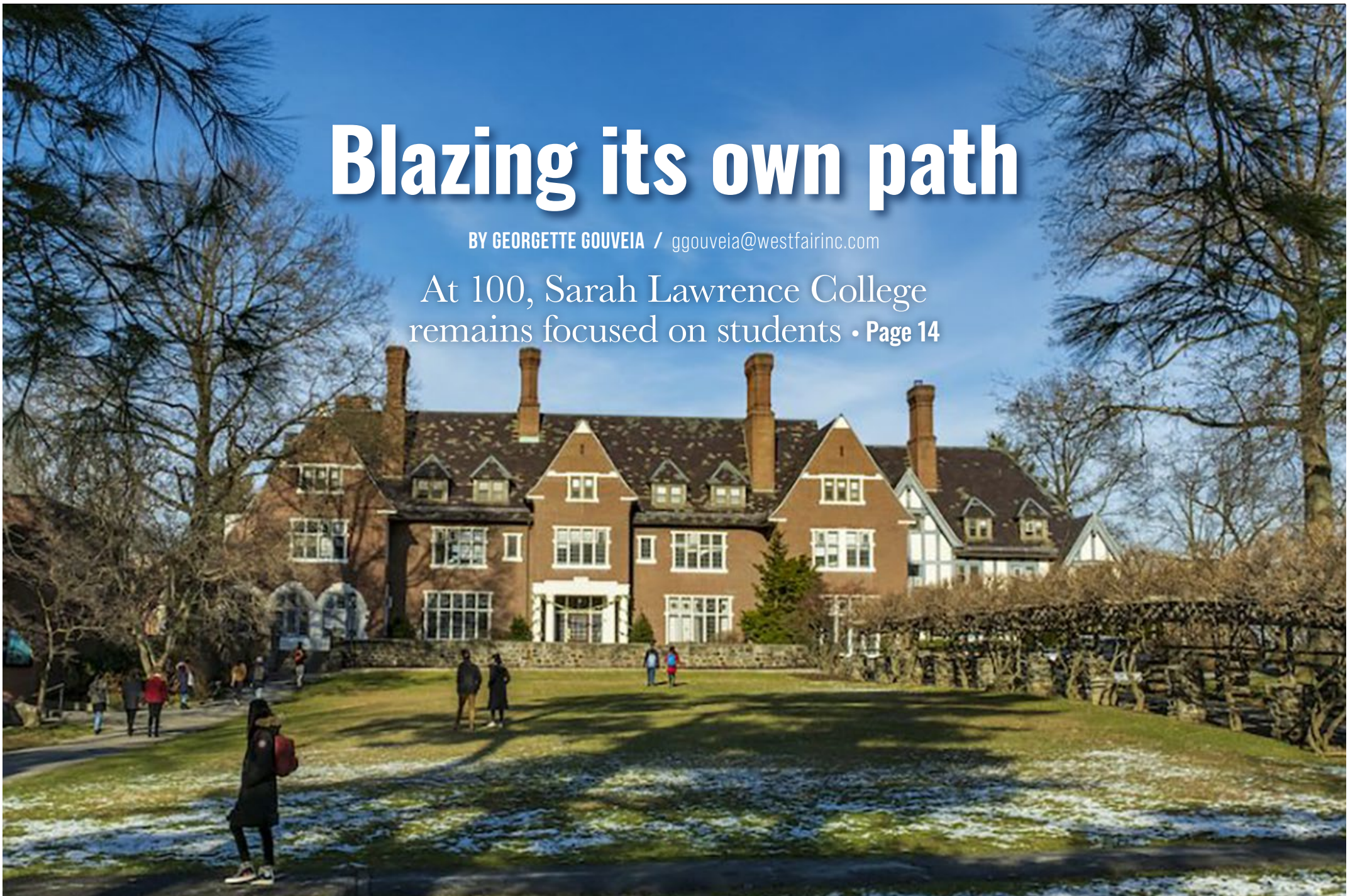




Blazing its own path

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

At 100, Sarah Lawrence College remains focused on students • Page 14



Westlands, Sarah Lawrence College's administrative building, was once the Yonkers home of college founder William Van Duzer Lawrence. *Photograph by Don Hamerman.*

HUDSON VALLEY

HV reaction to Gov. Hochul's plan to cut SEQRA red tape

Some Hudson Valley officials and business community leaders are reacting positively to an initiative announced by Gov. Kathy Hochul to make reforms to the environmental review...**Page 12**

WESTCHESTER COUNTY

Wartburg becoming part of NY Archdiocese's ArchCare

The senior care and housing provider Wartburg in Mount Vernon and the New York Archdiocese's health care system ArchCare have announced an agreement that will integrate...**Page 17**

FAIRFIELD COUNTY

Downtown Fairfield strip of shops to either move or close by April

FAIRFIELD – Five downtown shops on Unquowa Road have until April 15 to vacate their storefronts as their landlord moves ahead with plans to turn the property into a 50-unit...**Page 18**

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February 17

ISSUE #7

Wegmans wants to add new building at Harrison supermarket site

BY GARY LARKIN / glarkin@westfairinc.com



Wegmans in Harrison. Photo by Peter Katz.

The supermarket chain Wegmans is seeking to add a new building to the 20.35-acre site of its existing 121,000-square-foot store at 106 Corporate Park Drive in Harrison. Wegmans also is seeking to create a new connection of its property with Manhattanville Road, which would allow another way to access the Wegmans site in addition to the current connection via Westchester Avenue.

The new building would be 20,000 square feet in size and would replace an existing 11,000-square-foot structure that had been used as a child day care center. The existing day care building would be demolished. The parking area near the proposed building would be redesigned and increased from 44 spaces to 71 spaces. This would result in a net increase of 27 spaces in the immediate area of the new building and increase the total number of parking spaces provided at the Wegmans site from 776 to 803. Also proposed is a loading area for the new building.

Attorney Anthony B. Gioffre III of the White Plains-based law firm Cuddy & Feder told the Harrison

Planning Board that the new building would be for retail and could be the location of a wine store. Gioffre pointed out that a traffic study found that the Wegmans store is generating less traffic than was projected during the review that was conducted before the original approval was given to build the store. He said that even with the new retail building traffic still would be 11% lower during the afternoon peak hour and 15% lower during

the Saturday peak hour compared with projections made for the initial site plan that was approved.

Gioffre said that there is ample parking on the site to accommodate the needs of the proposed additional retail building.

“The proposed driveway reconfiguration and opening (with Manhattanville Road) will also benefit the surrounding roadway network by providing improved access to and from I-684 and the Hutchinson River Parkway,” Gioffre said. “The reconfigured access will provide a faster, more direct connection for the local emergency responders.”

Wegmans proposes repaving the portion of Manhattanville Road

The proposed improvements are expected to result in a net benefit to the site and the community.”

— Anthony B. Gioffre III, attorney for the project

between its site and the I-684 right-of-way, constructing new roadway improvements within the Manhattanville Road right-of-way such as replacement curbs, plantings and safety measures, and repairing two non-functioning streetlights along Manhattanville Road.

“Overall, the proposed site improvements are expected to result in a net benefit to the site and the community by improving access to the site and offering complementary commercial space supporting the successful Wegmans facility,” Gioffre said.

Zach Bell, store manager of Wegmans in Harrison said, “For the past five years we’ve been open a constant request I get from our customers is ‘will we ever have an entrance on Manhattanville Road and will there ever be another retail space taking over that day care?’ This is something we’ve been working on, something we’re really excited for. If it’s a wine store it obviously complements our business perfectly. People come in the store asking if we sell wine and I tell them, ‘not in New York but in other states we are able to do that; it is a big part of our company.’”

Kim Goergen, project manager with Wegmans said, “Now that the day care is closed ... this is the right time to pursue this application.”



