed Nov. 26.

Gregor, Timothy Victor and Shannon Frances Gregor, Old Greenwich, by M. Cassin Maloney Jr. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 24 Meadowbank Road, Old Greenwich. Amount: \$2,092,000. Filed Nov. 25.

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:

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Phone: 914-694-3600

Hearns, Michelle Nicole and **Leslie Anne Hearns**, Stamford, by Robert E. Colapietro. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1633 Washington Blvd., Stamford. Amount: \$185,000. Filed Dec. 2.

Hesburgh, James M. and **Lixa K. Hesburgh**, Greenwich, by Shetal Nitin Malkan. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 117 Clapboard Ridge Road, Greenwich. Amount: \$1,550,800. Filed Nov. 27.

Islam, S. M.D., Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 31 Weed Ave., Stamford. Amount: \$869,962. Filed Nov. 26.

Kalm Family LLC, Brookfield, by Robert J. Yamin. Lender: 681 Myrtle Avenue Properties LLC, 87 Jackman Ave., Fairfield. Property: 3840 Black Rock Turnpike, Fairfield. Amount: \$325,000. Filed Nov. 26.

Kaminski, Deanacora and **Patrick Fam**, Stamford, by Mario P. Musilli. Lender: Ives Bank, 220 Main St., Danbury. Property: 120 Little Hill Drive, Stamford. Amount: \$357,500. Filed Nov. 25.

Khosla, Dhiraj and **Manjit Khosla**, Cromwell, by Joshua F. Gilman. Lender: Alliant Credit Union, 11545 W. Touhy Ave., Chicago, Illinois. Property: 30 Glenbrook Road, Apt. 9A, Stamford. Amount: \$213,375. Filed Nov. 24.

Kuznetsov, Margarita and **Alex Kuznetsov**, Stamford, by Andrij Cichowlas. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 28 Mercedes Lane, Stamford. Amount: \$210,000. Filed Nov. 27.

Laplace, Marc and **Beth McKiernan**, Fairfield, by N/A. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 2160 N Benson Road, Fairfield. Amount: \$650,000. Filed Nov. 25.

Larangeira, Guilherme G. and **Claire K. Siegel**, Fairfield, by Nicholas R. Marcial. Lender: Guaranteed Rate Inc., 3940 N Ravenswood Ave., Chicago, Illinois. Property: 564 Fairfield Woods Road, Fairfield. Amount: \$443,630. Filed Nov. 27.

Lashchyk, Andriy and **Oksana Lashchyk**, Stamford, by Andrij Cichowlas. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 60 Lawn Ave., Unit 3, Stamford. Amount: \$180,400. Filed Nov. 27.

Lieberman, Joseph, West Nyack, New York, by Pamela I. Baekey. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 135 Alden St., Fairfield. Amount: \$766,550. Filed Nov. 26.

Lievens, Dirk Nicole and **Jolyn Vanneste**, Fairfield, by Leah M. Parisi. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Chicago, Illinois. Property: 15 Montauk St., Fairfield. Amount: \$655,000. Filed Nov. 25.

Maguire, Ariel and **Mathew Maguire**, Cos Cob, by Erin Spiess Chang. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 6 Schubert Lane, Cos Cob. Amount: \$1,500,000. Filed Nov. 26.

Maisak, Matthew Steven, Headington, Oxford, by Robert E. Murray Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 3 Marks Road, Riverside. Amount: \$3,412,500. Filed Nov. 26.

Mavridis, Konstantinos and **Martha Bakes Mavridis**, Stamford, by William T. Ferris. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 7 Nutmeg Lane, Stamford. Amount: \$210,000. Filed Nov. 25.

McMichael, Dylan C., Stamford, by Brad M. Aron. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1 Strawberry Hill Court, No. 9B, Stamford. Amount: \$150,000. Filed Nov. 25.

Meadowcroft LLC, Greenwich, by Vicki K. Johnson. Lender: 7 Dairy Lender LLC, 1000 Bridgeport Ave., Suite 501, Shelton. Property: 7 Dairy Road, Greenwich. Amount: \$1. Filed Nov. 26.

Messina, Mark N. and **Erica J. Messina**, Fairfield, by William E. Reed Jr. Lender: Sikorski Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 400 Cascade Drive, Fairfield. Amount: \$150,000. Filed Nov. 25.

Montour, Michael and **James Edward Butler**, Fairfield, by Peter C. Reynolds. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 451 Burroughs Road, Fairfield. Amount: \$626,850. Filed Nov. 27.

Munro Jr., Robert A. and **Mary Ellen Munro**, Greenwich, by Carolyn Elizabeth Smith Brown. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 15 Amherst Road, Riverside. Amount: \$103,000. Filed Nov. 26.

