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# State student loan reimbursement program now in effect

BY GARY LARKIN / glarkin@westfairinc.com



State Rep. Corey Paris

"Student loan debt can be crippling... This reimbursement program makes a huge difference in their lives."

— Rep. Corey Paris

**DANBURY — Connecticut college students are now able to benefit from a new state law that alleviates student loan debt, according to state Rep. Corey Paris of Stamford.**

As of Jan. 1, the reimbursement program, the first of its kind in the nation, provides up to \$5,000 per year for up to four years (up to \$20,000) in loan forgiveness. The law set aside \$6 million in the current budget cycle and will be awarded on a first-come, first-served basis.

"I understand how students and families carrying student loan debt feel," Paris said. "Student loan debt can be crippling. It feels like you're never gaining ground. This reimbursement program was bipartisan.

"When a student loan debt carrier

can meet the criteria and we're able to reimburse them \$5,000 a year, that gives them \$5,000 for other important uses, be it paying rent, mortgage, car loan, electric, or groceries, or putting it toward a goal — a vacation, purchasing a home, or buying a car, that makes a huge difference in their lives."

The state Office of Higher Education may approve the participation of any person in the student loan reimbursement program who meets the following requirements:

Must have graduated from a Connecticut state public or private college or university with a bachelor's or associate degree or have an occupational/professional license or certificate or left such college in good standing and was granted a hard-

ship waiver by the Office of Higher Education.

Must be a Connecticut resident for at least five years.

Must have a Connecticut adjusted gross income of not more than \$125,000 for single applicants and file a federal tax return as unmarried or have a Connecticut adjusted gross income of not more than \$175,000 for married applicants and file a federal tax return as head of household, married filing jointly or a surviving spouse.

Must have an outstanding student loan balance and have made payments in 2024 toward federal direct loans, federal direct PLUS loans, federal Perkins loans, CHESLA loans, other state's sponsored student loans, or a private student loan.

Must have volunteered for at least 50 hours at a Connecticut nonprofit organization that is registered with the Department of Consumer Protection, municipal government, served on the board of directors for a nonprofit organization, or have military service after Jan. 1, 2024.

Paris, a Western Connecticut State University alumnus, will return to his alma mater to explain the details of the reimbursement program to faculty, staff, alumni, students, parents and the public. Paris will speak at 5:30 p.m. on Tuesday, Feb. 4, in Ives Concert Hall in White Hall on the university's Midtown campus, 181 White St. in Danbury. The event will be live streamed as well. RSVP to attend in person or online at <https://wcsutickets.regfox.com/student-loan-reimbursement-program>.

For more information or to apply, go to <https://www.ohe.ct.gov/>. To learn more about the event, contact Communications and Marketing at [pr@wcsu.edu](mailto:pr@wcsu.edu).



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# Consider the benefits of ESOPs

BY NORMAN GRILL

Wouldn't it be great if your employees worked as if they owned part of the company? An employee stock ownership plan (ESOP) could make that a reality.

Under an ESOP, employee participants gain partial ownership of the business through a retirement savings arrangement. Meanwhile, the company and its existing owner(s) can benefit from some tax breaks, an extra-motivated workforce and, potentially, a smoother path for succession planning.

## ESOP BASICS

To implement an ESOP, your business establishes a trust fund and either:

- The company contributes shares of stock or money to buy the stock (an "unleveraged" ESOP) to the ESOP, or
- The ESOP borrows funds to buy

the stock initially, and then the company contributes cash to the ESOP to enable it to repay the loan (a "leveraged" ESOP).

The shares in the trust are allocated to individual employees' accounts, often tied to their compensation. The business must formally adopt the plan and submit documents and specific forms to the IRS.

## THE TAX EFFECTS

Among the most significant benefits of an ESOP is that employer contributions to qualified retirement plans such as ESOPs are typically tax-deductible. However, employer contributions to all defined contribution plans, including ESOPs, are generally capped at 25% of covered payroll. One exception applies: C corporations with leveraged ESOPs can deduct all contributions used to pay interest on the ESOP loan. That is, the interest isn't counted toward the 25% limit.

Dividends paid on ESOP stock passed through to employees or used to repay an ESOP loan may be tax-deductible for C corporations, provided the dividends are reasonable. Additionally, dividends voluntarily reinvested by employees in company stock in the ESOP are usually also deductible for the business. (Employees, however, should consider the tax implications for their situations.)

Another potential benefit arises for shareholders in some closely held C corporations: They can sell stock to the ESOP and defer federal income taxes on any gains from the sale. Several stipulations apply, including that the ESOP must own at least 30% of the company's stock immediately after the sale. Also, the sellers must reinvest the proceeds (or an equivalent amount) in qualified replacement property securities of domestic corporations within a set period.

Finally, when a business owner is ready to retire or leave the company

for another reason, the business can make tax-deductible contributions to the ESOP to buy out the departing owner's shares. Alternatively, the ESOP can borrow money to buy the shares.

## RISKS TO CONSIDER

The tax implications of an ESOP differ for entity types other than C corporations, and these should be carefully evaluated before implementing an ESOP for another entity type. While an ESOP offers many potential benefits, it also presents risks, such as the complexity of setup and, in some situations, a strain on cash flow.

ESOPs typically involve high initial costs plus ongoing costs that grow with the plan's size. Additionally, ESOPs can be burdensome to administer. Because they're considered a type of retirement plan, they're heavily regulated by federal and state governments. Compliance will require hiring various professionals, including a trustee.

Contributing  
Writer



This column is for general information only and should not be taken as advice. Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, (203) 254-3880.

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# County funds \$4.6M for fixes at Palisade Towers housing complex in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

Last August, Con Edison cut off gas service to the Yonkers Housing Authority's eight-building Palisade Towers housing complex due to leaks in gas pipes serving the buildings. That knocked out cooking gas and hot water for the 415 apartments. The Housing Authority quickly brought in portable boilers to restore the hot water and provided electric appliances for cooking. Now, Westchester County has come forward with a \$4.6 million grant to help pay for repairs and upgrades at the public housing facility.

upgrading infrastructure at Palisade Towers," Yonkers Mayor Mike Spano said during a news conference held at the complex. "Additional funding is needed to carry out the work and we are hopeful that the state and federal governments will assist us because the lack of affordable housing nationwide is a serious problem so maintaining what we have is critical."

Spano said that the "deep pockets of the state and federal governments" will have to make investments in housing.

"We're going to do what we can," Spano said. "At the same time we're going to continue to advocate at the federal and state level for additional funding so that we can fix what really is wrong here."

County Executive Ken Jenkins explained, "Through our Landlord Tenant Assistance Program, we contribute to this collaborative effort to make critical upgrades and improve

The Housing Authority has determined that the cost of repairing the gas lines is prohibitive and as a result decided to switch to electricity instead of using gas, including replacing gas stoves in apartment kitchens with electric ovens.

"We thank Westchester County for these funds which will go toward



Palisade Towers complex. Portable boiler in trailer at right of photo.

Mike Spano

living conditions for the families here. This project reflects our shared commitment to preserving affordable housing and supporting the wellbeing of residents across Westchester County."

Jenkins said that heat pumps would be installed at Palisade Towers and the

electrical service would be upgraded to support the new systems.

The funding is administered through the county's planning department using the Public Housing Authorities Improvement program, which is designed to support capital improvements to affordable housing.

Wilson Kimball, CEO of the Yonkers Housing Authority, emphasized that doing all of the modernization needed at Palisade Towers will cost more than the \$4.6 million from the county.

"We thank residents for their patience as we work through this process," Kimball said. "It is critical that the state and federal governments step up to complete the work."

Originally known as the William A. Schlobohm Houses, the complex on Schroeder Street was renamed Palisade Towers in 2019 after a renovation that included new façades, windows and new elevators, along with new kitchen appliances, countertops and upgraded bathrooms. The Housing Authority had been seeking additional funding for infrastructure repairs when Con Ed had to shut off the gas.

## COURTS

# Mount Kisco builder demands \$14.3M for defective infinity pool

BY BILL HELTZEL / bheltzel@westfairinc.com



A Mount Kisco development firm is demanding \$14.3 million from a swimming pool contractor who allegedly built a leaky swimming pool for \$324,000.

65 Dune Road LLC accused Pristine Pool Construction Corp. of breach of warranty and unjust enrichment in a complaint filed on Jan. 17 in Westchester Supreme Court.

The demand for \$14.3 million is based on the same amount claimed by a homebuyer who sued 65 Dune Road and The Gaetano Development Corp. in 2019, claiming that from the moment he took possession of the new house "he began identifying defects in the construction of the residence."

65 Dune Road is owned and controlled by Michael and Steve Gaetano, according to court records. It is named

after the address in East Quogue, Suffolk County, where the firm built a 9,300-square-foot oceanfront home.

The firm hired Pristine Pool Construction, East Hampton, to build an infinity edge swimming pool for \$310,000, in 2015. It approved another \$13,979 in charges in 2016.

Michael D. McKnight, of Kansas, bought the house for \$13.75 million in 2018. In 2019, he sued 65 Dune Road in federal court, Central Islip, Suffolk County, for breach of contract and fraud.

Among many alleged defects throughout the new house, McKnight claimed that the infinity pool was not built in accordance with the Southampton building code.

A construction expert reported that

the pool did not have enough concrete to resist corrosion in a salt water environment, for example. She found leaks, signs of corrosion, organic growth, and stains caused by moisture infiltration.

While the defects did not compromise the swimming pool's structural integrity, as of her April 2024 report, "continued excessive deterioration of the pool wall and reinforcement can eventually lead to diminished service life of the pool."

65 Dune Road argues that if it is found liable for the swimming pool defects in the pending federal lawsuit, Pristine Pool Construction should be found solely culpable for the defects and responsible for the \$14.3 million that the homebuyer is seeking in the federal case.

Pristine Pool Construction did not reply to an email asking for its side of the story.





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Tappan Hill Mansion, 81 Highland Ave.  
Tarrytown 10591  
631-3030 • abigailkirsch.com  
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**Year company established:** 1989  
**Business description:** Caterers

## ALLAN M. BLOCK AGENCY INC.

24 S. Broadway, Tarrytown 10591  
631-4353 • ambins.com  
jmurray@allanblockinsurance.com  
**President:** JoAnne Murray, president  
**Year company established:** 1959  
**Business description:** personal and business insurance agency

## ANGELFACE DAY SPA

322 Underhill Ave.  
Yorktown Heights 10598  
245-1084 • angelfacespa.com  
info@angelfacespa.com  
**President:** Angela De Angelis, president and Founder  
**Year company established:** 1995  
**Business description:** beauty salon and spa

## AVE HAMILTON GREEN 25 COTTAGE PL

White Plains, NY 10601  
914.530.6203 • aveliving.com/  
hamiltongreen@aveliving.com  
**President, AVE; COO, Korman:**  
Lea Anne Welsh  
**Year company established:** 1995  
**Business description:** Luxury Apartment Rentals & Flexible-stay, Fully Furnished Apartments

## BAYSIDE TRAVEL GROUP OF COMPANIES

69 Pondfield Road, Bronxville 10708  
833-8880 • luxurytravelservice.com  
info@baysidetravel.com  
**President:** Barbara Nichuals, owner  
**Year company established:** 1987  
**Business description:** travel company specializing in customized luxury experiences

## BRONXVILLE WELLNESS SANCTUARY

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337-9356 • bronxvillewellness.com  
info@bronxvillewellness.com  
**President:** Stephanie Filardi, co-owner  
**Year company established:** 2011  
**Business description:** beauty salon and holistic spa services

## BUZZ CREATORS INC.

400 Columbus Ave., Second floor  
Valhalla 10596  
358-5080 • buzz-creators.com  
crae@buzz-creators.com  
**President:** Christina Rae, president  
**Year company established:** 2009  
**Business description:** public relations, marketing and brand building

## CAROL KURTH ARCHITECTURE PC & INTERIORS LTD.

The Arcade Building  
644 Old Post Road  
Bedford 10506  
234-2595 • carolkurtharchitects.com  
carol.kurth@carolkurtharchitects.com  
**President:** Carol Kurth, owner and founder  
**Year company established:** 1995  
**Business description:** architecture and interior design firm

## CERTIFIED SITE SAFETY OF NY LLC

99 Lafayette Ave., White Plains 10603  
437-5454 • certifiedsitesafety.com  
info@certifiedsafety.com  
**President:** Penny Gianatasio, CEO  
**Year company established:** 2008  
**Business description:** safety and risk management/construction services

## CO-COMMUNICATIONS INC.

120 Bloomingdale Road, Suite 305  
White Plains 10605  
666-0066 • cocommunications.com  
scohen@cocommunications.com  
**CEO and Founder:** Stacey Cohen  
**Year company established:** 1997  
**Business description:** public relations and marketing

## COFFEY MODICA O'MEARA CAPOWSKI LLP

200 E. Post Road, Suite 210  
White Plains 10601  
205-5005 • cmocllp.com  
omeara@cmocllp.com  
**President:** Juliann O'Meara, managing partner  
**Year company established:** 2021  
**Business description:** law firm

## COPY & ART

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607-7888 • copyandartny.com  
elena@copyandartny.com  
**President:** Elena Rivera-Cheek, MBA  
**Year company established:** 2011  
**Business description:** Full-service digital marketing agency

## DECORATIVE HARDWARE STUDIO INC.

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238-5251 • dhshardware.com  
dhshardware@gmail.com  
**President:** Marie Prezner, owner  
**Year company established:** 1975  
**Business description:** custom manufacturer of brass hardware serving the hospitality and interior design industries

## DIANA GOULD LTD.

12 Frontage St., Elmsford 10523  
347-7134 • dianagouldltd.com  
events@dianagouldltd.com  
**President:** Diana Gould, owner  
**Year company established:** 1981  
**Business description:** floral décor, set design and prop building, furniture and props, graphic design and printing, LED lighting

## DIGISTAR MEDIA

44 S. Broadway, Suite 100  
White Plains, 10601  
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RColner@DigiStarMedia.com  
**President:** Robin Colner  
**Year company established:** 2009  
**Business description:** social media and content marketing

## EILEEN FISHER INC.

1 Bridge St., Irvington 10533  
591-5700 • eileenfisher.com  
onlinesupport@eileenfisher.com  
**President:** Eileen Fisher  
**Year company established:** 1986  
**Business description:** women's apparel

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218-3968 • EventsRemember.com  
EventsCJH@EventsRemember.com  
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**Year company established:** 2004  
**Business description:** full-service event management and public relations firm for corporations, entrepreneurs, nonprofits, and municipalities

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orders@the-flower-bar.com  
**President:** Nancy White, owner  
**Year company established:** 2011  
**Business description:** florist offering individual or subscription orders for personal use, businesses and events

## FORMÉ URGENT CARE AND WELLNESS CENTER

7-11 S. Broadway, White Plains 10601  
530-0411 • formeurgentcare.com  
**President:** Gina Cappelli, president  
**Year company established:** 2000  
**Business description:** boutique urgent care and wellness center

## FULLERTON BECK LLP

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White Plains 10604  
305-8634 • fullertonbeck.com  
kbeck@fullertonbeck.com  
**President:** Eileen Fullerton, managing partner; Katrine Beck, founding partner/owner  
**Year company established:** 2018  
**Business description:** law firm

## GMG PUBLIC RELATIONS, INC.

53 Hudson Ave., Nyack 10960  
996-8100 • gmgpr.com  
**President:** Risa B. Hoag  
**Year company established:** 1991  
**Business description:** Public Relations/Marketing/Advertising

## HARQUIN CREATIVE GROUP

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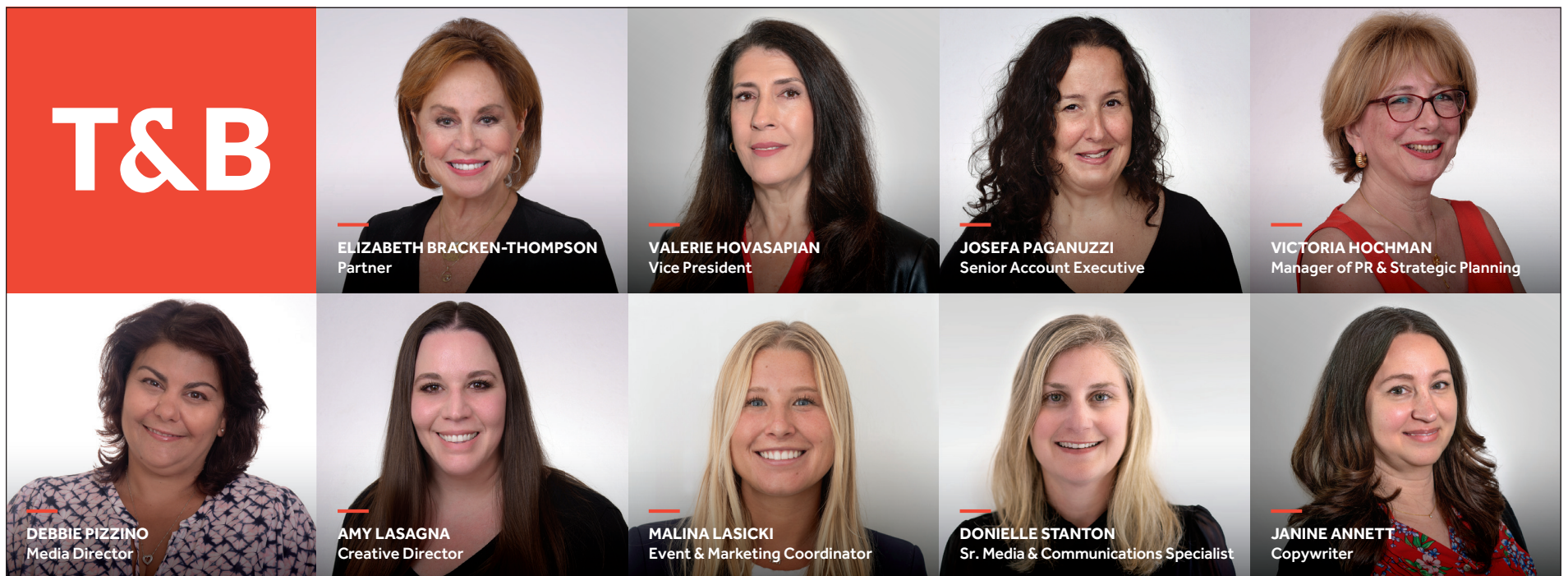
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Lea Anne Welsh

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**President:** Lydia Howie, CEO

**Year company established:** 2001

**Business description:** grant writing, marketing services and development and guest-speaking services for nonprofits

### HUDSON FUSION LLC

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[cindy@hudsonfusion.com](mailto:cindy@hudsonfusion.com)

**President:** Cindy Penchina, president and CEO

**Year company established:** 1996

**Business description:** marketing and web design services

### HYMAN & GILBERT

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[rkg@cloud9.net](mailto:rkg@cloud9.net)

**President:** Rita K. Gilbert

**Year company established:** 1983

**Business description:** law firm

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[customerservice@iammorescarsdale.com](mailto:customerservice@iammorescarsdale.com)

**President:** Abbey Solomon & Marcy Berman-Golstein, cofounders

**Year company established:** 2017

**Business description:** women's apparel and accessories boutique that also hosts women-focused events

### LOUGHLIN PERSONNEL LTD.

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[laura@loughlinstaffing.com](mailto:laura@loughlinstaffing.com)

**President:** Laura Loughlin, CEO

**Year company established:** 1998

**Business description:** recruiting agency providing permanent, temporary and temp-to-perm employment solutions

### MADISON APPROACH STAFFING INC.

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**President:** Allison Madison

**Year company established:** 1988

**Business description:** Workforce solutions firm providing staffing, recruiting, training and consulting

### MARCH BOUTIQUE

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**Year company established:** 1980

**Business description:** publishing firm serving the scientific, technical, medical and information fields

### M BOUTIQUE GROUP

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266-0624  
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**President:** Meryl Lefkowitz, founder and president

**Year company established:** 2012

**Business description:** consulting agency specializing in events, public relations, marketing and branding solutions



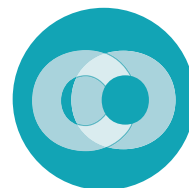


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# POWERFUL WOMEN: Westchester County

## MINDY EISENBERG STARK, CPA

670 Post Road, Scarsdale 10583  
725-8880 • mescpa.com  
mindy.stark@mescpa.com

**President:** Mindy Eisenberg Stark

**Year company established:** 1982

**Business description:** certified public accountant

## THE NEW CRYSTAL RESTORATION ENTERPRISES INC.

109 S. Regent St.  
Port Chester 10573  
937-0500

newcrystalrestoration.com

lisa@crystalrestoration.com

**President:** Lisa Cordasco, president

**Year company established:** 1960

**Business description:** a disaster response and property restoration company serving Westchester County

## ON Q COMMUNICATIONS LLC

White Plains 10605  
917-693-2868 • OnQComm.com  
erose@onqcomm.com

**President:** Esther Rose, founder

**Year company established:** 2018

**Business description:** strategic marketing firm

## PARACO GAS

800 Westchester Ave., S604  
Rye Brook, New York 10573  
800-647-4427

carmentano@paracogas.com

**Chief Operating Officer:** Christina Armentano

**Year company established:** 1968

**Business Description:** Paraco, the largest privately held propane company in the northeast, has been a family-owned and operated business since 1968. With a legacy of excellence and a commitment to customer experience, Paraco leads the industry with its award-winning services and dedication to providing top-notch energy solutions.