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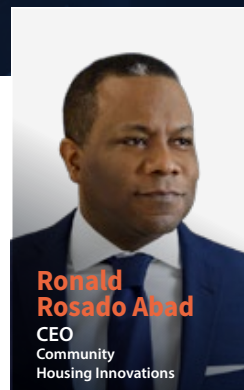
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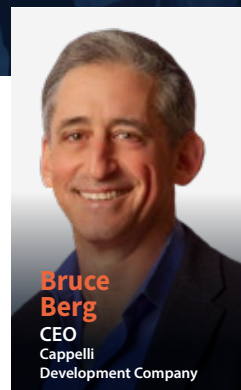
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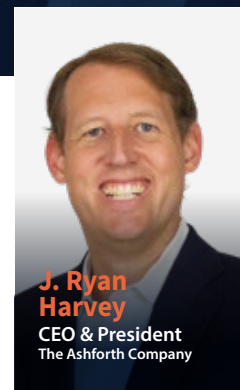
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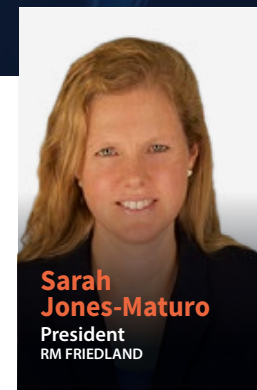
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Fairfield County Sports Hall of Fame and Youth Foundation keeps on chugging along

BY GARY LARKIN / glarkin@westfairinc.com



Fairfield County Sports Hall of Fame and Youth Foundation Executive Director Tom Chiappetta shows off the wall of bronze plaques at the Chelsea Piers. *Photo courtesy of Tom Chiappetta*

For Tom Chiappetta, the past 20 years of his life has evolved into a chapter dedicated to all things sports and community advocacy. That coincides with the 70-year-old Stamford native and longtime Norwalk resident's time building the Fairfield County Sports Hall of Fame and Youth Foundation.

What started out as a short-lived sports commission under the Gov. Jodi Rell administration turned into a rebranded Fairfield County Sports Commission in 2005.

"We pretty much made a good name for ourselves," said Chiappetta, the executive director of the organization who now lives in Summerville, South Carolina. "We had some success with some events, like sailing and a lacrosse all-star game at Sacred Heart. And then really where it started to roll when Fairfield U. was able to get the women's NCAA basketball games to the arena in Bridgeport. They also got hockey by partnering with Yale."

Then the state had to change its focus away from tourism and sports.

"Everything was pulled out from under us when Jodi Rell was the governor," he added. "For whatever reason, cost-cutting came. The convention bureaus got pretty much wiped out. There were six or seven (throughout the state) at the time."

Within a year the sports commission added the Fairfield County Sports Hall of Fame element to its mission.

"We wanted to continue it and relaunch ourselves to be a community advocate," he said. "A lot of people left that group (the sports commission) because they were attached to the convention aspect of the former commission."

"We became a 501 (c)(3) in 2005, but we were still the same name – the Fairfield

County Sports Commission. The only thing we couldn't do was solicit events to come in to the area. If events needed volunteers, we could help with that."

By adding the Hall of Fame aspect and name to the organization, the group changed its focus to help people get healthier while also honoring regional athletes and coaches.

Through a rigorous process, the Hall of Fame created multiple committees to determine its annual class of six inductees that represented the Fairfield County municipalities.

"We had one committee just for the professional wing: media people, sports people from the different areas. We had a committee of 15 people for amateurs and community service people. And as people are named to the Hall of Fame, they have been included on the committees. We also tapped into the sports historians for the different towns."

FIRST CLASS OF INDUCTEES

The first class of inductees in 2005 represented all that the Fairfield County Sports Hall of Fame stood for. It included nine members in total

coming from the professional, amateur and community service ranks.

They included Julius Boros of Fairfield, Kristine Lilly of Wilton, Calvin Murphy of Norwalk, Steve Young of Greenwich, Dorothy Hamill of Riverside, Bruce Jenner (now Caitlin Marie) of Newtown, Bill Toomey of New Canaan, Dave Bike of Bridgeport and Jerry McDougall of Trumbull and Bridgeport.

That group represented has now grown to more than 130 as of 2025, when the latest class was chosen for induction.

The new class, which will be inducted April 20 at Chelsea Piers, includes the following:

- Jackie Robinson Professional Wing: Zach Allen (Denver Broncos defensive end), Gary Vitti (LA Lakers trainer)
- James O'Rourke Amateur Wing: Joe McGuigan (Sacred Heart University soccer player), Ann Odoy (Boston College basketball player from Masuk High School)
- J. Walter Kennedy Community Service Wing: Christy Hayes (St. Joseph's High School in Trumbull football coach), Barry McLeod (Bridgeport Central High School basketball coach) and the late Mary Jane Hagan (first president of Women's Fairfield County Athletic Conference).

The primary duty of the organization, Chiappetta says, is to "make a difference in the lives of citizens, especially young people, and helping them

With 20 years under its belt, the organization is set to reach \$200k in donations

lead active, healthy lives through sports programs and recreation."

"We're helping lead people to personal development through sports," Chiappetta told health and wellness blogger Connor Tate. "We put together a great team, and we started helping people access health, wellness, physical activity, and education."

As the Hall of Fame took off, Chiappetta's team created a Sports Night, where they celebrated sports in Fairfield County. "Every town have Oldtimers Dinners," he said. "We had 15 different communities that were part of the original Sports Convention Bureau. So, we honored 15 different Sports Persons of the Year. We had a gala. It was a success right from the bat."

And then three years ago the Fairfield County Sports Hall of Fame added "Youth Foundation" to its moniker to reflect another part of its mission.

By doing so, the foundation is in a position to donate a total of \$200,000 to youth organizations and charities in our county towns over the past three years. Over the years, some of the more prominent charities include the Boys & Girls Club of Greenwich (\$5,000), The Carver in Norwalk (\$5,000), Cardinal Shehan Center of Bridgeport (\$5,000), the Boys & Girls Club of Stamford (\$5,000), Kids Helping Kids of Stamford (\$5,000), Stamford Youth Mental Health Alliance (\$5,000), Brakettes Softball of Stratford (\$5,000) and EJ's HEART of Norwalk (\$5,000).

"We have already given out significant donations at the end of the year and will complete the 2005 funding when we receive a large grant sometime in next month or so," Chiappetta said.

LOCATION OF SPORTS HALL OF FAME

Until recently, the HOF wall of plaques hung at UConn at Stamford. But after the university recently expanded, Chiappetta had to move the plaques. They are now on the second floor of the Chelsea Piers in Stamford between the two hockey rinks.

"It is full of our bronze plaques," he said. "We're going to have a celebration on April 20 for our new class. We're trying to continue to have the Hall of Fame there as well."



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Putnam and Empress EMS launch Community Paramedicine program

BY PETER KATZ / pkatz@westfairinc.com

Putnam County Executive Kevin Byrne was joined by Putnam Hospital President Dr. Mark Hirko, Putnam County Commissioner of Emergency Services James Oster, Director of Emergency Medical Services Robert Cuomo, Executive Director of Empress EMS Robert Stuck and others to announce the launching of Putnam County's Community Paramedicine/Mobile Integrated Healthcare program.

The program is designed to provide certain medical care in patients' homes, reducing unnecessary 911 calls and hospital transport for non-emergency conditions. The program will be administered by Empress, which has provided the county advanced life support services since 2023.

Empress EMS, which has its main offices in Yonkers and Poughkeepsie, regularly provides services in Dutchess, Orange, Putnam, Rock-

land, Sullivan, Ulster and Westchester counties as well as Litchfield in Connecticut and New York City.

Paramedicine services can include wound care, medication adjustments, blood drawings, chronic disease management, fall prevention and telehealth consultations. One of the main goals of community paramedicine is to keep patients from returning to the hospital for follow-up care, accelerating recovery and enhancing

overall health.