Nobile, Vincent R. and **Karolin Keilbar**, Greenwich, by Edward S. Mitchell. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Grand St., Greenwich. Amount: \$360,000. Filed Nov. 25.

Olbrys, Dariusz and **Maria Olbrys**, Stamford, by Michael C. Jachimczyk. Lender: Provident Funding Associates LP, 1235 N. Dutton Ave., Suite E, Santa Rosa, California. Property: 25 Dee Lane, Stamford. Amount: \$400,000. Filed Nov. 25.

Patel, Somakshi Mayank, Rochelle Park, New Jersey, by Susan M. Ford. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 39 Maple Tree Ave., Unit 31, Stamford. Amount: \$472,500. Filed Nov. 26.

Pisani, Celeste J., Riverside, by Marta Hrynyszyn. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 67 Sheephill Road, Riverside. Amount: \$215,000. Filed Nov. 25.

Poirier Jr., Phillip L. and **Sharon T. Poirier**, Del Mar, California, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 22 Deepwoods Lane, Old Greenwich. Amount: \$1,400,000. Filed Nov. 27.

Louizos, John J. and **Stacy H. Louizos**, Stamford, by Anita Hassantalebi. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1867 Shippan Ave., Stamford. Amount: \$404,000. Filed Nov. 26.

Rosenfeld, Michael and **Alexandra Boelke**, Greenwich, by Robert V. Sisca. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Rockview Drive, Greenwich. Amount: \$891,000. Filed Nov. 25.

Scollard, Tammy A. and **David P. Scollad**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 53 Glenville St., Greenwich. Amount: \$104,100. Filed Nov. 27.

Seidman, Jennifer, Fairfield, by Daniel E. Jacobs. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 115 Lalley Blvd., Fairfield. Amount: \$1,000,000. Filed Nov. 26.

Spiegelman, Christopher J., Stamford, by N/A. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 48 Arbor Road, Stamford. Amount: \$708,000. Filed Nov. 26.

Stein, Seth David and **Lisa B. Stein**, Fairfield, by Maria Bravo. Lender: Sikorski Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 861 Brooklawn Ave., Fairfield. Amount: \$30,000. Filed Nov. 25.

Stote, Caitlin, Stamford, by Anthony E. Schwartz. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 2289 Bedford St., 8-5, Stamford. Amount: \$260,000. Filed Nov. 26.

The Rigel Trust, Stamford, by Andrij Cichowlas. Lender: Florida Auto Advantage LLC, 6103 Aqua Ave., Unit 404, Miami Beach, Florida. Property: 19 Walnut Ridge Court, Stamford. Amount: \$500,000. Filed Nov. 27.

Torres, Dennis and **James Taylor**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 31 Sweet Briar Lane, Stamford. Amount: \$100,000. Filed Nov. 26.

Tra, Bichngoc T., Bridgeport, by Edwin P. Farrow. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 127 Grasmere Ave., Fairfield. Amount: \$440,000. Filed Nov. 25.

Vasilyeva, Elena A. and **Alena V. Nayak**, Stamford, by Dennis Bujdad. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 1 Southfield Ave., Apt. 114, Stamford. Amount: \$140,035. Filed Nov. 25.

Vengrenyuk, Andriy, et al, Stamford, by Gerald M. Fox III. Lender: Ark-La-Tex Financial Services LLC, 5160 Tennyson Parkway, Suite 1000, Plano, Texas. Property: 11 Woodledge Road, Stamford. Amount: \$340,000. Filed Nov. 27.

Wesner, Frederick L. and **Sophia D. Tawil**, Greenwich, by Vicki K. Johnson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 496 Valley Road, Cos Cob. Amount: \$925,000. Filed Nov. 25.

West, Peter David, Stamford, by Wendy Corrie Williams. Lender: America's First Network Credit Union, 92 Pitkin St., East Hartford. Property: 51 Schuyler Ave., Unit 7D, Stamford. Amount: \$50,000. Filed Dec. 2.

Zhang, Xiangnan and **Lu Xu**, Charlotte, North Carolina, by Julie A. Jones. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Osborne Place, Southport. Amount: \$800,000. Filed Nov. 27.

NEW BUSINESSES

Abco Hvacr Supply and Solutions, 419 West Ave., Bldg., 2, Stamford 06902, c/o Daikin Comfort Technologies Northeast Inc. Filed Dec. 16.

Aeropure Duct Cleaning, 143 Hoyt St., 2S, Stamford 06905, c/o DCL Property Services LLC. Filed Dec. 19.

AFC Construction, 102 Lincoln Ave., Suite 2, Stamford 06902, c/o Alan Faria. Filed Dec. 10.