## PENNY PINCHER BOUTIQUE

184 Harris Road (Route 117 Bypass)  
Bedford Hills 10507  
241-2134

pennypincherboutique.com

info@pennypincherboutique.com

**President:** Melinda Arkin, owner

**Year company established:** 1985

**Business description:** women's luxury consignment

## REY INSURANCE AGENCY

219 N. Broadway, Sleepy Hollow 10591  
631-7628 • reyinsurance.com

service@reyinsurance.com

**President:** Laura Rey Iannarelli, owner

**Year company established:** 1978

**Business description:** independent insurance broker

## RUBY MEDIA GROUP

115 N. Broadway, White Plains 10603  
268-8645 • rubymediagroup.com  
krisruby.com

kruby@rubymediagroup.com

**President:** Kris Ruby

**Year company established:** 2009

**Business description:** public relations and social media agency

## RUBY'S OYSTER BAR & BISTRO

45 Purchase St., Rye 10580  
921-4166 • rubysoysterbar.com  
info@rubysoysterbar.com

**President:** Lisa McKiernan, owner

**Year company established:** 2001

**Business description:** restaurant



As a seasoned aviation professional real estate broker, Millie Hernandez-Becker, respectfully known as SkyQueen in the industry, has carved out a niche for herself as a trailblazer in the air and on the ground. With a focus on airport infrastructure and modernization, Millie combines her love of jets with her expertise in commercial real estate brokerage, creating meaningful and long-term opportunities for clients worldwide.

The Company is a certified MWBE and is a member of the National Aviation Business Association, Council of Westchester. Among her many awards, Ms. Hernandez-Becker was appointed to the National Women's Business Council and earned the business person of the year award from The US Hispanic Chamber of Commerce. She is the past President of the Westchester 100 Hispanic women and is on the board of the Westchester Community Foundation and The Business Council Human Rights Commission, and the Westchester Taxi And Limousine Commission. She is an advocate for the Special Needs Community.

Ms. Hernandez-Becker lives in Pound Ridge, NY with her husband, Thomas A. Bush and their adult son.

Beyond her role as a broker, Millie is also a passionate advocate for diversity and inclusion in the aviation industry. Through mentorship programs and community outreach initiatives, she strives to inspire the next generation of aviators and real estate professionals, breaking down barriers and paving the way for a more inclusive and diverse future.

*Millie Hernandez-Becker*  
REAL ESTATE BROKER





# Cuddy & Feder: Fostering an Environment of Respect and Equality

For over 50 years, Cuddy & Feder LLP has made tremendous strides in preparing and promoting women to partnership and leadership positions. We are focused on the retention and promotion of our women lawyers and are committed to providing them with the tools for success.

At Cuddy & Feder, diversity is both a moral imperative and a competitive advantage. Drawing on diverse perspectives, we can uncover innovative legal solutions for your most challenging business and individual problems and opportunities.

AS WE DO OUR BEST TO PROMOTE DIVERSITY, IT ALL COMES TOGETHER FOR A SINGLE GOAL: PROVIDING OUR CLIENTS WITH THE HIGHEST LEVEL OF SERVICE AND INNOVATIVE LEGAL THINKING.

The firm embraces and strives for diversity not only in terms of our people, but also in the unique ideas and perspectives each person brings to the firm. The strength and success of our law firm requires the inclusion of people with different insights and experiences, which results in more creative and innovative solutions to your legal and business challenges. Even as we do our best to promote diversity of thought at Cuddy & Feder, it all comes together for a single goal: providing our clients with the highest level of service and innovative legal thinking.

Cuddy & Feder is dedicated to fostering an environment that embraces differences, promotes equality, and engenders mutual respect, thereby creating a culture of inclusion where everyone has the opportunity to excel. We are committed to recruiting, retaining, and promoting diverse attorneys and staff, thereby resulting in a diversity of perspectives that benefits the firm, our clients, and the communities in which we practice.

We proudly recognize our powerful women lawyers, leaders and staff who have helped to make the firm what it is today.

## CELEBRATING POWERFUL WOMEN IN BUSINESS



Proudly providing legal services since 1971.

We proudly celebrate our powerful and diverse group of women attorneys, paralegals, and professional staff who bring unique talents and perspectives that strengthen our firm and inspire others to succeed.



**LUCIA CHIOCCHIO**  
PARTNER

**SHARON COOPER**  
PARTNER

**ISABELLA PISANI**  
ASSOCIATE

**ALLISON FAUSNER**  
ASSOCIATE

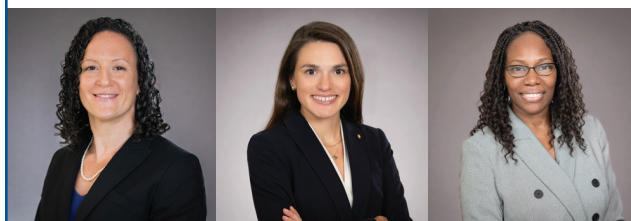
**KRISTEN MOTEL**  
PARTNER

**AMY NATSOULIS**  
PARTNER

**JOANNE ROMANO**  
SPECIAL COUNSEL

**JESSICA ZALIN**  
ASSOCIATE

**JENNIFER VAN TUYL**  
PARTNER



**DEBORAH FARBER-KAISER**  
ASSOCIATE

**HAILEY PEDICANO**  
ASSOCIATE\*  
\*PENDING ADMISSION

**SHERVAUN CLARK**  
ASSOCIATE

**Ingenuity, thoughtfulness and insight** have been the hallmarks of our law firm for over 50 years. Our attorneys help local, regional, national and multi-national clients alike identify and implement nuanced solutions to complex legal challenges in the following key practice areas: Real Estate; Land Use, Zoning & Development; Litigation; Trusts, Estates & Elder Law; Finance; Corporate; Telecommunications; Energy & Environmental; and Cannabis Law.

[cuddyfeder.com](http://cuddyfeder.com) | 914 761 1300



# POWERFUL WOMEN: Westchester County

## SCALISE & HAMILTON PC

111 Brook St., Suite 202  
Scarsdale, NY 10583  
725-2801 • scaliseandhamiltonpc.com  
**President:** Deborah A. Scalise  
**Year company established:** 2019  
**Business description:** law firm

## SILVERMAN REALTY GROUP INC.

237 Mamaroneck Ave.  
White Plains 10605  
683-8000 • silvermanrealty.com  
info@silvermanrealty.com  
**President:** Bonnie Silverman  
**Year company established:** 1985  
**Business description:** commercial real estate development and management firm

## SKYQUEEN REALTY

136 Tower Rd. Suite 290  
Westchester County Airport  
White Plains 10604  
914-764-1148  
MHB@skyqueenrealty.com  
**Year Established:** 2010  
**Business description:** SkyQueen Realty provides commercial real estate services to clients with a focus on the acquisition and disposition of aviation, industrial, healthcare, and retail assets. SkyQueen is a New York State licensed real estate broker. SkyQueen has a track record of success in working with both public and private entities.

## SNYDER & SNYDER LLP

94 White Plains Road  
Tarrytown 10591  
333-0700 • snyderlaw.net  
lsnyder@snyderlaw.net  
**President:** Kristina Snyder, CEO  
**Year company established:** 1990  
**Business description:** law firm

## SOLARIS SPORTS CLUB

201 Veterans Road  
Yorktown Heights 10598  
962-4094 • solarisclubs.com  
**President:** Elizabeth Gagliardi, president  
**Year company established:** 2002  
**Business description:** health and fitness club

## STETSON REAL ESTATE, LLC

565 Alda Road  
Mamaroneck, NY 10543  
914-381-7173 • stetsonrealestate.com  
mary@stetsonrealestate.com  
**Founder/Broker/Owner:** Mary Stetson  
**Year company established:** 2000  
**Business description:** real estate brokerage

## THOMPSON & BENDER

1192 Pleasantville Road  
Briarcliff Manor 10510  
762-1900 • thompson-bender.com  
liz@thompson-bender.com  
**President:** Elizabeth Bracken-Thompson, partner  
**Year company established:** 1986  
**Business description:** advertising and marketing, public relations, creative and digital services, special events planning and promotion, website development and social media.

## UNITED HEBREW OF NEW ROCHELLE

391 Pelham Road  
New Rochelle 10805  
632-2804 • uhgc.org  
**President & CEO:** Rita Mabli  
**Year organization established:** 1919  
**Business description:** A campus of comprehensive senior care including skilled nursing, assisted living, memory care, affordable housing, and home care.

## VALERIE WILSON TRAVEL INC.

2700 Westchester Ave., Suite 120  
Purchase 10577  
701-3200 • valeriewilsontravel.squarespace.com  
harleyr@vwti.com  
**President:** Valerie Ann Wilson & Jennifer Wilson-Buttigieg co-founders  
**Year company established:** 1981  
**Business description:** travel management company for personal and business travel; services industries, including fashion, finance, publishing and pharmaceuticals

## WESTFAIR COMMUNICATIONS INC.

4 Smith Ave., Suite 2  
Mount Kisco 10549  
694-3600 • westfaironline.com • wagemag.com  
dee@westfairinc.com  
**President:** Dee DelBello  
**Year company established:** 1990  
**Business description:** publishing firm: Westfair Business Journals and associated websites

## WHISPERING PINES FLORIST OF CHAPPAQUA

83 S. Greeley Ave.  
Chappaqua 10514  
238-5661  
whisperingpinesofchappaqua.com  
blkisuzi55@aol.com  
**President:** Beth Hundgen, owner  
**Year company established:** 1956  
**Business description:** florist

## WHITE PLAINS HOSPITAL

20 Davis Ave., White Plains 10601  
681-0600 • wphospital.org  
**President:** Susan Fox, president and CEO  
**Chief Nursing Officer and Executive Vice President:** Leigh Anne McMahon  
**Year company established:** 1893  
**Business description:** health care organization

## WIN AT BUSINESS COACHING LLC

27 Windle Park, Tarrytown 10591  
226-0807  
winatbusinesscoaching.com  
kathy@winatbusinesscoaching.com  
**President:** Kathy D'Agostino, founder and owner  
**Year company established:** 1997  
**Business description:** executive coaching, company culture consultant and sexual harassment issues

## WOMEN'S ENTERPRISE DEVELOPMENT CENTER INC.

901 N. Broadway, Suite 23  
White Plains 10603  
948-6098 • wedcbiz.org  
ajaniak@wedcbiz.org  
**President:** Nikki A. Hahn, chief executive officer  
**Year company established:** 1997  
**Business description:** entrepreneurial training programs and services

## WOMENINBUSINESS.ORG

P.O. Box 277, Purchase 10977  
288-9888 • womeninbusiness.org  
toby@womeninbusiness.org  
**President:** Toby Nadler, founder  
**Year company established:** NA  
**Business description:** national distinction for influential and successful women entrepreneurs, executives and professionals in all business sectors

## ZEIDEL & ASSOCIATES P.C.

800 Westchester Avenue, Suite N-613  
Rye Brook 10573  
914-902-3330 • zeidellaw.com  
**President:** Robin Zeidel, principal  
**Year company established:** 2010  
**Business description:** law firm

## ZEN YOUR CLOSET

931 Garfield Ave., Peekskill 10566  
282-4875  
michele@zenyourcloset.com  
**President:** Michele Cunningham  
**Year company established:** 2016  
**Business description:** personalized closet-organizing services, wardrobe styling, personal shopping



# Inside Yonkers' Push to Empower Women

From the deputy mayor's office to commissionerships and department heads, Mayor Mike Spano has appointed talented women to key roles that drive Yonkers' growth, innovation, and community connection.

"I believe in empowering women to shape policy, and my goal is to make Yonkers a model for other municipalities," said Mayor Spano. "We are weaving diversity into the fabric of our operations because it is a source of strength for City Hall."

**"WE ARE WEAVING DIVERSITY INTO THE FABRIC OF OUR OPERATIONS BECAUSE IT IS A SOURCE OF STRENGTH FOR CITY HALL."**

The women of Yonkers City Hall lead with distinction in areas ranging from economic development and communications to diversity and technology, highlighting the strength of inclusive leadership.

Growing the presence of women in the administration's top-level cabinet positions is not the only aspect of Mayor Spano's push to make city government more reflective of the communities it serves. Yonkers ranks as one of the top cities for LGBTQ+ inclu-

sion in its laws and policies. At the same time, Yonkers increased its municipal minority workforce by more than 50% since Mayor Spano took office in 2012.

Through these efforts, Yonkers demonstrates that meaningful diversity and inclusion initiatives are not just slogans but powerful tools for progress. By fostering an administration that reflects city residents, Yonkers is strengthening its economy and reinforcing the idea that equity is essential for success in the 21st century.

## LEADERSHIP THAT INSPIRES WOMEN POWERING YONKERS FUTURE

Under the leadership of Mayor Mike Spano, Yonkers is proud to celebrate the talented women who are shaping the city's success. From economic development to equity, and from communications to community services, these trailblazers embody excellence, innovation, and dedication.

### Meet the women driving Yonkers forward:

**Susan Gerry**  
Deputy Mayor

**Denise Egiziaco**  
Chief of Staff

**Christina Gilmartin**  
Communications Director

**Lisa Reyes**  
Deputy Communications Director

**Carolina Fonseca**  
Department of Planning &  
Development Commissioner

**Melissa Velez-Goldberg**  
Yonkers Film Office Director

**Helen Aggrey**  
Deputy Corporation Counsel

**Karen Ramos**  
Workforce Development Board  
Executive Director

**Lynette Thomas-Braggs**  
City Assessor

**Kelly Chiarella**  
Office for the Aging Director

**Sonja Smash**  
Equity Officer, Office of Diversity,  
Equity and Inclusion

**Cheryl Green**  
IT Deputy Commissioner



Mayor Mike Spano

TOGETHER, THEY ARE MAKING YONKERS A MODEL OF PROGRESS AND OPPORTUNITY FOR ALL.

# POWERFUL WOMEN: Fairfield County

Area code: 203 (unless otherwise noted)

## ALLOY ENGINEERING COMPANY INC.

304 Seaview Ave., Bridgeport 06607  
366-5253 • thermowells.com  
engineer@thermowells.com  
**President:** Kris Lorch  
**Year company established:** 1958  
**Business description:** industrial thermowell manufacturer

## ALL MEDIA LLC

25 Country Ridge Drive  
Monroe 06468  
368-8566 • allmediaboutique.com  
**President:** Allison LaGuardia  
**Year company established:** 2014  
**Business description:** media buying, strategy, & planning for small to mid-size companies

## AQUILA'S NEST WINERY

56 Pole Bridge Road  
Sandy Hook 06482  
518-4352 • aquilasnestvineyards.com  
Info@aquilasnestvineyards.com  
**President:** Neviana Zhgaba, owner  
**Year company established:** 2020  
**Business description:** experience-focused winery

## ARIES PRODUCTIONS LLC

12 Ox Yoke Lane, Norwalk 06851  
216-6024  
greaternorwalkchamber.com  
aries@optonline.net  
**President:** Margaret Costa  
**Year company established:** 1990  
**Business description:** video and film production company

## ASPIRE DIGITAL SOLUTIONS

38C Grove St., Ridgefield 06877  
208-3165 • aspiredigitalsolutions.com  
Hello@aspiredigitalsolutions.com  
**Co-founder and CMO:** Christine Mullen  
**Year company established:** 2017  
**Business description:** digital marketing agency specializing in solutions for small businesses

## AURORA PRODUCTS INC. \*

205 Edison Road, Orange 06477  
375-9956 • auroraproduct.com  
Eural@auroraproduct.com  
**President:** Stephanie V. Blackwell, founder and President  
**Year company established:** 1998  
**Business description:** organic food products

## BALANCING ACT FINANCIALS LLC

1074 Hope St., Suite 209  
Stamford 06907  
548-0223  
balancingactfinancials.com  
anne@balancingactfinancials.com  
**President:** Anne Mochulsky and Aimee Roden, co-founders  
**Year company established:** 2010  
**Business description:** bookkeeping and accounting firm

## BCM MEDIA

30 Old Kings Highway South  
Darien 06820  
326-1477 • bcmmedia.biz  
bmckenna@bcmmedia.biz  
**President:** Brenda McKenna, founder and managing director  
**Year company established:** 2012  
**Business description:** media planning and buying agency

## BENAY ENTERPRISES INC.

30 Main St., Suite 303  
Danbury 06810  
744-6010 • benay.com  
info@benayei.com  
**President:** Dawn Reshen-Doty, CEO  
**Year company established:** 1986  
**Business description:** administrative and bookkeeping services

## BERNARD'S | SARAH'S WINE BAR

20 West Lane, Ridgefield 06877  
438-8282 • bernardsridgefield.com  
sarah@bernardsridgefield.com  
**President:** Sarah Bouissou, owner  
**Year company established:** 2000  
**Business description:** restaurant and wine bar

## BMW OF DARIEN

140 Ledge Road, Darien 06820  
656-1804 • bmwdarien.com  
**President:** Paula Callari, president  
**Year company established:** 1967  
**Business description:** car dealership

## BURNS COMMUNICATIONS LLC

13 Melville Ave., Fairfield 06825  
257-3163 • burnscommunications.net  
deborah@burnscommunications.net  
**President:** Deborah Burns, founder and managing principal  
**Year company established:** 2007  
**Business description:** brand, business and communications, strategy services, including proprietary offerings

## CAROUSEL PRESCHOOL DAY NURSERY

25 France St., Norwalk 06851  
847-1276 • carouselpreschool.com  
carouselkids1234@aol.com  
**President:** Joyce Abate, executive director and owner  
**Year company established:** 1977  
**Business description:** day care serving more than 120, ages six weeks through five years

## CENTER FOR PEDIATRIC THERAPY

455 Post Road, Suite 202  
Darien 06820 • 424-2584  
55 Walls Drive, Suite 204  
Fairfield 06824 • 255-3669  
101 N. Plains Industrial Road  
Wallingford 06492 • 949-9337  
centerforpediatrictherapy.com  
cpt.director@yahoo.com  
**President:** Dr. Tara Glennon, director  
**Year company established:** 1992  
**Business description:** pediatric therapy offering play-based and child-directed therapies

## CENTRO RISTORANTE & BAR

1435 Post Road  
Fairfield 06825 • 255-1210  
centroristorante.com  
**President:** Susan Dederick  
**Year company established:** 1987  
**Business description:** restaurant featuring Italian cuisine

## CHERYL LECHOK COMMUNICATIONS LLC

30 Glen Terrace, Stamford 06906  
323-6124 • clechok@optonline.net  
**President:** Cheryl Lechok  
**Year company established:** 2001  
**Business description:** strategic marketing, PR and market communications specializing in healthcare, life sciences and technology

## CO-COMMUNICATIONS INC.

120 Bloomingdale Road, Suite 305  
White Plains 10605  
666-0066 • cocommunications.com  
scohen@cocommunications.com  
**President:** Stacey Cohen, founder and CEO  
**Year company established:** 1997  
**Business description:** public relations and marketing



# ALLAN BLOCK INSURANCE



Laura Murray

Allan Block Insurance has been a cornerstone of the insurance industry for nearly seven decades, distinguished by its commitment to exceptional service and community engagement. The agency has earned numerous prestigious awards, including:

- Best of Westchester's "Best Insurance Agency" in 2018
- 914 INC.'s "Best in Business Insurance" in 2019, 2021, and 2022
- Hanover Insurance Co.'s Regional Agent of the Year in 2023
- Traveler's Insurance Co.'s Agent of the Year in 2024

Founded in 1959 by Allan Block in Tarrytown, NY, the agency has maintained its core mission of providing "Professional Service with a Personal Touch". The company is led by key figures like Laura Murray-Faggella, VP and is supported by an executive team including JoAnne Murray, President; Neil Bush VP, and Stephanie Casey, VP of Operations.