"We are excited to collaborate to close healthcare gaps and deliver essential services directly to our community," Byrne said. "These professionals will deliver public health, primary care, and preventive services directly to residents' homes, with a focus on seniors, homebound individuals, and people with chronic conditions. This approach saves taxpayers money while improving quality of life."

"This approach saves taxpayers money while improving quality of life by delivering essential health care services directly to residents' homes."

— Byrne



Byrne announcing paramedicine program.

In testimony prepared for the Feb. 10 State Legislature Joint Budget Committee Meeting on Health, Byrne described the Community Paramedicine program as the first county-wide county program of its kind in the state.

"Community paramedicine expands the role of paramedics beyond emergency response and allows them to provide preventive, nonemergency care directly in the community," Byrne said. "They also play a critical role in prevention, identifying issues such

as fall risks, food insecurity, or unmet medical needs before they escalate into emergencies. In a county like Putnam, where transportation challenges and provider shortages can delay care, community paramedics become trusted health care professionals for residents who might otherwise fall through the cracks."

Byrne noted that during the Covid pandemic, Empress' Community Paramedics became the first in the state to vaccinate homebound individuals and were responsible for more than 200,000 Covid-19 vaccinations.

"This is an exciting time for Putnam County residents," said Keyur Ajbani, Putnam Hospital's vice president of medical affairs. "The launch of Community Paramedicine marks a crucial, forward-thinking step, promising significant impact on patient well-being through in-home care and a reduced strain on our emergency department. We're proactively improving community health, preventing crises and leveraging telemedicine for immediate patient improvements."

REAL ESTATE

Boston real estate firm buys Stamford medical buildings

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD – Albany Road-Summer Street LLC, an entity managed by Albany Road Real Estate Partners based in Boston, has purchased three multi-tenant outpatient medical buildings located at 945, 999 and 1275 Summer St. for an undisclosed price, according to CBRE.

Albany Road recently bought the properties from Summer Street Properties LLC. The 85% leased portfolio consists of 15 different synergistic medical specialties, including orthopedics and sports, pediatrics, obstetrics

and gynecology, orthodontics. The portfolio's central location is in the medical corridor of Stamford's Central Business District, between Stamford Hospital and the Tully Medical Center.

The broker on the deal was CBRE. It was led by the team of Jeff Dunne, Steve Bardsley and Travis Langer, in collaboration with

Brannan Knott and Chris Bodnar of CBRE's U.S. Healthcare Capital Markets, represented Summer Street Properties and procured the buyer.

"The Summer Street Medical Portfolio's diversified tenant mix provides



This building at 945 Summer St., home of Northwell Health, is one of three recently sold to a Boston real estate firm. Photo courtesy of CBRE

medical services in varied practices, at one location, to meet patient needs," CBRE Vice Chairman Jeff Dunne said. "This one-stop convenience, coupled with the cosmetic capital upgrades planned by Albany Road, will be attractive to both medical practitioners and their patients, creating additional leasing velocity."

The medical office buildings on Summer Street were last appraised in 2024 for a total value of \$17.7 million.

- 945 Summer St.: \$1.91 million (it was last purchased by Summer Street Properties LLC for \$1.5 million in 2012)
- 999 Summer St.: \$7.14 million (it was last purchased by Summer Street Properties LLC for \$2.2 million in 1993)
- 1275 Summer St.: \$8.17 million (it was last purchased by Summer Street Properties LLC for \$2.15 million in 1993)

Some of the major tenants at the buildings include Northwell Health, Westchester Health Associates, Coastal Obstetrics & Gynecology and the Vascular Care Group.

Report: January job cuts surge; lowest January hiring on record

BY GARY LARKIN / glarkin@westfairinc.com



U.S.-based employers announced 108,435 job cuts in January, an increase of 118% from the 49,795 cuts announced in the same month last year. That is up 205% from the 35,553 job cuts announced in December, according to a report released last week from global outplacement and executive coaching firm Challenger, Gray & Christmas.

January’s total is the highest for the month since the Great Recession of 2009, when 241,749 job cuts were announced. It is the highest monthly total since October 2025, when 153,074 cuts were recorded.

“Generally, we see a high number of job cuts in the first quarter, but this is a high total for January. It means most of these plans were set at the end of 2025, signaling employers are less-than-optimistic about the outlook for 2026,” said Andy Challenger, workplace expert and chief

revenue officer for Challenger, Gray & Christmas.

BY INDUSTRY

Transportation announced the highest number of job cuts in January with 31,243, primarily due to an announcement from UPS. The company announced it would cut 30,000 jobs after severing ties with Amazon.

Technology announced 22,291 job cuts in January. The bulk of these came from Amazon, which announced 16,000 job cuts as it restructures its layers of management.

“CEO Andy Jassy, like many CEOs recently, has said AI will cost jobs in the coming years, but this cut appears to be due more to over hiring and reducing layers than to the new technology,” according to the Challenger report.

Health care companies and health products manufacturers, including hospitals, announced 17,107 job

cuts in January, the most for the industry since April 2020, when 19,453 job cuts were recorded.

“Health care providers and hospital systems are grappling with inflation and high labor costs,” the report stated. “Lower reimbursements from Medicaid and Medicare are also hitting hospital systems. These pressures are leading to job cuts, as well as other cutting measures, such as some pay and benefits.”

Chemical manufacturers announced 4,701 job cuts in January, primarily from one announcement by Dow Inc., which cited a shift to implementing artificial intelligence and automation.

This is the highest monthly total for this sector since February 2016, when 6,640 job cuts were recorded. That month, the cuts were primarily due to a merger of Dow Chemical and DuPont.

The Media industry has announced 510 cuts in January, down 18% from the 624 cuts announced in January 2024.

“This unusually high number of January job cuts signals that many employers are entering 2026 with a less-than-optimistic outlook.”

— Andy Challenger, Challenger, Gray & Christmas chief revenue officer

News, which Challenger tracks as a subset of media and includes broadcast, digital, and print, has announced 65 job cuts in January, a 66% decrease from the 192 news cuts announced in the same month in 2025. It is the lowest January total since 2022, when no news cuts were recorded. That doesn’t take into account the recent cuts at Amazon-owned Washington Post, which just laid off 300 workers.

In January, contract loss led all reasons for job cuts, with 30,784 announced during the month. Market and economic conditions followed with 28,392 cuts. Restructuring was cited for 20,044 job cuts, while store, unit, or department closings accounted for 12,738 planned layoffs.

Artificial Intelligence (AI) was cited for 7,624 job cuts in January, 7% of total cuts for the month. Companies referenced AI for 54,836 announced layoff plans in 2025. Since 2023, when this reason was first tracked, AI has been cited in 79,449 job cut announcements, 3% of all lay-off plans announced in that period.

“It’s difficult to say how big an impact AI is having on layoffs specifically,” according to Challenger. “We know leaders are talking about AI, many companies want to implement it in operations, and the market appears to be rewarding companies that mention it.”

Tariffs were cited for 294 job cuts in January, after causing 7,908 cuts in 2025.

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Westchester tests solar lights at bus stops

BY PETER KATZ / pkatz@westfairinc.com



Bus stop solar light.

Westchester County is testing solar-powered lighting at 14 Bee-Line bus stops in Ardsley, Bronxville, Elmsford, Greenburgh, Mount Kisco and Mount Vernon. The pilot program is designed to help determine whether the lighting improves safety and visibility for riders. The lights were installed by the county's Department of Public Works and Transportation.

County Executive Ken Jenkins said, "This pilot program aims to make thoughtful improvements that help riders feel more secure while they wait for the bus. If these solar lights perform the way we expect, they will help guide future investments that strengthen the Bee-Line system for residents across Westchester."

The solar lights are powered by batteries that are charged during daylight hours by solar cells. They are installed directly at bus stop locations and operate independently of the power grid. They turn on an off according to the intensity of ambient light in the area.

County officials will monitor per-

formance, durability and rider feedback to determine whether the program should be expanded.

The county's Director of Surface Transportation Mike Swee said the units are fairly easy to install.

