



TEAMWORK EXPLORED

at 'Women in Power' event at Manhattanville University

• Page 6

CONSTRUCTION

Union at The August: Stop undercutting their workers

BRIDGEPORT – Union carpenters working on building the \$190 million, 420-unit apartments known as The August at Steelpointe Harbor want KBE Building Corp... • Page 2

GOVERNMENT

Hochul signs into law reproductive rights bill from Westchester State Sen. Mayer

New York Gov. Kathy Hochul on Feb. 3 signed into law legislation that affirms New York's status as a safe haven for reproductive health care. The Senate version of the bill... • Page 4

LIFESTYLE

Bernie Williams swings for fences, teaming with Millbrook Winery, artist-daughter

On April 24, 2024, jazz guitarist Bernie Williams made his debut with the New York Philharmonic under the baton of Gustavo Dudamel, performing his 2009 composition "Moving Forward" • Page 8

MONDAY

February 10

ISSUE #6

Union at The August: Stop undercutting their workers

BY GARY LARKIN / glarkin@westfairinc.com



Joe Ambrosini, business manager with Laborer's Local 665 of Bridgeport, rallies his members Saturday outside The August at Steelpointe Harbor site. Photos by Gary Larkin.

This story was updated Feb. 7 to correct and clarify some facts regarding the carpenters union.

BRIDGEPORT – Union carpenters working on building the \$190 million, 420-unit apartments known as The August at Steelpointe Harbor want KBE Building Corp. to stop undercutting them with non-union workers from out of state.

Nearly 200 members of the United Brotherhood of Carpenters and Joiners of America as well as other trade unions local gathered on a brisk morning Saturday, Feb. 1 on East Main Street in front of The August construction site to give that message and more to all who would listen.

With state Sen. Herron Gaston (D-Bridgeport/Stratford) in attendance, union officials made their case to KBE Building that they want fair wages, workers compensation insurance and benefits for all workers at the site. They also have alleged the subcontractors have paid workers in cash, skirting payroll taxes.

“There’s guys out here making \$29 an hour with no benefits,” said Joe Ambrosini, business manager with Laborer's Local 665 in Bridgeport. “There’s state money attached here. We got to wake up. Bridgeport is an emerald. It’s a diamond in the rough. Why is this place not developed yet? It’s because there are certain players

in the game and it’s about time the building trades start being part of the game.”

Other leaders of the union present at Saturday’s rally and march specified what their rank and file workers are looking for.

“The issue is people like KBE come into communities like Bridgeport, Waterbury,

New Haven, what have you and they bring practices to that community that cut out folks from that neighborhood, including legitimate contractors who are paying the burdens,” said Miguel Fuentes, Connecticut council representative, North Atlantic States Regional Council of Carpenters of the carpenters union. “(Those contractors are the ones) who are paying the taxes, affording their people benefits. And they are being undercut because KBE subcontractors – they have a history of doing this – brings people who cheat to compete as a business model.”

In addition to fair wages and workers compensation the union alleges KBE subcontractors don’t provide to their workers, another issue that irks the local carpenters is that those out-of-state workers are hired instead of local Bridgeport ones, union officials charge.

“It is a workers’ rights issue,” said Dan McInerney, president of Fairfield County Building Trades. “We as union

Members of the local carpenters union outside of The August worksite get their message across to passing cars on East Main Street in Bridgeport Saturday.

workers union protect every worker’s right, not just union workers. When we do better, everyone does better. We’re gathered here today because KBE likes to hire contractors, even though they tell you they do the right thing and that they are supposed to be responsible for those who work under you.”

The state Department of Labor (DOL) agrees with the carpenters union, having issued five work stoppage orders to subcontractors on The August work site since November. They also issued more than \$160,000 in fines. Those subcontractors include Harland Mechanical of Yonkers, New York; Structura Group of Jersey City, New Jersey; and ADM Concrete Dumping Corp. of Jamaica, New York. The reasons for the orders were failure to secure the payment of worker’s compensation insurance and misclassification of workers.

Stop work orders are issued to employers who knowingly misrepresent employees as independent contractors or provide false, incomplete, or misleading information to an insurance company on the number of employees for the purpose of paying a lower premium, according to the Connecticut DOL website.

According to a Facebook post, KBE and the City of Bridgeport held a job fair on Jan. 28 at the Margaret Morton Government Center for trade contracting firms to meet with the developer. The post said they are looking for qualified Bridgeport residents to work on The August. The listed the following job openings: carpentry, concrete, electrical, flooring, masonry, mechanical, painting, plumbing, roofing, sitework, sprinklers. They are also looking for heavy equipment operators and general laborers.

“Some people are getting fair wages, workers comp, healthcare as employees,” Fuentes said. “But there are others that are skirting rules as a way to compete. It should all be done properly and legitimate.”

Fuentes told The Fairfield County Business Journal that he and other union officials had spoken with Mayor Joe Ganim about the unfair labor practices.

“He said the project should have been a project/labor agreement. And like that’s not we are looking for here,” Fuentes added. “We are looking for a project that is done appropriately.”

The work being done by union employees at The August includes pile driving. The rest of the carpentry work

Wf

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

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Gary Larkin
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Gary Larkin
Research Coordinator
• Luis Flores, Sebastian Flores

ART

Creative Director
Dan Viteri
Senior Art Director
Diana Castillo

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini

AUDIENCE DEVELOPMENT

Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

EVENTS DIRECTOR

Marketing & Events Manager
Natalie Holland

ADMINISTRATION

Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.

A MEMBER OF
NEW YORK PRESS ASSOCIATION
NYPA
ESTABLISHED 1922

— pouring concrete, wood framing, putting up drywall, building cabinets and windows -- is being done by non-union workers.

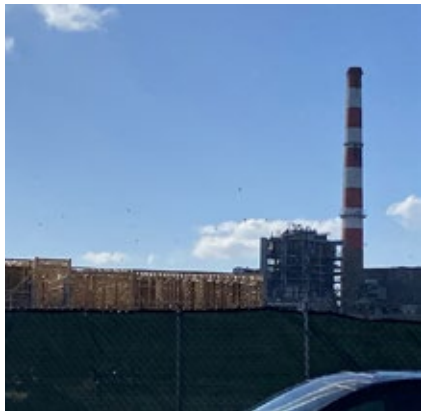
The August is designed to help provide housing for middle-income residents in Bridgeport through a Connecticut Housing Finance Authority program. The developers are the Christoph family, led by Bob Christoph Jr., president of the RCI Group.

“The Christoph family took their trust in KBE to do a decent job,” McInerney said. “I don’t think that is happening right now, not when you have five subcontractors who had stop work orders placed by the DOL.”

Sen. Gaston told The Fairfield County Business Journal that on Monday he intended to speak with Christoph about the labor issues.

“We know that there are state dollars that are a part of this project, which means these are taxpayers across the state of Connecticut,” he said. “These are also taxpayers for the City of Bridgeport, where we pay some of the largest taxes in the state. They deserve a seat at the table.”

“I believe he (Christoph) has a plan in place in addressing this concern.”



Some of the framing work that has been completed at The August at Steelpointe Harbor.

STEELPOINTE HARBOR PROJECT

The Steelpointe Harbor project in Bridgeport, Connecticut has a total cost of around \$200 million. The project includes a multifamily development, a marina, and commercial space.

This newly designed waterfront community offers and will offer a mix of residential; restaurant, retail, commercial marina, and waterfront uses which combine to create a diverse livable, pedestrian-friendly environment.

The upscale community includes a 465,633-square-foot, multi-story, wood-framed building providing four stories of 420 luxury residences, set above street-level retail and restaurant space. The amenity space provides a resort-style pool, athletic courts, dog park, fitness center, and outdoor landscaped courtyards. The adjacent 166,691 square-foot, five-story parking garage is post-tensioned concrete with a naturally ventilated “open” design.



TRANSPORTATION

Light at the End of the Tunnel

The long wait for Gateway Tunnel construction is over. The \$16.1 billion program is the largest infrastructure project in the country and will provide steady work for Local 825 members for years to come.

Reconstruction of the Portal North Bridge is nearing completion. Groundbreaking on the Tonnelle Ave. bridge and utility relocation has begun and preparation for a new tunnel under the Hudson River is taking place.

And who better than Local 825 of the International Union of Operating Engineers, who recently bored the 3.5-mile Delaware Aqueduct water tunnel beneath the Hudson 70 miles up river, to handle the challenging work ahead.

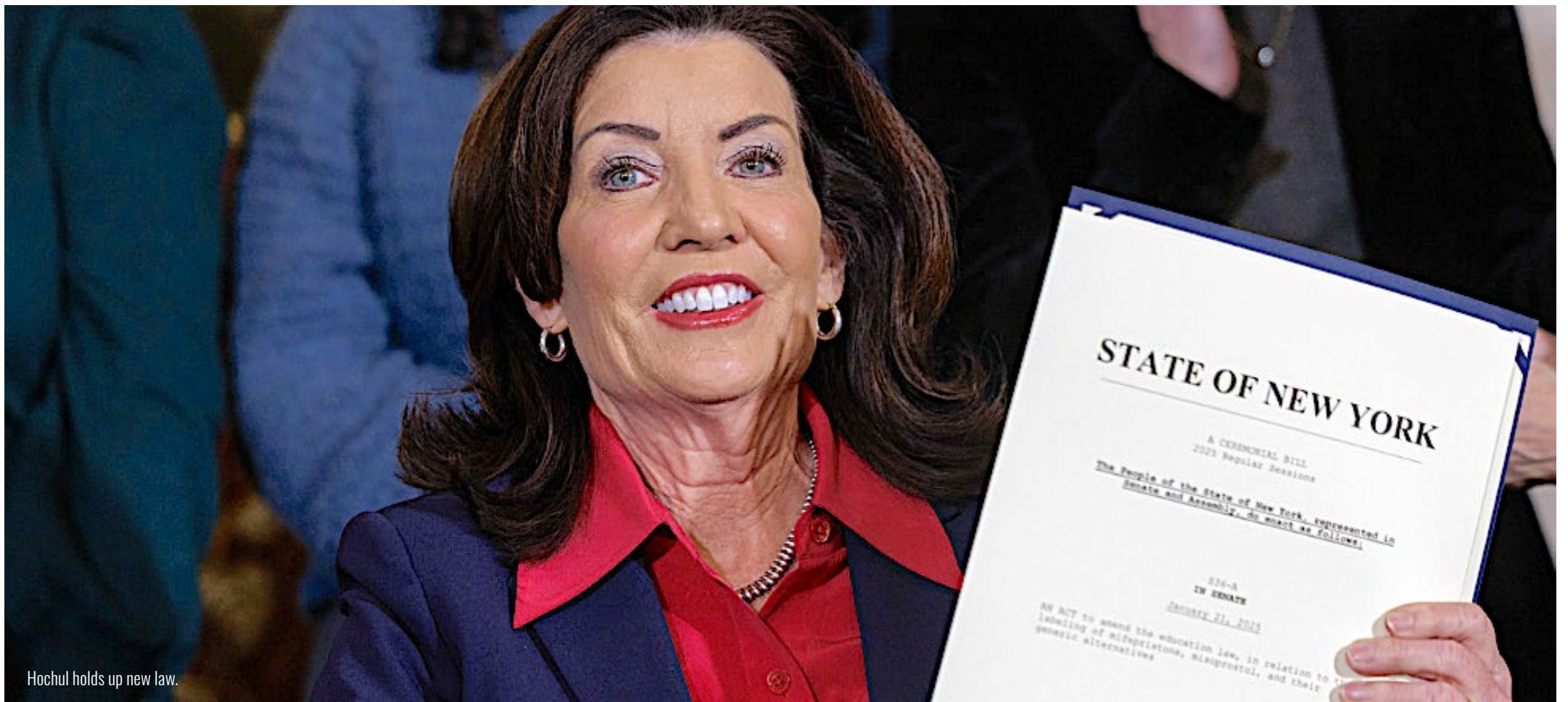


Better Building Begins Here

WWW.IUOE825.ORG



GREG LALEVEE
Business Manager
IUOE Local 825



Hochul holds up new law.

GOVERNMENT

Hochul signs into law reproductive rights bill from Westchester State Sen. Mayer

BY PETER KATZ / pkatz@westfairinc.com

New York Gov. Kathy Hochul on Feb. 3 signed into law legislation that affirms New York's status as a safe haven for reproductive health care. The Senate version of the bill was sponsored by Westchester's State Sen. Shelley Mayer. The Assembly version was from Karines Reyes, whose district covers part of the Bronx.

The bill signing came against the background of New York Dr. Margret Carpenter and her partnership and another individual being indicted in Louisiana for providing an abortion medication to a Louisiana woman. The medication was provided after a telemedicine consultation. The medication was shipped to the mother of a girl in Louisiana who needed an abortion. Hochul declared that she would never sign off on a request from Louisiana to extradite Carpenter for prosecution there should Louisiana try to go that route.

Hochul speaking at reproductive rights bill signing in Albany.

"As our doctors face threats from hostile states, I am committed to working with my colleagues to provide every possible protection," Mayer said after passage of the legislation. "We, in New

York, will continue to fight for our sisters across state lines whose futures, health, and well-being are threatened and the doctors serving them."

Reyes, who is a registered nurse and chair of the Bipartisan Pro-Choice Legislative Caucus said, "This will ensure that as states continue to wrongly

exhibit hostility toward women and pregnant persons in our society, New York state will be a leader in promoting personal freedom and access to quality health care."

At the bill signing ceremony attended by key legislators, Hochul said, "The day Roe v. Wade was overturned, was surely a dark day in our nation's history. With an administration, the Trump administration, in Washington that has been antagonistic to women's rights, reproductive freedoms and health care providers. We're now witnessing, in real time, the consequences of that Trump Supreme Court and their decision, and now the collateral damage is so apparent."

Hochul noted that the Louisiana Grand Jury indicted the New York doctor for providing an FDA-approved medication. She said that



Hochul speaking at reproductive rights bill signing in Albany.

because the doctor was responding to a cry for help and provided an appropriate medication the doctor could now be facing up to five years in prison and a \$50,000 fine.

Hochul pointed out that New York state already has passed SHIELD

laws to protect doctors who treat out-of-state patients and a separate SHIELD law to protect doctors who provide abortion services via telemedicine. She said that Louisiana was able to take action against Dr. Carpenter in this latest incident because her name appeared on the prescription label.

"Going forward, when a doctor, a provider prescribes an FDA approved medication, like Mifepristone and Misoprostol to terminate a pregnancy, they're going to simply have the name of the health care practice on the label, rather than the name of the provider," Hochul said. "I'm announcing we've secured an agreement with the Legislature, that I'm hoping they will pass immediately, to ensure that pharmacies will adhere to these new labeling rules and make sure that they just include the practice address instead of the name of the practice at the request of the provider, if the provider wants that. We're also requiring that notice be given to the patient that alternative labeling will be used. Other states, they want to target, harass, scare, intimidate doctors and patients. Now that may be okay in a place like Louisiana, maybe Indiana, but those are not our values here in the State of New York. No."

ECONOMIC DEVELOPMENT

Partner Insights



INVESTING IN TOMORROW.



The Cappelli Organization and its subsidiaries, Cappelli Development and LRC Construction, are prominent leaders in real estate development and construction in the Northeast with a 45-year track record of proven excellence. From concept to completion, we bring a unique and well-rounded perspective to every project we oversee.

Real Estate Investment / Development Management / Construction Management
General Contracting / Concrete Superstructure



Cappelli Organization, 5 Renaissance Square, 42nd Floor, White Plains, NY 10601
914-769-6500 | WWW.CAPPELLI.ORG.COM

Fairfield parents, teachers face tall order in monitoring students' screen time

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD – As students spend more time on screens in school and at home, parents are faced with trying to find a safe median for their child's mental well-being.

A study published by JAMA Pediatrics on Monday, Feb. 3, finds that students spent a significant portion of the school day on their phones, with messaging, Instagram, and video streaming among the most-used apps.