The agency stands out for its deep community involvement, with team members actively serving on non-profit boards and volunteering for local organizations. Laura has served on the Sleepy Hollow Tarrytown Chamber of Commerce board, the Rotary Board as President and Treasurer, and currently serves on the Westchester Independent Agents board. By engaging in acts of service, we gain deeper insight into the challenges others face and learn more effective ways to provide meaningful support.

Through attentive conversations with our clients, we've developed a compassionate approach to demystifying the insurance journey. At Allan Block Insurance, our goal is to make insurance an easy and seamless part of life's journey.



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Personal and Business needs



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www.allanblockinsurance.com

## POWERFUL WOMEN: Fairfield County

### CONNECT COMPUTER CORP.

338 Commerce Drive, Fairfield 06825  
333-4444 • connectcomputer.com  
LSouza@ConnectComputer.com

**President:** Lynn Souza

**Year company established:** 1985

**Business description:** internet technology solutions for companies of all sizes

### CODOGIRL

55 Lewis St., Showroom 1  
Greenwich 06830  
900-1600 • codogirl.com  
info@codogirl.com

**President:** Yulia and Andrey Omelich, founders

**Year company established:** 2010

**Business description:** boutique

### CUCINA CASALINGA

171 Drum Road, Wilton 06897  
762-0768 • cucinacasalinga.com  
info@cucinacasalinga.com

**President:** Sally Maraventano

**Year company established:** 1982

**Business description:** home-based Italian cooking school

### DANIKA COMMUNICATIONS

15 E. Putnam Ave., Greenwich 06830  
661-3663 • danikapr.com  
ryan@danikapr.com

**President:** Anne Ryan

**Year company established:** 2001

**Business description:** public relations and marketing agency

### DIDONA ASSOCIATES LANDSCAPE ARCHITECTS

70 North St., Suite 301  
Danbury 06810  
778-1840 • didonaassociates.com  
didona@didonaassociates.com

**President:** Jane Didona, founder and principal

**Year company established:** 1989

**Business description:** landscape architect

### DPZ ON WEST SALON AND DAY SPA

81 West St., Danbury 06810  
794-1113 • thedpz.com

**President:** Dawn Blom, owner

**Year company established:** 1997

**Business description:** day spa

### E.R. BECKER COMPANY INC.

16 Betts Place, Norwalk 06855  
852-8077 • erbeckercompany.com  
ellie@erbecker.com

**President:** Ellie Becker

**Year company established:** 2007

**Business description:** inbound marketing

### ESCAPE SALON & BOUTIQUE

232 Greenwood Ave., Bethel 06801  
798-9882 • escapect.com  
customercare@escape.com

**President:** Maria Rodrigues & Robin Miller, co-owners

**Year company established:** 1987

**Business description:** beauty salon and boutique



# POWERFUL WOMEN: Fairfield County

## FAIRFIELD MARKETING GROUP

830 Sport Hill Road, Easton 06612  
261-0884 • fairfieldmarketing.com  
info@fairfieldmarketing.com  
**President:** Pam Johnson  
**Year company established:** 1986  
**Business description:** direct-mail solutions provider for small and large businesses

## FREUDIGMAN & BILLINGS LLC

1720 Post Road East  
Westport 06880  
226-8166 • freudigman.com  
info@freudigman.com  
**President:** Kimberly A. Freudigman & Trey Billings, co-founders  
**Year company established:** 2004  
**Business description:** tutoring service, including standardized test preparation, college advising, writing educational and private school consulting and educational and subject tutoring

## GILDA BONANNO LLC

25 Old Kings Highway North  
Darien 06820  
979-5117 • gildabonanno.com  
info@gildabonanno.com  
**President:** Gilda Bonanno, founder and owner  
**Year company established:** 2006  
**Business description:** keynote speeches, presentation skills coaching, training in communication and leadership skills

## GRAZIANO ASSOCIATES LLC

857 Post Road, Suite 150  
Fairfield, 06824  
254-0195 • graziano@assoc.com  
service@grazianoassoc.com  
**President:** Denise Graziano, CEO  
**Year company established:** 1992  
**Business description:** talent, management and communication strategies that help build, retain and motivate high performing teams

## GREENWICH MEDICAL SPA

40 E. Putnam Ave., Cos Cob 06807  
779-6309  
greenwichmedicalspsa.com  
**President:** Marria Pooya  
**Year company established:** 2005  
**Business description:** specialized skin and body care using medically based treatments

## HAYVN COWORKING

320 Boston Post Road, Suite 180  
Darien, CT 06820  
833-429-8659, HAYVN.com  
felicia@hayvn.com  
**Chief Collaborator:** Felicia Rubinstein, founder  
**Year company established:** 2018  
**Business description:** Flexible office space.

## HEALTH CARE NAVIGATION LLC

30 Old Kings Highway South  
Darien 06820  
655-2614 • healthcarenavigation.com  
**President:** Maura Carley, founder and president  
**Year company established:** 1999  
**Business description:** health insurance consulting and advocacy

## HOULIHAN LAWRENCE COMMERCIAL REAL ESTATE

161 Elm St., New Canaan, CT 06840  
800 Westchester Ave.  
Rye Brook, NY 10573  
**Mia Schipani**  
Real Estate Salesperson  
646-734-7004  
mschipani@houlihanlawrence.com  
miaschipani.houlihanlawrence.com  
**Year company was established:** 1888  
**Business description:** real estate

## IMPACT STAFFING SOLUTIONS

1698 Post Road East  
Westport 06680  
866-2444 X101  
impactstaffingsolutions.com  
maryann@impactstaffingsolutions.com  
**President:** Maryann Donovan  
**Year company established:** 1989  
**Business description:** recruiting firm for temporary, temp-to-hire and full-time positions in the fields of sales, marketing, human resources and administrative

## JUDITH HEFT & ASSOCIATES LLC

1111 Summer St., Stamford 06905  
978-1858 • judithheft.com  
judy@judithheft.com  
**President:** Judith Heft, owner  
**Year company established:** 2008  
**Business description:** financial concierge

## THE KATIE FONG BOUTIQUE

60 Lewis St., Greenwich 06830  
717-1660 • katiefong.com  
sales@katiefong.com  
**President:** Katie Fong  
**Year company established:** 2013  
**Business description:** fashion boutique offering custom designed and made-to-measure apparel

## LANPHIER DAY SPA & SALON

20 West Ave., Darien 06820  
656-4444 • lanphier.us  
info@lanphierdayspa.com  
**President:** Eileen Lanphier, owner  
**Year company established:** 2012  
**Business description:** day spa and salon

## MARTA'S VINEYARD CANINE RESORT

519 Federal Road, Brookfield 06804  
775-4404 • martasvineyard.com  
martasvineyard@aol.com  
**President:** Pamela Antosiewicz  
**Year company established:** 1996  
**Business description:** animal daycare for cats and dogs, servicing pets for boarding, doggie daycare and grooming

## MARTIN, DECRUZE & COMPANY LLP

2777 Summer St., Suite 401  
Stamford 06905  
327-7151 • mdcocpa.com  
kdecruze@mdcocpa.com  
**President:** Kathleen M. DeCruze & Diane E. Martin, co-founders  
**Year company established:** 1979  
**Business description:** accounting firm

## THE MCINTYRE GROUP

2 Enterprise Drive, Suite 306  
Shelton 06484  
750-1111 • themcintyregroup.com  
mdamato@themcintyregroup.com  
**President:** Michelle D'Amato, president  
**Year company established:** 1986  
**Business description:** staffing agency

## NEST OF SOUTHPORT

71 Old Post Road, Southport 06890  
255-1734 • nestofsouthport.com  
esanta@nestofsouthport.com  
**President:** Elizabeth Santa  
**Year company established:** 2002  
**Business description:** interior design, upholstery, windows

## NIELSEN'S FLORIST GARDEN SHOP

1405 Post Road, Darien 06820  
655-2541 • nielsensflorist.com  
nielsen@nielsensflorist.com  
**President:** Sandy Nielsen, general manager  
**Year company established:** 1944  
**Business description:** florist

## PCI CREATIVE GROUP

652 Glenbrook Road  
Stamford 06906  
327-0410 • pcigroup.net  
annec@pcigroup.net  
**President:** Anne Chiapetta, principal  
**Year company established:** 1985  
**Business description:** cross media marketing company utilizing multiple communication channels to help clients meet their goals





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80 E. Ridge Road, Ridgefield 06877  
438-5795 • ridgefieldplayhouse.org

**President:** Allison Stockel, executive director

**Year company established:** 1938

**Business description:** a nonprofit theatre

## SAUGATUCK COMMERCIAL REAL ESTATE LLC

9 Burr Road, Westport 06680  
222-4190

saugatuckcommercial.com

pwickey@saugatuckcommercial.com

**President:** Penny P. Wickey, principal

**Year company established:** 2004

**Business description:** full-service, commercial real estate brokerage firm representing tenants, landlords, developers, owners, investors, as well as buyers and sellers

## SCHIPANI PR

Stamford 06902  
646-734-7004 • schipanipr.com  
mia@schipanipr.com

**CEO:** Mia Schipani, founder and chief publicist

**Year company established:** 2014

**Business description:** public relations, community relations and media planning

## STAMFORD HEALTH

Bennett Medical Center  
One Hospital Plaza  
P.O. Box #9317, Stamford 06904  
276-1000 • stamfordhealth.org

**President:** Kathleen Silard, CEO & president

**Year company established:** 1896

**Business description:** independent, non-profit health system

## VALERIE WILSON TRAVEL INC.

11 Forest St., Suite 301  
New Canaan, 06840  
914-701-3200

valeriewilsontravel.com  
harleyr@vwti.com

**President:** Valerie Ann Wilson, CEO and founder

**Year company established:** 1981

**Business description:** travel management service for business and personal travel, ranging from industries, including fashion, finance, publishing and pharmaceuticals

## WESTFAIR COMMUNICATIONS INC.

4 Smith Ave., Suite 2  
Mount Kisco 10549  
694-3600 • westfaironline.com •  
dee@westfairinc.com

**President:** Dee DelBello

**Year company established:** 1990

**Business description:** publishing firm: publishing firm: Westfair Business Journals and associated websites

## WOMEN'S BUSINESS DEVELOPMENT COUNCIL

184 Bedford St., Suite 201  
Stamford 06901  
353-1750 • ctwbdc.org  
info@ctwbdc.org

**President:** Fran Pastore, CEO and founder

**Year company established:** 1997

**Business description:** entrepreneurial and financial training

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Page 1

## WILL LIQUOR CANCER WARNINGS BE THE GRAPES OF WRATH?

BY GEORGETTE GOUVEIA /  
ggouveia@westfairinc.com

On the third day of the month now known as “Dry January” for its new wellness focus, Surgeon General Vivek Murthy, M.D., issued a report that has created a buzz from liquor stores and restaurants to hotels and country clubs, wineries and Wall Street. It’s one that is sure to follow the nation through Sunday, Feb. 9’s Super Bowl parties, Valentine’s Day dinners – and beyond.

The Surgeon General’s Advisory on Alcohol and Cancer Risk links increased risk for breast, colorectum, esophagus, liver, mouth (oral cavity), throat (pharynx) and voice box (larynx) cancers to alcohol consumption, the third leading preventable cause of cancer in the United States after tobacco use and obesity. The Surgeon General’s Advisory includes a series of recommendations to increase awareness to help minimize alcohol-related cancer cases

and deaths, including updating the existing Surgeon General’s health warning label on alcohol-containing beverages to reflect the cancer risk. (Ireland, famed for its pub culture, will nonetheless be the first country in the world to require such labels, beginning in 2026.)

“Alcohol is a well-established, preventable cause of cancer responsible for about 100,000 cases of cancer and 20,000 cancer deaths annually in the United States – greater than the 13,500 alcohol-associated traffic crash fatalities per year in the U.S. – yet the majority of Americans are unaware of this risk,” Murthy said in a statement. “This advisory lays out steps we can all take to increase awareness of alcohol’s cancer risk and minimize harm.”

The advisory comes at a moment when certain kinds of cancer, now often a chronic rather than fatal disease, are striking young and middle-aged adults more frequently, with women, Blacks and Native Americans disproportionately affected. (These include breast, uterine, colorectal, prostate and pancreatic cancers as well as melanoma.)

And while correlation is not necessarily causation, a recent report by the American Association for Cancer Research has suggested that alcohol consumption may be a factor in the rise of breast and colorectal cancers in adults under 50 – an ascendance that the Westfair Business Journal covered last year.

There are some who think Murthy’s recommendations are moot as he is slated to be replaced by deregulation-friendly President Donald J. Trump’s nominee for surgeon general, Janette Neshelwat, M.D. – although Trump, like former President Joe Biden, is a teetotaler

who has been deeply affected by the presence of alcoholism in his family. No word yet on what the president, whose Trump Organization owns hotels and resorts the could be affected, might do. (Upgrading the health risk-warning label would still require an act of Congress.)

For others, including those in the medical community and the billion-dollar beverage industry, with its multimillion-dollar lobby, the conversational cork is finally off the bottle

“I’m so happy the surgeon general has come out with this report,” said Yael S. Zack, M.D., a medical oncologist and hematologist with White Plains Hospital Physician Associates who is the founder and director of the Young Women’s Program for Cancer Care. “I and many colleagues have been preaching for many, many years about this risk.... Alcohol is a carcinogen....Some things you have control over. Some things you don’t. But these lifestyle modifications are things you can take into your own hands.

“For those who don’t drink, don’t start,” she said, adding that for those who do, limit your intake to one or two glasses a week or to that special occasion, while following her other guidelines. (See below.) The National Institute of Alcohol Abuse and Alcoholism (NIAAA) defines a standard drink as one that contains roughly 14 grams of pure alcohol, or 1.5 ounces of distilled spirits (approximately 40% alcohol by volume); 5 ounces of wine (approximately 12% ABV); or 12 ounces of regular beer (approximately 5% ABV).

“Of course, it is a poison to our bodies,” added Josh Mesnik, owner and operator of Josie & Tony’s, a hybrid dining establishment (day-

time Arthur Avenue-style sandwich shop/nighttime supper club) in South Norwalk, and a trained sommelier. “People like to look the other way with alcohol. It’s a drug that is acceptable for us.

“Putting a warning label on liquor I don’t think will hurt my business” – 45% of which comes from beverage sales, with the industry average being 30% to 40%, he said.

However, the post-advisory fall in stock prices of alcohol manufacturers like Anheuser-Busch and Molson Coors – companies that are sure to be on prominent display once again in Feb. 9’s Super Bowl ads – underscores a difficult moment for an industry that has seen slumping post-pandemic sales and a roughly 15% inflationary rise in prices that could be increased by more import tariffs.

Nonetheless, Mesnik said, “I think (warning labels) give people a certain level of health consciousness.”

Few people are more conscious of the perils of drugs and alcohol – or more self-aware, for that matter – than the frank Mesnik, a recovering drug and alcohol addict who said he has had two recent lapses. (Asked about being a sommelier, he said he can perform that role, because he tastes the wine and spits it out. For him, taste has never been the trigger but rather mental health issues.)

While Mesnik would not want to see a ban on alcohol – which the nation (with the exception of Connecticut and Rhode Island) ratified in Prohibition (1929-33), then repealed – he added that “it’s very important that we stop ignoring the science.”

But how that would work in a country with an ambivalent attitude toward science and a long love affair with liquor might come down to the



strength of the counternarrative. Here it's instructive to look at the tobacco industry, whose products and especially marketing campaign were once more deeply ingrained in American society than they are today. Even now, those of a certain vintage will recall not only Hollywood movies that glamorized smoking but commercials for Lark and Marlboro cigarettes set to Rossini's "William Tell Overture" and Elmer Bernstein's score for "The Magnificent Seven" respectively, along with beautiful print ads of the "Marlboro Man" in a dusky, snowy western twilight -- not to mention Virginia Slims' feminist boast that "you've got your own cigarette now, baby. You've come a long, long way.")

Virginia Slims – which like Lark and Marlboro, along with more than 130 other brands and a smoke-free but not risk-free portfolio, is manufactured by Stamford-based Philip Morris International (PMI) – sponsored the new Women's Tennis Association in the 1970s through early '90s. Virginia Slims has the distinction of being the last brand to have an ad air on TV (NBC's

**"Alcohol is a well-established, preventable cause of cancer... yet the majority of Americans are unaware of this risk."**

– Surgeon General Vivek Murthy, M.D.



Yael S. Zack, M.D., a medical oncologist and hematologist with White Plains Hospital Physician Associates who is the founder and director of the Young Women's Program for Cancer Care. Courtesy White Plains Hospital.



Josh Mesnik, owner and operator of Josie & Tony's in South Norwalk and a trained sommelier, with one of his nonalcoholic cocktails.