"They just pop on top of a bus stop pole and they were installed about a month ago, right before Mother Nature decided to turn Westchester into Siberia," Swee said. "On

the bright side, it really gives us a good test environment with limited sunshine, extreme cold and ice. We're really going to see how these things perform."

The county's Director of Energy Conservation Pete McCart described the program as a classic "win, win, win, win" scenario.

"Most obvious is that solar lighting eliminates electric costs," McCart said. "We avoid significant installation costs. Running electrical service to a bus shelter often requires trenching, conduit installation, permits, inspection and coordination with the utility company as well as the property owner, whether it's the county or

"These solar lights will help guide future investments in the Bee-Line system."

— Ken Jenkins, Westchester County Executive

whomever. In most cases traditional infrastructure costs more than the lighting itself."

McCartt said that maintenance costs are low and predictable.

"Modern solar systems last for about 50,000 hours (of operation) or more," McCartt said. "There are fewer wiring components and fewer failure points compared with grid systems. Well-lit shelters improve visibility and rider safety. Lighting deters vandalism of course and reduces property damage. It can lower liability risk and potentially reduce emergency response incidents. It aligns fiscal responsibility with sustainability."

BUSINESS

GolfCave opens in Greenburgh

BY PETER KATZ / pkatz@westfairinc.com

GolfCave White Plains, an indoor golf facility, has opened in Greenburgh in a space at 97 Knollwood Road with a White Plains mailing address. The space at one time was home to the Greenburgh Cinema 100 movie theater. Westfair's Westchester County Business Journal reported in June that GolfCave would be coming to the location.

The Cinema 100 opened in 1971 and had 700 seats. Over the years, it had a number of operators and was carved up into smaller theaters.

Greenburgh's Planning Board approved a special permit for the golf simulator facility.

The 7,900-square-foot space is in the Knollwood Shopping Center. The center consists of approximately 11.13 acres and is situated on the northeasterly side of the intersection of Knollwood Road and Dobbs Ferry Road.

The GolfCave is the franchise brand's first location

in New York state. GolfCave was founded in 2012 in New Jersey and as of Feb. 8 had 12 locations in operation with a 13th on Staten Island due to



open soon. GolfCave White Plains is owned and operated by brothers Nicholas, Joseph, Michael, and Anthony Altero.

"Golf has always been a big part of our lives," the brothers said in a statement. "Playing together has brought us closer as brothers, and we hope GolfCave White Plains becomes a place where families and friends can connect, play together, and make memories year-round."

GolfCave features Trackman golf simulators that can provide replicas of holes at about 400 worldwide golf courses. The facility offers a variety of membership programs but also caters to nonmembers. It offers around-the-clock access.

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Judge issues second order blocking Trump administration from withholding \$10B from NY and other states

BY PETER KATZ / pkatz@westfairinc.com

Federal District Judge Vernon Broderick has granted a preliminary injunction and stay to further block the Trump administration from withholding \$10 billion from New York and California, Colorado, Illinois, and Minnesota. The states previously had won a temporary restraining order in their lawsuit to require the administration to restore Child Care Development Fund, Temporary Assistance to Needy Families, and Social Services Block Grants funding.

The judge ordered that by Feb. 13 the Trump administration notify the court of what it has done to comply with his orders.

New York Attorney General Letitia James led the attorneys general from the four other states in the lawsuit.

“Every day, hundreds of thousands of New Yorkers rely on these funds to pay for necessities and provide their children a safe place to learn,” James said. “This illegal

funding freeze would have caused severe chaos in the lives of some of the most vulnerable families in our state. I am proud to have secured another victory in this case to put a stop to it.”

Defendants in the lawsuit are Trump’s Administration for Children and Families, with Alex J. Adams in his official capacity as assistant secretary of that administration; and the U.S. Department of Health and Human Services and Robert F. Kennedy Jr. in his official capacity as the

department’s secretary.

“Once again, the most vulnerable families in our communities are bearing the brunt of this administration’s campaign of chaos and retribution,” James said. “After jeopardizing food assistance and health care, this administration is now threatening to cut off childcare and other critical programs that parents depend on to provide for their children. As New Yorkers struggle with the rising cost

“I will not allow this administration to play political games with the resources families need to make ends meet.”

— Letitia James,
New York Attorney General



of living, I will not allow this administration to play political games with the resources families need to help make ends meet.”

Attorney General James and the other states assert that the administration has provided no legitimate justifi-

cation for freezing these funds. While letters sent to states by the Trump administration claim that the freeze is necessary to prevent “potential” fraud, the administration has failed to provide any evidence of fraud existing or even being “potential.”

Delgado drops out of race for governor

BY PETER KATZ / pkatz@westfairinc.com



Antonio Delgado

New York Lt. Gov. Antonio Delgado, who was appointed to his position in May 2022 by Gov. Kathy Hochul, who had been the lieutenant governor and moved into the governor’s office with the resignation of Andrew Cuomo, has ended his campaign to unseat Hochul.

Delgado has been running a campaign to primary Hochul for the Democratic nomination for governor with India Walton running to be his lieutenant governor. Walton also suspended her campaign.

“I’ve decided to end my campaign for governor of New York,” Delgado said in his Feb. 10 announcement. “After much consideration, I’ve concluded that there simply is no viable path forward. And though my campaign has come to an end, I fully intend to do all I can in our effort to build a

more humane, affordable, and equitable state that serves all New Yorkers.”

Delgado said he would support Democrats in an effort to hold the line against President Donald Trump and take back U.S. democracy.

“I do not make this decision lightly, particularly given that so many have poured their belief into our campaign and are desperate to be given a voice,” Delgado said. “Please never forget that your voice matters, and its power extends well beyond any one campaign or any one politician. You must always hold people in office accountable, because at the end of the day, they work for you.”

Delgado said he plans to continue as lieutenant governor for the balance of his term. Hochul has selected former NYC Council Speaker Adrienne Adams as her running mate for the November election.

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HV reaction to Gov. Hochul's plan to cut SEQRA red tape

BY PETER KATZ / pkatz@westfairinc.com

Some Hudson Valley officials and business community leaders are reacting positively to an initiative announced by Gov. Kathy Hochul to make reforms to the environmental review process under the State Environmental Quality Review Act (SEQRA). SEQRA requires that a project be evaluated from an environmental perspective. Some environmental reviews during the permitting process are required to be extensive and can take many months to complete.

Hochul's proposals include streamlining environmental impact statements (EIS) as well as exempting more types of projects from requirements for preparation of an EIS. There would be fast-track environmental review processes for infrastructure that would be located at previously disturbed areas. Reforms would exempt certain types of housing that have no significant impacts on the environment from additional SEQRA review. There was no indication of how long it might take to enact the reforms.

"For far too long needless, outdated red tape has stood in the way of the housing and infrastructure that New Yorkers need to address the housing crisis and make life more affordable in communities across our state," Hochul said on Feb. 10. "It is time that

we cut the red tape that too often slows down projects and let communities build, so we can offer all New Yorkers the more affordable and livable state that they deserve and attract new residents who want to call New York home."

Hochul's office figures that it can take as much as 56% longer in New York state than in other states for a developer to get from concept to groundbreaking. They say that longer projects equal higher costs.

Westchester County Association President and CEO Michael Romita said, "Governor Hochul's SEQRA reforms are a very important step toward addressing the state's critical housing shortage. Over the past half century, SEQRA has become increasingly abused by overuse and modernization is overdue. These reforms do not override local control, and they don't require communities to change their zoning. Rather, they empower local officials to meet today's needs."

According to New Rochelle Mayor Yadira Ramos-Herbert, "Lengthy, duplicative review processes can slow down projects residents are counting on. By reducing unnecessary delays and improving coordination, these reforms will help lower costs, increase transparency, and allow municipali-

ties like ours to plan and build more effectively."