Researchers also noted that a quarter of students logged more than two hours of screen time during class. In addition, students whose parents held bachelor's degrees or higher spent about a half-hour less on their phones during school hours compared to kids whose parents did not have college degrees. The study showed that adolescents between the ages of 13 and 18 spent 8.5 hours per day using screen-based media.

This issue was the subject of a Fairfield University "Campus Connect" panel discussion at the college bookstore Jan. 30. Two psychological and educational leaders as well as the

dean of the School of Education and Human Development at Fairfield University Evelyn Bilius Lolis joined Fairfield School Superintendent Michael Testani to tackle screen time vs. study time.

"The one thing I can say with certainty is there a digital divide," Testani said. "When Covid hit, devices were not readily available to give out to every child across the (school) building and to go home on March 19 (when the country closed down). We had a lot of work to do in that area."

However, Testani has observed that is no longer the case.

"One thing is certain is that every child, no matter what socioeconomic background, has one of these things (as showed a smartphone)," he added. "When it comes to the digital divide as far as accessing social media, like Facebook, Instagram, SnapChat and all of that, it has completely evened the playing field."

As a longtime school administrator, Testani has seen what overusing smartphones and other screen-based media has on teen students.

"There is no passive supervision," said Evelyn Bilius Lolis. "Parents must be active participants."

"The impact it has is the same," he said. "It causes anxiety, bullying, stress and other forms of aggression that we see in the hallways. It does not matter. I can tell you that with certainty."

He mentioned that the complaints he received from parents in high school and elementary school in Bridgeport is the same he is getting in Fairfield.

"The only common denominator is their access through the phone to the platforms," he said. "I think that's what's alarming. It's similar to drugs. It affects every community in our nation. It's spreading rapidly and we need to do something about it quickly."

He mentioned how his school district has even tinkered with limiting cell phone use in the classrooms through a process they have started using in middle schools.

"Pretty much, every teacher has a shoe tree in the classroom," he said. "(There are cases where) the students will put their phones in there. Here in Fairfield, the middle schoolers have to leave them in the locker or in their backpack."

But talk of an all-out ban, which has been suggested by Gov. Ned Lamont, is a bit excessive, Testani believes.

But the use of such media in the classrooms is not all bad. A professor and associate dean from Fairfield University described how even smartphones and laptops can be an educational tool when used in moderation.

"The kids know the devices," said Joshua Elliott, associate dean and director of educational technology at the School of Education and Human Development, who sat on the panel. "They don't necessarily know the effectiveness of the digital use. We don't want them to just be consumers; we want them to be producers."

Elliott talks about how changing things up in the teaching process can be beneficial to students of all ages.

"There is the possibility of flipping the classroom, where you are doing a lot of work outside the classroom," he said. "There is the ability to see what the students are engaged in. And also if I'm able to see your work before you come in, I'm able to gauge your understanding even before you come and walk in the door."

"The learning can be very real. We can bring an expert into our classroom. It is also important to harness

that piece.

He suggests integrating artificial intelligence (AI) into the learning experience by having students use it to find answers and learn about the subject just like AI does.

But Elliott stresses how important it is for educators to moderate that screen time for their students in the classroom in order for those devices to become educational tools.

"It's good to know when to shut it down and have a conversation," he said. "Even when I taught intech classes, we would shut it down and go to the library, have a cup of coffee at Peet's."

Professor Joseph DeLuca, who teaches in Fairfield University's Department of Psychological and Brain Sciences, is concerned about how technology as a whole in the classroom.

"It's really important to disentangle when we talk about digital technology," DeLuca told the panel audience. "We're talking about a lot of different things. We're not just talking about social media. We're not just talking about tablets. We need these more nuanced ways to talk about technology. From a psychology perspective, you have to make sure these tools are being used in a developmental way."

Panel moderator Evelyn Bilius Lolis, Fairfield University's dean of school of education and human development, had a piece of advice for parents of teens.

"Even as a parent, there is no passive supervision," she said. "If we're going to be supervising in terms of not just monitoring but also having conversations with our children about how they are using it, (we need to ask) what are the benefits, where you might want to steer away from it. You have to be an active participant in that part of their journey."



Dean of the School of Education and Human Development at Fairfield University Evelyn Bilius Lolis moderates the panel discussion on screen time in the classroom on Jan. 30. Photo by Gary Larkin

CONNECT WITH

**WESTFAIR
BUSINESS JOURNAL**



westfaironline.com

TEAMWORK EXPLORED AT 'WOMEN IN POWER' EVENT AT MANHATTANVILLE UNIVERSITY

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com



"Women in Power": It might seem a contradiction in terms. For millennia, women have lacked real power — political and financial. And so, they relied on other forms of influence, forging strong bonds and working relationships in the process.

While women have since achieved a great deal of success in many fields -- nonetheless earning .84 cents for every \$1 a man makes -- they've retained those social networks that have helped them win hard-fought rights, personally and collectively.

So it's no surprise that the role of teamwork in women's workplace advancement was a prominent theme of "Women in Power," a breakfast conference presented by Citrin Cooperman, a professional services firm with an office in White Plains, and the Westfair Business Journal.

"Teamwork makes the dream work," panelist Katrina M. Adams told Catherine Sabol, a partner at

Citrin Cooperman, and some 200 attendees. (The panel, sponsored by M&T Bank and introduced by Citrin Cooperman partner Chelsea Blacato, included Tara Rosenblum, a longtime, multiple Emmy Award-winning anchor/host/reporter for the News 12 Network, and Michelle A. Nicholas, founder and

CEO of The NICO Consulting and a gracious last-minute substitute for Tyré Robinson, Tarrytown, New York, regional president of M&T Bank, who was unable to participate.)

Adams -- a 20-time doubles champion on the Women's Tennis Association (WTA) tour who served as president and chair of the White Plains-based United States Tennis Association (USTA) from 2015 to '18 and is now executive director of the Harlem Junior Tennis & Education Program Inc. -- said the public tends to think of tennis as an individualistic sport. Yet players are always thanking their teams of coaches, trainers and physical therapists for their success.

For Nicholas, teamwork began at home. "My first team were my parents," said the Guyana native, recalling that after beginning her first job, she returned to her new, decidedly empty, apartment to find her mother there with all the furnishings she needed. When Nicholas founded the Mount Vernon- and Guyana-based NICO, she remembered the foundation her parents provided, a foundation that taught her to go inside herself to reach out to others.

But having the confidence to do just that is easier said than done. Nicholas -- whose career has embraced nonprofits and for-profits, the public and the private sectors -- drew knowing laughter when she said the introverted side of her personality would rather be home with a book and a cup of tea, binging on "Law & Order." For her, "confidence is competence," and she is using that competence, along with her values and an understanding of her own unique story, to help others grow in skills and confidence as well.

Not everyone on the panel seemed to struggle with confidence. "Is anyone else here a Leo?" Adams (Aug. 5 birthday) asked playfully of what is perhaps the zodiac's most self-confident sign, waving a hand as others in the paneled room at Manhattanville's Reid Castle shot up. Despite tennis being a sport in which participants lose more than they win -- or maybe because of it -- players are always confident they can win, she noted. Small wonder, then, that Adams, who has also been a coach and a commentator, titled her 2021 book -- part tennis memoir, part business handbook -- "Own the Arena: Getting Ahead, Making a Difference and Succeeding as the Only One" (HarperCollinsPublishers/Amistad).

"You have to own your courage," she said, echoing one of the 12 "own" points in her book. And that can mean

discussing one of the most controversial issues in business and government today. Sabol asked the panel about DEI (Diversity, Equity and Inclusion) -- the umbrella term for initiatives designed to give qualified women and minorities a leg up on the heretofore uneven playing field of the workplace. DEI is opposed by the Trump Administration, which said it is eliminating such programs from the federal government to support meritocracy.

Adams and Nicholas -- who said they know what it's like to be the only one in a job who looks like them -- spoke in favor of the initiative, which some companies had already challenged or eliminated in anticipation of the new administration's government directive. (But not Citrin Cooperman, whose CC Edge "is a program committed to enhancing a culture... that understands, appreciates and supports the diverse, gender-specific needs of everyone in the firm. We are taking action to continue to move the needle forward in creating an inclusive workplace.")

"DEI is not about running to the left or the right," said Nicholas, who served as senior vice president, chief diversity officer and director of community development at PCSB Bank. "It's about, Do you want to be listened to?" Ultimately, she added, it's about "allowing people to feel they belong."

And when employees realize that, she said, the results are satisfied consumers and increased revenues.

Adams, the first person of color to head the USTA, echoed those sentiments:

"You have to have diversity of thought. If you don't, you're not speaking for everyone."

She quoted her mentor Billie Jean King, who said, "If you've never been excluded, then you don't know what being included means."



Attendees listening to the panelists.

The cost of health insurance in Connecticut could skyrocket if Congress does not act

Some Connecticut families could see an increase of \$3,000 per year for health coverage if legislation is not passed soon.

Enhanced subsidies created through the 2021 American Rescue Plan Act (ARPA) and extended through the 2022 Inflation Reduction Act (IRA) have made health insurance coverage more affordable and accessible for millions of Americans enrolled in federal or state-based marketplaces like Access Health CT (AHCT).

Reducing the rate of the uninsured is a critical part of AHCT's mission, and these subsidies have played an important role in cutting the state's uninsured rate in half and bettering the health of thousands of people.

This financial help has led to record-breaking enrollment in Connecticut. AHCT enrolled a total of 151,151 residents in Qualified Health Plans (QHPs) for Plan Year 2025, exceeding last year's record of 129,000 people. Because of the enhanced subsidies, 90% of Connecticut residents enrolled in a QHP get financial help, for a total of \$91,460,464 each month.

Unfortunately, the enhanced subsidies are set to expire at the end of this year. **This will impact everyone.** Many Americans, including tens of thousands of Connecticut residents, will see their health coverage costs dramatically increase if Congress does not act to extend or make these enhanced subsidies permanent. Many could be left without healthcare coverage at all.

As healthier-than-average people exit the marketplaces if the enhanced subsidies are no longer available, insurers will raise premiums for the remaining enrollees. In addition, hospitals will continue to treat those who are uninsured and unable to pay, further increasing uncompensated hospital costs. Those costs are then passed along to consumers.

These enhanced subsidies substantially increase the amount of financial help AHCT customers can receive and expand that help to people who were previously ineligible. According to the Centers for Medicare & Medicaid Services (CMS), the uninsured rate in the United States is at an all-time low because of this

increased financial help. And if the subsidies do expire, the Congressional Budget Office expects nearly four million Americans will lose their insurance by 2034, leading to a sicker country overall.

If the enhanced subsidies are not extended past Plan Year 2025, Connecticut residents could expect to pay \$1,527 more on average per year for their health insurance. Some residents will see a nearly \$3,000 increase per year. This will be catastrophic for many families in our state.

Connecticut is fortunate to have strong advocates at the legislative level who have championed increasing access to health coverage and making it more affordable. Our state leadership has also shown strong support for the enhanced subsidies that benefit so many.

We hope the Connecticut delegation in Washington D.C. will continue to advocate for the extension of these subsidies and encourage others from across the country to join them in support of all Americans. We must do all we can to protect families from being unable to afford health insurance or we will see a dramatic decrease in the overall quality of health in our state.

Access Health CT is committed to helping keep our customers healthy in any way we can.



James Michel

Chief Executive Officer,
Access Health CT



EDUCATION

Spano seeks more school funds from Albany

BY PETER KATZ / pkatz@westfairinc.com

Against the background of the Trump Administration beginning its planned move to shut down the U.S. Department of Education, which has played an important role in providing funding to public school systems around the country, Yonkers Mayor Mike Spano traveled to Albany on Feb. 4 to seek additional school funding from the state.

On what is known as "Tin Cup Day," municipal leaders are invited to visit with state legislators and lobby for their "tin cups" to be filled with more state money. Spano met with state representatives in a push for up to an additional \$64 million over the next five years to help with the higher costs Yonkers faces compared with some other communities in the state.

Spano wants to see the state switch from the way it currently calculates some of what to send to Yonkers using the Regional Cost Index (RCI) to the Comparable Wage Index for Teachers (CWIFT). CWIFT reflects current county economic conditions and the

variations in competitive teacher wages, in which Westchester County has the highest costs.

According to Spano, in 2024 the Rockefeller Institute issued a report on New York state education funding suggesting CWIFT is a more equitable solution to funding districts by calculating the expected local share of education contribution by

comparing district wealth with the cost of hiring local teacher talent by county. Currently, New York state utilizes RCI as a key component of Foundation Aid. According to the Rockefeller Institute's report, "the current nine-region construct of the RCI does not adequately reflect the cost differences faced by individual school districts." The report suggests 71% of all districts would benefit from a new CWIFT.

Yonkers points out that under RCI it has been grouped with smaller local economies in Upstate and Western New York, such as Sullivan and Ulster Counties, putting the Yonkers School District at a disadvantage for Foundation Aid.



Yonkers Mayor Mike Spano. Photo by Peter Katz.

"I encourage New York to recognize the disparity and alter the calculations for education aid by adopting CWIFT," Spano said. "Heed the Rockefeller Institute's recommendations and fund Yonkers Public Schools based on the economic costs of running a school in our county, and not those 100 miles north of us."

Spano also will ask the Legislature to make the State's Shared Services Grant available to Yonkers, citing the city's successful merger of five city and school nonacademic departments that alleviates \$10 million annually from the School District's budget.

Spano cites the increased educational services for Yonkers students with learning differences as a reason for additional funding.

"Our special education enrollment has increased 14% in just three

years, due to the lasting effects of the pandemic and our proximity to New York City families who are seeking an alternate educational option," Spano said. "What's even more concerning is the intensity of the services required to address any learning differences has increased by 21%, which puts more of a strain on our specialty staffing needs, meaning more therapists and aides."

Spano characterized the Yonkers School District as a model urban district, achieving the highest graduation rate of the state's five biggest districts for the last nine years.

"We are edging towards severe cuts without guaranteed funding," Spano said. "We've come to the limit of what the city and our residents can afford. I ask New York state to reassess how districts are funded so they can guarantee reoccurring aid to our students."

ENERGY

Yonkers extends battery storage system moratorium

BY PETER KATZ / pkatz@westfairinc.com



Tesla Megapack battery setup.

The Yonkers City Council by a vote of 6-0 has extended for 180 days the 180-day moratorium on new Battery Energy Storage Systems (BESS) in the city that was adopted last July 16. The BESS equipment generally consist of banks of lithium-ion batteries that store excess electricity until it is needed and additional equipment. They frequently are associated with solar electricity farms and store electricity generated during daylight hours that is not immediately needed.

The ordinance established the temporary moratorium for a period of 180 days and authorized the extension of the temporary moratorium for an additional 180 days at the discretion of the City Council. In extending the moratorium, the council noted that

the city issued a request for proposals for a consultant to assist with studying and preparing appropriate regulations concerning BESS installations. The council said that this work is still underway and requires additional time to be completed.

When Yonkers Mayor Mike Spano originally called on the City Council to put a moratorium in place he said, "We need this moratorium on lithium-ion battery facilities to give us more time to determine their environmental impact. We've meticulously worked

to put measures in place that guarantee smart and efficient development. It would be irresponsible to move forward with approvals of these type of facilities without conducting the necessary research to ensure the safety of their neighbors."

Planning had been underway for a possible BESS to be installed at 1100 Saw Mill River Road. The development was to use battery storage units built by Tesla known as the Megapack MP2XL. A single MP2XL unit is rated by Tesla as capable of storing up to 3.916 MWh of electricity. A megawatt-hour (MWh) of electricity is one million watts for one hour. Each MP2XL unit weighs 89,000 pounds, according to Tesla.

The MP2XL units have a system to burn off any unwanted gases that might be produced to prevent them from building up and possibly exploding along with a system for controlling the unit's temperature.

Power generated from this facility was to be sold directly to consumers via the New York State's Community Distributed Generation Program. The program allows customers to directly offset their energy use with local solar power, while saving money on their electrical bills.

Pratt Landing approved by New Rochelle

BY PETER KATZ / pkatz@westfairinc.com



Rendering of Pratt Landing aerial view from over water.