"The Tonight Show Starring Johnny Carson," Jan. 1, 1971) before the implementation of the Public Health Cigarette Smoking Act. This was the culmination of seven years' work that saw the surgeon general's tobacco warning; a federal mandate on cigarette cancer labels; and Action on Smoking and Health's complaint to

the Federal Communications Commission, under the FCC's fairness doctrine, that TV and radio stations should provide free time for anti-smoking advertising when they aired paid cigarette advertising – ultimately ending cigarette advertising on those media.

Yet according to Grand View Research, the U.S. tobacco market size was valued at \$75.9 billion in 2021 and was expected to expand at a compound annual growth rate (CAGR) of 3.4% from 2022 to 2030. Statista estimates alcohol revenue to be \$318.2 billion this year.

While the history of smoking in religious rituals dates from 5000 B.C., the history of drinking goes back even further to the Stone Age. It's the subject of ancient Greek tragedy (Euripides' "The Bacchae") and the Gospels (where Jesus turns water into wine, foreshadowing his Crucifixion, at the wedding feast in Cana). Observers note that liquor is associated not only with celebrations but the sociability of everyday meals. New York Yankees' legendary centerfielder Bernie Williams, a jazz musician who has developed three red blends with the Hudson Valley's Millbrook Vineyards & Winery LLC, told the Westfair Business Journal for an upcoming profile that one of the reasons he got interested in wine is because of his fascination with the art of pairing it with food.

"I have had many family meals whereby wine becomes the topic," added David H. Bova, vice president and general manager of Millbrook Vineyards and Winery and Vista Verde Pebble Ridge Vineyards LLC in Paicines, California. "Discussions on where it is made, how it was made, what grapes are used, how long in oak, all contribute to a joyful and interesting meal. Wine is a living product and, in my world, adds value as an interesting form of beverage in moderation. I will never forget my first taste of a great Bordeaux wine: It blew my socks off."

Given all this, it's hard to imagine a revolution in attitude toward drinking in the United States. But Mesnik, whose Josie & Tony's has one of the largest nonalcoholic beverage programs in Connecticut with more than a dozen nonalcoholic beers, a few nonalcoholic wines and bespoke cocktails, said an evolution is underway. He is seeing patrons who would have two drinks instead order a nonalcoholic one and then a glass of wine.

"I feel you have to start somewhere," White Plains Hospital's Zack added. "Everyone knows tobacco causes cancer. These findings (about alcohol) will hopefully make a dent."

#### Moderating alcohol consumption

"Here are some tips I learned from our White Plains Hospital Cancer Center nutritionist Cheryl Leslie and pass on to my patients," said Yael S. Zack, M.D.:

- Have alcohol free days.
- Find other outlets for relaxation rather than having an alcoholic beverage.
- Don't make having a glass of wine part of your food prep.
- Limit alcohol consumption to only when socializing.
- Alternate every other drink with a glass of water or seltzer.
- Have a wine spritzer instead of a glass of wine.
- Offer to be the designated driver.
- Enjoy many of the alcohol-free options that are now available.



Jesus turning water into wine in Marten de Vos' "The Marriage at Cana" (1596-97, oil on panel).

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# NY to get up to \$250M from \$7.4B Purdue/Sackler settlement

BY PETER KATZ / pkatz@westfairinc.com

Stamford-based Purdue Pharma and the Sackler Family that controlled it have settled a lawsuit filed by the attorneys general of 15 states over the opioid crisis and their actions that were at the heart of it. The lawsuit took the position that Purdue, under the Sacklers' leadership, invented, manufactured, and aggressively marketed opioid products for decades, fueling waves of addiction and overdose deaths across the country.

New York Attorney General Letitia James worked with the attorneys general from California, Colorado, Connecticut, Delaware, Florida, Illinois, Massachusetts, Oregon, Pennsylvania, Tennessee, Texas, Vermont, Virginia, and West Virginia on the lawsuit and settlement. James announced the settlement on Jan. 23.

According to James, the \$7.4 billion settlement in principle is the nation's largest settlement to date with individuals responsible for contributing to the opioid crisis. A previous multi-state

settlement with the Sacklers and Purdue was overturned by the US. Supreme Court in June 2024.

According to the settlement, the Sackler family will pay up to \$6.5 billion over 15 years, with Purdue paying about \$900 million. A significant amount of the settlement funds will be distributed in the first three years, with \$1.5 billion paid out in the first payment, followed by \$500 million after one year, an additional \$500 million after two years,

and \$400 million after three years. New York will receive up to \$250 million from the settlement, which will support opioid treatment and recovery programs throughout the state.

The settlement also ends the Sacklers' control of Purdue. A board of trustees selected by participating states in consultation with the other creditors will determine the future of the company. Purdue will continue to be overseen by a monitor and will be prevented from lobbying or marketing opioids under the settlement.

"The Sackler family relentlessly pursued profit at the expense of vulnerable patients, and played a critical role in starting and fueling the opioid epidemic," James said. "While no amount of money will ever fully repair the damage they caused, this massive influx of funds will bring resources to communities in need so that we can heal. The Sacklers no longer have control of Purdue and will never be allowed to sell opioids in the United States again.

I will continue to go after the companies that caused the opioid epidemic and fight to get justice for those who have suffered."

West Virginia Attorney General John B. McCuskey said, "While litigation and settlements will not bring back the lives lost from the opioid epidemic, our hope is that the money from all the settlements through the years from manufacturers, pharmacies, distributors, and others will start



Letitia James announcing Purdue-Sackler settlement on Jan. 23.

the rebuilding process from one of the darkest chapters in our history.

"West Virginia has suffered enough from the opioid epidemic, and we will continue to fight for the communities that have been shattered by this scourge. We have held those responsible accountable; our fight now is to see to it that that future generations will have the tools they need to prevent this crisis from ever happening again."

## COURTS

# U.S. says Rockland governments broke affordable housing deal

BY BILL HELTZEL / bheltzel@westfairinc.com

The federal government is suing Rockland County and the Village of Spring Valley for allegedly breaking a deal to create 62 units of affordable housing.

The U.S. Attorney's Office brought the case on behalf of the U.S. Department of Housing and Urban Development to enforce a 2018 agreement that was made after HUD grant money was allegedly used to build discriminatory housing.

"Since the completion of four units in the Nyack Point project in 2018," according to the complaint filed on Jan. 17 in White Plains federal court, "defendants have failed to ensure the completion of a single additional affordable housing unit."

"This lawsuit flagrantly mischaracterizes the county's actions and

attitudes," Rockland County spokeswoman Beth Cefalu stated in an email, "and alleges facts that have never occurred." She said the county has never discriminated in any aspect of housing, and

it has committed nearly \$30 million to creating and preserving affordable housing.

The dispute dates back to 2013 when a private developer used HUD Community Development Block Grants to build 62 condos, according to the complaint. But the condos were designed for and marketed to white Hasidic Jews and excluded prospective buyers who were Black.

HUD held the local governments responsible for not ensuring that the grant money was used in a nondiscriminatory way.

In 2018, the county and village

made a deal with HUD to build or rehabilitate 62 affordable housing units within seven years. Four units at Nyack Point Apartments qualified in 2018, leaving 58 to be completed.

"Despite tentatively identifying various sites and housing projects as potential locations for affordable housing," the complaint states, "none of those plans came to fruition."

In 2021, the deal was extended by four years to account for the impact of the Covid-19 pandemic. New schedules called for 12 to 18 new affordable units every two to three years, till March 2029.

None of the deadlines has been met and the county and village have not identified any specific steps they are taking to comply with the HUD deal, according to the complaint. Spring Valley does claim it has built affordable housing and is in compliance,

but HUD says the claim has not been substantiated.

The complaint also states that the county and village have failed to develop an acceptable marketing plan or deed restrictions, as required by the deal.

Cefalu said the lawsuit stems from misuse of \$102,438 in Community Block Grant funds by the Village of Spring Valley. When the county was made aware of the misuse it assisted in the filing of a Fair Housing complaint and in 2014 the funding was recovered. She said HUD officials have acted as activists and placed ludicrous demands on the county, such as setting an unrealistic timeline for creating affordable housing.

The feds accused the county and village of breach of agreement under the Fair Housing Act. The United States is asking the court to make the local governments develop the affordable housing and to assess penalties up to \$256,000 for each violation of the deal.

The Office of Spring Valley Mayor Alan M. Simon did not reply to an email asking for their responses to the allegations.



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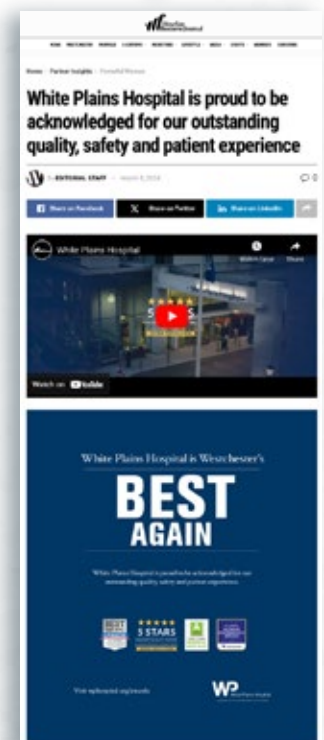
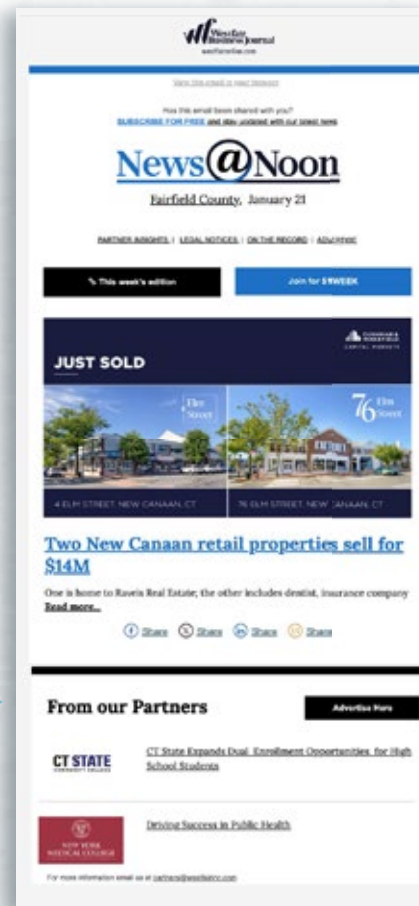
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# Eye on Small Business: Bare Life hot chocolate

BY JEREMY WAYNE / jwayne@westfairinc.com

"Bare Life reimagines nostalgic comfort foods... creating organic, plant-based and gluten-free versions everyone loves."

— Ali Lazowski

Diagnosed during her junior year at Johns Hopkins University with irritable bowel syndrome (IBS), Hashimoto's thyroiditis, thyroid cancer and Lyme disease, Ali Lazowski started to find that many of the foods available to her either didn't cover the multiple allergens of which she now had to be mindful or simply didn't taste good.

That's what motivated her to establish Bare Life, a company offering a range of chocolate drinks that, in her own words, "challenge the norm of overprocessed, high-sugar foods, creating delicious, clean-label, plant-based options for everyone."

After a busy holiday season for Bare Life, we caught up with Lazowski, who launched her business in West Hartford in 2018, to learn more:

In a nutshell, or near-nutshell, what makes these products special?

"Bare Life reimagines nostalgic comfort foods, starting with hot cocoa, by eliminating unnecessary ingredients like preservatives and fillers to create organic, plant-based and gluten-free versions... everyone loves. Our dairy-free hot chocolates and frozen hot chocolate stand out not just for being better for you but for being rich, indulgent and delicious — period. Made with simple,

sustainably-sourced ingredients, our hot cocoas are lower in sugar and calories than traditional mixes and can be prepared with just hot water. It's a clean-label treat that doesn't compromise on taste or convenience, representing the future of hot chocolate."

And who buys Bare Life — a broad demographic?"

Our customers range from individuals with food allergies or sensitivities to those seeking clean, plant-based indulgences. Families, wellness enthusiasts and even those who simply

love great-tasting hot cocoa are part of our growing community."

Great products by the sound of them. How do you advertise?

"At Bare Life, we blend creativity and strategy to share our story. From our vibrant social media presence and passionate brand ambassadors reaching more than 300,000 foodies

nationwide, to our regular features on QVC and media outlets, we connect with customers in meaningful ways. We also host product demos in stores and at trade shows, engage through a newsletter with a 30% open rate, and are always expanding our partnerships to bring awareness of our allergen-friendly treats to even more people."

What are your biggest challenges in the growing business and how you've overcome them?

"Keeping up with growing demand and navigating supply-chain fluctuations. To address these, we've worked closely with trusted suppliers to maintain consistent access to our high-quality, sustainably sourced ingredients and scaled our operations strategically. By staying flexible and proactive, we've continued to deliver the crave-worthy, allergen-friendly products our customers love."

And can you comment on your experience, either good or bad, of doing business in the region? Have you received or do you receive any material help from any of the regional business councils?

"Connecticut's entrepreneurial ecosystem has been a true game-changer for Bare Life. Support from reSET's impact accelerator, the Connecticut Small Business Development Centers' (SBDC) invaluable mentoring, the Women's Business Development Council's (WBDC) excellent classes and grants and the University of Connecticut's Intellectual Property and Law Clinic's expert patent and trademark guidance have empowered us to innovate, grow and thrive in ways we couldn't have achieved alone."

Lastly, any developments or future plans you can share with us?

"We've got some exciting things 'brewing' behind the scenes, including new flavors and entirely new product lines. While we can't share all the details just yet, let's just say there's a lot to look forward to, so stay tuned."



*Hot cocoa mocha by Ali Lazowski:*

This vegan recipe — which is also corn-, dairy-, gluten-, soy- and refined sugar-free — takes five minutes to make a single serving:

**Equipment:**

- Your favorite coffee mug
- Tablespoon
- Stirring spoon

**Ingredients:**

- 3 Tablespoons (1 serving) Bare Life Coconut Hot Cocoa Mix
- 6 ounces of your favorite prepared hot coffee

**Instructions:**

Add 1 serving or 3 tablespoons of Bare Life Coconut Hot Cocoa Mix into your favorite coffee mug. If you are using Bare Life's single serving packets, simply tear open the packet and pour the cocoa mix into your mug.

Prepare 6 ounces of your favorite coffee and pour it into your mug. Stir until smooth and enjoy your mocha creation. For those who can indulge, this pairs well with whipped cream, marshmallows and chocolate syrup.

**Tips:**

You can also create a pumpkin spice hot cocoa mocha or peppermint hot cocoa mocha by using Bare Life's Pumpkin Spice Hot Cocoa Mix or Peppermint Hot Cocoa Mix.

Photographs courtesy Bare Life.





# Extra swearing-in ceremony for Latimer held in Rye

BY PETER KATZ / pkatz@westfairinc.com

After having been sworn in as a member of Congress on Jan. 3 in an official swearing-in ceremony held at the nation's Capitol, having been appointed to serve as a member of both the House Foreign Affairs Committee and the House Committee on Small Business, and on Jan. 23 making his first speech on the floor of the House of Representatives, Congressman George Latimer on Jan. 26 participated in a public swearing-in ceremony at the Rye High School's Performing Arts Center.

Latimer is a Democrat while the House of Representatives is currently controlled by Republicans.

U.S. Senate Minority Leader Chuck Schumer told the audience in Rye that he was with Latimer the previous day at a public swearing-in ceremony held at Co-Op City in the Bronx. Latimer's 16th Congressional District covers parts of the Bronx and Westchester.

State Sen. Shelley Mayer acted as master of ceremonies for the Rye event that saw speeches praising Latimer as a person as well as for his accomplishments in government service. Among the other speakers were New York Attorney General Letitia James and State Senate Majority Leader Andrea Stewart-Cousins.

Latimer and Ken Jenkins, his successor as county executive, hugged on the stage as Jenkins walked to the microphone after being introduced by New York's Gov. Kathy Hochul.

Hochul had pledged to provide Latimer with whatever support he needs to push plans and policies in Congress that will benefit constituents and noted that Latimer seems to know everyone of them.

"He's one of a kind. Going to a diner with George is like walking in with a rock star," Hochul said. "Everybody knows him by name, and they have a story to tell -- 'George, remember that time you helped my mother do this, or this.' It's so empowering to see what one person can do in a role that they're given."

Hochul said that at this point in his life Latimer could have said that he had done enough and retired, but Latimer continued to feel a strong call to public service.

"He knew his voice was needed to stand up for those who need help and also to stand up against the scourge of antisemitism that has been so rampant," Hochul said. "I admire your courage, George. We need voices like yours."

Hochul said it will be hard for Latimer being in the minority in Washington with the Republicans controlling both the House and Senate as well as the White House. She recalled her own time in Congress when Democrats were in the minority but said that did not diminish her enthusiasm.

"It's an awesome feeling when you see the Capitol dome against the blue sky," Hochul said, "Good people like George Latimer will stand up and go to the line of fire every single day."

"Good people like George Latimer will stand up and go to the line of fire every single day."

— Gov. Kathy Hochul



Gov. Hochul speaking at Rye event for Rep. Latimer.



Rep. George Latimer and County Executive Ken Jenkins hug at Rye event.

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## WESTCHESTER

## DEEDS

## Above \$1 million

**110 Meeting House NY LLC**, Mount Kisco. Seller: Audrey Chatzky, White Plains. Property: 110 Meeting House Road, Bedford. Amount: \$1.9 million. Filed Jan. 7.

**5 Canal Owner LLC**, New York. Seller: Village of Pelham Manor. Property: 5 Canal Road, Pelham. Amount: \$2.6 million. Filed Jan. 3.

**52-53 Mead LLC**, Vero Beach, Florida. Seller: Bernice M. Fein, Waccabuc. Property: 51 Mead St., Lewisboro. Amount: \$2.2 million. Filed Jan. 2.

**99 Wall Owner LLC**, Fort Worth, Texas. Seller: Ruhle Companies Inc., Valhalla. Property: 99 Wall St., Mount Pleasant. Amount: \$2.8 million. Filed Jan. 6.

**Aria13 LLC**, Eastchester. Seller: John O. Walters, Tuckahoe. Property: 46 N. High St., Eastchester. Amount: \$1 million. Filed Jan. 2.

**BRP 466 Main Street LLC**, New York. Seller: Metro Urban Community Corp., New York. Property: 466 Main St., New Rochelle. Amount: \$16.2 million. Filed Jan. 2.

**Franchini, Indrani**, Pelham. Seller: 17 Lakeside Drive LLC, New Rochelle. Property: 17 Lakeside Drive, New Rochelle. Amount: \$1.5 million. Filed Dec. 31.

**Goldberg, Benjamin**, Long Island City. Seller: 34 Pebblebrook Way LLC, New Rochelle. Property: 34 Pebblebrook Way, Mount Pleasant. Amount: \$2.3 million. Filed Jan. 3.

**Hernandez, Annabel R.**, White Plains. Seller: Mulligan Development LLC, Yonkers. Property: 48 Mulligan Lane, Greenburgh. Amount: \$2.1 million. Filed Jan. 6.

**Kye Holdings LLC**, Yonkers. Seller: ELMDR Property Group LLC, Tarrytown. Property: 122 N. Central Ave., Greenburgh. Amount: \$1.4 million. Filed Jan. 2.