Peekskill Mayor Vivian C. McKenzie said, "For local governments, time matters. These reforms respect environmental protections while giving cities and towns the tools we need to plan, build, and grow responsibly."

Village of Pelham Mayor Chance Mullen said, "Local leaders have been calling for SEQRA reform for years. I'm cautiously optimistic this proposal can help communities deliver the housing our residents need while cutting unnecessary red tape."

White Plains Mayor Justin Brasch expressed support for what he termed common-sense changes that "cut through unnecessary red tape while striking the right balance-encouraging smart growth and preserving zoning authority, home rule, and environmental integrity. As the fastest-growing city in New York state, White Plains needs tools that allow us to build faster and more affordably, and this plan delivers."

Administrative red tape, including extensive SEQRA reviews have added millions in costs to projects in Mount Vernon, according to Mayor Shawyn Patterson-Howard.

"By modernizing SEQRA for projects with no significant environmental impact, we are clearing the path for the affordable homes and modern housing our families need while remaining steadfast stewards of our environment," Patterson-Howard said.

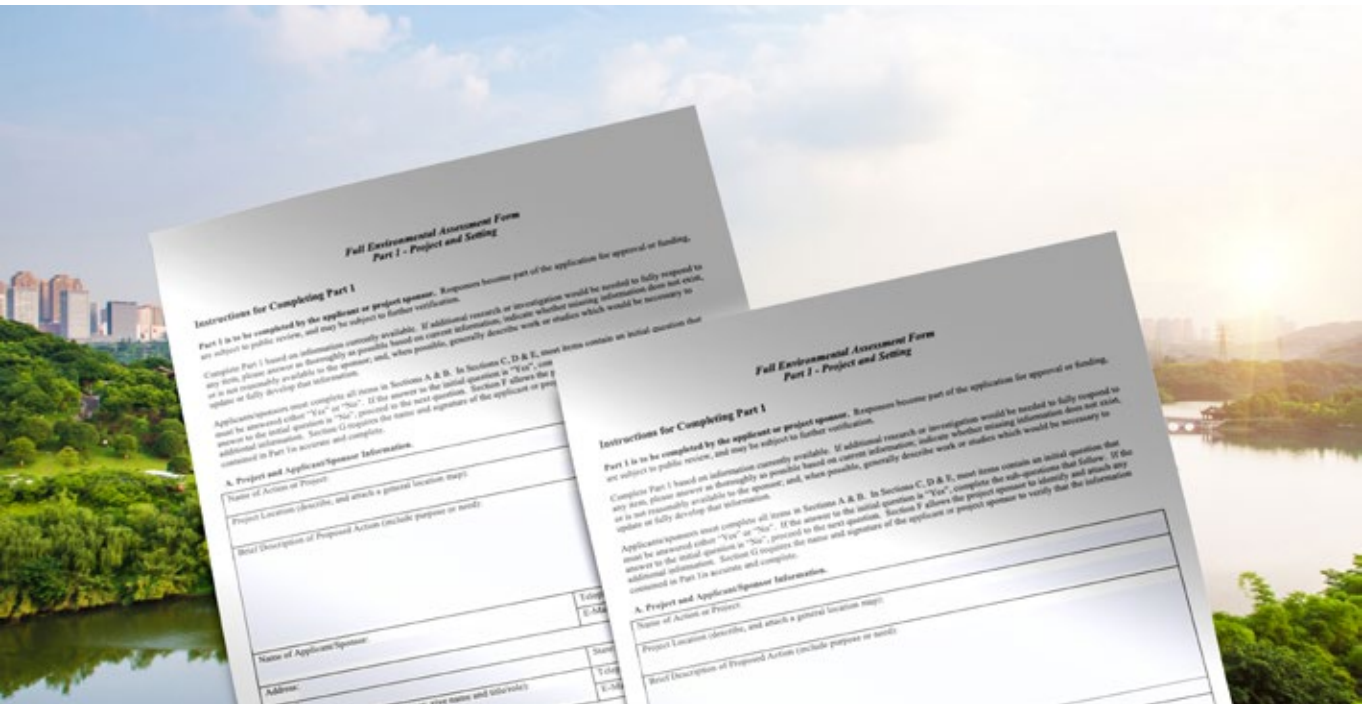
Village of Port Chester Mayor Luis Marino said, "Thoughtful modernization of the SEQRA process ... can preserve strong environmental protections while improving coordination, reducing unnecessary delays, and providing greater predictability for communities that are ready to build responsibly. These reforms will help municipalities like Port Chester move the next phase of housing and mixed-use projects forward more efficiently, control project costs, and continue strengthening and expanding vibrant, sustainable downtowns that support long-term economic growth."

Ramapo Town Supervisor Michael Specht predicted, "Common sense streamlining of outdated regulations will allow us to address the lack of affordable housing and upgrade critical infrastructure. As a pro-housing community, we look forward to smart, sustainable development for our residents."

Business Council of Westchester Vice President John Ravits noted that the BCW has been an advocate of SEQRA reform and what Hochul is proposing would be "a practical step toward helping communities get projects built more efficiently. By reducing unnecessary delays while maintaining strong environmental safeguards and public engagement, these reforms will lower costs, improve timelines, and support the housing, infrastructure, and economic development projects our region needs."

City of Kingston Mayor Steve Noble said, "Local governments want to move forward on housing and infrastructure projects that our communities need, but the process can be slow and unpredictable. These changes would give cities like Kingston greater certainty, help control costs, and allow us to plan and build more effectively for our residents."

The Building & Realty Institute of the Hudson Valley CEO Tim Foley said, "Too often the very projects that would be a net benefit for the environment and the community get ensnared in lengthy, unpredictable, and costly environmental reviews and challenges. We applaud Governor Hochul's leadership in proposing a way to clear these logjams and create incentives for the kind of mildly-dense, sustainably-built housing we need to secure an affordable New York for all who wish to live and work here."



One page of a SEQRA review form.

Town of Clarkstown supervisor optimistic about future of Palisades Center following foreclosure sale

BY PETER KATZ / pkatz@westfairinc.com



Palisades Center. Photo via Google Maps.

“Having a better capitalized owner of the mall, we believe there will be some investment into the mall, which is only going to continue to improve its value and make it even more of a destination for folks,” Town of Clarkstown Supervisor George Hoehmann told Westfair’s Westchester County Business Journal.

During a foreclosure auction held Feb. 4 at the New York State Court-house at 60 Centre St. in Manhattan the Palisades Center shopping mall at 1000 Palisades Center Drive in West Nyack, which is in the Town of Clarkstown in Rockland County, was sold for \$175 million.

The winning bid was entered by BD Palisades Holdings LLC, affiliated

with Stamford-based Black Diamond Capital Management.

“I’m way more optimistic than people would ordinarily think because the new owners look like they will very quickly have a plan if they don’t already and they have capital behind them,” Hoehmann said. “I think that those are all positive

things that, frankly, the mall has not had for a number of years now.”

The Palisades Center encompasses 2,359,541 square feet on four levels and has more than 200 stores and restaurants plus a movie theater and an ice rink. A foreclosure action had been filed in 2023 by Wilmington Trust in the wake of the mall owners, Ekleco and Pyramid Management

“I’m more optimistic than people might expect — the new owners have capital behind them and a plan.”

— George Hoehmann, Clarkstown town supervisor

Group based in Syracuse failing to make timely payments on a \$418.5 million mortgage. Spinoso Real Estate Group of Syracuse has been the court appointed manager of the mall.

“It was not unexpected that Black Diamond would be successful. They actually acquired the debt and they had the reserve at the auction so it would have been hard to have been outbid,” Hoehmann said. “We had sent staff down there, the town assessor, the deputy town attorney, to the auction to monitor it. There were two other possible bidders but they didn’t submit bids.”

Hoehmann said that Black Diamond is a company that has a track record of acquiring distressed assets like the Palisades Center mall and turning them around. He noted that Black Diamond and Spinoso had worked together on other projects.