The New Rochelle Planning Board at its Jan. 28 meeting gave site plan approval for Pratt Landing, a mixed-use waterfront development at 224 E. Main St., a site known to many as Echo Bay. The site at one time had on it a city Department of Public Works facility and covers 11.2 acres.

Developer Twining Properties refers to the project as a "public-private partnership between the City of New Rochelle, State of New York and Twining."

Twining is planning to transform the former industrial brownfield site along the Long Island Sound into a mixed-use community featuring more than 300 residential units including 99 condominiums, a hotel, and more than 40,000 square feet of commercial space. A key feature of the project is the restoration of the New Rochelle Naval Armory, which will be revitalized to include dedicated veterans housing and community spaces.

"Pratt Landing marks the realization of nearly a decade of strategic planning and investment, reflecting our deep commitment to creating a sustainable, vibrant and inclusive future for New Rochelle," said New Rochelle Mayor Yadira Ramos-Herbert. "This transformative project reclaims underutilized waterfront property, reconnecting it to our downtown and turning it into a thriving destination for residents and visitors alike."

According to Alex Twining, founder and CEO of Twining Properties, "This action marks the culmination of many years of planning, investment, and commitment to bring Pratt Landing to life. We look forward to advancing this momentous project."

Pratt Landing's developer says that care will be taken to use sustainable green building elements to protect the shoreline from climate change. The developer plans to provide streetscape enhancements and direct access to the waterfront from Main Street

Wilfredo Melendez, New Rochelle's city manager said, "This transformative development will create opportunities for economic growth while reflecting our commitment to sustainability, accessibility, and enhancing quality of life for our residents. We are grateful for Twining Properties' partnership and dedication to bringing this vision to life – creating direct connections to Main Street."

According to Adam Salgado, New Rochelle's Commissioner of Development, "We are proud to partner with Twining Properties to bring this vision to life, creating a waterfront destination that future generations can enjoy and that reflects the very best of what New Rochelle has to offer."

The developer says that construction of Pratt Landing is set to begin in 2026 and that construction is anticipated to be completed by 2029.



APRIL 10

MARITIME AQUARIUM NORWALK, CT

5:30 PM



Millennial & Gen Z Awards

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

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

NOMINATION REQUIREMENTS FOR CANDIDATE:

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

Visit: events.westfaironline.com/millennialgenz

2025 TIMELINE

- 05 AUG** **Nominations open**
www.wbp.formstack.com/forms/2025_milligenz_nominations
- 31 JAN** **Nominations Close**
- 17 FEB** **Honorees are announced**
events.westfaironline.com/millennialgenz
- 10 APR** **Award presentation**
Maritime Aquarium, Norwalk, CT

PRESENTED BY



PARTNERING SPONSORS



Audi Fairfield



For event information contact: **Natalie Holland** at nholland@westfairnc.com

For Sponsorship inquiries contact: **Anne Jordan Duffy** at anne@westfairinc.com

BUY YOUR TICKETS

>> [CLICK HERE](https://events.westfaironline.com/millennialgenz)

5th Annual



WESTCHESTER WOMEN'S SUMMIT

Friday, March 14, 2025

Sonesta Downtown White Plains

Juju Chang

KEYNOTE SPEAKER

Emmy Award-Winning
Co-Anchor of ABC News' Nightline

Panels & Workshops
Unique Experiences

Focusing on Women's Wellness

Career • Physical & Mental • Financial
Family & Community

**REGISTER
NOW**

westchesterwomenssummit.com

SPONSORSHIPS AVAILABLE



Bernie Williams swings for fences, teaming with Millbrook Winery, artist-daughter

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On April 24, 2024, jazz guitarist Bernie Williams made his debut with the New York Philharmonic under the baton of Gustavo Dudamel, performing his 2009 composition “Moving Forward” as part of the orchestra’s spring gala.

“It was the experience of a lifetime,” Bernie recalled in an interview with the Westfair Business Journal, adding of Dudamel, the philharmonic’s Oscar L. Tang and H.M. Agnes Hsu-Tang music and artistic director: “We all fell for his charismatic presence.”

Baseball fans and non-fans alike might say the same thing about Bernie. In his 16 years as a powerful yet graceful centerfielder for the New York Yankees (1991-2007), he was a four-time World Series Champion and a five-time All Star, with more post-season runs batted in (RBIs) than any other player in Major League Baseball (MLB) history. His résumé includes four Gold Glove Awards, six American League pennants, the 1996 American League Championship Series MVP award and the American League batting title in 1998, the year the Bronx Bombers fielded what many experts consider to be the greatest baseball team to date. On May, 24, 2015, the Yanks retired Bernie’s uniform No. 51 and dedicated a plaque to him in Yankee Stadium’s Monument Park, where he is honored with the team’s other immortals.

But Bernie, a former Armonk and now New Fairfield resident whose twin passions for baseball and music were born in his native Puerto Rico, has recently added a third to the lineup – winemaking, collaborating in its marketing with daughter Beatriz, who is enriching the family legacy by making a name for herself as a New York City-based artist.

“I’ve always been a fan,” Williams said of wine but particularly of its pairing with food. And he became more enamored in 2021, when he visited the Millbrook Vineyards and Winery LLC. Established in 1982 on a former Hudson Valley dairy farm, the winery plants 38 acres of Pinot Noir, Chardonnay, Cabernet Franc, Tocai Friulano, Riesling, Grüner Veltliner, Gamay Noir and Traminette grapes, producing 13,000 to 15,000 cases of wine a year. A chance meeting with David H. Bova, the winery’s vice president and general manager, led to the question:

Why didn’t Bernie have a wine named for him?

Athletes have long endorsed products, including some that they’ve become intimately involved with. Former teammate Paul O’Neill has his Warrior 21 Northeast India Pale, a collaboration with White Plains brewery Wolf & Warrior.

The results of the Williams-Millbrook Winery teaming have been three vintages of Bernie’s Blend red wine – a mix of Cabernet Franc, Cabernet Sauvignon and Merlot that Bernie oversees with Millbrook’s winemaker, Ian Bearup. (In 2023, the brand also offered a Pinot Noir and a Chardonnay.)

Making the process even more enjoyable, Bernie said, is daughter Beatriz’s paintings adorning the labels of the second and third vintages.

“That is so much fun,” he said. “She is so talented.” Bernie’s pride as a father is understandable. From a long-time art critic’s perspective, Beatriz is performing some alchemy of her own, blending the symbolism and sensuousness of the Postimpressionists and Surrealists in canvases that capture the family’s love of Puerto Rico. For the 2023 vintage, Beatriz created “The Sun Reflects: Part II,” a meditative, acrylic image of her father’s head, eyes closed, seemingly inhaling and merging with a sun-dappled Puerto Rican beach. For the 2024 vintage, Beatriz conjured a still life featuring an electric guitar, grapes and two baseballs, draped in the manner of an Old Masters work.

In this and other paintings, Beatriz stressed, she collaborates with sister Bianca, who is more of the conceptual artist with Beatriz more of a technician. Theirs is a close family, reflected in lush canvases for which Bianca, brother Alex and mother Waleska have served as muses.

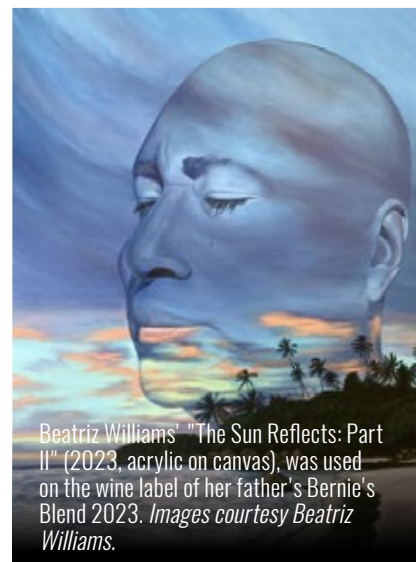
The family portraits meld with the Puerto Rican landscape in unusual ways. In one, “Dorado,” a 2021 acrylic named for the place where the family scattered the ashes of Beatriz’s paternal grandparents, Bernabé Sr. and Rufina, you can spy the couple’s faces amid the offshore vegetation.

Beatriz left the island with her family when she was 4, growing up in Armonk and attending Byram Hills schools before graduating with a Bachelor of Art’s degree in art history from Johns Hopkins University and a master’s degree in art therapy from



Beatriz Williams before her “Mancho de Plátano” (2022, acrylic on canvas). Photograph by Rocio Segura.

“Millbrook Winery is thrilled to have them both with us enjoying the journey together.”
— David H. Bova



Beatriz Williams’ “The Sun Reflects: Part II” (2023, acrylic on canvas), was used on the wine label of her father’s Bernie’s Blend 2023. Images courtesy Beatriz Williams.



Beatriz Williams’ artwork for the 2024 Bernie’s Blend combines her father’s love of baseball, music and winemaking.

New York University. She divides her time between art shows – like the ones she had at 212Art Gallery in 2017 and in TriBeCa last April, along with an upcoming group exhibit in Madrid – and commercial work, including a branding collaboration this month.

Like her father, she is easy to talk to and is passionate about health and arts education. Some of Bernie’s performances, like last August’s concert at the Millbrook Winery, have helped benefit NAMM Foundation’s SupportMusic Coalition, which unites nonprofits, schools and businesses working to ensure local music education; while his annual softball tournaments and concerts on the Ridgefield Playhouse campus have supported Breathless, drawing awareness to Idiopathic Pulmonary Fibrosis (IPF), an incurable lung disease that claimed the life of Bernabé Sr.

Beatriz began her artistic career teaching cognitively impaired chil-

dren in Lower Manhattan – “rewarding” work that she said she’d like to go back to – and lives a vegan lifestyle. Asked separately for their thoughts on Surgeon General Vivek Murthy, M.D.’s recommendation that cancer warnings be added to liquor health labels, the two answered as if with one voice:

“Honestly, I think the more information you have, the better,” Beatriz said, adding, however, that there would have to be a greater cultural shift for this to be effective.

Millbrook Winery, Bova added, is all about moderation – except when it comes to a decided appreciation for its collaboration with the Williamses.

“Having Bernie and Beatriz as wine partners has been fantastic,” he said. “(Beatriz) shares many of the same attributes in her art as Bernie does in his music. Millbrook Winery is thrilled to have them both with us enjoying the journey together.”

IN2GREEN



In2Green's cotton-blend yarn.



In2Green blankets.
Photographs courtesy In2Green.



Snaffle bit horse poncho wrap.

Eye on small business: In2Green

BY JEREMY WAYNE / jwayne@westfairinc.com

"We are not just selling a blanket statement. We are selling 'statement blankets.'" —Jehann Biggs

"A very interesting ramp-up" was how Jehann Biggs described her first foray into the world of textiles, having "only" previously had experience with consumer goods, including marketing and go-to-market launches, with various Fortune 500 companies.

A Westchester County native, Biggs is the owner of In2Green, <https://www.in2green.com>, a sustainable blanket company she fell in love with and then bought in 2018 from founding owners Lori Slater and Stefanie Zeldin, when they were on the brink of retirement, and she, Biggs, had hit a crossroads on the corporate track.

The company, it should be noted, had a legacy of pioneering sustainable living with luxurious, design-forward throw blankets and accessories, all crafted from recycled materials. Put

another way, this was a concept of "eco-luxury, a blend of modern aesthetics with quality, eco-friendly materials."

Through small-batch production in the United States, In2Green "fosters uniqueness," as Biggs put it, in every piece. Blankets and throws are designed and manufactured in the Northeast and the brand sells both to trade and direct to consumers online, as well as through its carefully curated store in Hastings-on-Hudson. The store also brings together its signature eco-luxury home goods with top-tier brand partners for seasonally relevant curated pop-ups and events.

Asked about some of the challenges facing an artisanal business, especially in holding its own against big-name retailers, Biggs specifically mentioned price and cost pressures.

"We constantly have to be on top of our material sourcing," she said, "and keep abreast of design trends, while not comprising our sustainability mission."

Sustainability is key and the operation is a fascinating one. In2Green's recycled cotton clothing line is made from T-shirt fabric that is fiberized once again and spun into soft cotton-blend yarn. Requiring no additional cottons or chemicals, this process helps reduce landfill use. In another pioneering procedure, the indoor/outdoor line is made from 100% polyester, with 78 plastic bottles (post-consumer use) going into a single throw.

Biggs said she was proud to be a "woman-founded" and still "woman-owned" business and, for its part, the Westfair Business Journal was keen to delve a little deeper on that score. Since women-owned businesses are hardly a rarity, we asked Biggs

about the need to assert those patently genuine claims. Her illuminating reply was that some people are still amazed to hear that she ran her own business, and that she would keep promoting it as a "woman-run" business until her answer no longer occasioned surprise.

"I think that is just the nature of where we are in the U.S.," she said. "Social pressures of what a woman should be are still deep-seated. So I wear the badge proudly."

Looking at In2Green's direct-to-consumer customer profile, Biggs said it was quite specific, with customers generally defining themselves as "part of a tribe."

"It's a particular aesthetic," she added, "modern, equestrian, coastal, Southwestern, patriotic," —with customers seeking out designs that reinforced that sense of belonging.

"To all our customers, we are not just selling a blanket statement. We are selling 'statement blankets.'"

Congressman Latimer plunges into the unfolding situation in Washington

BY PETER KATZ / pkatz@westfairinc.com

Westchester's George Latimer, barely a month into his new role as U.S. Congressman representing New York's 16th Congressional District has joined with his colleagues to fight the actions underway by the Trump Administration that are designed to fundamentally change the U.S. government and consolidate power in President Trump.

"As a new member of the House and as the minority some of the levers that might be available aren't available to us," Latimer told the Business Journal. "There are efforts being made by the House minority to bring court cases to deal most recently with this Elon Musk overreach and his ability given by the president to start to decommission different departments. We believe that's not legal. We believe that a court of law will suspend the actions in the same way that they suspended the illegal holding back of (government financial) grants from last week which the president did by executive order."

Latimer joined 153 House Democrats in sending a letter to the Trump Administration to protest President Trump having issued the an executive order on his first day in office that was intended to pause disbursements including money from the Inflation Reduction Act and Bipartisan Infrastructure Law.

Latimer said that the Democrats working on a lawsuit regarding the freeze in federal funding do not know what would happen if it goes to the Supreme Court where the conservative majority has ruled favorably for

President Trump in the past. He also said that they are coordinating with various state attorneys general who have standing on various issues and that the attorneys general are fighting the issue of Trump changing the Constitution to remove Birthright Citizenship.

"We believe we're going to win that one because clearly the executive order conflicts with the 14th Amendment.

In the case of the tariffs, we're making a strong case that to take a blunt tool like a tariff and to use it for political threatening is a reckless thing to do," Latimer said. "You're taking our allies, people we need like Canada and Mexico, and threatening them in a way that will create bad will and a lack of cooperation in the days to come."

Latimer recalled that it was Republican President Ronald Reagan who said that it was foolish for the U.S. to use tariffs to try to punish its allies. He said that when he has returned to Westchester from Washington for weekends and visited with constituents they expressed major concerns about tariffs.

"I think the Republican Party has strayed a lot from the Reagan days," Latimer said. "The hidden nature of a tariff is that it raises the prices. I think this is a big bluster by President Trump, trying to throw his weight around and show that he's a big man in the first couple of weeks. In a case like this if the American public will wind up paying more for their products it's just the exact opposite of what he campaigned on, which was trying to make things more affordable."

Latimer expressed a view that there is hypocrisy at work when it comes to the tariffs issue.

"You win office by saying you can do a better job and immediately treat the economy as if it's unimportant because you're trying to make your geopolitical gains," Latimer said. "We're trying to make that case as best we can."

Latimer expressed a concern that the conflict and vindictiveness emerging in Washington might interfere with his ability to work across the political party aisle, which has been one of the hallmarks of his past service in government in New York state and Westchester.

He did already reach across the aisle and with Republican Congressman Mark Alford of Missouri and Democratic Congressman Kweisi Mfume of Maryland introduced the Transparency and Predictability in Small Business Opportunities Act, a bipartisan initiative to improve transparency and accountability in the bidding process for small and minority/women-owned businesses aiming to provide their products or services to the federal government.