**MS 245 LLC**, New Rochelle. Seller: J&Z Property Holding LLC, New Rochelle. Property: 245 Union Ave., New Rochelle. Amount: \$1.2 million. Filed Jan. 6.

**SP Briarcliff Inc.**, Powell, Ohio. Seller: Pine Road Briarcliff Manor LLC, Miami, Florida. Property: 233 Pine Road, Ossining. Amount: \$4.4 million. Filed Jan. 2.

**Stone Bridge Road Development LLC**, Purchase. Seller: Sarosca Farm Estates LLC, Bronx. Property: 5 Stonebridge Road, Harrison. Amount: \$2.5 million. Filed Jan. 3.

**Tova Equities LLC**, Mount Vernon. Seller: 35 Clinton Place LLC, Rye. Property: 35 Clinton Place, New Rochelle. Amount: \$6.7 million. Filed Jan. 3.

**US Bank NA**, Mount Laurel, New Jersey. Seller: Robert D. Ryan, Cross River. Property: 15 North Place, New Castle. Amount: \$3.1 million. Filed Jan. 6.

**Wood, Suzanne B.**, Chappaqua. Seller: Bofabri Realty LLC, Larchmont. Property: 12 Glen Drive, Harrison. Amount: \$2.6 million. Filed Jan. 2.

**Xu Yiyang**, Jersey City, New Jersey. Seller: 31 Butler LLC, Rye. Property: 31 Butler Road, Scarsdale. Amount: \$4.7 million. Filed Jan. 2.

## Below \$1 million

**114 Elm Avenue MV LLC**, Elmsford. Seller: Diane D. Dealbuquerque, Mount Vernon. Property: 114 Elm Ave., Mount Vernon. Amount: \$425,000. Filed Jan. 7.

**119south11ave LLC**, Mount Vernon. Seller: Leonard Goodlowe, Mount Vernon. Property: 119 11th Ave., Mount Vernon. Amount: \$602,000. Filed Jan. 3.

**282 Summit Ave LLC**, Stamford, Connecticut. Seller: Theresa M. Scarpati, Yorktown Heights. Property: 282 Summit Ave., Mount Vernon. Amount: \$617,000. Filed Jan. 3.

**29 Lockwood Avenue LLC**, Ardsley. Seller: Alban Prelvukaj, Ardsley. Property: 29 Lockwood Ave., Yonkers. Amount: \$10. Filed Jan. 2.

**35 N. 10th Avenue, Mount Vernon, New York 10550 LLC**, Mount Vernon. Seller: John R. DiLeo, New Rochelle. Property: 35 10th Ave., Mount Vernon. Amount: \$785,000. Filed Jan. 7.

**630 4AMV LLC**, Brooklyn. Seller: The Bank of New York, South Lake City, Utah. Property: 630 S. Fourth Ave., Mount Vernon. Amount: \$520,000. Filed Jan. 3.

**780 Forest Avenue Realty LLC**, Harrison. Seller: Antonio Andreoli, Larchmont. Property: 780 Forest Ave., Mamaroneck. Amount: \$865,000. Filed Jan. 7.

**92 Calvert LLC**, Purchase. Seller: Gloria Cipolla, Harrison. Property: 92 Calvert St. Harrison. Amount: \$864,000. Filed Jan. 2.

**Amarante, Jose R.**, Yonkers. Seller: 175 North Broadway LLC, Yonkers. Property: 215 S. Waverly St., Yonkers. Amount: \$380,000. Filed Jan. 6.

**Carbone Brothers White Street LLC**, Croton-on-Hudson. Seller: town of Cortlandt, Cortlandt Manor. Property: 266 White St., Cortlandt. Amount: \$78,000. Filed Dec. 31.

**Espinoza, Harin**, Bronx. Seller: Yonkers is the Place LLC, Yonkers. Property: 37 Arthur Place, Yonkers. Amount: \$763,000. Filed Dec. 31.

**Feinberg Group LLC**, Bedford Hills. Seller: VEG Realty LLC, White Plains. Property: 193 Tarrytown Road, Greenburgh. Amount: \$670,000. Filed Jan. 2.

**Garcia, Laura E. S.**, Port Chester. Seller: Prospect Realty Associates LLC, Stamford, Connecticut. Property: 41 Prospect St., Rye Town. Amount: \$730,000. Filed Dec. 31.

**Little House New York Properties LLC**, New Rochelle. Seller: Sigurd O. Olsen, Charlestown, Rhode Island. Property: 181 Elridge Ave., Yonkers. Amount: \$330,000. Filed Jan. 6.

**NBX Realty Corp.** Seller: John J. Fillo, Yonkers. Property: 68 Storey Lane, Yonkers. Amount: \$470,000. Filed Jan. 7.

**Rossano, Ralph**, Dobbs Ferry. Seller: 40 Davis Avenue LLC, Dobbs Ferry. Property: 7 N. Schenorock Drive, Somers. Amount: \$640,000. Filed Jan. 2.

**Rvsmg4 LLC**, Thornwood. Seller: Gigi Raffaella, Thornwood. Property: 37 Valerie Drive, Yonkers. Amount: \$10. Filed Jan. 6.

**Supreame Homes LLC**, Ossining. Seller: Parth Patel, Cortlandt Manor. Property: E. Hill Road, Cortlandt. Amount: \$185,000. Filed Dec. 31.

**SVT Realty LLC**, White Plains. Seller: Annie Perincheril, Yonkers. Property: 137 Woodlawn Ave., Yonkers. Amount: \$760,000. Filed Dec. 31.

**Terrero, Yenebi**, New York. Seller: 88 Smart LLC, Yonkers. Property: 375 Claremont Ave., Mount Vernon. Amount: \$745,000. Filed Jan. 3.

**Tova Equities LLC**, Mount Vernon. Seller: Peter J. Sinnott III, Rye. Property: 27 Clinton Place, New Rochelle. Amount: \$600,000. Filed Jan. 3.

**Valley Close Realty Corp.**, Scarsdale. Seller: Joseph Rafael LLC, Westbury. Property: 50 Wingate Road, Yonkers. Amount: \$130,000. Filed Jan. 6.

**Zhicay, Rolando F.**, Elmhurst. Seller: Ams Estates LLC, Yonkers. Property: 350 Roberts Ave., Yonkers. Amount: \$665,000. Filed Jan. 2.

## JUDGMENTS

**754-768 Brady Owners Corp.**, Long Island City. \$23,257 in favor of Sprague Operating Resources LLC, Harrison. Filed Dec. 24.

**Alhassan, Huleratu**, Bronx. \$38,148 in favor of Richmond Childrens Center Inc., Mount Kisco. Filed Dec. 19.

**Annabi, Vincent M.**, Mahopac. \$1,632 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Antolino, Christopher**, Katonah. \$2,572 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**AR Flores-Castro, Diego**, Valhalla. \$3,080 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Barnett, O'Neil C.**, Spring Valley. \$1,396 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Blake, Tahj E.**, Mount Vernon. \$1,963 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Boafo, George**, Far Rockaway. \$42,555 in favor of Philrock Company LLC, New Rochelle. Filed Dec. 19.

**Butler, Kenyetta L.**, Yonkers. \$2,569 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Byrd, Jade**, Yonkers. \$1,334 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Camacho, Briana T.**, New York. \$4,312 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Code, Sommer M.**, Chester. \$4,531 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Cuff, Maniya**, White Plains. \$1,211 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Cumberbatch, Jamila A.**, Mount Vernon. \$1,968 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Desideri, Santino V. Jr.**, Scarsdale. \$45,769 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 3.

**Donato, Tiffany M.**, Mount Kisco. \$2,874 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Donoso, Stephan B.**, Yonkers. \$1,642 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Drago, Jamie**, Yorktown Heights. \$2,268 in favor of Westchester Community College, Valhalla. Filed Dec. 17.

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



**Dubey, Jean M.**, Elmsford. \$13,183 in favor of TD Bank USA NA, Brooklyn Park. Filed Dec. 26.

**Fernandez, Sochyl A.**, Yonkers. \$1,962 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Flooring & Carpet Design Center**, Yonkers. \$45,026 in favor of Pawnee Leasing Corp., Fort Collins, Colorado. Filed Dec. 19.

**Formoso, Raquel M.**, White Plains. \$1,399 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Garcia, Devin L.**, Yonkers. \$1,577 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Gonzalez, Cyeann A.**, Yonkers. \$1,632 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Gregory Allan Cramer & Company Inc.**, Yonkers. \$152,851 in favor of Robert E. Rescoe, Scarsdale. Filed Dec. 20.

**Headley Construction Corp.**, Brooklyn. \$3,279 in favor of State Insurance Fund, White Plains. Filed Dec. 17.

**Healy, Kayci A.**, Holmes. \$1,338 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Huaman, Melvyn E.**, Ossining. \$1,657 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Hyde, Nicolas**, Bronx. \$1,456 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Jordan, Rachel**, Bronx. \$2,371 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Lamar, Jonathan P.**, Suffern. \$2,656 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Marquez, Arturo A.**, Yonkers. \$2,483 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Martinez, Alicia B.**, Yonkers. \$2,750 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Martinez, Emily J.**, Yonkers. \$3,061 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Martinez, Rivera D.**, Yonkers. \$6,614 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Mathieu, Wilhelmina**, Yonkers. \$19,124 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Mazo, Esteban Z.**, Yonkers. \$6,876 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**McCormack, Clive A.**, Mount Vernon. \$1,357 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Mejia, Florencio**, Yonkers. \$5,485 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 20.

**Mers, Maria S.**, Yonkers. \$16,597 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

**Murphy, Meghan**, Pleasant Valley. \$3,088 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Musullino, Lauren P.**, Mahopac. \$6,028 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Nenner, Shmuel Y.**, Suffern. \$2,078 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Onofre, Miguel A.**, White Plains. \$2,971 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Pacheco, Gustavo C.**, Putnam Valley. \$1,857 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Pereyra, Onesimo Jr.**, White Plains. \$6,621 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Perez, Melanie**, Montrose. \$3,099 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 20.

**Poteat, Ronnice S.**, Mount Vernon. \$1,120 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Quezada, Kleber R.**, Ossining. \$2,971 in favor of Westchester Community College, Valhalla. Filed Dec. 26.

**Reyes, Manorah**, Hartsdale. \$3,985 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 2.

**Riley, John**, Dobbs Ferry. \$16,925 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 3.

**Roswell, Tashae**, Mount Vernon. \$13,625 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed Dec. 20.

**Salamanca, Jennifer J.**, Mahopac. \$1,878 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Sanchez, Jamilla**, Scarsdale. \$2,073 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Santamaria, Francisco**, Mahopac. \$1,065 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Scarduzio, Michael T.**, Mohegan Lake. \$3,051 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Shelna, Alesio**, Mahopac. \$2,368 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Simmonds, Pheona-Gaye C.**, Bronx. \$3,568 in favor of Westchester Community College, Valhalla. Filed Dec. 20.

**Stewart, Kishon R.**, Mount Vernon. \$3,086 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

**Tabassum, Fariha**, Yonkers. \$3,083 in favor of Westchester Community College, Valhalla. Filed Dec. 24.

## LIS PENDENS

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

**Accostupa, Juan J.**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$392,000 affecting property located at 247 Old Kensico Road, White Plains. Filed Jan. 7.

**Alexis, Martine**, as owner. Filed by Municipal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$290,000 affecting property located at 100 Clinton Ave., New Rochelle. Filed Jan. 4.

**Blakely, Ashley P.**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$833,000 affecting property located at 128 Parkway North, Yonkers. Filed Jan. 2.

**Blanco, Desmaller A.**, as owner. Filed by Equity Prime Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$882,000 affecting property located at 61 Hearst St., Yonkers. Filed Jan. 8.

**Cabrera, Miosotis**, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 180 Taxter Road, Irvington. Filed Jan. 3.

**Cavalry Spv I LLC**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$1,925,000 affecting property located at 9 Franklin Road, Scarsdale. Filed Dec. 23.

**Cermele, Joseph**, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,365,838 affecting property located at 149 Wilmot Road, Eastchester. Filed Jan. 2.

**Cit Group/Consumer Finance Inc.**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 21 N. Ridge St., Rye. Filed Jan. 2.

**Conklin, Gary**, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$750,000 affecting property located at 132 S. Highland Ave., Ossining. Filed Dec. 23.

**Cusumano, Charles Jr.**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$1,050,000 affecting property located at 200 Judson Ave., Dobbs Ferry. Filed Dec. 31.

**Denning, Cathal**, as owner. Filed by New Rez LLC. Action: Foreclosure of a mortgage in the principal amount of \$416,000 affecting property located at 28 Paulding Lane, Cortlandt. Filed Jan. 3.

**Goodley, Mary Estate**, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$137,000 affecting property located at 155 S.14th Ave., Mount Vernon. Filed Jan. 3.

**Lomiento, Angelo**, as owner. Filed by FC Washington I LP. Action: Foreclosure of a mortgage in the principal amount of \$55,000 affecting property located at 467 West St., Rye. Filed Jan. 8.

**Mesa, Giovanni**, as owner. Filed by Hill Crest Park Condominium Group V Inc. Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$4,500 affecting property located at 4-h Rolling Way, Peekskill. Filed Jan. 6.

**Torres, Susan**, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 508 River Ave., Pelham. Filed Dec. 20.

## MECHANIC'S LIENS

**1060 Nepperhan Ave LLC**, Yonkers. \$512,000 in favor of Kane Contracting Inc, Peekskill. Filed Jan. 3.

**28 South Division Owner LLC**, New Rochelle. \$38,100 in favor of APCO Insulation Company Inc, Woodside. Filed Jan. 8.

**440 Hamilton Developer LLC**, White Plains. \$81,418 in favor of Furniture Design Knossos Inc., Queens. Filed Jan. 8.

**70 Pier LLC**, Yonkers. \$73,221 in favor of Hajoca Corp., Somers. Filed Jan. 7.

**Adornetto, Josephine**, Greenburgh. \$13,000 in favor of GMM Construction & Consulting LLC, Harrison. Filed Dec. 18.

**Benchmark LM Management Services LLC**, Yonkers. \$19,000 in favor of Centimark Corp. Filed Jan. 3.

**Butler Michelle**, Greenburgh. \$152,622 in favor of Ridgefield Supply Co., Ridgefield. Filed Dec. 18.

**Desrosiers, Lugduni**, Yonkers. \$23,607 in favor of Emilia Restoration LLC, Yonkers. Filed Jan. 8.

**Gojka, Chung Yue**, Greenburgh. \$13,139 in favor of Byram Mason & Building Supply, Port Chester. Filed Dec. 19.

**Hpting-2 Prop Trust**, White Plains. \$7,044 in favor of Dain Carver, Cortlandt Manor. Filed Jan. 8.

**Lyons, Monique**, Mohegan Lake. \$17,377 in favor of TH Remodeling & Renovations Inc., New Windsor. Filed Jan. 8.

**Pappas, Keith G.**, New Rochelle. \$9,400 in favor of Angelo Spray Foam Corp., Norwalk, Connecticut. Filed Jan. 2.

**Ramaswami, Muthukrish**, Lewisboro. \$20,177 in favor of Wired-Up Electric Inc., Pawling. Filed Jan. 3.

**Rockefeller Archive Center**, Mount Pleasant. \$10,187 in favor of Everon LLC, Boca Raton, Florida. Filed Dec. 19.

## NEW BUSINESSES

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

### Partnerships

**Dream Beauty Salon & Nails**, 2 Waller Ave., Ossining 10562. c/o Tania Villa and Hatividad Ymoa. Filed Jan. 7.

### Sole Proprietorships

**Ab4 Speech**, 1595 Old Orchard St., West Harrison 10604. c/o Anita Bernert. Filed Dec. 31.

**Axis Creative Team**, 121 Westmoreland Ave., White Plains 10606. c/o Tessa Gayle Lowe. Filed Jan. 2.

**Balla Visuals**, 98 S. Fulton Ave., Mount Vernon 10550. c/o John M. Wilson. Filed Jan. 2.

**Bm Construction**, 214 S. Third Ave. 2B, Mount Vernon 10550. c/o Tatuwa Kirera. Filed Jan. 2.

**Clarity Corner**, 27 North St., Mount Vernon 10550. c/o Jasmine Bygrave. Filed Dec. 30.

**Cloudcart**, 4 Lincoln Ave., Rye Brook 10573. c/o Tyler Della Mura. Filed Dec. 31.

**Dr. Spotless Touch Cleaning**, 691 Marion Ave., Peekskill 10568. c/o Danilda Rodriguez. Filed Jan. 7.

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Questions and comments regarding this section should be directed to:

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

**Lets Talk: Counseling Coaching & Psychotherapy**, 445 Hamilton Ave., White Plains 10601. c/o Dorian Graham. Filed Dec. 26.

**Normitas Family Group Day Care**, 64 Overlook Drive, Valhalla 10595. c/o Norma Soledad Mejia Pinto. Filed Dec. 23.

**Poland Percussion**, 10 The Court, New Rochelle 10801. c/o Eric Poland. Filed Dec. 26.

**Scarsdale Essay Pro**, 61 Runyon Place, Scarsdale 10583. c/o Steven Scharf. Filed Dec. 19.

**Taylor J Construction**, 74 Dobbs Ferry Road, White Plains 10607. c/o Llauca Quizphi Edisson Olmedo. Filed Dec. 19.

**TZ Exceptional Care**, 295 Columbus Ave., West Harrison 10604. c/o Grecia Isabel Sotero. Filed Dec. 20.

**Westchester Electronics**, 205 Main St., Ossining 10562. c/o Chantal Voltaire. Filed Dec. 24.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Farm Credit East**, as owner. Lender: Oasis at Warwick LLC Property: in Warwick. Amount: \$1.5 million. Filed Jan. 6.

**Northeast Community Bank**, as owner. Lender: Bald Hill Developments LLC. Property: in Monroe. Amount: \$16.9 million. Filed Jan. 3.

**NYS Homeless Housing & Assistance Corp.**, as owner. Lender: Regional Economic Community Action Program Inc. Property: in Newburgh. Amount: \$4.6 million. Filed Dec. 24.

**Pisces Maybrook Logistics Center LLC**, as owner. Lender: Customers Bank. Miscellaneous amount: \$31 million. Filed Dec. 30.

#### Below \$1 million

**EH Capital LLC**, as owner. Lender: Equity Homes NY II Inc. Property: in Newburgh. Amount: \$100,000. Filed Dec. 20.

**Kiavi Funding Inc.**, as owner. Lender: 52 Worrall LLC. Property: 45 1/2 Sussex St., Port Jervis. Amount: \$192,600. Filed Dec. 18.

**Loan Funder LLC Series 81693**, as owner. Lender: Mucho Mazal LLC. Property: in Newburgh. Amount: \$141,543. Filed Dec. 30.

**Loan Funder LLC Series 90334**, as owner. Lender: 261 Spring St LLC and Loan Funder LLC Series 90334 Grantee. Property: 261 Spring St., Monroe. Amount: \$403,475. Filed Dec. 19.

**Orange Bank & Trust Co.**, as owner. Lender: Western Addition LLC, et al Property: in Warwick. Amount: \$990,000. Filed Dec. 27.

**Orange County**, as owner. Lender: Regional Economic Community Action Program Inc. Property: in Newburgh. Amount: \$900,000. Filed Dec. 24.