“The Spinoso group has done a really good job; the mall has actually secured over 100,000 square feet of leases in the past year,” Hoehmann said. “We know from court documents that there was over a 300% increase in capital expenditures at the mall.”

Hoehmann said that his administration has already reached out to Black Diamond and will be meeting with principals of the firm in the next couple of weeks. He said that there are several building permit ap-

plications that have been submitted or are being prepared for continued work at the mall.

Hoehmann recalled that in the past there had been discussion about possibly having a hotel at the site and that could be a future possibility. He noted that the mall’s property taxes right now are about one-third of what they were 20 years ago due to assessment reductions over the years. He said that during the court action that preceded the auction sale there was a tax certiorari that was settled by a judge’s order that was binding for three years and will run into 2027.

Hoehmann initially was elected town supervisor in November 2015 and took office on Jan. 1, 2016. Since 2013, he has served as the president of the Rockland Municipal Planning Federation, which has a mission that includes educating and certifying land use board members across all of Rockland County.

“I’ve heard from some people in our town that they’ve actually noticed some of the things that have been done at the mall of late,” Hoehmann said. “Work has been done to the fire safety system and in some of the common areas. There’s been more care given to the asset. They seem to have had a very good holiday season. The parking lots were full.”

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1 Blazing its own path

Westlands, Sarah Lawrence College's administrative building, was once the Yonkers home of college founder William Van Duzer Lawrence. *Photograph by Don Hamerman.*

There are few institutions of higher education that have had a more defined image in the public imagination than Sarah Lawrence College (SLC) in Yonkers, which is rolling out its 100th anniversary celebration this year. That reputation is of a place that is smart and tony, one that puts the “liberal” and the “arts” into “liberal arts.”

It's an image that has played out in works ranging from the novels “The Groves of Academe” by Mary McCarthy and “Pictures From An Institution” by Randall Jarrell – both of whom taught at the college – to such movies as “10 Things I Hate About You,” “The Notebook” and “Knives Out.”

But while the school's academic success can be measured by any number of statistics – with 86% of students immediately going on to graduate school or employment – the rest of its image is more complex and nuanced.

Take the notion of wealth. While the annual tuition is \$69,608 per year – among the highest in the United States – more than 80% of the college's 1,490 undergraduates receive grants or scholarships, averaging \$45,000-plus per package. The gener-

ous financial aid program is one reason Sarah Lawrence's endowment (\$168 million) pales in comparison to colleges like Swarthmore (\$2.8 billion) and Williams (\$3.9 billion), Sarah Lawrence President Cristle Collins Judd told the Westfair Business Journal in a Feb. 4 interview that included Patty Goldman, the college's vice president of advancement and external relations.

“We are a globally diverse community committed to the idea that every one of our students deserves to have the full experience of a Sarah Lawrence education,” Judd said, referring to a student body that hails from 43 different countries.

That experience is an intensive one, with small classes and a 10:1 student-faculty ratio that takes advantage of a don system in which each student works with a faculty adviser. In a school whose birthright is a pioneering approach to higher education, a student may study to be a physicist while also pursuing a passion for music, Judd said, adding that the manager of the school's basketball team, junior and aspiring photojournalist Luca Mesiti, recently photographed LeBron James at Madison Square Garden.

Then there's the idea of liberal



Cristle Collins Judd's tenure as Sarah Lawrence College president has been characterized by academic and campus expansion. *Photograph by Evan Ray Suzuki.*

“We believe strongly in freedom of expression, but it has to be balanced by a culture of respect.”

— Cristle Collins Judd, president

arts in a job-minded era in which the utilitarian skills of a STEM (science, technology, engineering and math) education are in and the arts and humanities are out. While Judd said everyone graduates from Sarah Lawrence with a Bachelor of Arts degree in the liberal arts, students go on to an array of fields, including the arts, entertainment and media (39%); human services and education (34%); and STEM, business, law, government, advocacy and sustainability (27%). It's a testament, she said, to the communication skills honed at the school and prized by the business world.

A SCHOOL OF FIRSTS

Perhaps the least explored aspect of the college is its identification and engagement with the city of Yonkers (despite a Bronxville postal code, 10708) and Westchester County's business community. (As early as the 1930s, Sarah Lawrence students were conducting studies on housing in Yonkers, Judd noted.) On Nov. 20 of last year, she and Goldman were on hand to accept a Founders Legacy Award from the Westchester County Association, the 75-year-old business advocacy group, as one of its charter members.

With the working world in mind, the college has repurposed an unused portion of its Performing Arts Center to create the Center for Experiential Learning that “brings together all the groups that help students to think about life beyond college,” Judd said. These include Career Services, Community Partnerships & Engagement, Global Education, Preprofessional Advising and SLC EmbedDED, which allows students to earn academic credit for internships, jobs, volunteering and other experiential work. (Currently, students intern at organizations ranging from Credit Suisse to the United Nations to sports film agencies.)

The center, which will feature a co-working space, will open mid-year near the entrance of the 44-acre campus, a mix of Tudor-style and Mod-

ernist buildings, and its HUB, a center for Humanity, Understanding and Belonging that reimagined the former Ruth Leff Siegel Center on the site of the old Pub, where students would gather to fuel themselves with coffee before class. (Today, the HUB is home to everything from shabbat dinners to Muslim iftars, the sunset meals that break the Ramadan fast; LGBTQ gatherings; and even Judd – a native Texan with four music degrees who came to the college in 2017 from The Andrew W. Mellon Foundation – cooking for the school’s sports teams.)

The Center for Experiential Learning is also near The Barbara Walters Campus Center, part of a \$200 capital campaign that ended in 2019 and named for the groundbreaking TV journalist (NBC’s “Today” show and ABC’s “20/20” and “The View”) who, Vice President Goldman observed, always said Sarah Lawrence taught her how to ask questions. (Other noteworthy alumni include filmmakers J.J. Abrams and Brian DiPalma; novelist Alice Walker; Hope Cooke, the former queen of Sikkim; actress Joanne Woodward; and Maggie Haberman, a White House correspondent for The New York Times and CNN analyst.)

The school is as renowned for its contributions to science as it is for its pipeline to the arts and media. Fall 2024 marked the launch of a new master’s degree in Genome Health Analysis, developed in partnership with New York University’s Grossman School of Medicine. The collaboration between SLC’s graduate program in human genetics and Institute for Genomics Education, Workforce & Leadership and NYU’s Vilcek Institute of Graduate Biomedical Sciences offers a reminder that among its many firsts, Sarah Lawrence’s Human Genetics Graduate Program was the first master’s-level genetic counselor training program in the United States.

Today, the Joan H. Marks Graduate Program in Human Genetics is the nation’s largest such program and has trained more than half of the country’s genetic counselors. (With 225 graduate students, Sarah Lawrence College also offers a range of specialized master’s degrees in such fields as creative writing, dance and theater; dance/movement therapy and health advocacy; and the art of teaching, child development and social work, with master’s candidates in the last group benefitting from their interactions with children ages 2 to 6 in the college’s pioneering Early Childhood Center (ECC), established in 1937.

Sarah Lawrence also created one of the first of its kind, The Center for Continuing Education (CCE), in 1962; the first graduate program in women’s history, in 1972; and the first master’s degree in health advocacy programs, in 1981. Its Humboldt Center for the Visual Arts, opened in 2004, was the first LEED-certified visual arts building in any college or university.



The Barbara Walters Campus Center. Named for the late TV journalist, a Sarah Lawrence College alumna, the building is an example of the Modernist architecture that complements the Tudor-style houses that also serve as college buildings. *Photograph by Dana Maxson.*

“We are a globally diverse community committed to the idea that every one of our students deserves the full experience of a Sarah Lawrence education.”