"Now I'm walking into a government that's been radicalized," Latimer said. "It's chaos because one man believes that this is his way to basically deconstruct the American political system. I think many of the Republicans here in the House and



"It's chaos because one man believes this is his way to deconstruct the American political system."
— Congressman George Latimer

Senate are deathly afraid of Donald Trump. He's wildly popular with the Republican base and he has more than once threatened various Republicans he'll run primaries against them if they don't do exactly what he says. I had a lot of influence in the Democratic Party in Westchester County but I never once threatened a Democratic legislator with extinction if they didn't do what I told them to do."

Latimer said that people need to be "pressing the other side of the aisle and holding them accountable for the positions that they're taking because it's only through the political process they will feel the pressure to change their position."

News@Noon

Local and business news
from Westchester and Fairfield counties

[Subscribe](#) to Our [Free Newsletter](#) 

WESTCHESTER

DEEDS

Above \$1 million

12 20 28 Orchard LLC, Brooklyn. Seller: 12 Orchard LLC, Suffern. Property: 20 Orchard Place, Yonkers. Amount: \$2.6 million. Filed Jan. 8.

167 Willow Street Group LLC, Yonkers. Seller: 167 Willow Street Inc., Yonkers. Property: 167 Willow St., Yonkers. Amount: \$1.4 million. Filed Jan. 7.

210 Ferris Ave 3 LLC, New Rochelle. Seller: 210 Ferris Ave LLC, Mount Vernon. Property: 206-210 Ferris Ave., White Plains. Amount: \$5 million. Filed Jan. 10.

Azemi, Visar, Scarsdale. Seller: 178 Wyndcliff LLC, Yonkers. Property: 2 Cambridge Ave., Yonkers. Amount: \$1.1 million. Filed Jan. 9.

Barber, James L. III, White Plains. Seller: Camp David Holdings LLC, West Palm Beach, Florida. Property: 724 King St., New Castle. Amount: \$2.9 million. Filed Jan. 7.

Brookwood Stables Farm LLC, Islip. Seller: Katonah Woods II LLC, New York. Property: 133-137 Katonah Woods Road, Bedford. Amount: \$5.3 million. Filed Jan. 8.

Cartossa, Nicholas, Greenwich, Connecticut. Seller: Joel Salomon, Rye. Property: 80 Valley Terrace, Rye Town. Amount: \$1 million. Filed Jan. 10.

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

Chen, Jiaqi, New Castle. Seller: Irep-Cg Old Roaring Brook LLC, New York. Property: 140 Old Roaring Brook Road, New Castle. Amount: \$2.7 million. Filed Jan. 7.

Mojearn LLC, New York. Seller: Brian A. Zola, Scarsdale. Property: Severn Street, New Rochelle. Amount: \$1.7 million. Filed Jan. 13.

Rippetoe, Grant, New Castle. Seller: Irep-Cg Hollow LLC, New York. Property: 16 Hollow Ridge Road, New Castle. Amount: \$3.8 million. Filed Jan. 7.

Rosamilia, Massimo, Mahopac. Seller: SGFH Realty Inc., New Rochelle. Property: 192-194 Park Ave., Harrison. Amount: \$1.3 million. Filed Jan. 8.

Srivastava, Shubhra, Scarsdale. Seller: Rail Side Properties R&S LLC, Hewlett. Property: 5 Railside Ave., White Plains. Amount: \$1.5 million. Filed Jan. 8.

Below \$1 million

1013 Brown Street Partners LLC, Peekskill. Seller: Frank A. Catalina, Peekskill. Property: 1013 Brown St., Peekskill. Amount: \$100,000. Filed Jan. 8.

107 Hawley LLC, Ponte Verde Beach, Florida. Seller: Alyssa Prete, Port Chester. Property: 107 Hawley Ave., Rye Town. Amount: \$876,000. Filed Jan. 9.

153 Chester Street LLC, Mount Vernon. Seller: Bussing Holding Corp., Bronx. Property: 153 Chester St., Mount Vernon. Amount: \$995,000. Filed Jan. 10.

2142 Frederick Douglass Boulevard LLC, New York. Seller: 2142 Frederick Douglass Blvd Corp., New York. Property: 11 W. Prospect Ave., Mount Vernon. Amount: \$10. Filed Jan. 10.

3170 Albany Post LLC, Carmel. Seller: MJD Contracting Corp., Carmel. Property: 3170 Albany Post Road, Cortlandt. Amount: \$321,000. Filed Jan. 7.

50 Bayberry LLC, Briarcliff Manor. Seller: Thomas J. Larkin Jr., New York. Property: 58 Bayberry Drive, Peekskill. Amount: \$375,000. Filed Jan. 7.

55 Moore Avenue Group No.1 LLC, Putnam Valley. Seller: Angela DiMatteo, Yorktown Heights. Property: 55 Moore Ave., Mount Kisco. Amount: \$300,000. Filed Jan. 8.

552 Willett Ave LLC, Brooklyn. Seller: Marina Loginova, Katonah. Property: 552 Willett Ave. Rye Town. Amount: \$485,000. Filed Jan. 10.

Adames, Ismael, Yorktown Heights. Seller: Hudson Valley Bank, Tarrytown. Property: 4414 Villa at the Woods, Peekskill. Amount: \$220,000. Filed Jan. 7.

ATS Development Group LLC, Carle Place. Seller: Michael S. Raber, Palm Beach Gardens, Florida. Property: 45 Fenimore Road, New Rochelle. Amount: \$945,000. Filed Jan. 9.

Bridge Stone Realty LLC, Hartsdale. Seller: Christopher T. Bonante, White Plains. Property: 141 Beechwood, Mount Vernon. Amount: \$440,000. Filed Jan. 9.

Casey, Daniel, Cortlandt Manor. Seller: Queen Equities LLC, Lakewood, New Jersey. Property: 61 Oregon Road, Cortlandt. Amount: \$640,000. Filed Jan. 10.

George, Andre, Hartsdale. Seller: Queens Pro Holdings LLC, Harrison. Property: 60 Wesley Ave., Rye Town. Amount: \$740,000. Filed Jan. 9.

Gjonbalaj, Hasie C., Flushing. Seller: 25 Newkirk Corp., Yonkers. Property: 25 Newkirk Road, Yonkers. Amount: \$800,000. Filed Jan. 7.

HG1 Contracting LLC, Yonkers. Seller: Brendan Bane, Pearl River. Property: 26 Nimitz Road, Yonkers. Amount: \$950,000. Filed Jan. 7.

KESF LLC, Mount Kisco. Seller: Gitsit Real Property LLC, Orange, California. Property: 9 Greene Road, Somers. Amount: \$399,000. Filed Jan. 10.

Lekocaj, Viktor, New Rochelle. Seller: US Bank NA, Coppell, Texas. Property: 6 Paula Place, New Castle. Amount: \$925,000. Filed Jan. 7.

Lindsay, Sonya, Bronx. Seller: 15 North Terrace LLC, Mount Vernon. Property: 45 Fenimore Road, Mount Vernon. Amount: \$945,000. Filed Jan. 9.

Morocho, Edgar, Cortlandt Manor. Seller: Young Ambassadors in Christ LLC, Peekskill. Property: 898 Washington St., Peekskill. Amount: \$450,000. Filed Jan. 7.

Oliveri-Prudent Kara, Jersey City, New Jersey. Seller: Are You Able LLC, Yonkers. Property: 33 Barksdale Road, Greenburgh. Amount: \$750,000. Filed Jan. 8.

Patterson, Daryl, Yonkers. Seller: Yonkers Electrical Contracting Corp., Yonkers. Property: 401 Park Ave., Yonkers. Amount: \$230,000. Filed Jan. 10.

Phillips, Cherrien, White Plains. Seller: Meme Flipp Corp., Bronxville. Property: 342 Seventh Ave., Mount Vernon. Amount: \$515,000. Filed Jan. 7.

SGB Realty Group LLC, Monroe. Seller: 114 Elm Avenue MV LLC, Elmsford. Property: 114 Elm Ave., Mount Vernon. Amount: \$490,000. Filed Jan. 8.

Sharma Real Properties LLC, Howard Beach. Seller: Donna Borelli, Tarrytown. Property: in Yorktown. Amount: \$30,000. Filed Jan. 9.

Tenecota, Lourdes B. L., Mount Vernon. Seller: YB Estate Holding LLC, New City. Property: 118 Vista Place, Mount Vernon. Amount: \$649,000. Filed Jan. 9.

Vangar LLC, Port Chester. Seller: US Bank Trust NA, Greenville, South Carolina. Property: 16 Agate Ave., Ossining. Amount: \$346,000. Filed Jan. 13.

Violet Vision LLC, Forest Hills. Seller: Gyenizse Tibor, Cortlandt Manor. Property: 71 Trolley Road, Cortlandt. Amount: \$221,000. Filed Jan. 10.

Wells Fargo Bank NA, Salt Lake City, Utah. Seller: John T. Brophy, Rye. Property: 20 Maple St., Ossining. Amount: \$767,000. Filed Jan. 13.

JUDGMENTS

A-1 Parke Hill LLC, Mount Vernon. \$22,980 in favor of Hydro Tek Systems Inc., Redlands, California. Filed Jan. 2.

Amoako Nicole, Yonkers. \$4,601 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 2.

Arias Nicola, Mount Vernon. \$4,929 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

Barnes Anthony, Mount Vernon. \$18,126 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Dec. 30.

Benedetto Alice, Elmsford. \$346,194 in favor of CFS Cap LLC, Salt Lake City, Utah. Filed Jan. 2.

Best Burger Barn, Cleburne, Texas. \$196,915 in favor of GCM Funding GCM Capital LLC, White Plains. Filed Jan. 2.

Bevan Thomas, Yonkers. \$14,543 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

Bradley Richard, Yorktown Heights. \$13,608 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

Brodsky, Ashely C., Yonkers. \$9,617 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

Carvalho, Sebastian, Mount Vernon. \$4,262 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 2.

Chimento, Maureen, Rye. \$2,986 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

Clift, David, Dobbs Ferry. \$11,445 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

Clift, David, Dobbs Ferry. \$3,753 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

Coates, Hadiya, Mount Vernon. \$38,274 in favor of Credit Corporate Solutions Inc., Southfield, Michigan. Filed Dec. 30.

Constanza, Nestor, Port Chester. \$2,202 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 2.

Contrada, Petra, Harrison. \$9,457 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 2.

Cruz, Jacqueline, Yonkers. \$2,384 in favor of Capital One NA, Glen Allen, Virginia. Filed Jan. 3.

Edwards, Ashley, Mount Vernon. \$1,879 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Edwards, Corey, Yonkers. \$1,832 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Figueroa, Adonnys M., Mount Vernon. \$6,245 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

Fiona Watkins L, Mount Vernon. \$3,556 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 3.

Flores, Yanet D.L.L., Valhalla. \$6,630 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Gramajo, Herman D., New Rochelle. \$9,995 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Hahn, Kurt, New Rochelle. \$14,142 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Harrison, Tashana T., Mount Vernon. \$20,884 in favor of Navy Federal Credit Union, Filed Jan. 3.

Henry, Keesha, Yonkers. \$11,282 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Hernandes, Kate M., Yonkers. \$4,394 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

Hodge Cynthia, Tarrytown. \$4,877 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 30.

Homefield Bowl Inc., Yonkers. \$16,248 in favor of Hudson Energy Services LLC, Houston, Texas. Filed Jan. 3.

Jason Scott Clothing LLC, New York. \$46,043 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 3.

Johnson Mathew, New Rochelle. \$8,204 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Kirklin-Adams Amy, Mount Vernon. \$2,258 in favor of Bureaus Investment Group Portfolio No. 15 LLC, Northbrook, Illinois. Filed Jan. 3.

Kobernitski, Steve, Dobbs Ferry. \$18,816 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Kobernitski, Steve, Dobbs Ferry. \$15,958 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 3.

Makarjian, Grigor, Yonkers. \$16,097 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 30.

Martinez, Carlos, Mount Vernon. \$6,324 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 2.

Meehan, Elizabeth A, White Plains. \$7,191 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Merchant Coterie Inc., New York. \$55,433 in favor of Federal Express Corp., Memphis, Tennessee. Filed Jan. 3.

Mickens, Justin, New York. \$11,389 in favor of Geico General Insurance Co., Woodbury. Filed Dec. 30.

Mitchell, Monique, Mount Vernon. \$4,921 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

Moran, Lisette, Ossining. \$2,200 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

Morocho, Jeanette, White Plains. \$3,661 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

Nally, Danielle, Mount Vernon. \$35,428 in favor of Bodnarmilone LLP, White Plains. Filed Jan. 3.

Negrea, Vasile, Ossining. \$69,690 in favor of Hajoca Corp., Somers. Filed Jan. 3.

O'Hara, Jennifer J., Bedford. \$12,329 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 3.

Osei, Selina, Yonkers. \$1,461 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 3.

Perez, Pedro L., Yonkers. \$4,068 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 2.

Phillips, Donnie L., Ossining. \$4,639 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Pires, Davide, Bronxville. \$18,309 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

Ptylucki, Andrew, Harrison. \$11,005 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 30.

Ramos, Michelle, Pelham. \$3,149 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Dec. 30.

Randell, Jennifer, Yonkers. \$4,520 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

Randell, Jennifer, Yonkers. \$7,001 in favor of Capital One NA, McLean, Virginia. Filed Dec. 30.

Ranghelli, Dana, Tarrytown. \$5,365 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

Rodriguez, Denise A., Buchanan. \$3,280 in favor of Capital One NA, McLean, Virginia. Filed Jan. 2.

Rosa, Dayana, Yonkers. \$5,983 in favor of Capital One NA, McLean, Virginia. Filed Jan. 2.

LIS PENDENS

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

2022 Trotta Family I Revocable Trust, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 671B Heritage Hills, Somers. Filed Dec. 30.

Abreu, Aracelis L., as owner. Filed by TH MSR Holdings LLC. Action: Foreclosure of a mortgage in the principal amount of \$446,000 affecting property located at 23 Oakland Ave., Mount Vernon. Filed Dec. 30.

Alfred, Ami C., as owner. Filed by CMG Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$477,197 affecting property located at 140 Amackassin Terrace, Yonkers. Filed Dec. 31.

American Express Bank as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$387,200 affecting property located at 542 Kimball Ave., Yonkers. Filed Jan. 2.

Arias, Rolando, as owner. Filed by HSC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$432,600 affecting property located at 36 Hamilton Ave., Yonkers. Filed Dec. 30.

Arroyo, Loida, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$204,749 affecting property located at 533 Willett Ave., Port Chester. Filed Jan. 2.

Blackwell, Sharon, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$402,000 affecting property located at 8 Vail Ave., Peekskill. Filed Jan. 3.

Caldwell & Walsh Building Construction Inc., as owner. Filed by Pawley Interior Contracting Inc. Action: Foreclosure of a mortgage in the principal amount of \$45,256 affecting property located at 81 S. Broadway, Yonkers. Filed Dec. 24.

Capital One Bank USA NA, as owner. Filed by Santander Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$375,000 affecting property located at 365 Old Mamaroneck Road, White Plains. Filed Dec. 26.

Chure, Luis, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$836,277 affecting property located at 46 Pines Bridge Road, Ossining. Filed Jan. 2.

De Fonce, James, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$216,000 affecting property located at 65 Ellsworth Ave., Harrison. Filed Dec. 30.

Gil Angie, V-Hei, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$536,000 affecting property located at 361 Old Mamaroneck Road, White Plains. Filed Dec. 31.

Gotham Construction Group, as owner. Filed by Morock Drilling. Action: Foreclosure of a mortgage in the principal amount of \$19,000 affecting property located at 7 Hudson Place, Larchmont. Filed Dec. 31.

Malcolm, Calvin J.Jr, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$305,910 affecting property located in Mount Vernon. Filed Dec. 24.

Martin, Erika T-Hei, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$930,000 affecting property located at 135 Pleasantville Road, Pleasantville. Filed Dec. 31.