**United Wholesale Meeting LLC**, as owner. Lender: Laura Krilland and Joseph Tomczak. Property: in Warwick. Amount: \$356,477. Filed Dec. 23.

**Walden Savings Bank**, as owner. Lender: John Lellek. Property: in Crawford. Amount: \$300,000. Filed Dec. 19.

## DEEDS

### Above \$1 million

**321 Ramsen Avenue LLC**, Monsey. Seller: Nancy R. Pascal, Lakewood, New Jersey. Property: 321 Remsen Ave., Monsey. Amount: \$1.2 million. Filed Dec. 23.

**Arfa, Jonathan P. and Barbara A. Bernstein**, South Salem. Seller: E. 31st Street LLC, New York. Property: 525 Gair St., Piermont. Amount: \$1.1 million. Filed Dec. 30.

**Kennedy Center Mall LLC**, Brooklyn. Seller: Cuzson Associates LLC and Brian Nelson, New City. Property: 23 67 Kennedy Drive, Spring Valley. Amount: \$18 million. Filed Dec. 19.

**Marvin, Michelle and Charles Marvin**, New City. Seller: B. Brothers LLC, New City. Property: 5 Running Brook Lane, New City. Amount: \$1.5 million. Filed Dec. 31.

**Pollak, Simon and Nechama S. Pollak**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 7 Hybrid Road, Monsey. Amount: \$1.1 million. Filed Dec. 20.

**Stony Point Holdings LLC**, Stony Point. Seller: Robert E. Miley, Stony Point. Property: 4 Beaver Pond Court, Stony Point. Amount: \$1.1 million. Filed Dec. 31.

**Strohli, Yehudah B. and Esther Strohli**, Brooklyn. Seller: Arem Associates LLC, Spring Valley. Property: 200 Maple Ave., Monsey. Amount: \$1.2 million. Filed Dec. 31.

**Viola Residence LLC**, Brooklyn. Seller: B&S Sichel Family Revocable Trust, et al, Suffern. Property: 10 12 Viola Road, Montebello. Amount: \$4.2 million. Filed Dec. 24.

### Below \$1 million

**1 Harmony Road LLC**, Spring Valley. Seller: Luis E. Betances and Cirila M. Betances, Spring Valley. Property: 1 Harmony Road, Spring Valley. Amount: \$735,000. Filed Dec. 23.

**28 Valley LLC**, Monsey. Seller: Joanne Deluca, Pearl River. Property: 28 Valley Court, Chestnut Ridge. Amount: \$850,000. Filed Dec. 24.

**304 Nanuet Realty LLC**, Bardonia. Seller: town of Clarkstown, New City. Property: 80 Route 304, Nanuet. Amount: \$45,000. Filed Dec. 20.

**4 Pierson Lake Drive LLC**, Dobbs Ferry. Seller: Potake Lake LLC, Marlboro, New Jersey. Property: 4 Pierson Lakes Drive, Sloatsburg. Amount: \$675,000. Filed Dec. 20.

**52 N. Broadway Realty LLC**, Nyack. Seller: Nyack Health LLC, Nyack. Property: 50 N. Broadway, Nyack. Amount: \$350,000. Filed Dec. 19.

**56 Hillside LLC**, Spring Valley. Seller: Addie T. Jackson, Haverstraw. Property: 56 Hillside Ave., Haverstraw. Amount: \$475,000. Filed Dec. 26.

**7 James Drive LLC**, Monsey. Seller: Patrikis, Peter and Mary Patrikis, Nanuet. Property: 7 James Drive, Nanuet. Amount: \$665,000. Filed Dec. 31.

**8 Pierson Lake Drive LLC**, Dobbs Ferry. Seller: Potake Lake LLC, Marlboro, New Jersey. Property: 8 Pierson Lake Drive, Sloatsburg. Amount: \$675,000. Filed Dec. 20.

**9 Kristoffersen LLC**, Airmont. Seller: Blum, Nancy J. Blum Estate, Glendale. Property: 9 Kristoffersen Court, Monsey. Amount: \$650,000. Filed Dec. 26.

**Emes 5 201 LLC**, Monsey. Seller: Esther Weiss, Monsey. Property: 5 Emes Lane, Monsey. Amount: \$936,383. Filed Dec. 24.

**GSI Realty LLC**, Yonkers. Seller: town of Clarkstown, New City. Property: 60 Route 304, Nanuet. Amount: \$45,000. Filed Dec. 20.

**Guzman, Angel A.**, West Haverstraw. Seller: H&B Partners Inc., Nanuet. Property: 147 E. Railroad Ave., West Haverstraw. Amount: \$355,000. Filed Dec. 23.

**JDF Homes LLC**, West Nyack. Seller: Walker, Patrick and Thelma S. Walker, Haverstraw. Property: 3111 Leeward Drive, Haverstraw. Amount: \$280,000. Filed Dec. 26.

**JK Estate Planning LLC**, Nyack. Seller: Barbara H. DeFrancis Revocable Trust, Nyack. Property: 54 N. Broadway, Nyack. Amount: \$150,000. Filed Dec. 24.

**JVM 55 Old Turnpike LLC**, Nanuet. Seller: MPE Old Nyack Family Limited Partnership, Thiels. Property: 55 Old Nyack Turnpike, Nanuet. Amount: \$300,000. Filed Dec. 31.

**Morgan, Yosef, et al**, Monsey. Seller: Uphill 8 Willow LLC, Suffern. Property: 8 Willow Drive, Suffern. Amount: \$635,000. Filed Dec. 30.

**RAS Closing Services LLC**, Glen Ellyn, Illinois. Seller: Chris Solinski, Pearl River. Property: 267 Blaisdell Road, Orangeburg. Amount: \$675,000. Filed Dec. 30.

**Ridge & 59 LLC**, Monsey. Seller: Five Nine Terrace Ny LLC, Monsey. Property: 57 Ridge Ave., Spring Valley. Amount: \$910,000. Filed Dec. 27.

**Ridge & 59 LLC**, Monsey. Seller: Gabriel Einhorn, Monsey. Property: 267 Route 59, Spring Valley. Amount: \$910,000. Filed Dec. 27.

**Ridge & 59 LLC**, Monsey. Seller: Five Nine Terrace NY LLC, Monsey. Property: 271 Route 59, Spring Valley. Amount: \$910,000. Filed Dec. 30.



**Ridge & 59 LLC**, Monsey. Seller: Gabriel Einhorn, Monsey. Property: 1 Ridge Ave., Spring Valley. Amount: \$910,000. Filed Dec. 31.

**Rosenfeld, Chaya**, Monsey. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Kaser. Amount: \$709,000. Filed Dec. 30.

**Schlesinger, Joel and Shulamis Schlesinger**, Chestnut Ridge. Seller: JMF Family Real Estate LLC, Middletown. Property: 15 Nicole Way, Chestnut Ridge. Amount: \$950,000. Filed Dec. 20.

**Seid, Gregory and Melissa Seid**, New City. Seller: Comito RE Holdings LLC, Nyack. Property: 11 Ogrady Court, Orangeburg. Amount: \$575,000. Filed Dec. 23.

**Shmul, Tziporah B.S. and Ohad**, Wesley Hills. Seller: Ronstein Construction Corp., Stony Point. Property: 3 Fawn Lane, Wesley Hills. Amount: \$570,000. Filed Dec. 24.

**Silberman, Malky**, Brooklyn. Seller: Arem Associates LLC, Spring Valley. Property: 206 Maple Ave., Monsey. Amount: \$775,000. Filed Dec. 26.

**Singer, Scott and Michele T. Singer**, Hollywood, Florida. Seller: 212 South Broadway LLC, Pleasant Valley. Property: 212 S. Broadway, Nyack. Amount: \$953,000. Filed Dec. 24.

**Sulemana, Jonas and Deborah Sulemana**, Garnerville. Seller: Homefront Realty LLC, Stony Point. Property: 89 Samsondale Ave., West Haverstraw. Amount: \$599,000. Filed Dec. 19.

**Veloz, Chelsea, et al**, Orangeburg. Seller: Ras Closing Services LLC, et al, Ellyn Glen, Illinois. Property: 267 Blaisdell Road, Orangeburg. Amount: \$675,000. Filed Dec. 30.

**YSTF LLC**, New City. Seller: Carl A. Rattner Revocable Living Trust, et al, New City. Property: 7 Park Ave., New City. Amount: \$620,000. Filed Dec. 30.

**YWMM Realty LLC**, Brooklyn. Seller: Hedgerow Properties LLC, Weston, Connecticut. Property: 29 Blauvelt Ave., West Haverstraw. Amount: \$375,000. Filed Dec. 31.

**Zelikovitz, Raizy**, Brooklyn. Seller: 306 Kearsing LLC, Nanuet. Property: 200 Kearsing Parkway, Spring Valley. Amount: \$350,000. Filed Dec. 30.

## JUDGMENTS

**A&C Contractors Painting LLC, et al**, Orlando, Florida. \$11,241 in favor of Simply Funding LLC, Chester. Filed Jan. 2.

**Abadia, William**, Rock Tavern. \$14,614 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 7.

**Acevedo, Christopher**, Middletown. \$5,517 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 3.

**Andujar, Leudys A.**, Goshen. \$1,874 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 7.

**Antonio, Daniel**, Middletown. \$8,919 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 2.

**Barry, Catherine**, Port Jervis. \$11,286 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 3.

**Bogle, Angela**, Port Jervis. \$2,713 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 3.

**Braver, Yachet R.**, Monroe. \$8,944 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 6.

**Brown, Rossalan D.**, New Windsor. \$6,513 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 6.

**Castelan, Rocio**, Middletown. \$3,300 in favor of Birch Court Apartments LLC, New Hampton. Filed Jan. 7.

**Cooper, John**, Walden. \$3,530 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 3.

**Cyphers, Scott**, Monroe. \$1,529 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 7.

**Durkin, Patrick R.**, Florida. \$3,900 in favor of Capital One Bank, Glen Allen, Virginia. Filed Jan. 7.

**Empanada Madness LLC, et al**, Kansas City, Montana. \$36,648 in favor of Simply Funding LLC, Chester. Filed Jan. 6.

**Expert Towing & Transport LLC, et al**, Naples, Florida. \$32,952 in favor of Simply Funding LLC, Chester. Filed Jan. 2.

**Fekete, Sarah**, Monroe. \$2,701 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 3.

**Figuroa, Felipe**, Otisville. \$2,236 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

**Freeman, David E.**, Port Jervis. \$6,922 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 2.

**Geoghan, David M.**, Warwick. \$17,980 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 6.

**Hicks, Lorin Joseph**, Bakerfield, California. \$25,475 in favor of Simply Funding LLC, Chester. Filed Jan. 2.

**Lewis, Taquan**, Newburgh. \$27,523 in favor of Phase II Diesel Inc., Newburgh. Filed Jan. 6.

**Mann, Patricia**, New Windsor. \$13,266 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 2.

**Mazal Media Inc. and Issac Schnitzler**, Monroe. \$52,271 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Jan. 7.

**McGhee, Anthony**, Goshen. \$7,057 in favor of Sutton Hill II LLC, Clifton, New Jersey. Filed Jan. 3.

**McRae, Craig**, New Windsor. \$3,854 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 2.

**Miller, Shaneequa D.**, Middletown. \$4,584 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 3.

**Miller, Yanell**, Middletown. \$1,908 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 3.

**Mills, Timothy Jr.**, Port Jervis. \$13,072 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 6.

**Mitts, Timothy**, Monroe. \$51,624 in favor of J&G Law LLP, Walden. Filed Jan. 3.

**Movrich, Jesse J.**, Campbell Hall. \$10,965 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

**Nguyen, Thanh**, New Windsor. \$3,127 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 3.

**Okoth, David**, Highland Falls. \$1,784 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 2.

**Pena, Phillippe A.**, Walden. \$1,872 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 3.

**Pineda, Jennifer V.**, Washingtonville. \$1,881 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

**Ramirez, Damione**, Monroe. \$16,333 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

**Reyes Christopher J.**, Newburgh. \$13,541 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 2.

**Reyes, Juan R.**, Newburgh. \$20,692 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Jan. 2.

**Sazon Boricua Inc.**, New Windsor. \$12,359 in favor of Oakwood Mall Inc., New Windsor. Filed Jan. 2.

**Scott, Ricardo**, Monroe. \$8,756 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 2.

**Shader, Michelle R.**, Newburgh. \$3,382 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

**Smith, Melvin**, Newburgh. \$3,999 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 6.

**Soul Greedy LLC**, Philadelphia, Pennsylvania. \$12,245 in favor of Simply Funding LLC, Chester. Filed Jan. 2.

**Speedling, Sara**, Port Jervis. \$1,217 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

**Stevens, Brandon**, Middletown. \$1,080 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

**Tirone, Joimeme**, Highland Mills. \$7,741 in favor of Discover Bank, New Albany, Ohio. Filed Jan. 6.

**Vanhouten, Christopher E.**, New Windsor. \$5,111 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 6.

**Vazquez, Herminio**, Middletown. \$2,833 in favor of Capital One, McLean, Virginia. Filed Jan. 6.

**Weiss, Cipora**, Monroe. \$1,000,350 in favor of Top-Quality Plumbing & Heating Inc., Monroe. Filed Jan. 2.

**Wilson, Keith**, New Windsor. \$5,863 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 3.

## MECHANIC'S LIENS

**Basmanov, Yakov, et al**, as owner. \$80,664 in favor of AZ Apartment Building Supply Corp. Property: 560 Mountainview Ave., Valley Cottage. Filed Dec. 3.

**Cavaluzzi, Joanna and Oaul Cavaluzzi**, as owner. \$286,000 in favor of Michael Leone Property: 20 Gerke Ave., New City. Filed Dec. 3.

**Citronenbaum, Chaim and Zeva Citronenbaum** as owner. \$1,897 in favor of Hatzlocha Inc. Property: in Ramapo. Filed Dec. 4.

**Green Chimneys School for Little Folk** as owner. \$44,880 in favor of Tri Cat Electric Corp. Property: 400 Doansburg Road, Patterson. Filed Dec. 20.

**Grunwald, Leah** as owner. \$1,923 in favor of Hatzlocha Inc. Property: 8 Chelsea Court, Suffern. Filed Dec. 4.

**Hollander, Bruce and Mara Hollander**, as owner. \$3,111 in favor of Hatzlocha Inc. Property: in Ramapo. Filed Dec. 4.

## NEW BUSINESSES

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

## Sole Proprietorships

**Build A Board Game**, 313 Route 211 West, Middletown 10940. c/o Meryle R. Lederer. Filed Jan. 8.

**Dal Cleaning Multiservices**, 88 Clinton St., Apt. 3, Newburgh 12550. c/o Francisco Meza Jose Vallejos. Filed Jan. 9.

**Emily Kelsey Simply Transformative**, 24 Maple St., Cornwall-on-Hudson 12518. c/o Emily O. Kelsey. Filed Jan. 13.

**Femme Beauty by Francesca**, 1050 Route 211 East, Middletown 10941. c/o Francesca Sophia Maiorino. Filed Jan. 8.

**Grumpy Goat Shop**, 78 Front St., Suite 60, Port Jervis 12771. c/o Susan M. Weber. Filed Jan. 13.

**Katya Nicholas Photographer**, 32 Rena Marie Circle, Blooming Grove 10992. c/o Nicholas Ekaterina Nikolayeuna. Filed Jan. 13.

**Love Mech Contractor**, 544 E. Main St. Apt. 42, Middletown 10940. c/o Renardo L. Hill. Filed Jan. 8.

**New York Snap Shot**, 109 Bodle Circle, Maybrook 12543. c/o Trent Brandell Sexton. Filed Jan. 13.

**Radiant Driving School**, 471 Broadway, Suite 201, Room 228, Newburgh 12550. c/o Nasly Beatriz Navarro Perez. Filed Jan. 10.

**Recovery Brothers 4 Life**, 64 Watkins Ave., Middletown 10940. c/o Daniel Colon. Filed Jan. 9.

**Shear Artistry**, 88 Dunning Road Suite 12, Middletown 10940. c/o Jennifer Lynn Mills. Filed Jan. 13.

**Top Tier Chimney Sweep**, 3 Barcelow St., Port Jervis 12771. c/o Dylan Tore Larsen. Filed Jan. 9.

## BUILDING PERMITS

### Commercial

**1114 Hope Street LLC**, Stamford, contractor for 1114 Hope Street LLC. Install post and panel ground sign at 1114 Hope St., Stamford. Estimated cost: \$1,200. Filed Dec. 12.

**22-24 Dolsen LLC**, Stamford, contractor for 22-24 Dolsen LLC. Convert what was an existing eight-unit rooming house into a three-family residence at 24 Dolsen Place, Stamford. Estimated cost: \$200,000. Filed Dec. 18.

**Ama Design Build LLC**, Madison, New Jersey, contractor for Stamford Exit 9 III LLC and Stamford Exit 9 IV LLC. Perform interior fit-out of new graphics production spaces and selective renovation of existing collaborative work area on Level 2. Work includes new nonload bearing partitions, glass office fronts and ceilings at 1 Blachley Road, Stamford. Estimated cost: \$350,000. Filed Dec. 16.

**American Construction Inc.**, New York, New York, contractor for ESRT First Stamford Place SPE LLC. Provide millwork for existing fit-out of office space, including renovating existing pantry in Suite 300 to add a sink to existing appliances at 151 Greenwich Ave., Stamford. Estimated cost: \$350,000. Filed Dec. 19.

**BFV Communications Corp.**, Norwalk, contractor for First Taxing District. Install three new antennas and new equipment at 173 1/2 W. Rocks Road, Norwalk. Estimated cost: \$50,000. Filed Dec. 12.

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

**BFV Communications Corp.**, Norwalk, contractor for First Taxing District. Install three new antennas and new equipment at 11 Filbert Road, Norwalk. Estimated cost: \$81,500. Filed Dec. 12.

**BLT Management LLC**, Stamford, contractor for Two Harbor Point Square LLC. Construct building demising wall to separate existing single-tenant space on second floor into two spaces at 100 Washington Blvd., Stamford. Estimated cost: \$25,000. Filed Dec. 3.

**Gaymatan Services LLC**, Stamford, contractor for Fernanda Reyes and Nancy Robalino. Replace roof at 50 Quintard Terrace, Stamford. Estimated cost: \$32,750. Filed Dec. 6.

**Cider Mill Construction LLC**, Norwalk, contractor for Norwalk Country Club. Add electrical room to Marine Building at 220 Gregory Blvd., Norwalk. Estimated cost: \$350,000. Filed Dec. 10.

**City of Stamford Cloonan Middle School**, Stamford, contractor for the city of Stamford Cloonan Middle School. Convert storage rooms into offices for welcome center. Construct new ceilings, lights, ductwork and flooring at 11 W. North St., Stamford. Estimated cost: \$20,000. Filed Dec. 18.

**City of Stamford Turn of River Middle School**, Stamford, contractor for the city of Stamford Turn of River Middle School. Renovate existing area on first floor to house a school-based health section with new toilet rooms, exam rooms and install HVAC unit on roof at 115 Vine Road, Stamford. Estimated cost: \$903,970. Filed Dec. 17.

**City of Stamford**, Stamford, contractor for city of Stamford. Install new three-hour fire-rated door with access control leader on the sixth floor at 888 Washington Blvd., Stamford. Estimated cost: \$5,000. Filed Dec. 23.