— Cristle Collins Judd, president



William Van Duzer Lawrence, founder of Sarah Lawrence College, left an imprint on Westchester County that includes the real estate firm that became Houlihan Lawrence and NewYork-Presbyterian Westchester, formerly Lawrence Hospital. *Courtesy Sarah Lawrence.*

FOUNDING FATHERS – AND A FOUNDING MOTHER

Firsts and business are baked into Sarah Lawrence’s DNA. The school was founded by real estate mogul William Van Duzer Lawrence (1842-1927), whose imprint on Bronxville included The Lawrence Investment Co. (1888), which ultimately evolved into Houlihan Lawrence, billed as the No. 1 real estate brokerage north of New York City; Lawrence Hospital, now NewYork-Presbyterian Westchester; and the Lawrence Park Historic District of 94 buildings; along with Yonkers’ adjacent Lawrence Park West neighborhood. With the 1926 death of his wife, Sarah Bates Lawrence, a life-long advocate of higher education for women, Lawrence decided to donate his Yonkers home and lend his wife’s name to establish a junior college for women.

But the man who is often credited

with putting the progressive education into Sarah Lawrence was Henry Noble MacCracken, then president of Vassar College in Poughkeepsie. MacCracken saw in Lawrence’s plan an opportunity to go beyond the traditional academic strictures of Vassar and the other Seven Sisters colleges (Barnard, Bryn Mawr, Mount Holyoke, Radcliffe, Smith and Wellesley), to create an experimental school more in tune with a focus on students and women’s changing roles in society. MacCracken served as the chairman of Sarah Lawrence’s board of trustees from 1926 to ’36. During his stewardship, the school welcomed its first students (1928), graduated its first class (1929), received an absolute charter to award B.A. degrees (1931) and began doing so (1933).

In 1946 the first men were admitted under the G.I. Bill, and a year later the school changed its name from Sarah Lawrence College for Women to Sarah Lawrence College. (It officially became coeducational in 1968.)

THE 21ST CENTURY — AND BEYOND

In another milestone for the school, Sarah Lawrence hosted a sitting U.S. president for the first time when Joe Biden visited the campus in 2022 for a “Get Out the Vote” rally in support of Gov. Kathy Hochul and other New York Democratic candidates.

Despite its prestige, however, the college has not been without controversy. Since December 2024, there has been an investigation by the U.S. Department of Education’s Office of Civil Rights into alleged antisemitism on campus. The probe, which



Patty Goldman, who joined Sarah Lawrence College in 2018 as vice president of advancement and external affairs, brought a solid business background to a school that is interested in strengthening its ties to the business community. Goldman was co-founder and president of e4media, a digital development company that specialized in content management and e-commerce deployment. *Photograph by Jorg Meyer.*

includes possible Title VI violations, stems from a complaint filed by Hillels of Westchester, a Jewish student advocacy group, that said the college fostered a "hostile environment" for Jewish students, failing to address harassment after the Oct. 7, 2023, Hamas attack on Israel and the subsequent war that has sparked global campus protests and unrest.

In our interview, Judd said, “We believe strongly in freedom of expression, but it has to be balanced by a culture of respect.”

“In the course of our 100-year history, we’ve stood by those values,” added Goldman, whose résumé includes a Bachelor of Arts with honors in social anthropology from Harvard University, a Master of Fine Arts from the University of Southern California and stints at the March of Dimes, NewsCorp, Disney and Warner Bros.

The welfare and education of the students remain the focus of the school, Goldman and Judd added, as it looks to a series of centennial celebrations. But these won’t be marked by galas and fundraisers. Rather, the emphasis will be on expanding education, “leaning into lifelong learning,” Judd said, with a new director of that discipline, James Stakenburg, and new opportunities for the broader community. These include a slate of noncredit extension courses and workshops for adults, precollege credit programs for high school students and the Signature Learning Community, a membership program designed for adults 55 and older.

Programs rather than parties: Sarah Lawrence continues to go its own way.

The author holds a Bachelor of Arts and Master of Arts degree in critical writing from the college.

Trailblazing women headline Morgan Stanley's Go Red Women's Leadership Event

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Morgan Stanley Wealth Management's 17th annual Go Red Women's Leadership Event – which the company hosted at its Purchase headquarters with the American Heart Association Westchester/Fairfield chapter on Friday, Feb. 6, National Wear Red Day – offered surprising insights into unusual professions featuring two trailblazing Black Women.

Two-time Oscar-winning costume designer Ruth E. Carter (“Black Panther” and “Black Panther: Wakanda Forever”), the first African American to win an Academy Award in that category, became the most-nominated Black woman in Oscar history with her fifth nomination for “Sinners,” a vampire movie set in the Jim Crow South and a trailblazer of its own with a record 16 nominations. (How it will fare will be revealed on the March 15 Oscar telecast.) She discussed her groundbreaking career with Sandra L. Richards, managing director and head of Global Sports & Entertainment and Segment Sales & Engagement at Morgan Stanley Wealth Management.

Professional motorcycle drag racer and race car driver Dystany Spurlock is set for the ARCA Menards Series, a key path to the NASCAR Cup Series, on March 28 at Hickory Speedway in Hickory, North Carolina, in pursuit of becoming the first Black woman to compete on NASCAR's national circuit. She took to the Morgan Stanley stage with Crystal McCrary McGuire, a filmmaker, TV producer, author and entrepreneur.

Those conversations were preceded by introductory remarks from Terri Ferri, managing director and market executive – Soundview Market for Morgan Stanley Wealth Management; and Dawn French, White Plains Hospital chief of staff and senior vice president for marketing and community relations, who also serves as chair of the board of directors of the American Heart Association Westchester/Fairfield chapter. French talked about how her father survived cardiac arrest when nine out of 10 people who suffer cardiac arrest outside a hospital don't make it. Heart disease remains the No. 1 killer of men and women worldwide.

Then it was time for the conver-

sations with Spurlock and Carter. Both women gave inklings of what was to come in childhood. The youngest of eight children in a single-parent Springfield, Massachusetts, household, Carter learned to sew and read Simplicity patterns at a local Boys & Girls Club, using her mother's sewing machine for her creations. After graduating from Springfield's Technical High School, she attended Hampton Institute

(now Hampton University), a Historically Black College and University (HBCU), where a professor prevented her from quitting to look for work by offering her a place to live so she could complete her Bachelor of Arts degree in theater arts.

Hailing from the Richmond, Virginia, area, Spurlock grew up in a racing family, tooling around in her Barbie Jeep and Barbie Corvette. Go-karts at age 5 and riding on the back of her parents' motorcycle would lead to motorcycle drag racing and a transition to stock cars. Along the way, she even learned how to handle an 18-wheeler.

Talent and training are one thing. Convincing others that you deserve a seat at the proverbial table is another. Spurlock said she encountered disbelievers who couldn't imagine a woman, who make up only 4% of racers, and a Black woman at that, as a driver. She worked in hospitality and lived for a time in her RV with her 120-pound dog, Drago, chipping away at her dream. Promises of sponsorship were not necessarily kept.

But Spurlock – describing herself as a “girly tomboy” who played tackle football in high school yet also loves fashion, hair, makeup and manicures – told the audience of more than 200 that “(Racing) is what I was created to do. This is my passion.” After all, her parents named her destiny with the unusual spelling for a reason, right? Today, she is supported by MBM Motorsports, which is owned by Carl Long, and sponsored by Foxxtexca.

Carter also talked about Dystany – and destiny. After interning with the Santa Fe Opera, she moved to Los Angeles and a job at the Theater Center, meeting Spike Lee. She would go on to work for him on a number of



Ladies in red: (Top, left to right): Sandra L. Richards, managing director, head of Global Sports & Entertainment and Segment Sales & Engagement, Morgan Stanley Wealth Management; Terri Ferri, managing director, market executive – Soundview Market, Morgan Stanley Wealth Management; Crystal McCrary McGuire, award-winning filmmaker, television producer, author and entrepreneur; (Bottom, left to right): Ruth E. Carter, Academy Award-winning costume designer; Dystany Spurlock, professional motorcycle drag racer and race car driver. *Photographs by Donna Alberico.*



From left, Crystal McCrary McGuire with Dystany Spurlock.