MECHANIC'S LIENS

100 SLD Owner LLC, Mount Pleasant. \$210,206 in favor of Joffe Millwork & Supply LLC, Vineland, New Jersey. Filed Dec. 19.

70 Pier LLC, Yonkers. \$180,279 in favor of Unified Door & Hardware Group Ll. Filed Dec. 19.

Achieve By Design Inc., North Castle. \$25,000 in favor of Superior Roofing / Bianca Cornaco, New Haven, Connecticut. Filed Dec. 20.

Akjs Corp., Mount Pleasant. \$2,972 in favor of ABM Air Conditioning & Heating I, Hawthorne. Filed Jan. 3.

BA Leasing Bsc LLC, Greenburgh. \$5,765,444 in favor of Shawns Lawns Inc., Stamford, Connecticut. Filed Dec. 26.

Benchmark LM Management Services LLC, White Plains. \$9,599 in favor of Centimark Corp. Filed Dec. 24.

Billingsley, Heather, North Salem. \$9,595 in favor of O&G Industries Inc., Torrington, Connecticut. Filed Dec. 19.

Felice & Gullen LLC, Lewisboro. \$106,403 in favor of C2g Environmental Consultants LLC, Farmingdale. Filed Dec. 31.

George, Daniel, Yonkers. \$4,074 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Jan. 3.

Gojka, Ching Yue, Greenburgh. \$10,120 in favor of Smyrna Ready Mix Concrete LLC. Filed Dec. 19.

Keil, Heather L., Greenburgh. \$88,712 in favor of William Stanislawczyk General Co., Yonkers. Filed Dec. 30.

Loughren, John, Mount Pleasant. \$31,091 in favor of G.O'Reilly Contracting Inc., Thornwood. Filed Dec. 24.

Manursing Island Club, Rye. \$39,000 in favor of Patrician Construction Corp., White Plains. Filed Dec. 23.

Spaulding, Jeffrey D, Pound Ridge. \$54,291 in favor of Sunbelt Rentals Inc., Islip. Filed Dec. 20.

Urstadt Biddle Properties Inc, Eastchester. \$1,718 in favor of Binaku Mechanical Inc., Bronx. Filed Dec. 30.

NEW BUSINESSES

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

Sole Proprietorships

Eduardo Hair Makeup Studio, 1998 E. Main St., Mohegan Lake 10547. c/o Carlos Eduardo Bermeo Guzman. Filed Dec. 31.

Ethereal Apparel, 3 Pugsley Place, Ossining 10562. c/o Brian Calle. Filed Jan. 2.

Heart Root Counseling, 1392 Albany Post Road, Croton-On-Hudson 10520. c/o Anne Bingaman. Filed Dec. 30.

Hewitt Nexus Innovation-Hni, 630 Gramatan Ave. No. 5e, Mount Vernon 10552. c/o Mickly Hewitt. Filed Jan. 6.

JCI Painters & More, 453 Orchard St., Port Chester 10573. c/o Juan C. Cabrera. Filed Jan. 3.

Jennifer Pagoto, 25 Sagamore Road, Bronxville 10708. c/o Jennifer Lee Pagoto. Filed Dec. 30.

JMS Occupational Therapy, 5 Windsor Road, Croton-on-Hudson 10520. c/o Jessica Marie Shapley. Filed Dec. 30.

JWT Construction, 111 Bruce Ave., Apt. 7A, Yonkers 10705. c/o Jose Wilmar Toro. Filed Jan. 7.

Madriz Landscaping, 272 Union Ave., New Rochelle 10801. c/o Filed Jan. 8.

Mr. Moy Services, 43 Bronx River Road, Yonkers 10704. c/o Andrew Moy. Filed Jan. 3.

Next Wave Notary & Loan Signings, 11 Nostrand Place, Yonkers 10701. c/o Ivette Moya-Gasca. Filed Dec. 30.

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

Omniprime, 2 Fisher Drive, No.315, Mount Vernon 10552. c/o Jeanette M. Pineda. Filed Dec. 31.

Paul Varano Sales, 93 Chippewa Road, Yonkers 10710. c/o. Filed Jan. 8.

Precision Pro Contracting, 32 Lincoln Place, No.1, Ossining 10562. c/o. Filed Jan. 8.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

13 Warren Court LLC, as owner. Lender: Broadview Capital LLC. Property: 13 Warren Court, Monsey. Amount: \$3.9 million. Filed Dec. 9.

364 Main BCN LLC, as owner. Lender: Orange Bank & Trust Co. Property: in city of Beacon. Amount: \$7.5 million. Filed Dec. 18.

Admiral Halsey II LP, et al, as owner. Lender: Bank Of America NA. Property: in city of Poughkeepsie. Amount: \$16.5 million. Filed Dec. 23.

Eisenberger, Duv, as owner. Lender: TD Bank NA. Property: 53 N. Norma Lane, Airmont. Amount: \$1.3 million. Filed Dec. 6.

Garnerville SS Associates LLC, as owner. Lender: Midfirst Bank. Property: 3 W. Ramapo Road, Garnerville. Amount: \$6.1 million. Filed Dec. 5.

Hudson Todd LLC, as owner. Lender: Walden Savings Bank. Property: in city of Beacon. Amount: \$3 million. Filed Dec. 27.

Kovacevic, Ismar and Dougless Hunter, as owner. Lender: US Bank National Association. Property: in Pawling. Amount: \$1.3 million. Filed Dec. 12.

Probuild Holdings LLC, as owner. Lender: Broadview Capital LLC. Property: 8 Baldwin Court, Spring Valley. Amount: \$1.1 million. Filed Dec. 3.

Below \$1 million

109 Grove LLC, as owner. Lender: Broadview Capital LLC. Property: 109 Grove St., Monsey. Amount: \$840,000. Filed Dec. 11.

Shinske, Stuart and April Dawn Shinske, as owner. Lender: TEG FcCU. Property: in LaGrange. Amount: \$559,000. Filed Dec. 19.

Valor Construction Corp. and MCMCC Holdings LLC, as owner. Lender: Westchester Modular Homes Inc. Property: in Dover. Amount: \$686,000. Filed Dec. 27.

Ventures in Red Hook Inc., as owner. Lender: RCN Capital LLC. Property: in Red Hook. Amount: \$130,000. Filed Jan. 3.

DEEDS

Above \$1 million

24 North Main Holdings LLC, Spring Valley Seller: 35 North Cole Avenue LLC, Congers. Property: 24 N. Main St., Spring Valley. Amount: \$1.5 million. Filed Dec. 31.

33 Ramland Realty LLC, Boynton Beach, Florida. Seller: MADT Inc., Orangeburg. Property: 33 Ramland Road, South Orangeburg. Amount: \$10.4 million. Filed Jan. 3.

69 Carlton Realty LLC, Bronx. Seller: Toras Dovid Community Kollel Inc., Monsey. Property: 69 Carlton Road, Monsey. Amount: \$2.1 million. Filed Jan. 3.

76 Gerow Estates LLC, Monsey. Seller: MDDKC Realty LLC, Nanuet. Property: 76 Gerow Ave., Spring Valley. Amount: \$1.3 million. Filed Jan. 7.

9 Cloverdale LLC, Brooklyn. Seller: Daniel Okolica Revocable Trust, Monsey. Property: 9 Cloverdale Lane, Monsey. Amount: \$1.6 million. Filed Dec. 31.

Asteri New York LLC, West Nyack. Seller: Amazing Vistas Realty LLC, West Nyack. Property: 200 and 204 Route 9w, North Haverstraw. Amount: \$1.6 million. Filed Jan. 3.

Goldman, Lipa and Gitta Goldman, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 7 Heritage Lane, Monsey. Amount: \$1.3 million. Filed Jan. 6.

OA Orangeburg LLC, Norwalk, California. Seller: 29 Corporate Drive LLC, Mahwah, New Jersey. Property: 29 Corporate Drive, Orangeburg. Amount: \$22.2 million. Filed Jan. 2.

Tescher, Solomon and Chaya Tescher, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 3 Heritage Lane, Monsey. Amount: \$1.2 million. Filed Jan. 2.

Tress, Shaine C., Monsey. Seller: Rymssg Group LLC, Spring Valley. Property: 4 Ash St., Monsey. Amount: \$1.5 million. Filed Jan. 2.

Weber, Shmiel, et al, Spring Valley Seller: 29 33 Ewing LLC, Spring Valley. Property: 29 Ewing Ave., Spring Valley. Amount: \$1.2 million. Filed Dec. 31.

Weiss, Rachel, Monsey. Seller: Old Nyack Estates LLC, Monsey. Property: 21 Old Nyack Turnpike, Monsey. Amount: \$1.5 million. Filed Jan. 2.

Y&RB LLC, Brooklyn. Seller: Jay D. Grandis, New City. Property: 391 Pleasant Hill Drive, New City. Amount: \$1.3 million. Filed Jan. 2.

Below \$1 million

1 Dykstras LLC, Monsey. Seller: Craig S. Boylan and Jamie L. Anser, Chestnut Ridge. Property: 144 Rock Hill Road, Spring Valley. Amount: \$670,000. Filed Dec. 31.

12 Schettig Connecticut LLC, Spring Valley. Seller: Trani Prizn, Spring Valley. Property: 12 Schettig Court, Spring Valley. Amount: \$930,000. Filed Jan. 7.

2 Conklin LLC, Monsey. Seller: Meyer Tauber, Monsey. Property: 2 Conklin Road, New City. Amount: \$550,000. Filed Jan. 7.

4 Louis Road LLC, New City. Seller: Sammy Diament, West Palm Beach, Florida. Property: 4 Louis Road, New City. Amount: \$75,000. Filed Jan. 6.

58 Hempstead Road LLC, Spring Valley. Seller: Sherwin Kaufman Revocable Trust, et al, Spring Valley. Property: 58 Hempstead Road, Spring Valley. Amount: \$690,000. Filed Jan. 2.

65 Blauvelt WH LLC, Monsey. Seller: Menachem Brecher, Monsey. Property: 65 Blauvelt Ave., West Haverstraw. Amount: \$10. Filed Jan. 6.

74 Maple Avenue LLC, Lakewood, New Jersey. Seller: John and Sandra Pawelczyk, New City. Property: 74 Maple Ave., Haverstraw. Amount: \$609,500. Filed Jan. 3.

79 Church LLC, Monsey. Seller: 10 Johnson Estate LLC, Monsey. Property: 9 N. Myrtle Ave., Spring Valley. Amount: \$500,000. Filed Jan. 2.

84 Gerow Estates LLC, Spring Valley. Seller: MDDKC Realty LLC, Spring Valley. Property: 84 Gerow Ave., Spring Valley. Amount: \$900,000. Filed Jan. 7.

Bianco, Amy and Frank Bianco, Montvale, New Jersey. Seller: Glee Holdings LLC, El Paso, Texas. Property: 21 Hickory Hill Lane, Tappan. Amount: \$436,000. Filed Jan. 7.

Blauvelt Home LLC, Monsey. Seller: 151 Blauvelt LLC, Airmont. Property: 151 Blauvelt Road, Monsey. Amount: \$310,000. Filed Jan. 6.

Bronner, Yehuda and Rachel Mayer, Brooklyn. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Kaser. Amount: \$760,000. Filed Jan. 7.

Friedman, Sarah, Spring Valley. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Monsey. Amount: \$780,000. Filed Jan. 6.

Gefner, Moishe Y., Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 13 Heritage Lane, Monsey. Amount: \$910,000. Filed Jan. 3.

Jungreis, Mordechai, Monsey. Seller: Old Nyack Estates LLC, Monsey. Property: 17 Old Nyack Turnpike, Monsey. Amount: \$599,000. Filed Jan. 6.

Langsam, Yisroel A. and Golda Langsam, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5219 Corner St., Spring Valley. Amount: \$925,000. Filed Jan. 3.

Oberlander, Shabsey, Monroe. Seller: Blueberry Equities LLC, Monroe. Property: 1 Hybrid Road, Monsey. Amount: \$934,000. Filed Jan. 2.

Only BSD LLC, Brooklyn. Seller: Hantz Fong Ging, Spring Valley. Property: 27 Van Orden Ave., Spring Valley. Amount: \$900,000. Filed Jan. 3.

Pierre, Dutan and **Marie Thermora**, Spring Valley. Seller: US Bank National Trust NA, et al, Dallas, Texas. Property: 107 Forest Glen Court, Nanuet. Amount: \$455,000. Filed Jan. 2.

Potesky, Binyamin and **Tova G. Potesky**, Monsey. Seller: DeMaio Builders Inc., New City. Property: 32 Lombardi Drive, New City. Amount: \$828,500. Filed Jan. 6.

Ridge & 59 LLC, Monsey. Seller: Gabriel Einhorn, Monsey. Property: 3 Ridge Ave., Spring Valley. Amount: \$910,000. Filed Dec. 31.

Rottenberg, Chana, Spring Valley. Seller: 3 Lane LLC, Airmont. Property: 1 Lane St., Spring Valley. Amount: \$819,000. Filed Dec. 31.

Shimon Properties LLC, New York. Seller: Palaj Management Inc., Tappan. Property: 125 Kings Highway, Tappan. Amount: \$630,000. Filed Jan. 3.

Singer, Avraham S. and **Esther Singer**, Spring Valley. Seller: 5 West Castle LLC, Brooklyn. Property: 5 W. Castle Ave., Spring Valley. Amount: \$999,999. Filed Jan. 2.

Westreich, Samuel Z. and **Elizabeth V. Westreich**, Suffern. Seller: 15 Terrace Road LLC, Yonkers. Property: 6 Jeremy Court, Wesley Hills. Amount: \$500,000. Filed Jan. 3.

Zieg, Pincus and **Roiza Zieg**, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5110 Corner St., Spring Valley. Amount: \$519,000. Filed Jan. 7.

Zolty, Meir, Jackson, New Jersey. Seller: DLJ Mortgage Capital Inc. and PHH Mortgage Corp.-AIF, West Palm Beach, Florida. Property: 14 Poplar Road, Garnerville. Amount: \$685,000. Filed Jan. 3.

JUDGMENTS

Abreu, Manuel, Middletown. \$6,635 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

AHCF Trading Inc., Middletown. \$54,452 in favor of KeyBank NA, Buffalo. Filed Jan. 10.

Alessandro, Loura, New Windsor. \$14,767 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 14.

Brach, Joel, Monroe. \$19,756 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 10.

Cattani, Cynthia, Warwick. \$1,964 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 14.

Cinquemani, Christopher, Campbell Hall. \$2,945 in favor of Cranesville Block Company Inc., Amsterdam. Filed Jan. 10.

Colon, Jean, Highland Falls. \$2,523 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

Colon, Liam M., Walden. \$3,166 in favor of Capital One, Richmond, Virginia. Filed Jan. 7.

Cook, Christopher J., New Windsor. \$5,673 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 15.

Dang, Gang et al, Port Jervis. \$89,550 in favor of 3312 Group LLC, Buffalo. Filed Jan. 8.

Fifty Door Partners LLC, New Windsor. \$18,983 in favor of Echo Global Logistics Inc., Chicago, Illinois. Filed Jan. 14.

Fortis Restaurant & Bar Inc., et al, Jamaica. \$8,129 in favor of Simply Funding LLC, Chester. Filed Jan. 7.

Fuller, Vincent M., Newburgh. \$3,825 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 10.

Georgio, Jessica N., Warwick. \$1,558 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 14.

Gomez, Elias, Chester. \$9,952 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 10.

Gonzalez, Carmen D., Washingtonville. \$12,721 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 10.

Green House Juice Cafe LLC, et al, Baltimore, Maryland. \$11,150 in favor of Simply Funding LLC, Chester. Filed Jan. 14.

Gruhl, Jeanne, Campbell Hall. \$4,440 in favor of Capital One, McLean, Virginia. Filed Jan. 10.

Harding, Angella A., Walden. \$7,766 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

JLA Elite Flooring LLC, et al, Wilmington, Delaware. \$30,844 in favor of Simply Funding LLC, Chester. Filed Jan. 7.

Johnson, Priscilla A., Goshen. \$13,472 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

King SVC Holding Inc., Cornwall-on-Hudson. \$6,168 in favor of Mohawk Global Logistics Corp., Syracuse. Filed Jan. 13.