**Corporate Construction Inc.**, Norwalk, contractor for Norwalk Hospital Association. Add to first-floor pharmacy workroom at 34 Maple St., Norwalk. Estimated cost: \$316,600. Filed Dec. 11.

**Diagnostic Endoscopy Center**, Stamford, contractor for Diagnostic Endoscopy Center. Minor tenant improvement at existing ambulatory surgery center to remove an existing patient toilet and add a recovery bed at 778 Long Ridge Road, Stamford. Estimated cost: \$79,211. Filed Dec. 3.

**Esquivel, Juan M.**, Stamford, contractor for Chabad of Stamford. Install a fence eight-foot high fence in backyard at 760 High Ridge Road, Stamford. Estimated cost: \$60,000. Filed Dec. 3.

**I&S Contracting LLC**, Norwalk, contractor for Sara Touijer. Renovate kitchen, bathroom and laundry room at 94 Washington St., No. 6, Norwalk. Estimated cost: \$45,000. Filed Dec. 12.

**MP Construction LLC**, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 401 Merritt 7, Norwalk. Estimated cost: \$177,000. Filed Dec. 10.

**Serrano, Luis and Daniel Serrano**, Norwalk, contractor for Luis and Daniel Serrano. Renovate kitchen, bathroom, and laundry room at 149 Water St., No. 34G, Norwalk. Estimated cost: \$50,000. Filed Dec. 12.

**Stevens, Sam**, Norwalk, contractor for Sam Stevens. Remove roof and reroof 32 Pine St., Norwalk. Estimated cost: \$54,000. Filed Dec. 12.

**Vestian Global Workplace Services LLC**, Norwalk, contractor for Maritime Place Parcel 6 LLC. Perform replacement alterations at 18 Marshall St., Norwalk. Estimated cost: \$250,000. Filed Dec. 11.

### Residential

**65 Cedar LLC**, Norwalk, contractor for 65 Cedar LLC. Perform replacement alterations at 65 Cedar St., Norwalk. Estimated cost: \$1,000. Filed Dec. 16.

**All Quality LLC**, Weston, contractor for John P. and Julie F. Loffredo. Replace roof of entire house and replace two skylights at 164 Prudence Drive, Stamford. Estimated cost: \$19,300. Filed Dec. 3.

**Alves Contractor LLC**, New Milford, contractor for Robert Koczeniak. Replace drywall and insulation in bathroom, kitchen and living room walls at 143 Columbus Place, Stamford. Estimated cost: \$13,800. Filed Dec. 6.

**Alves Contractor LLC**, New Milford, contractor for Slava and Elvira Manevich. Replace drywall and insulation of the bedrooms, bathrooms and kitchen at 143 Columbus Place, Stamford. Estimated cost: \$12,600. Filed Dec. 6.

**American Dream Deck LLC**, Danbury, contractor for Robert Forrest Perler. Build a deck over a rebuilt stone patio in same location to match elevation of deck at 237 Foxwood Road, Stamford. Estimated cost: \$28,000. Filed Dec. 9.

**Bajrami, Hysni**, Stamford, contractor for Hysni Bajrami. Alter kitchen, dining room and partially second floor. Add new deck to the back of the house at 73 Maitland Road, Stamford. Estimated cost: \$55,000. Filed Dec. 16.

**Baybrook Remodelers Inc.** HVAC unit HVAC unit, West Haven, contractor for Erin J. and Timothy J. Stevens. Renovate existing bathroom at 63 Heritage Lane, Stamford. Estimated cost: \$23,000. Filed Dec. 12.

**Best Way Siding & Roofing LLC**, Waterbury, contractor for Amisial and Beana Joseph. Remove and replace all old shingles and accessories at 12 Custer St., Stamford. Estimated cost: \$11,500. Filed Dec. 10.

**Bildahl, James Christopher**, Norwalk, contractor for Mark and Marie Herzlich. Install two new AC units and remodel existing kitchen at 34 Rowayton Ave., Norwalk. Estimated cost: \$59,000. Filed Dec. 17.

**Black, Jeffrey T. and Alison R. Black**, Stamford, contractor for Jeffrey T. and Alison R. Black. Add a second layer of shingles and Gaf Timberline shingles at 1712 Newfield Ave., Stamford. Estimated cost: \$4,000. Filed Dec. 18.

**Brown Roofing Company Inc.**, Seymour, contractor for Melissa K. King. Remove existing roofing on deck, install new sheathing where rotted or damaged as needed and install a new asphalt shingle roofing system at 84 Coolidge Ave., Stamford. Estimated cost: \$15,501. Filed Dec. 6.

**Brown Roofing Company Inc.**, Seymour, contractor for Eileen and Matthew Heckerling. Remove existing roofing on deck and install new sheathing where rotted or damaged as needed at 111 Jeanne Court, Stamford. Estimated cost: \$29,907. Filed Dec. 23.

**Brown Roofing Company Inc.**, Seymour, contractor for Paul Freeman. Remove existing roofing on deck and install new sheathing where rotted or damaged as needed and install a new asphalt shingle roofing system to house and shed at 44 Hollow Oak Lane, Stamford. Estimated cost: \$15,868. Filed Dec. 23.

**Brownstein, Cassandra**, Stamford, contractor for Cassandra Brownstein. Install new toilet, washing machine, sink and faucet and furnish and install a new Sanibest pro pump system, with PVC pipe and clean-out at 162 Ridge Park Ave., Stamford. Estimated cost: \$11,000. Filed Dec. 17.

**C&D Contractors LLC**, Norwalk, contractor for Marta Bailey. Perform minor roofing alterations at 27 Sea Beach Drive, Stamford. Estimated cost: \$15,000. Filed Dec. 19.

**Cannondale Generators Inc.**, Wilton, contractor for Lisa O. Gardner. Install 26kw Generac generator at 92 Jordan Lane, Stamford. Estimated cost: \$15,600. Filed Dec. 20.

**Clark Construction of Ridgefield Inc.**, Norwalk, contractor for Christopher J. and Julie S. Donahue. Renovate kitchen, remove nonbearing wall, install patio door and replace four kitchen windows at 6 Pink Cloud Court, Norwalk. Estimated cost: \$103,000. Filed Dec. 16.

**Classic Roofing Company Inc.**, Newtown, contractor for Rachel S. and Michael Sackman. Remove existing layer of asphalt shingle roofing, replace the roof with similar Gaf Timberline asphalt shingles, replace the step flashing where the roof meets the side wall, install ice and water barrier, aluminum gutters and down spouts at 22 W. Rock Trail, Stamford. Estimated cost: \$49,200. Filed Dec. 16.

**Colandro Construction Services LLC**, Stamford, contractor for Alexandra M. Price. Perform replacement alterations at 1400 Long Ridge Road, Stamford. Estimated cost: \$507,000. Filed Dec. 3.

**Colandro Construction Services LLC**, Stamford, contractor for Mark S. Lebow and Debra J. Carroll. Repair structure of first floor, add 2 x 8 framing to existing girder in crawl space, and resupport girder on new piers and footings at 52 Terrace Ave., Stamford. Estimated cost: \$9,000. Filed Dec. 16.

**CS1 Remodeling LLC**, Norwalk, contractor for Denise Tingets. Remove roof and reroof 3 Kent Road, Norwalk. Estimated cost: \$12,730. Filed Dec. 17.

**Custom Builders Group LLC**, Stamford, contractor for Zhang Kai and Want Junyi. Repair flat roof between garage and main house at 164 Gray Farms Road, Stamford. Estimated cost: \$1,800. Filed Dec. 16.

**Dalton Gordon LLC**, Stamford, contractor for Jason A. Usdin and Allison Casper. Renovate bathroom, replace wall tile, tile floors, electrical and plumbing fixtures at 48 Field St., Stamford. Estimated cost: \$24,207. Filed Dec. 9.

**Diestra Angles, Jose**, Norwalk, contractor for Jose Diestra Angles. Construct an addition for car garage and new front porch at 18 St. Mary's Lane, Norwalk. Estimated cost: \$20,000. Filed Dec. 16.

**Elezaj, Julie G.**, Stamford, contractor for Julie G. Elezaj. Make alterations to a single-family residence in existing lower level, first level and second floor at 5 Marian St., Stamford. Estimated cost: \$380,000. Filed Dec. 18.



**Fairfield County Building Contractors LLC,** Stratford, contractor for Horace Sweeney and Paula Thompson. Remove old roof and add new roof shingles at 71 Quintard Terrace, Stamford. Estimated cost: \$21,800. Filed Dec. 31.

**Fine Home Contracting LLC,** Plymouth, contractor for Charity and Matthew Singletary. Add new primary bathroom and combine two existing bathrooms. Demolish and remove two walls at 143 Wellington Drive, Stamford. Estimated cost: \$115,000. Filed Dec. 11.

**HSL Building Company LLC,** Norwalk, contractor for Bacso Estates LLC. Convert existing commercial office space to two-family residence at 5 Myrtle St., Norwalk. Estimated cost: \$50,000. Filed Dec. 16.

**Jones, Pierce Graham,** Norwalk, contractor for Pierce Graham Jones. Renovate basement at 12 Pond Ridge Road, Norwalk. Estimated cost: \$20,000. Filed Dec. 16.

**Leos Roofing and Waterproofing LLC,** Norwalk, contractor for John and Jennifer Kortekaas. Reroof and repair chimney at 2 Winthrop Ave., Norwalk. Estimated cost: \$23,000. Filed Dec. 16.

**Riga LLC,** Norwalk, contractor for Nancy C. Slapin. Strip and reroof 34 Fox Run Road, Norwalk. Estimated cost: \$31,000. Filed Dec. 17.

**Roofing Solutions of Connecticut LLC,** Norwalk, contractor for Rudy D. Torrijos III. Remove roof and reroof 3 Osborne Ave., Norwalk. Estimated cost: \$12,330. Filed Dec. 16.

**Sanago Dutan, Jorge L.,** Stamford, contractor for Jorge L. Sanago Dutan. Replace roof and five windows, renovate bathroom and repair existing deck at 16 Hedge Brook Lane, Stamford. Estimated cost: \$30,000. Filed Dec. 2.

**Solimine Contracting LLC,** Norwalk, contractor for Kelly Meixner and Nicholas Wilson. Renovate single-family residence at 102 Gregory Blvd., Norwalk. Estimated cost: \$16,250. Filed Dec. 13.

**Top Pro Home Improvement LLC,** Norwalk, contractor for Nicola A. and Balbina Schiano. Remove roof and reroof 35 Silvermine Ave., Norwalk. Estimated cost: \$14,100. Filed Dec. 17.

## 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 Weihing & Bodell, Bridgeport. Action: the plaintiff suffered discrimination by the defendant by allegedly discharging the plaintiff because of his age. The defendant's actions were discriminatory due to the plaintiff's 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 Rubens N. Pereira, Fairfield. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-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, which the defendant used 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, Wethersfield. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. 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, thereby exhibiting gross negligence. 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 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-24-6052337-S. Filed Nov. 13.

**Spencer, Lara,** Greenwich. Filed by Tehfang Hu, Ridgefield. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff entered the defendant's residence carrying equipment, when the defendant's dog, attempted to bite plaintiff. 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. The defendant used a credit account issued by plaintiff 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, Wethersfield. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-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 and related injuries. As a result the plaintiff immediately was transported to Stamford Hospital Emergency Room for emergency treatment for his 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-24-6070225-S. Filed Nov. 12.

## DEEDS

### Commercial

**1241 E. Main Street Associates LLC,** Stamford. Seller: TSI Realty LLC, Stamford. Property: 1241 E. Main St., Stamford. Amount: \$1. Filed Dec. 24.

**21 Rhoda LLC,** Morris. Seller: 345 Reef Road LLC, Bridgeport. Property: 345 Reef Road, Unit A3, Fairfield. Amount: \$1,549,000. Filed Jan. 3.

**222 Seaside Avenue LLC,** Stamford. Seller: EFl Tournas, Stamford. Property: 222 Seaside Ave., Stamford. Amount: \$1. Filed Dec. 26.

**Blitzer, Michael and Julie Blitzer,** Fairfield. Seller: MG4 of Florida, LLC, Marco Island, Florida. Property: 794 Sasco Hill Road, Fairfield. Amount: \$10,250,000. Filed Jan. 2.

**Blue Nest LLC,** Stamford. Seller: Eugene Elenev and Elena Elenev, Stamford. Property: 36 Turn of River Road, Unit B3, Stamford. Amount: \$190,000. Filed Dec. 23.

**Dushi Enterprises LLC,** Stamford. Seller: Selleck Street Properties LLC, New Haven. Property: 77 Selleck St., Stamford. Amount: \$5,825,000. Filed Dec. 26.

**F&A West Main LLC,** Flushing, New York. Seller: Agra Realty LLC, Stamford. Property: 305 W. Main St., Stamford. Amount: \$900,000. Filed Dec. 26.

**Florio, Bradly and Laura Florio,** Greenwich. Seller: Brooklyn Realty Holdings LLC, Brooklyn, New York. Property: 45 Walnut Ridge Court, Stamford. Amount: \$1,699,000. Filed Dec. 26.

**Mason Street Development LLC,** Greenwich. Seller: 282 Mason Street LLC, Greenwich. Property: 282 Mason St., Greenwich. Amount: \$2,250,000. Filed Dec. 23.

**Selleck Street Properties LLC,** New Haven. Seller: M & M Goldblum Family LLC, New Haven. Property: 75 Selleck St., Stamford. Amount: \$1. Filed Dec. 26.

**Sr. Data Analytics Engineer, Gartner, Inc., Stamford, CT.** Prvd tchncl exprtse to dsgn & bld Mdrn Data wrhs in Azure Cld to meet shftng orgnznl dmnds. Req Bach deg or frgn equiv de in Electron Eng., or a rel fld & 2 yrs of rel wrk exp. 100% Telecommtng permtd. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: 95693.

**Shames, Bianca** and **Jason Shames**, Fairfield. Seller: 148 Szost Drive LLC, Dover, Delaware. Property: 148 Szost Drive, Fairfield. Amount: \$1,269,000. Filed Jan. 2.

**Shippan Place Preservation LLC**, New York, New York. Seller: RAHF IV Shippan LLC, New York, New York. Property: 521 Shippan Ave., Stamford. Amount: \$10. Filed Dec. 27.

## Residential

**Alcin, Debra** and **Gerald Alcin**, Stamford. Seller: Helen V. Stamatiadis, Bethel. Property: 44 Givens Ave., Stamford. Amount: \$375,000. Filed Dec. 24.

**Ben-David, Batyah**, Stamford. Seller: Batyah Ben-David, Stamford. Property: 1418 Long Ridge Road, Stamford. Amount: \$1. Filed Dec. 27.

**Berger, Gregory J.** and **Elana F. Berger**, New York, New York. Seller: Donna S. Karnal and Deborah S. Lipschitz, Southport. Property: 85 Evelyn St., Southport. Amount: \$1,715,600. Filed Dec. 31.

**Brennan, John** and **Marilyn Brennan**, Stamford. Seller: Melissa L. Shear, Cos Cob. Property: 47 Archer Lane, Stamford. Amount: \$1,001,000. Filed Dec. 23.

**Ferguson, Gregg**, Trumbull. Seller: Michael A. Mugnolo, Southport. Property: 450 Center St., Unit 9, Southport. Amount: \$952,500. Filed Dec. 31.

**Groll, Andrew** and **Katharine Bushell**, Stamford. Seller: Angela Bergamini, Stamford. Property: 109 Forest St., Unit 13, Stamford. Amount: \$700,000. Filed Dec. 24.

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

**Hagel, Thomas P.** and **Leslie P. Hagel**, Fort Myers Beach, Florida. Seller: Thomas P. Hagel, Fort Myers Beach, Florida. Property: 680 Fairfield Beach Road, Unit 680, Fairfield. Amount: SN/A. Filed Dec. 31.

**Hertz, Benjamin** and **Louisa Hertz**, Stamford. Seller: Duncan Micallef, Old Greenwich. Property: 3 Bennett St., Old Greenwich. Amount: \$3,950,000. Filed Dec. 23.

**Johnson, Fnu Maryson**, Middlebury. Seller: Yi Huang and Theresa Steinhardt, Stamford. Property: 25 Adams Ave., Unit 210, Stamford. Amount: \$470,000. Filed Dec. 23.

**Kavanagh, Elizabeth**, Greenwich. Seller: John J. Kavanagh, Greenwich. Property: 75 Sherwood Place, Greenwich. Amount: SN/A. Filed Dec. 27.

**Llanos, Brian** and **Maria Loureiro**, Portchester, New York. Seller: Angelo Natalie and Kathy Natalie, Stamford. Property: 32 Weed Hill Ave., Unit 9, Stamford. Amount: \$515,000. Filed Dec. 26.

**Lopez, Joanna N.** and **Anderson Guzman**, Fairfield. Seller: Vasilios Tountasakis and Georgia Tountasakis, Fairfield. Property: 311 Berwick Ave., Fairfield. Amount: \$535,000. Filed Dec. 31.

**Lynch, David** and **Fiona Lynch**, Greenwich. Seller: Samuel Menco and Lauren Eileen Menco, Greenwich. Property: 19 Mallard Drive, Greenwich. Amount: \$10. Filed Dec. 23.

**Maisuria, Sanjayumar P.** and **Hemaginibahen S. Maisuria**, Fairfield. Seller: Shalendra Khurana and Neerav Gupta, Fairfield. Property: 374 Halley Ave., Unit 374, Fairfield. Amount: \$250,000. Filed Dec. 30.

**Martin Lea, Hilary**, Old Greenwich. Seller: Deutsche Bank National Trust Company, Salt Lake City, Utah. Property: 143 Sand Beach Ave., Unit 301, Old Greenwich. Amount: \$1,175,000. Filed Dec. 23.

**Mathai, Joseph**, Greenwich. Seller: Joseph A.P. Mathai, Greenwich. Property: Unit 9, River Club of Greenwich, Greenwich. Amount: \$1. Filed Dec. 27.

**McLean, James** and **Caitlin Boland**, Brooklyn, New York. Seller: Courtney R. Rockett, Stamford. Property: 258 Ingleside Drive, Stamford. Amount: \$1,023,000. Filed Dec. 23.

**Melkonyan, Artak** and **Zhenik Melkonyan**, New York, New York. Seller: Wilhelme E. Fakundiny and Margrit H. Fakundiny, Greenwich. Property: 63 Hope St., Unit 23D, Stamford. Amount: \$137,500. Filed Dec. 26.

**Novy, Lauren**, Stamford. Seller: James J. Martorano Jr., Stamford. Property: 105 Harbor Drive, Unit 140, Stamford. Amount: \$616,000. Filed Dec. 27.

**Ortiz, Vanessa** and **George P. Wlody**, Trumbull. Seller: Shishir Bhatia and Mini Bhatia, Stamford. Property: 850 E. Main St., Unit 520, Stamford. Amount: \$535,000. Filed Dec. 24.

**Popa, Deanna**, Stamford. Seller: Juliet Popa, Stamford. Property: 217 Bridge St., Unit E-4, Stamford. Amount: \$450,000. Filed Dec. 23.

**Rashid, Mohammad M.** and **Shamin Akhter**, Stamford. Seller: Michael David Kulbieda Jr. and Richard Michael Kulbieda, Bristol, Rhode Island. Property: 62 Treat Ave., Stamford. Amount: \$876,000. Filed Dec. 24.