Andrzej Majdak Construction, 27 Houston Terrace, Stamford 06902, c/o Andrzej Majdak. Filed Dec. 3.

Banking Circle Us, 750 Washington Blvd., Suite 610, Stamford 06901, c/o BCUS Inc. Filed Dec. 13.

CBIZ Individual Insurance Solutions, 13500 Evening Creek Drive North, Suite 450, San Diego, California 92128, c/o CBIZ Life Insurance Solutions Inc. Filed Dec. 3.

Chandamaama, 214 Seaside Ave., No.1, Stamford 06902, c/o Chikkala LLC. Filed Dec. 2.

Color My World, 33 Pine Hill Ave., Unit 1, Stamford 06606, c/o Pachamama Holistic Solutions Inc. Filed Dec. 10.

Cycle and Strength, 1010 High Ridge Road, Stamford 06905, c/o Hillside Fitness Stamford LLC. Filed Dec. 3.

Luis Painting, 67 Fort Point St., Apt. 3, Norwalk 06855, c/o Luis Flores Lopez. Filed Dec. 18.

St. Camillus Stamford Opco LLC, 494 Elm St., Stamford 06902, c/o St. Camillus Stamford Opco. Filed Dec. 3.

Tacos Cardona LLC, 50 Fairfield Ave., Stamford 06902, c/o Tacos Cardona LLC. Filed Nov. 22.

Tacos Cardona, 50 Fairfield Ave., Stamford 06907, c/o Martin Guerrero. Filed Nov. 7.

Taqueria Garibaldi LLC, 83 Atlantic St., Stamford 06901, c/o Taqueria Garibaldi LLC. Filed Dec. 6.

Tech Hardware Deals, 26 Pearl St., Norwalk 06850, c/o Justin Samuels. Filed Dec. 6.

The Casa Famoso Co., 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Dec. 3.

Westport Avenue Associates GP, 337 Westport Ave., Norwalk 06851, c/o Kevin DeMarco. Filed Dec. 12.

XG Consultants Group, 300 First Stamford Place, Suite 360, Stamford 06902, c/o MBD Consultants LLC. Filed Nov. 25.

Legal Notices

SSR MARKETING, LLC. Art of Org. filed with the SSNY on 12/10/2024 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. CURAN & AHLERS, LLC 14 MAMARONECK AVE, WHITE PLAINS, NY, 10601. Any lawful purpose. #63733

Notice of Formation of R & R CI LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/30/2024. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 14 St. Eleanoraís Lane, Tuckahoe, NY 10707. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63737

Name of LLC: Simrose Real Estate Holdings LLC. Arts. of Org. filed NY Sec. of State 12/20/2024 Princ. off. loc.: Westchester Cty. Sec. of State designated as agent of LLC upon whom process against it may be served. Sec. of State shall mail a copy of process to the LLC, c/o Simona Rosen; Simrose Real Estate Holdings LLC, 1975 Crompond Rd, Cortlandt Manor NY 10567, Attn: Simona Rosen Purpose: Real Estate Services. #63738

Notice of Formation Name of LLC: Piccolino, LLC Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 01/09/2025. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63739

Notice of Formation of 914 UNPLUGGED, LLC. Articles of Organization filed with SSNY on 12/18/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Itzel Aguilera 339 Tarrytown Road, Elmsford, NY 10523. Purpose: any lawful purpose. #63740

NOTICE OF FORMATION OF Nola Scott and Co. LLC. Arts. Of Org. filed with SSNY on 10/11/22. Offc. loc: WESTCHESTER Cty. SSNY desig. agent upon whom process against it may be served. SSNY shall mail a copy of any process against the LLC to 91 Coligni Ave, New Rochelle, NY 10801. Purpose: any lawful activity. #63741

HUSOFDANE, LLC Pursuant to 206 c, Articles of Org. filed NY Sec. of State 12/30/24. Office in Westchester Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to 8 Mountain Rd Irvington, NY 10533 which is also the principal business address. Purpose: Any lawful purpose. #63743

A nonprofit organization in Lower Westchester County is seeking sealed bids to furnish and install security related enhancements. The project consists of multiple bid packages including: replacement of exterior and vestibule doors with impact resistant doors and a mantrap feature, interior door hardening locks and related equipment, solid surface fencing, blast resistant window film, and perimeter lighting. Selection criteria will be based on qualifications and experience, references, and cost. Specifications and bid requirements can be obtained by contacting securupgrades@gmail.com. All interested firms will be required to sign a nondisclosure agreement and provide primary contact, telephone, fax, and email address. Bids will be accepted until 5 PM on January 30, 2025 and work is to commence by March 3, 2025 and be completed by August 29, 2025. #63742



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