Lamb, Stanley, Washingtonville. \$6,121 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 10.

Lee, Janet, Middletown. \$15,869 in favor of Sterling Parc at Middletown LLC, Middletown. Filed Jan. 7.

Lewis, Paul, Wallkill. \$5,253 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 14.

Martinez, Susana Gonzale, Newburgh. \$4,711 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Masela Springs Inc., et al, Eastanollee, Georgia. \$32,094 in favor of Simply Funding LLC, Chester. Filed Jan. 14.

McKernan, Salina, Westtown. \$7,792 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Mendez Construction & Cabinets LLC, Phoenix, Arizona. \$9,390 in favor of Simply Funding LLC, Chester. Filed Jan. 14.

Miller, Frances, Middletown. \$1,795 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 14.

Minaya, Georgina, Bronx. \$3,066 in favor of South Shore Adjustment Company LLC, Bellmore. Filed Jan. 10.

Moses, Audra, Harriman. \$5,155 in favor of Capital One, Richmond, Virginia. Filed Jan. 7.

Nieves, Jaynitta, Campbell Hall. \$4,978 in favor of Capital One, McLean, Virginia. Filed Jan. 10.

Parks, Carol, Port Jervis. \$7,810 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Jan. 8.

Pena, Jose A., Middletown. \$3,790 in favor of Capital One, Glen Allen, Virginia. Filed Jan. 7.

Pincus, Zachary, Florida. \$3,525 in favor of Midland Credit Management Inc., California. Filed Jan. 7.

Pongnon, Millicent, Middletown. \$11,265 in favor of Heritage Financial Credit Union, Middletown. Filed Jan. 7.

Rebirth LLC, et al, Ottawa, Kansas. \$9,004 in favor of Simply Funding LLC, Chester. Filed Jan. 14.

Rodriguez, Claudia, Monroe. \$2,377 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Rodriguez, Marina C., Newburgh. \$2,051 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 10.

Rosario, Miriam, Bronx. \$4,974 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 14.

Santos, Jennifer, Middletown. \$1,350 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 14.

Solis, Reyna, Newburgh. \$9,367 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 14.

Solorzano, Alfonso, New Windsor. \$4,414 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 10.

Terwilleger, Joseph A., Middletown. \$1,707 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 14.

Vangrol, Danae, Middletown. \$1,441 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Veloz, Ravel, Campbell Hall. \$2,784 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 14.

Watkins, Debra, Middletown. \$2,279 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

Whalen, Kelly A., Port Jervis. \$1,222 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 14.

Whitby, Mary Virginia, Middletown. \$3,295 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 9.

Zervoudis, Irene, Tuxedo Park. \$19,396 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 13.

MECHANIC'S LIENS

26 North Myrtle LLC, as owner. \$6,160 in favor of Cioffi Trucking Inc. Property: 26 N. Myrtle Ave., Ramapo. Filed Dec. 26.

Stanley, Susan, as owner. \$25,699 in favor of Gikas Roofing LLC. Property: 22 N. Ridge Road, Haverstraw. Filed Dec. 17.

SVMP De LLC, as owner. \$75,458 in favor of Ly Contractor, Ly Consulting Inc. Property: 13 Spring Valley Market Place, Spring Valley. Filed Dec. 12.

NEW BUSINESSES

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

Sole Proprietorships

Banegas Landscaping, 28 Noel Drive, Newburgh 12550. c/o Francisco Ines Garcia Romero. Filed Jan. 16.

Digi Fiesta Photo Booth, 272 Washington St., Newburgh 12550. c/o Calixto Marcela Mariana Bravo. Filed Jan. 14.

Ez Buy Auto, 5 Rayland Road, Newburgh 12550. c/o Britney Nicole Degroodt. Filed Jan. 15.

Fast Service Taxi, 253 Washington St., Newburgh 12550. c/o Solano Rober Ernesto Reyes. Filed Jan. 15.

Homistic Care, 1201 Kayla Court, Newburgh 12550. c/o Kayla Anne Carrero. Filed Jan. 14.

Human Apotheca, 3 Isabel Lane, Apt. 55, Monticello 12701. c/o Daisy C. Ibarra. Filed Jan. 15.

Maid For a Fresh Start, 17 Algernon St., Cornwall-on-Hudson 12518. c/o Lebron Christine Marie. Filed Jan. 15.

Serene AI Solutions, 88 Harriman Woods Drive, Harriman 10926. c/o Ottie M. Lawery. Filed Jan. 16.

Smithnphoto, 221 Robert Road, Sparrowbush 12780. c/o William Shawn Smith. Filed Jan. 15.

Vein Finders, 4 Farrell Court, Middletown, 10940. c/o Jailene Guerrero. Filed Jan. 13.

BUILDING PERMITS

Commercial

10 Monroe Street LLC, Norwalk, contractor for 10 Monroe Street LLC. Perform replacement alterations at 10 Monroe St., Norwalk. Estimated cost: \$87,200. Filed Dec. 19.

A2Z Contractors LLC, Norwalk, contractor for AG 229 Main LLC. Replace roof, windows and siding at 229 Main St., Norwalk. Estimated cost: \$100,000. Filed Dec. 16.

AGW Sono Partners LLC, Norwalk, contractor for AGW Sono Partners LLC. Perform replacement alterations at 99 Washington St., Norwalk. Estimated cost: \$1,000. Filed Dec. 16.

Austin CCC Ltd., Norwalk, contractor for AMF Realty LLC. Perform replacement alterations at 205 Main St., Norwalk. Estimated cost: \$190,000. Filed Dec. 17.

Clearhart Construction Company Inc., Norwalk, contractor for Harwill Homes Inc. Finish upgrade track lighting and millwork, bathroom, dressing room and check-out counter at 330 Connecticut Ave., Norwalk. Estimated cost: \$150,000. Filed Dec. 19.

Cunningham, Maureen, et al, Norwalk, contractor for Maureen Cunningham, et al. Perform replacement alterations at 155 Woodward Ave., Norwalk. Estimated cost: \$116,000. Filed Dec. 13.

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

Frank Capasso & Sons Inc., Northford, contractor for Saint Mary Parish Corp. of Stamford. Repair façade, replace select damaged steel roof framing and damaged cast stone elements, and repoint masonry at 566 Elm St., Stamford. Estimated cost: \$25,000. Filed Dec. 13.

Gaudio Sign Company LLC, Hamden, contractor for UB Stamford LP. Replace existing illuminated signs with new illuminated signs at 2215 Summer St., Stamford. Estimated cost: \$21,600. Filed Dec. 9.

Gesuoldi Construction Inc., Stamford, contractor for Thomas J. McDonald Estate of Joseph J. Tooher Trust. Perform interior alterations on third floor existing office space to create five new office spaces at 777 Long Ridge Road, Stamford. Estimated cost: \$225,000. Filed Dec. 9.

Gold Seal Roofing LLC, Middletown, contractor for town of Stamford High School. Remove roof and replace three areas in the building, and replace the smoke hatches at 55 Strawberry Hill Ave., Stamford. Estimated cost: \$972,000. Filed Dec. 31.

Greatview LLC, Stamford, contractor for Hoyt-Bedford Associates Ltd. Construct two new demising walls to subdivide existing retail space into two separate spaces service sinks, toilet room and drinking fountain at 929 Bedford St., Stamford. Estimated cost: \$18,000. Filed Dec. 24.

Guiltec Development LLC, Stamford, contractor for Bulls Head Realty. Install illuminated signage, directly above storefront at 43 High Ridge Road, Stamford. Estimated cost: \$5,000. Filed Dec. 5.

Knights, Alexandra, Stamford, contractor for Alexandra Knights. Repair minor fire damage to exterior wall. Repair wall structure and replace interior and exterior finishes at 35 W. Broad St., Stamford. Estimated cost: \$5,000. Filed Dec. 31.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Waterside Green Association Inc. Replace roof with new underlayment and new shingles at 1 Southfield Ave., Stamford. Estimated cost: \$22,800. Filed Dec. 2.

Lion Tree LLC, Lakewood, New Jersey, contractor for Hoyt Bedford LP. Remodel apartment, add wall for designated study area and install electrical outlets at 112 Hoyt St., Stamford. Estimated cost: \$15,000. Filed Dec. 5.

Magna Construction Limited LLC, Stamford, contractor for One Atlantic owner. Renovate existing ground-floor business space as a barber shop at 1 Atlantic St., Stamford. Estimated cost: \$452,000. Filed Dec. 9.

On Point Holdings LLC, Norwalk, contractor for On Point Holdings LLC. Construct basement archery at 170 Main St., Norwalk. Estimated cost: \$5,000. Filed Dec. 19.

Pavarini North East Construction Company LLC, Stamford, contractor for Stamford Washington Office LLC. Perform replacement alterations at 707 Washington Blvd., Stamford. Estimated cost: \$75,000. Filed Dec. 27.

Rich Rotundo, Norwalk, contractor for Green Forest Associates LLC. Perform replacement alterations at 148 East Ave., No. 31, Norwalk. Estimated cost: \$290,000. Filed Dec. 17.

Serrano, Luis and Daniel Serrano, Norwalk, contractor for Luis and Daniel Serrano. Finish second-floor full bathroom at 149 Water St., No. 34G, Norwalk. Estimated cost: \$20,000. Filed Dec. 19.

Versatile Construction Group LLC, Norwalk, contractor for Patrice and Regina Murphy. Renovate existing full bathroom and replace fixtures at 3 Rowayton Woods Drive, No.1/01, Norwalk. Estimated cost: \$15,000. Filed Dec. 17.

Residential

Clock Tower LLC, Norwalk, contractor for Clock Tower LLC. Perform replacement alterations at 104 Wall St., No. A, Norwalk. Estimated cost: \$75,000. Filed Dec. 19.

D'Attilo Domenic Revocable Trust, Norwalk, contractor for D'Attilo Domenic Revocable Trust. Construct superstructure for addition at single-family residence at 12 Marvin St., Norwalk. Estimated cost: \$100,000. Filed Dec. 19.

Fontaine, Daniel J., Meriden, contractor for Nayantara B. Sarpeshkar and Byron A. Noorman. Install roof-mounted solar panels at 158 Sun Dance Road, Stamford. Estimated cost: \$12,228. Filed Dec. 24.

Foti, John, Stamford, contractor for 31 Rosano Road LLC. Construct 3,000-square-foot new house at 31 Rosano Road, Stamford. Estimated cost: \$600,000. Filed Dec. 19.

Frattaroli, Kevin, Stamford, contractor for Kevin Frattaroli. Finishing existing basement, include new mud room, tv area, full bathroom and work area at 36 Diamondcrest Lane, Stamford. Estimated cost: \$21,500. Filed Dec. 17.

G.A. Castro Construction LLC, Stamford, contractor for Anna Rajaraman. Replace roof at 33 Walter Lane, Stamford. Estimated cost: \$29,643. Filed Dec. 20.

Goodband, Prudence E T. and Benjamin P., Stamford, contractor for Prudence E.T. and Benjamin Goodband. Perform replacement alterations at 1115 Westover Road, Stamford. Estimated cost: \$423,950. Filed Dec. 11.

Great Day Improvements LLC, Macedonia, Ohio, contractor for Marc E. Silverman and Tricia R. Good. Replace existing storm and entry door with new ones at the rear of the house on the first floor at 21 Pine Hill Terrace, Stamford. Estimated cost: \$14,513. Filed Dec. 27.

Green Power Energy LLC, Annandale, New Jersey, contractor for Dustin L. Langer. Install roof-mounted solar pv system at 22 Rock Rimmon Drive, Stamford. Estimated cost: \$41,625. Filed Dec. 12.

Gunner LLC, Stamford, contractor for Edna P. Nicholson and Tyrsa Pratcher. Replacement whole roof and gutters at 41 Long Hill Drive, Stamford. Estimated cost: \$13,000. Filed Dec. 3.

Gunner LLC, Stamford, contractor for Ricky Biagi and Paul Jon Apostolides. Replace the existing deck exactly the same size and location as existing deck at 64 Amherst Place, Stamford. Estimated cost: \$5,000. Filed Dec. 30.

Gunner LLC, Stamford, contractor for Daniel Hadi Nitiutomo and Liana Bree Tufariello. Remove and replace existing roof at 58 Cady St., Stamford. Estimated cost: \$13,043. Filed Dec. 5.

Gunner LLC, Stamford, contractor for Salvatore Barresi and Alicia Tripp. Remove and replace existing roof at 47 Acre View Drive, Stamford. Estimated cost: \$16,417. Filed Dec. 6.

Gunner LLC, Stamford, contractor for William Michael King. Remove and replace existing roof on main structure and detached shed at 244 Scofieldtown Road, Stamford. Estimated cost: \$69,580. Filed Dec. 23.

Gunner LLC, Stamford, contractor for David and Rosanne Ranta. Remove and replace existing siding with James Hardie lap siding at 338 Haviland Road, Stamford. Estimated cost: \$41,205. Filed Dec. 12.

Gunner LLC, Stamford, contractor for Kapadia Dipesh and Mahtani Chandni. Remove and replace existing roof and inspect roof deck to verify that all sheathing is suitable at 73 Tremont Ave., Stamford. Estimated cost: \$8,028. Filed Dec. 17.

Gunner LLC, Stamford, contractor for Mona G. Kosseim Revocable Trust. Remove and replace existing siding with James Hardie lap siding at 120 Emery Drive East, Stamford. Estimated cost: \$54,300. Filed Dec. 19.

Gunner LLC, Stamford, contractor for Diahanne Y. and Kenneth D. Fletcher. Remove and replace existing roof and inspect roof deck to verify that all sheathing is suitable at 204 Cedar Heights Road, Stamford. Estimated cost: \$15,800. Filed Dec. 23.

Helio Solar LLC, Shelton, contractor for 212 Investments LLC. Install roof-mounted solar system with 36 panels and 18 inverters at 80 Bouton Street West, Stamford. Estimated cost: \$43,758. Filed Dec. 3.

Hogan Construction Inc., Bridgeport, contractor for Rama Horus Zomaletho. Replace roof at 82 Congress St., Stamford. Estimated cost: \$12,740. Filed Dec. 6.

Home Depot USA Inc., Norwalk, contractor for Mahesh M. and Yashasvi M. Jhangiani. Remove and replace one window, same size at 27 Regency Drive, Norwalk. Estimated cost: \$3,306. Filed Dec. 18.

J&J Angeles Home Improvement LLC, Norwalk, contractor for Abilis Inc. Renovate bathroom with no changes to the existing layout at 321 Glenbrook Road, Stamford. Estimated cost: \$22,800. Filed Dec. 26.

Konstantinos, Kazantzidis, Stamford, contractor for Kathleen B. Carr Revocable Trust. Relocate an existing generator at 62 Indian Hill Road, Stamford. Estimated cost: \$3,500. Filed Dec. 13.

Ladyka, Mykola, Stamford, contractor for Mykola Ladyka. Renovate existing single-family dwelling at 938 Stillwater Road, Stamford. Estimated cost: \$69,876. Filed Dec. 31.

Laudano, Thomas A., Norwalk, contractor for TB Norwalk Apartments LLC. Install in-ground concrete pool in courtyard at 467 West Ave., Norwalk. Estimated cost: \$140,000. Filed Dec. 19.

Loparco Associates Inc., Greenwich, contractor for Lucille Kaye. Perform replacement alterations at 44 Hearthstone Court, Stamford. Estimated cost: \$250,000.

Filed Dec. 9.

Luna Remodeling LLC, Norwalk, contractor for Susan B. and Karen Lambros Brandt. Replace roof, windows and siding at 59 Derwen St., Stamford. Estimated cost: \$34,000. Filed Dec. 6.

PDB Construction LLC, Norwalk, contractor for Eve Kessler. Install home elevator, which includes additions at 44 Harbor View Ave., Norwalk. Estimated cost: \$89,700. Filed Dec. 17.

Royce, Sean, Norwalk, contractor for Sean Royce. Cost adjustment for laundry room at 121 Keeler Ave., Norwalk. Estimated cost: \$98,000. Filed Dec. 19.