**Raspe, Herman**, Greenwich. Seller: Adele Raspe, Greenwich. Property: 40 W. Elm St., Units: 3D and 3E, Greenwich. Amount: \$0. Filed Dec. 26.

**Ronaghan, Courteney Ann** and **Jeffrey David Ronaghan**, Stamford. Seller: Christopher Kuczo, Stamford. Property: 127 New England Drive, Stamford. Amount: \$540,000. Filed Dec. 26.

**Rosner, Robert** and **Julia Rosner**, Glastonbury. Seller: Ann M. Freeman, Stamford. Property: 77 Havemeyer Lane, Unit 100, Stamford. Amount: \$1,650,000. Filed Dec. 23.

**Russo, Jerry D.**, Stamford. Seller: Michael Lionetti and Grace Lionetti, Stamford. Property: 342 Weed Ave., Stamford. Amount: \$600,000. Filed Dec. 26.

**Ryan, Kathleen**, Wilton. Seller: Amin Construction LLC, Stamford. Property: 22 Grand St., Greenwich. Amount: \$1,386,000. Filed Dec. 26.

**Saenz, Richard** and **Meredith Saenz**, Fairfield. Seller: Lucas S. Pullman and Sally K. Pullman, Fairfield. Property: 339 Fairview Ave., Fairfield. Amount: \$925,000. Filed Dec. 30.

**Weinberg, Ladd**, Greenwich. Seller: Ladd Weinberg, Greenwich. Property: 64 Mayfair Lane, Greenwich. Amount: \$0. Filed Dec. 23.

**Williams, Merriwether**, Santa Barbara, California. Seller: Debra Alcin and Gerald Alcin, Stamford. Property: 44 Givens Ave., Stamford. Amount: \$520,000. Filed Dec. 24.

**Yao, Hannah Haiting**, Stamford. Seller: Christopher Harrocks and Kathleen Hanrahan, Stamford. Property: 132 Summer St., Unit 2D, Stamford. Amount: \$262,500. Filed Dec. 23.

**Zachariadis, Sotirios**, Fairfield. Seller: Angela M. Costa, Redding. Property: 2703 Easton Turnpike, Fairfield. Amount: \$640,000. Filed Jan. 3.

## MORTGAGES

**560 North Street LLC**, Greenwich, by Tom S. Ward Jr. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 560 North St., Greenwich. Amount: \$2,200,000. Filed Dec. 4.

**889 Lake LLC**, Greenwich, by James B. Dougherty. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 889 Lake Ave., Greenwich. Amount: \$2,325,000. Filed Dec. 6.

**Aanonsen, Nicolai** and **Katelyn Kraunelis**, Greenwich, by Jonathan J. Martin. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 28 W. Division St., Greenwich. Amount: \$782,000. Filed Dec. 3.

**Anselmo, Toni Ann**, Stamford, by Ricky M. Capozza. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 61 Seaview Ave., Apt. 24, Stamford. Amount: \$280,000. Filed Dec. 4.

**Bach, Bradley** and **Anna Ritchie**, Fairfield, by N/A. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 503 Wormwood Road, Fairfield. Amount: \$571,000. Filed Dec. 2.

**Baptista, Agnieszka E.** and **Luis Baptista**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 40 Rolling Ridge Road, Stamford. Amount: \$250,000. Filed Dec. 4.

**Belosic, Alex** and **Josephine Chekmeyan**, Stamford, by Margaret A. O'Neal. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 710 Hope St., Unit 1, Stamford. Amount: \$675,000. Filed Dec. 5.

**Bok, Dennis P.** and **Carol S. Bok**, Fairfield, by Jeffrey G. Lane. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 240 Sunnyridge Ave., Apt. 82, Fairfield. Amount: \$230,000. Filed Dec. 2.

**Brown, Travis M.** and **Alvin Tran**, Fairfield, by Margaret A. O'Neal. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1579 Shippan Ave., Stamford. Amount: \$1,279,250. Filed Dec. 4.

**Cappucci, Vincent R.** and **Francesca Nicole G. Cappucci**, Greenwich, by Robert V. Fonte. Lender: Flagstar Bank NA, 5151 Corporate Drive, Troy, Michigan. Property: 34 Francis Lane, Greenwich. Amount: \$843,253. Filed Dec. 5.

**Colmenares Verdi, Miguel Angel** and **Dayana Lisbeth Berrios Vasquez**, Port Chester, New York, by Louis J. Colangelo Jr. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 44 Maple Tree Ave., Stamford. Amount: \$676,637. Filed Dec. 4.

**Comyns, Matthew G.** and **Jennifer P. Comyns**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 379 Old Long Ridge Road, Stamford. Amount: \$330,000. Filed Dec. 2.

**Cryderman, Kimberly** and **Christopher Cryderman**, Greenwich, by Michelle Hanover. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 22 Mianus View Terrace, Cos Cob. Amount: \$362,000. Filed Dec. 3.

**DaLan, Marisa I.** and **Danilo M. DaLan**, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 31 Chapel St., Greenwich. Amount: \$50,000. Filed Dec. 6.

**Davis, Matthew** and **Marc Beuttler**, Greenwich, by Jeremy E. Kaye. Lender: Liberty Bank, 315 Main St., Middletown. Property: 27 Connecticut Ave., Greenwich. Amount: \$1,450,000. Filed Dec. 2.

**Davis, Sean**, North Salem, New York, by Frank J. Peters. Lender: New American Funding LLC, 14511 Myford Road, Suite100, Tustin, California. Property: 25 Adams Ave. No. 202, Stamford. Amount: \$175,000. Filed Dec. 2.

**Donnelly, Michael** and **Dana Donnelly**, Stamford, by John J. Bove. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 50 Lindbergh St., Fairfield. Amount: \$950,000. Filed Dec. 4.

**Dream Home Custom Builders LLC**, Harrison, New York, by Claudia Bennett. Lender: TVC Funding I LLC, 7550 Wisconsin Ave., 10th floor, Bethesda, Maryland. Property: 66 Dearfield Drive, Greenwich. Amount: \$3,998,056. Filed Dec. 3.

**Dunn, Craig A.**, Uniondale, New York, by Joseph Cessaro. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 28 Standish Road, Apt. 2, Stamford. Amount: \$172,500. Filed Dec. 6.



**Farmer, John**, Fairfield, by Shakira George. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 190 Alden St., Fairfield. Amount: \$125,000. Filed Dec. 6.

**Ferris, William and Elizabeth Ann Baker**, Fairfield, by Karen Facini. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1508 Jennings Road, Fairfield. Amount: \$50,000. Filed Dec. 3.

**Flanagan, Sean R. and Inga U. Flanagan**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 56 Mayfair Road, Fairfield. Amount: \$195,000. Filed Dec. 5.

**Frankle, Matthew G. and Gina B. Frankle**, Riverside, by Nicola Corea. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 39 Crescent Road, Riverside. Amount: \$675,000. Filed Dec. 5.

**Frumin, Gregory S. and Audra J. Frumin**, Greenwich, by Michelle Hanover. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 22 Lenox Drive, Greenwich. Amount: \$630,000. Filed Dec. 2.

**Galluzzo, Joseph and Sarah G. Galluzzo**, Fairfield, by Gina DaSilva. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 52 Middlebrook Place, Fairfield. Amount: \$400,000. Filed Dec. 5.

**Gibson, Rodger L.**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 113 Westwood Road, Stamford. Amount: \$415,000. Filed Dec. 4.

**Ginley, Michael J. and Kristen W. Ginley**, Fairfield, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 285 Old Dam Road, Fairfield. Amount: \$544,000. Filed Dec. 2.

**Gold, Heather T.**, Mamaroneck, New York, by Julia Khaldarov. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 53 Bible St., 4, Cos Cob. Amount: \$500,450. Filed Dec. 6.

**Goldstein, Ayelet and Jordan Goldstein**, Stamford, by Stuart Welkovich. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 139 Turner Road, Stamford. Amount: \$1,000,000. Filed Dec. 5.

**Gonzales, Ludin Alay**, Stamford, by John R. Hall. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 118 Kent Court, Stamford. Amount: \$515,600. Filed Dec. 5.

**Graziosi, Anzelmo and Maria Violi**, Stamford, by Antoinetti Violi. Lender: Chelsea Groton Bank, 904 Poquonock Road, Groton. Property: 823 Cove Road, Stamford. Amount: \$643,000. Filed Dec. 4.

**Hernandez, Gianna**, Greenwich, by Shetal Nitin Malkan. Lender: Loandepot.com. LLC, 6561 Irvine Center Drive, Irvine, California. Property: 5 Silver St, Greenwich. Amount: \$150,000. Filed Dec. 2.

**Kathman, Adam and Jessica Spinner**, Fairfield, by Tamara L. Peterson. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 26 Plum St., Fairfield. Amount: \$388,000. Filed Dec. 5.

**Kendall, Bernice**, Bronx, New York, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 59 Courtland Ave., Apt 1X, Stamford. Amount: \$255,000. Filed Dec. 5.

**Knapik, Robert M. and Elizabeth A. Knapik**, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 445 Wilson St., Fairfield. Amount: \$250,000. Filed Dec. 2.

**Kochiss, Kevin**, Fairfield, by Jeffrey M. Wasikowski. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 54 Catamount Road, Fairfield. Amount: \$75,000. Filed Dec. 3.

**Krulewich, David and Kaitlin Krulewich**, Fairfield, by Cheryl A. Carolan. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 201 Queens Grant Road, Fairfield. Amount: \$2,224,000. Filed Dec. 3.

**Lahcanski, Nikola G. and Jenna C. Goldring**, Southampton, New York, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 25 Lockwood Ave., Old Greenwich. Amount: \$3,664,375. Filed Dec. 3.

**Love, Jordan and Robin Love**, Stamford, by Shanna Sharpley. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 42 Woodbine Road, Stamford. Amount: \$950,000. Filed Dec. 3.

**Lynch III, William G. and Claire E. Lynch**, Fairfield, by Peter Ambrose. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 16 Ennis Lane 1, Fairfield. Amount: \$675,000. Filed Dec. 6.

**Marr, Adam and Erin E. Marr**, Greenwich, by Gelucia Salamone. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 45 Doubling Road, Greenwich. Amount: \$500,000. Filed Dec. 4.

**Martin, Andrew and Cristina Martin**, Fairfield, by Peter Ambrose. Lender: Union Home Mortgage Corp., 8241 Dow Circle West, Strongsville, Ohio. Property: 117 Chapman Ave., Fairfield. Amount: \$267,000. Filed Dec. 2.

**Martinez, Carlos A. and Maribel Martinez**, Norwalk, by Claire DeVidas. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 5 Nyselius Place, Stamford. Amount: \$552,000. Filed Dec. 3.

**Montgomery, Gaye**, Richmond, Virginia, by Domenico Chieffalo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 43 Harbor Drive, Apt. 203, Stamford. Amount: \$525,000. Filed Dec. 2.

**Morris, James F. and Barbara J. Morris**, Stamford, by Nicola Corea. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$110,000. Filed Dec. 3.

**Munro, Julian and Emily Munro**, Brooklyn, New York, by Andrew S. Gale. Lender: Strong Home Mortgage LLC, 9408 Grant Ave., Suite 302, Manassas, Virginia. Property: 64 Kenwood Ave., Fairfield. Amount: \$520,400. Filed Dec. 4.

**Okogun, Isi Joan**, Stamford, by Thomas W. Ozimkoski Jr. Lender: Ives Bank, 220 Main St., Danbury. Property: 46 Puritan Lane, Stamford. Amount: \$513,750. Filed Dec. 3.

**Pollio, Joseph and Elizabeth C. Pollio**, New Canaan, by Robert F. Maslan Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 143 Crystal Lake Road, Stamford. Amount: \$732,000. Filed Dec. 5.

**Polpo Realty LLC**, Greenwich, by Antonio Faretta. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 554 Old Post Road, No.3, Greenwich. Amount: \$2,750,000. Filed Dec. 5.

**Powers, Colleen**, Stamford, by Dorothy M. Martin. Lender: Navy Federal Credit Union, 820 Follin Lane, Southeast, Vienna, Virginia. Property: 63 Lantern Circle, Stamford. Amount: \$360,000. Filed Dec. 6.

**Ramirez, Frank D.**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 57 Mitchell St., Stamford. Amount: \$200,000. Filed Dec. 2.

**Rodriguez Garcia, Josue Adalberto and Sandra P Plaza**, Stamford, by Seth J. Arnowitz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 346 Glenbrook Road, Stamford. Amount: \$667,683. Filed Dec. 5.

**Salmon, Michael**, Greenwich, by Robert E. Colapietro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 445 Cognewaugh Road, Cos Cob. Amount: \$143,800. Filed Dec. 6.

**Sandoval, Homero**, Bronxville, New York, by Eva Lee Chan. Lender: Ives Bank, 220 Main St., Danbury. Property: 8 Sherman Ave., Greenwich. Amount: \$700,000. Filed Dec. 4.

**Sardinha, Patricia**, Fairfield, by Charmaine Whittingham-Tucker. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 2441 Easton Turnpike, Fairfield. Amount: \$100,000. Filed Dec. 5.

**Shockey II, Ralf J. and Elisabeth B. Shockey**, Fairfield, by Dorothy M. Martin. Lender: Green Lending, 6801 Brecksville Road, Suite 25, Independence, Ohio. Property: 31 Smedley Road, Fairfield. Amount: \$614,061. Filed Dec. 3.

**Sipilov, Ivan**, New York, New York, by Domenico Chieffalo. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 69 Riverdale Ave., Unit 502, Greenwich. Amount: \$760,500. Filed Dec. 2.

**Southdown North LLC**, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 119 Oneida Drive, Greenwich. Amount: \$3,200,000. Filed Dec. 5.

**Stezano, Nibia**, Greenwich, by Camilo Duque Jr. Lender: First County Bank, 117 Prospect St., Stamford. Property: 24 Valley Road, Greenwich. Amount: \$230,000. Filed Dec. 2.

**Strongwater, Marc**, Delray Beach, Florida, by Jay B. Matz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave, Detroit, Michigan. Property: 56 Stone St., Stamford. Amount: \$330,000. Filed Dec. 2.

**Swietnicki, Ann M.**, Fairfield, by Oxines J. Rene. Lender: Ives Bank, 220 Main St., Danbury. Property: 47 Spring Valley Road, Fairfield. Amount: \$217,700. Filed Dec. 5.

**Tozzoli, Heather K. and Christopher Tufano**, Stamford, by Jayni Alvarez. Lender: Better Mortgage Corporation, 53 Beach St., Third floor, New York, New York. Property: 446 Roxbury Road, Stamford. Amount: \$100,000. Filed Dec. 6.

**Vasile Jr., Michael J. and Maria Beatriz Vasile**, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 74 Shady Knoll Drive, Stamford. Amount: \$250,000. Filed Dec. 3.

**Wagner, Cole Michael and Amanda Wagner**, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 84 Wheeler Park Ave., Fairfield. Amount: \$75,000. Filed Dec. 6.

**Wilbur, Andrew P. and Claudia J. Wilbur**, Southport, by N/A. Lender: Secure Capital Group LLC, 611 Access Road, Stratford. Property: 219 Main St., Southport. Amount: \$400,000. Filed Dec. 4.

## NEW BUSINESSES

**Don Arias Cleaning**, 140 Franklin St., Stamford 06901, c/o Imperio Arias. Filed Dec. 4.

**Emporium By Miss J.**, 50 Forest St., Apt. 1122, Stamford 06901, c/o Jennifer Wuite. Filed Dec. 23.

**Evergreen Stamford**, 884 Newfield Ave., Stamford 06905, c/o Gabriel Corredor. Filed Dec. 5.

**Fundsfinder**, 750 E. Main St., Suite 620, Stamford 06902, c/o Hotaling Holdings LLC. Filed Dec. 23.

**Green Rabbit Carpet and Upholstery Cleaners**, 2481 Evergreen St., Yorktown Heights, New York 10598, c/o QSM Group Inc. Filed Dec. 27.

**Hotaling Brands**, 750 E. Main St., Suite 620, Stamford 06902, c/o Hotaling Holdings LLC. Filed Dec. 23.

**Jaijot Designs**, 201 Commons Park South, Unit 2206, Stamford 06902, c/o Susan Wichmann. Filed Dec. 2.

**Jeff Wirz Realty Group LLC**, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

**Jeffrey Wirz Photography LLC**, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

**JR Family Cleaner Service**, 717 Atlantic St., Unit 406, Stamford 06902, c/o Juan Rodriguez. Filed Dec. 26.

**JW Property Management**, 76 Ken Court, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

**Latinos of Connecticut**, 33 Pine Hill Ave., Unit 1, Stamford 06906, c/o Pachamama Holistic Solutions Inc. Filed Dec. 10.

**ME 2U Connecticut Mobile Care**, 77 Columbus Place Stamford 06907, c/o Rovonica Daniels. Filed Dec. 26.

**Metro Maintenance**, 76 Noble St., Stamford 06902, c/o Metro Maintenance LLC. Filed Dec. 9.

**Miller Management Group LLC**, 116 Black Rock Road, Stamford 06903, c/o Phillip M. Miller. Filed Dec. 16.

**Nailtique**, 100 Greyrock Place, Fifth floor, Suite 201, Stamford 06901, c/o Jian Hui Lin. Filed Dec. 17.

# Legal Notices

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

5 EDNA LLC Notice of Formation of Limited Liability Company (iLLC), Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63745

60 PLAINFIELD LLC Notice of Formation of Limited Liability Company (iLLC), Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63746

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, February 27, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices).

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

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265424, PIN 8LC111, FA Proj , Putnam, Westchester Cos., CULVERT REPLACEMENTS - Various Locations., Bid Deposit: 5% of Bid (~ \$375,000.00), Goals: DBE: 10.00%

D265448, PIN 881440, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., BIENNIAL GRAFFITI REMOVAL - Various Locations, Bid Deposit: 5% of Bid (~ \$20,000.00), Goals: MBE: 0.00%, WBE: 0.00%, SDVOB: 0.00%

The Annual Return of the Mucci Family Foundation for the year ended December 31, 2024 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: Robert Mucci Dated: February 2025 #63749

Notice is hereby given that an On-Premise Restaurant Liquor License, NYS Application ID: NA 0340-24-126737 has been applied for by Italian Oven of Yonkers LLC d/b/a Italian Oven serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a restaurant, for the premises located at 1086 North Broadway, Suite 160 Yonkers NY 10701. # 63751

98 PLAINFIELD LLC Notice of Formation of Limited Liability Company, Art. Of Org. filed with the Sec. of State of N.Y., on 01/08/2025; the office location of the LLC is 3 Lake Shore Drive North, Mahopac, New York ZIP 10541, COUNTY WESTCHESTER; the SSNY has been designated as Agent of the LLC, upon whom process against it may be served: the SSNY shall mail a copy of any process to the LLC. Purpose of the business is to engage in any lawful activities. #63747  
The Annual Return of the Leo Rosner Foundation, Inc. for the fiscal year ended October 31, 2024 is available at its principal office located at Palm Beach Towers, 44 Cocoanut Row, Apt. A 303, Palm Beach, FL 33480, Telephone No. (561) 832 8176 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: William D. Robbins, Esquire Dated: February 2025 #63748