Villa Gesell Construction LLC, Norwalk, contractor for Soundview and Cliff LLC. Construct roof over existing stairs to basement and replace six windows at 29 Cliff St., Norwalk. Estimated cost: \$19,500. Filed Dec. 17.

Villa Gesell Construction LLC, Norwalk, contractor for Michael E. and Amy F. Williams. Install seven replacement windows in existing location at 124 Lexington Ave., Norwalk. Estimated cost: \$4,702. Filed Dec. 17.

COURT CASES

Bridgeport Superior Court

Fredericks, Edward, et al, Stratford. Filed by Katrina MacDonald, Stratford. Plaintiff's attorney: Mark L Dellavalle, Milford. 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-

6141054-S. Filed Dec. 9.

Seaman, Scott, Trumbull. Filed by Edward Bartolo, Trumbull. Plaintiff's attorney: Delucia & Levine LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141464-S Filed Dec. 19.

Sheehan, Brendan, Burlington. Filed by Gabrielle Contreras, Bridgeport. Plaintiff's attorney: Fitzpatrick Santos PC, Naugatuck. 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-24-6141082-S. Filed Dec. 10.

Spence, Novelette, et al, Cromwell. Filed by Holly Anne Taylor, Stratford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141070-S. Filed Dec. 9.

Zaccone, Domenico, et al, Norwalk. Filed by Charles Winter, Little Neck, Norwalk. Plaintiff's attorney: Matthew Julian Forrest, Whetersfield. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6141067-S. Filed Dec. 9.

Danbury Superior Court

Halladay, Brian, et al, Ridgefield. Filed by Accelerated Inventory Management LLC, Austin, Texas. Plaintiff's attorney: Leopold & Associates PLLC, Armonk. Action: the plaintiff is the assignee of the original creditor given to the defendants who defaulted in making payments pursuant to the agreements. As a result of defendants' default, plaintiff accelerated all payments thereafter in accordance with the terms of the installment loan agreement. 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-24-6052613-S. Filed Dec. 4.

Pergolese, Christine, New Fairfield. Filed by Discover Bank, Columbus, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. 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. DBD-CV-24-6052441-S. Filed Nov. 21.

Slink, Derek, Brookfield. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6052421-S. Filed Nov. 21.

Western Connecticut Medical Center South LLP, Danbury. Filed by Edwin Caban, Danbury. Plaintiff's attorney: Cramer & Anderson, Litchfield. Action: the plaintiff was an invitee while he was walking on the premises controlled and maintained by the defendant. The plaintiff was caused to slip and fall outside the building's entrance, while stepping onto a painted cement curb, causing him to fall to the ground and sustain 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-24-6052672-S. Filed Dec. 9.

Young, Joshua, et al, Ridgefield. Filed by Commercial Capital Bidco Inc., Franklin, Tennessee. Plaintiff's attorney: Elizabeth Norris Krasnow, Stamford. Action: the plaintiff is a lender in a secured loan transaction declaring the rights and obligations of the parties under the Loan Documents and Recover amounts owed under the Loan Documents and Recover damages arising from the alleged fraudulent conduct of 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. DBD-CV-24-6052498-S. Filed Nov. 26.

Stamford Superior Court

Cohen, Robert, Stamford. Filed by Capital One NA, McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6070466-S. Filed Nov. 27.

Dushi, Vere, Stamford. Filed by U.S. Bank National Association, St. Louis, Missouri. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks 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-25-6070895-S. Filed Dec. 18.

Hernandez Rivera, Denis, et al, Stamford. Filed by Andrea Hall, Miramar, Florida. Plaintiff's attorney: Goff Law Group LLC, West Hartford. 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-24-6070350-S. Filed Nov. 21.

Standard Oil of Connecticut Inc., Bridgeport. Filed by Jack Karcher, Darien. Plaintiff's attorney: Brown Rudnick LLP, Hartford. Action: the plaintiff the owner of a real property. The defendant, which was responsible for the installation, maintenance and filling of the plaintiff's heating oil tanks – pumped 500 gallons of oil into the 275-gallon heating oil tanks, which were already partially full at the time of delivery, causing a spill of over 700 gallons of oil. The spill and the subsequent remediation work has severely impacted the plaintiff's life, causing permanent physical injuries, pain and suffering and mental anguish and preventing the plaintiff from using and enjoying the property. 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-24-6070876-S. Filed Oct. 11.

Tip-top Nails Inc., Palisades, New Jersey. Filed by Andrea Locascio, Riverside. Plaintiff's attorney: Jeremy G. Vishno, Fairfield. Action: the plaintiff was a customer at the defendant's manicure business. During and/or after her manicure, a male agent, servant and/or employee of the defendant placed his hands on plaintiff to give her a neck massage. Plaintiff paid for the massage as part of her services that day. The neck massage was noticeably more forceful than she had been given previously and she immediately had a sense that something was wrong. As a result, plaintiff developed symptoms that caused her to be alarmed and medical evaluations determined that plaintiff had suffered a carotid artery dissection. 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-25-6070771-S. Filed Dec. 13.

DEEDS

Commercial

105 Biro Street LLC, Easton. Seller: Holy Family and St. Emery Parish Corp., Fairfield. Property: 105 Biro St., Fairfield. Amount: \$700,000. Filed Jan. 7.

127 Greyrock Place Stamford LLC, Wilton. Seller: Robert C. Walsh and Renee C. Walsh, Wilton. Property: 127 Greyrock Place, Unit 1104, Stamford. Amount: \$0. Filed Jan. 3.

27 Dandy Drive, LLC, Greenwich. Seller: Julio Franco, Cos Cob. Property: 27 Dandy Drive, Cos Cob. Amount: \$0. Filed Dec. 31.

530 Old Post Road Partners LLC, Greenwich. Seller: 530 Old Post Road LLC, Greenwich. Property: 530 Old Post Road, 3, Greenwich. Amount: \$10. Filed Jan. 3.

656 Harbor Road LLC Southport. Seller: Kinder Properties LLC, Fairfield. Property: Units 4 and 5, Southport Harbor Court, Fairfield. Amount: \$10. Filed Jan. 9.

AJ Investments LLC, Southport. Seller: 380 Pine Creek Associates LLC. Stamford. Property: 380 Pine Creek Ave., Fairfield. Amount: \$1,825,000. Filed Jan. 6.

Bui, Diep and Nam Nguyen, Stamford. Seller: US Bank Trust NA, Dallas, Texas. Property: 10 West St., Unit 16, Stamford. Amount: \$345,000. Filed Dec. 30.

CDR-328 LLC, West Springfield, Massachusetts. Seller: 65 Commerce Drive Associates LLC, Norwalk. Property: 65 Commerce Drive, Fairfield. Amount: \$0. Filed Jan. 7.

Clairebear LLC, Astoria, New York. Seller: Derek McKenna and Deirdre A. McKenna, Astoria, New York. Property: 7 Edgehill Place, Fairfield. Amount: \$0. Filed Jan. 10.

Clementine Interiors LLC, Greenwich. Seller: James M. Kalashian and Patricia A. DeLuca, Narragansett, Rhode Island. Property: 34 Sawmill Lane, Greenwich. Amount: \$4,110,000. Filed Dec. 30.

Dassault Systemes Americas Corp has the following multiple openings in Shelton, Connecticut (job opportunities available at all levels, e.g., Principal, Senior and Lead levels): Software Engineering Specialists (15668): Research, design, and develop computer and network software or specialized utility programs. Salary Range: \$121,000 to \$124,000. Salary to be commensurate with position level/experience. Standard Benefits. To apply, all applicants must submit resume to <https://www.jobpostingtoday.com/> and reference ID#. Employment and background checks may be required.

Sr. Analyst - Business Analytics, Synchrony Bank, Stamford, CT. Spprt the analysis of dta in mrket & busns trnds to increase prfts & effcncy wthin the busns unit. Req Bach deg, or frgn equiv deg, in Maths, Ecnmcs, Statstcs, Dta Sci & Busns Analytics, Infrmntn Sci, or a rel fld & 3 yrs of rel wrk exp. 100% Telecommtng permtd. To apply, email resume to HR Manager referencing job code CT0060 in subject line to: kristine.mackey@syf.com.

FCPT Holdings LLC, Stamford. Seller: TDL Equities LLC, Stamford. Property: 888 High Ridge Road, Stamford. Amount: \$3,300,000. Filed Dec. 30.

Golia, Nicholas, et al, Stamford. Seller: 14 River Place LLC, Stamford. Property: 14 River Place, Stamford. Amount: \$1,075,000. Filed Dec. 30.

Molnar, Linda M., Greenwich. Seller: SSR Family Holdings LLC, Greenwich. Property: Winthrop House, Unit 56, Greenwich. Amount: \$10. Filed Jan. 3.

Palmieri, Justin, Stamford. Seller: LH-NP-Strat Delaware LLC, Titusville, Pennsylvania. Property: 146 Mayapple Road, Stamford. Amount: \$475,000. Filed Jan. 2.

PCG Holdings LLC, Armonk, New York. Seller: 355 Greenwich LLC, Broomfield, Colorado. Property: 355 Greenwich Ave., Greenwich. Amount: \$1. Filed Dec. 31.

Reg-Ub Properties LLC, Jacksonville, Florida. Seller: 530 Old Post Road LLC, Greenwich. Property: 530 Old Post Road, Greenwich. Amount: \$10. Filed Jan. 3.

Residential

Ahmed, Farid, Stamford. Seller: Richard S. Lang, Stamford. Property: 41 Mayflower Ave., Stamford. Amount: \$387,500. Filed Dec. 30.

Berzolla, Catherine and Michael-Joseph Mercanti-Anthony, Riverside. Seller: Antonio J. Dajer and Daniele Pascal-Dajer, Greenwich. Property: 66 Lockwood Lane, Riverside. Amount: \$10. Filed Dec. 30.

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

Bria, Daniel and Caitlin Bria, Stamford. Seller: Steve M. Brace, Stamford. Property: 494 Westover Road, Stamford. Amount: \$775,000. Filed Dec. 31.

Calzada, Alison E., Huntington Station, New York. Seller: Chang Wen LLC, Fairfield. Property: 1986 Kings Highway, Fairfield. Amount: \$580,000. Filed Jan. 8.

Cohen, Marc, Rowayton. Seller: Adam Friedlander, Armonk, New York. Property: 123 Harbor Drive, Slip Unit H-21, Stamford. Amount: \$60,000. Filed Dec. 30.

Costa, Luis, Stamford. Seller: Kenneth Buffa and Sarah Buffa, Stamford. Property: 25 Prince Place, Stamford. Amount: \$745,000. Filed Dec. 30.

Coxe, Jennifer and Ezekiel Scherl, Greenwich. Seller: Philip W. Anstey, Greenwich. Property: 248 Lake Ave., Greenwich. Amount: \$10. Filed Jan. 2.

Daria, Dennis and Suzanne Daria, New Rochelle, New York. Seller: Benjamin E. Chalfin, Stamford. Property: 850 E. Main St., Apt. 515, Stamford. Amount: \$480,000. Filed Jan. 2.

Dickens, Patrice, Stamford. Seller: Rachel A. P. Hart, Stamford. Property: 420 Courtland Ave., Unit 4, Stamford. Amount: \$410,000. Filed Dec. 31.

Donovan, Brian and Mary Donovan, Stamford. Seller: Lynn Marie Beneville, Stamford. Property: 52 Ocean Drive East, Stamford. Amount: \$915,000. Filed Dec. 30.

Gollub, Seth David and Marianne Aguila Gollub, Fairfield. Seller: Jennifer D. Julio, Jasper, Tennessee. Property: 64 Shelter Rock Road, Fairfield. Amount: \$1,117,000. Filed Jan. 7.

Hofer, Michael and Ali Hofer, Mamaroneck, New York. Seller: Patrick Vagnone, Stamford. Property: 20 E. Hunting Ridge Road, Stamford. Amount: \$715,000. Filed Dec. 30.

Islam, Mohammad Atiqul, Stamford. Seller: Junyi Wang and Kai Zhang, Stamford. Property: 164 Gray Farms Road, Stamford. Amount: \$1,080,000. Filed Dec. 30.

Jones, Timothy and Kristen Koff, Stamford. Seller: Richard Breglia, Riverside. Property: 87 Square Acre Drive, Stamford. Amount: \$805,000. Filed Dec. 31.

Kim, Sa Rang, Fairfield. Seller: Gerarda A. Sisca, Fairfield. Property: 78 Oakwood Drive, Fairfield. Amount: \$1,000,000. Filed Jan. 10.

Leon Solval, Justo Leonel, Port Chester, New York. Seller: Andrew Bergin and Elaine Misciagno, Greenwich. Property: Parcel A, Map 7350, Cos Cob. Amount: \$10. Filed Jan. 2.

Li, Yolanda, Stamford. Seller: Alexandria Taylor Bowers, Stamford. Property: 127 Greyrock Place, Unit 1005, Stamford. Amount: \$335,000. Filed Dec. 31.

Lippert, Aileen and Jurgen Lippert, Fairfield. Seller: James Petty and Wendy Petty, Fairfield. Property: 234 Oldfield Road, Unit 234, Fairfield. Amount: \$1,425,000. Filed Jan. 6.

Mabud, Abdul, Stamford. Seller: Gulshamera B. Salim, Stamford. Property: 81 Lindale St., Stamford. Amount: \$850,000. Filed Dec. 31.

McGregor, Kerri-Anne and Bruce Allen Williams Jr., Stamford. Seller: Deborah L. Pinto and Fabio A. Pinto, Stamford. Property: 92 Hemlock Drive, Stamford. Amount: \$10. Filed Dec. 31.

Migliore, Alissa and Eva Migliore, Stamford. Seller: Robert Gasiorowski and John J. Gasiorowski, Greenwich. Property: 20 Norias Road, Greenwich. Amount: \$1,000,000. Filed Dec. 30.

Morrow, Richard Patrick, Fairfield. Seller: 2 Sasapequan Road LLC, Fairfield. Property: Lot A, Map 2064, Fairfield. Amount: \$840,000. Filed Jan. 8.

Murray, Hilary and Bruce Murray, Greenwich. Seller: Thomas F. Fedra and Laura A. Fedra, Greenwich. Property: 119 Havemeyer Place, Greenwich. Amount: \$10. Filed Jan. 2.

Orr, Jennifer Aubry, Fairfield. Seller: Lindsey Marie Aleo and Trevor Christian Aleo, Fairfield. Property: 45 Lindbergh St., Fairfield. Amount: \$850,000. Filed Jan. 7.

Palmisano, Rebecca and Peter Palmisano, Stamford. Seller: Olufolarin Bamgbowu, Stamford. Property: 61 Seaview Ave., Unit 64, Stamford. Amount: \$525,000. Filed Dec. 31.

Sorrentino, Justine and Joseph Sorrentino, Long Island City, New York. Seller: Lindsay R. Shulman and Corey L. Shulman, Stamford. Property: 235 Skyview Drive, Stamford. Amount: \$1,051,000. Filed Dec. 30.

Stolt-Nielsen, Meini, London, United Kingdom. Seller: Lise Stolt-Nielsen, New Providence. Property: 30 Round Hill Club Road, Greenwich. Amount: \$10. Filed Dec. 31.

Taneja, Sameer and Snigdha Chadha, Fairfield. Seller: Steven G. Jacobs and Jacqueline E. Jacobs, Fairfield. Property: 76 Walbin Court, Fairfield. Amount: \$1,250,000. Filed Jan. 6.

Teske, Amy and Patrick Teske, Cos Cob. Seller: Justin R. Berret and Christina Berret, Greenwich. Property: 26 Valleywood Drive, Cos Cob. Amount: \$10. Filed Dec. 30.

Tun-Caz, Elida Claudia Elizabeth and Israel Urizar Garcia, Stamford. Seller: Patricia A. Kara, Stamford. Property: 48 Kirkham Place, Stamford. Amount: \$842,000. Filed Dec. 31.

Vagnone, Patrick, Stamford. Seller: Kiriaki Yoranidis, Stamford. Property: 96 Nutmeg Lane, Stamford. Amount: \$875,000. Filed Dec. 31.

Zaib, Jahan, Norwalk. Seller: Rhonda R. Raucci, Fairfield. Property: 82 Greenfield St., Unit 82, Fairfield. Amount: \$380,000. Filed Jan. 9.

MORTGAGES

131 Beach Road LLC, Southport, by David Kurata. Lender: Ion Bank, 87 Church St., Naugatuck. Property: 131 Beach Road, Fairfield. Amount: \$1. Filed Dec. 11.

33 Doubling LLC, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 33 Doubling Road, Greenwich. Amount: \$850,200. Filed Dec. 11.

Abbott, Lauren and John F. Thomas III, Fairfield, by David P. Lasnick. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 173 Quarter Horse Lane, Fairfield. Amount: \$1,380,000. Filed Dec. 13.

Adcock, Keith and Sydney Owens, Greenwich, by Gillian V. Ingraham. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 201 Cognewaugh Road, Greenwich. Amount: \$2,246,250. Filed Dec. 12.

Albino, Fabio Lenon, Stamford, by Seth J. Arnowitz. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 88 Indian Hill Road, Stamford. Amount: \$712,500. Filed Dec. 10.

Bannon, Thomas and Allison Bannon, Stamford, by Charles P. Abate. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 43 Argonne St., Fairfield. Amount: \$710,100. Filed Dec. 10.

Borges Dos Santos, Octavio Maron and Paula Borgneth Ziegert Maron, Cos Cob, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 17 Steep Hollow Lane, Cos Cob. Amount: \$250,000. Filed Dec. 12.

Carlson, Severin and Shannon Ford, Fairfield, by Jonathan Orell. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 113 Charles St., Fairfield. Amount: \$827,000. Filed Dec. 9.

Carnevale, Ryan D. and Kelly R. Carnevale, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 130 Nichols St., Fairfield. Amount: \$150,000. Filed Dec. 12.

Carney, Gerard C., Fairfield, by Antonio Faretta. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 29 Alden St., Fairfield. Amount: \$731,328. Filed Dec. 10.

Charlestin, Fresnel and Virgiline Charlestin, Stamford, by Gerardo E. Molla. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 185 Frederick St., Stamford. Amount: \$75,000. Filed Dec. 9.

Chi, Julie, Fort Lee, New Jersey, by Mary Person Keatriz. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 3020 High Ridge Road, Stamford. Amount: \$425,000. Filed Dec. 10.

Custodio, Rogerio and Judith Custodio, Stamford, by Iliana Nikolova. Lender: First County Bank, 117 Prospect St., Stamford. Property: 91 Lawton Ave., Stamford. Amount: \$500,000. Filed Dec. 9.

De Bedout, Ricardo, Darien, by Glen J. Moore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 7 Byfield Lane, Greenwich. Amount: \$1,500,000. Filed Dec. 9.

De Ferrari, Lorenzo and Francesca Ambrosini, Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 3 Osceola Drive, Greenwich. Amount: \$200,000. Filed Dec. 9.

DeSimone, Daniel Anthony and Michael Lasko, Yonkers, New York, by Stephanie Adams. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 120 Columbus Place, No. 5, Stamford. Amount: \$260,000. Filed Dec. 13.

Dorfman-Gonzalez, Michael and **Christie Louie**, Queens, New York, by Daniel Pagana. Lender: Torrington Savings Bank, 129 Main St., Torrington. Property: 26 Knollwood Ave., Stamford. Amount: \$574,400. Filed Dec. 12.

Emmetsberger, John and **Susan Emmetsberger**, Stamford, by Heena Hussain. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 88 Heming Way, Stamford. Amount: \$63,545. Filed Dec. 10.

Engelson, Michael and **Isabelle Engelson**, Stamford, by George M. Xylas. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 429 Sylvan Knoll Road, Unit 429, Stamford. Amount: \$319,000. Filed Dec. 12.

Finkelstein, Michael, Stamford, by Richard A. Shannon. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 373 Stamford Ave., Stamford. Amount: \$1,000,000. Filed Dec. 13.

Finocchio, Thomas and **Amanda Wallace-Finocchio**, Stamford, by Brooke Cavaliero. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 3 Dundee Road, Stamford. Amount: \$658,000. Filed Dec. 11.

Flores de Leon, Carlos R., Stamford, by W. Glenn Major. Lender: Homexpress Mortgage Corp., 1936 E. Deere Ave., Suite 200, Santa Ana, California. Property: 85 Colonial Road, Stamford. Amount: \$665,000. Filed Dec. 12.

Forman, Rebecca, Scarsdale, New York, by Joel M. Kaye. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 33 Richmond Hill Road, Greenwich. Amount: \$2,320,000. Filed Dec. 12.

Forrester, Christopher, Stamford, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 25 Second St., Unit B3, Stamford. Amount: \$432,000. Filed Dec. 13.

Gargiulo, Robert M. and **Anna Dessy Gargiulo**, Stamford, by Elvira Sanchez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 78 Greenleaf Drive, Stamford. Amount: \$150,000. Filed Dec. 10.

Graber, Joel Patrick and **Tania Van Straalen**, Fairfield, by Joshua F. Gilman. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 160 Hemlock Hill S., Fairfield. Amount: \$1,440,000. Filed Dec. 13.

Hendrican, Thomas P. and **Michelle A. Hendrican**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 160 Fairfield Woods Road, 21, Fairfield. Amount: \$200,000. Filed Dec. 10.

Hopkins, Alexander G. and **Bonni Dara Hopkins**, Fairfield, by Gina Marie Davila. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 311 Rock Ridge Road, Fairfield. Amount: \$100,000. Filed Dec. 11.

Jimenez Lopez, Pedro A., Stamford, by Cynthia M. Salemme-Riccio. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 86 Myrtle Ave., Apt. 3, Stamford. Amount: \$210,900. Filed Dec. 11.

Kern, John P. and **Jennifer C. Kern**, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 392 Old Mill Road, Fairfield. Amount: \$1,436,000. Filed Dec. 12.

Kim, John C., Milford, by Amanda C. Burns. Lender: Liberty Bank, 315 Main St., Middletown. Property: 970 Hope St., Unit 3A, Stamford. Amount: \$208,000. Filed Dec. 10.

Kreitler, William Howard and **Alexandra Rose Kreitler**, Fairfield, by Cheryl A. Carolan. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 9 Lee Drive, Fairfield. Amount: \$786,000. Filed Dec. 13.

L3X LLC, Palisades, New York, by Michelle Kukk. Lender: Business Purpose Capital LLC, 11335 NE 122nd Way, Suite 105, Kirkland, Washington. Property: 115 Mayfair Road, Fairfield. Amount: \$472,500. Filed Dec. 11.

Loganathan, Sudan and **Shelby Blalock**, Stamford, by Gillian V. Ingraham. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 221 High Meadow Road, Southport. Amount: \$1,169,100. Filed Dec. 12.

Lurio, Benjamin M. and **Kara A. Meringolo**, Greenwich, by Carolyn Elizabeth Smith Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Strawbridge Lane, Greenwich. Amount: \$500,000. Filed Dec. 11.

Mack, James and **Katherine Peetz Mack**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 71 Wildwood Drive, Greenwich. Amount: \$980,000. Filed Dec. 11.

Malone, Christopher J., Greenwich, by David K. Kurata. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 108 Havemeyer Place, Greenwich. Amount: \$1,300,000. Filed Dec. 9.

Manjuck, Martha, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 28 Dubois St., Stamford. Amount: \$100,000. Filed Dec. 12.

Maritzen, Mark, Mamaroneck, New York, by James T. Maye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 5 Putnam Hill, Apt. 2H, Greenwich. Amount: \$692,000. Filed Dec. 9.

McCarthy, Taylor and **Shane McCarthy**, Stamford, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 25 Chesterfield Road, Stamford. Amount: \$150,000. Filed Dec. 13.

Mehan, Vishal and **Krizia Mehan**, Cos Cob, by Jonathan J. Martin. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 37 Barton Lane, Cos Cob. Amount: \$1,144,200. Filed Dec. 10.

Meyerovich, Aleksandr, Trumbull, by Aleksandr Y. Troyb. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 298 Pansy Road, Fairfield. Amount: \$620,000. Filed Dec. 11.

Mirkov, Sean and **Milena Mirkov**, Fairfield, by Robert G. Walker. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 320 Rakoczy Ave., Fairfield. Amount: \$420,000. Filed Dec. 9.

Morales, Mario, Stamford, by Lisette A. Molina. Lender: Members Credit Union, 612 Bedford St., Stamford. Property: 95 Frederick St., Stamford. Amount: \$35,000. Filed Dec. 9.

Nonnemacher, Heather and **Christopher Bohdan Jr.**, Stamford, by Jonathan T. Hoffman. Lender: Ives Bank, 220 Main St., Danbury. Property: 65 Tyler Drive, Stamford. Amount: \$744,000. Filed Dec. 11.

Ojeda-Cid, Rosa, Port Chester, New York, by Sergio P. Cavalli. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 83 Courtland Hill St., Stamford. Amount: \$627,000. Filed Dec. 13.

Olin, Suzanne M., Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 763 Rock Rimmon Road, Stamford. Amount: \$91,000. Filed Dec. 11.

Optima Facility Inc., Greenwich, by Mark Sank. Lender: NQM Funding LLC, 4800 N. Federal Highway Building E, Suite 200, Boca Raton, Florida. Property: 69 Cos Cob Ave., Cos Cob. Amount: \$633,750. Filed Dec. 12.

Pastore, Barbara, Cos Cob, by Antonio Faretta. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 56 Gregory Road, Cos Cob. Amount: \$185,000. Filed Dec. 10.

Patel, Elesh and **Manisha Patel**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 126 Brook Run Lane, Stamford. Amount: \$455,000. Filed Dec. 13.

Pierson, Douglas and **Nerlyn Pierson**, Greenwich, by Gary R. Khachian. Lender: Liberty Bank, 315 Main St., Middletown. Property: 310 Stanwich Road, Greenwich. Amount: \$3,220,000. Filed Dec. 13.

Puspanathan, Yindran and **Leslie Van Buren**, Stamford, by Tamara L. Peterson. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 64 Club Road, Stamford. Amount: \$708,000. Filed Dec. 10.

Smith, Chad Michael and **Joanne Christena Smith**, Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 11 Stoneleigh Square, Fairfield. Amount: \$350,000. Filed Dec. 10.

Stevens, Matthew and **Alison Claire Stevens**, Greenwich, by Eva M. Chetcuti. Lender: The Milford Bank, 33 Broad St., Milford. Property: 3 Chasmar Road, Old Greenwich. Amount: \$500,000. Filed Dec. 11.

Sullivan, Collin and **Jessica Sullivan**, Southport, by Gabriella Parra Tribino. Lender: Customers Bank, 40 General Warren Blvd., Suite 200, Malvern, Pennsylvania. Property: 370 Warner Hill Road, Southport. Amount: \$661,300. Filed Dec. 10.

Tomkins, Michael and **Ashley Tomkins**, Greenwich, by Jeremy E. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza,

Providence, Rhode Island. Property: 247 Riverside Ave., Riverside. Amount: \$4,000,000. Filed Dec. 10.

Umur, Heidi E. and **Serdar M. Umur**, Cos Cob, by Robert V. Sisca. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 108 Henry St., Greenwich. Amount: \$776,000. Filed Dec. 11.

Velasco, John Paul and **Karen Halasan-Velasco**, Windsor, by Amanda K. Leo. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 290 Acorn Lane, Southport. Amount: \$1,500,000. Filed Dec. 9.

Wierzbicka, Anna and **Przemyslaw Wierzbicki**, Stamford, by Jason J. Morytko. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 106 Akbar Road, Stamford. Amount: \$834,000. Filed Dec. 9.

Wojeck, Brian S. and **Jennifer L. Dudanowicz**, Stamford, by Candice Graziano. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 9-11 Mohegan Ave., Stamford. Amount: \$672,000. Filed Dec. 9.

Yuan, Weigang and **Ulrika Francine Stephanie D'Haenenns-Johanson**, Greenwich, by Joshua F. Gilman. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 147 E. Elm St., Greenwich. Amount: \$975,000. Filed Dec. 13.

NEW BUSINESSES

Nicole Henry Salon, 44 Commerce Road, Stamford 06902, c/o H4 Group Holdings. Filed Dec. 23.

Oh Jess Marie, 98 Houston Terrace, Stamford 06902, c/o Jessica Megale. Filed Dec. 12.

Owens Group Insurance, 780 W. Granada Blvd., Ormond Beach, Florida 32174, c/o Foundation Risk Partners Corp. Filed Dec. 31.

Paradise, 18 West Ave., Stamford 06902, c/o Kristian Garcia and Leidy Reyes. Filed Dec. 27.

Residential Services Company, 112 Hoyt St., Apt. 3C, Stamford 06905, c/o Jeffrey Wirz. Filed Dec. 10.

Rickard Group, 215 Stillwater Ave., No. 409, Stamford 06902, c/o Baptiste Family Investments Inc. Filed Dec. 10.

Savvy Bison, 20 Third St., Unit 12, Stamford 06905, c/o Juree Media LLC. Filed Dec. 23.

Seeds of Love, 11 Waverly Place, Stamford 06902, c/o Josue Daniel Sandoval Noguera. Filed Dec. 23.

Slate Copper & Cedar, 900 Pacific St., Unit 1012, Stamford 06902, c/o W. Home Services LLC. Filed Dec. 27.

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

Stamford Hospital Foundation, 1 Hospital Plaza, Stamford 06902, c/o Stamford Hospital Inc. Filed Dec. 26.

Associate (Citadel Americas Services LLC – Greenwich, CT); Mult. Pos. Avail. Offering salary range of \$150,000 - \$200,000 / year. Analyze commodities by building math. models & forecasting investment outcomes to guide trading decisions using adv. statistical, mathematical, & computational techniques. Apply computer programming skills & specialized knowledge of optimized software & algorithms to implement the math. models w/ large data sets & distributed computing. F/T. Submit resume & transcripts to citadelrecruitment@citadel.com and reference Job ID: 8645736.

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. Eleanora's 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

98 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. #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 Coconut 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

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

Notice of Formation of LA PETITE CLEMENTINE, LLC. Articles of Organization filed with SSNY on 11/22/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Anne Clemente, 10 Byron Place, Unit 413, Larchmont, NY 10538. Purpose: any lawful purpose. #63752

Notice of Formation of PIECE OF CAKE PARTY & EVENT PLANNING, LLC. Articles of Organization filed with SSNY on 11/08/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Brittany Doran, 150 Theodore Fremd Avenue, Apr B4, Rye, NY 10580. Purpose: any lawful purpose. #63753

Notice of Formation of THE STEAM COLLECTIVE, LLC. Articles of Organization filed with SSNY on 11/16/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kevin Sidney Stahl, 81 Chatsworth Avenue, Larchmont, NY 10538. Purpose: any lawful purpose. #63754

The Annual Return of the KASS Warren Foundation Corp. 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: Alan Warren Dated: February 2025 #63755

Notice of Formation of Westchester Plumbing Service LLC. Arts. Of Org. filed with SSNY on 03/14/2024. Office Location: Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to The Limited Liability Company, 49 Clayton Blvd Apt 1323, Baldwin Place, NY 10505. Purpose: any lawful act or activity. #63756

Notice is hereby given that a license, NA 0240 24 112878, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 873 Route 35, Cross River, Town of Lewisboro, Westchester County, for on premises consumption. The Boro Cafe LLC #63757

Notice of Formation of AVNAT LLC, Arts. of Org filed with SSNY on 12/29/25. Office location: Westchester Cty. SSNY desig. as agent of LLC upon whom process may be served. SSNY shall mail process to AVNAT LLC, 237 Rockingstone Ave, Larchmont NY 10538. Purpose: any lawful purpose. #63758

Notice of Formation of Shukumei Studio LLC. Arts. of Org. filed with SSNY on 08/01/2024 Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 100 Fisher Ave, PO Box 126, White Plains NY 10602. Purpose: any lawful business activity. #63759