“(Racing) is what I was created to do. This is my passion.”

— Dystany Spurlock, professional motorcycle and stock car racer

films, including “Do the Right Thing” and “Malcolm X”; John Singleton (“Rosewood”) and Steven Spielberg (“Amistad”). Her TV work included “Seinfeld,” where she gave Jason Alexander's persnickety George Costanza his distinctive wire-rimmed glasses. Film, however, has offered her the opportunity to do more in-depth work, like the textured muscular costumes she created for the “Black Panther” films. (Guys, she said, you'll never get that look in a gym. You need the costume.)

Exquisite costumes notwithstanding, Carter suggested that each assignment is like an audition, with the designer presenting her ideas to a director, with whom she will work closely. Not every director has specific ideas about costumes. Spike Lee told her that he knew

nothing about fashion, she said. What she likes most is for directors to give her descriptives. For Anthony Hopkins' John Quincy Adams character in “Amistad,” Spielberg said he needed for him to look “adorable” – perhaps not the first word that comes to mind when you think of the sixth president of the United States.

But for a key scene between Hopkins' Adams and former slave Theodore Joadson, played by Morgan Freeman, Carter said she designed a long dressing gown for Hopkins to wear. When she escorted him to the set, she said that Spielberg told Hopkins, “You look adorable.”

As that anecdote suggests, costume design does not end with approved sketches and a finished product on mannequins. There are many fittings and much accompanying of the actors to the set to watch how they move in costume. An exception, Carter added, was Eddie Murphy, a good friend who nonetheless told her he would give her one hour. (But then, she did dress him as a broccoli stalk in “Daddy Day Care,” an image that drew laughs from the red-clad Morgan Stanley audience.)

Such an intense career leaves little time for work-life balance, which she is now trying to achieve. Still, there probably won't be much time for sight-seeing in England and Italy, where a reworking of “The Thomas Crown Affair,” headlined and directed by “Sinners” star Michael B. Jordan, will be filmed, featuring Carter's costumes.

Costuming, fashion, are important to both interviewees. Spurlock, an influencer who has walked the runway, appeared in Morgan Stanley's Great Hall in her black and white racing suit, hair, makeup and manicure in place. Because she cannot wear jewelry and makeup on the racetrack, she dots her face with star appliqués in the manner of “Avatar's” heroine Neytiri on race day, as she did for the event.

Sporting a fiery red cape dress offset by strands of pearls, Carter was asked about what she will be wearing to the Oscars. The designer – set to produce the story of Ann Cole Lowe, who created Jacqueline Kennedy's ivory taffeta gown for her wedding to John F. Kennedy – said she would be dressed in the manner of someone who after 35 years has arrived in her profession.

And that, she said, was all she was going to say about that.

Wartburg becoming part of NY Archdiocese's ArchCare

BY PETER KATZ / pkatz@westfairinc.com

The senior care and housing provider Wartburg in Mount Vernon and the New York Archdiocese's health care system ArchCare have announced an agreement that will integrate Wartburg's operations into ArchCare. Wartburg described it for Westfair's Westchester County Business Journal as being similar to community hospitals becoming part of larger health systems, such as White Plains Hospital and Burke Rehabilitation becoming part of Montefiore.

ArchCare has begun providing financial, operational and administrative support to Wartburg as allowed by law, according to the announcement. Final regulatory approval is anticipated in 12 to 18 months. Wartburg said that becoming part of the larger ArchCare system will provide access to the wider resources, operational efficiencies, expertise and infrastructure investments needed to sustain its mission in what it described as an "increasingly tenuous health care environment."

Wartburg said that ArchCare will become "the sole member of Wartburg's skilled nursing, rehabilitation and assisted living facilities and affordable housing properties under New York state nonprofit law, allowing ArchCare to fully integrate them into its ministry."

"In Wartburg we see much more than an organization that shares our mission, values and commitment to caring for the whole person — body, mind and spirit," ArchCare Presi-

dent and CEO Scott LaRue said. "We see an opportunity to continue to build on Wartburg's strong reputation and deep community ties and to use the resources and expertise of the church to ensure that care with Christian values remains vibrant, accessible and sustainable in lower Westchester long into the future."

According to Dr. David Gentner, Wartburg's president and CEO, "Wartburg is grateful for the opportunity to partner with ArchCare to contin-

ue to expand our ministry while maintaining Wartburg's Lutheran identity and values. With the support of our Board of Directors and this community, we are excited to move this initiative forward on behalf of the seniors and families we serve, our employees who will benefit from a broader array of career opportunities within one of the nation's largest continuing care systems, and of course our longstanding donors and those who volunteer with us."

Wartburg was founded in 1866 to care for Civil War orphans. In 1897, it added the Mary Louise Heins Home for the Aged. It has grown to offer traditional nursing home and rehabilitative care, assisted and independent living, a medical adult social day program and a freestanding memory care center with 64 apartments for people living with dementia and other cognitive challenges. Last October, Wartburg broke



Part of the Wartburg campus. *Satellite photo via Google Maps.*

ground for the Waltemade Residence, its second affordable building for seniors, which is slated to open in 2027 with 102 affordable apartments, including 30 supportive units for those with very low incomes.

Mount Vernon Mayor Shawyn Patterson-Howard said, "This affiliation will position ArchCare-Wartburg's campus to become the most

comprehensive senior care and housing provider in the region. The move strengthens our community ecosystem of services intent on reducing barriers to care, minimizing taxpayer cost, and most importantly maximizing quality of life. I am looking forward to supporting this initiative on behalf of the City of Mount Vernon."

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Downtown Fairfield strip of shops to either move or close by April

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD – Five downtown shops on Unquowa Road have until April 15 to vacate their storefronts as their landlord moves ahead with plans to turn the property into a 50-unit apartment building that will include some affordable units.

Las Vetas Lounge coffee shop, the Fairfield Barber Shop, Catch a Healthy Habit Cafe, Tenth of June for the holidays and Nancy Galasso Interiors have to find new locations by April. They recently all received a letter to vacate by April 5 from Dr. Lee Forest, who owns the buildings on Unquowa Road.

Dr. Forest, a Stratford family doctor doing business as 15 Unquowa Road LLC, worked out an agreement last year with the Town of Fairfield and its Plan and Zoning Commission to allow for the complex to be built with at least two street level retail shops. Forest had sued the town after the PZC denied the application.

“They have been talking about this since 2016,” said Glen Colello, who co-owns Catch a Healthy Habit with his

wife Lisa Storch. “We knew when there were four family members who got the property in inheritance. Once the one (the doctor) bought the others and that happened, we knew this was his project.”

The couple has been searching for a new location in downtown Fairfield with the idea of keeping any work stoppage to a minimum.

“We would like to find a nice spot, which would be a permanent thing,” Colello said. “There’s openings all over town. My wife is talking with landlords. As for when we move, we understand that he has applied for a demolition permit (and that it could be soon).”

The Fairfield Barber Shop, which has been in that location through several owners for 80 years, has already found a new spot picked out, according to owner Marco DiVincenzo.

“We’ve been talking with the people at Hansen’s Flowers and we’re going to be moving over there,” he said about the former Brush & Blush Salon site at 1040 Post Road. “They have an existing spot there built out for a salon.

That will happen in March, April.”

DiVincenzo is disappointed that he has to move his business, which is in a building with so much history.

“They (my customers) are surprised that an apartment is going to be here,” he said. “They can’t see the vision. They are afraid of the extra traffic, lack of parking, what it’s going to do to the area. They have fewer spots than people who will live in the apartments.

“It’s a shame because there are very little people who are excited another apartment...and we’re losing all this history here.”

The apartment project was finally greenlighted in 2024 when a judge ruled in favor of the developer in 2024, requiring conditions to be met for final approval. The town Plan and Zoning Commission initially rejected the plan in 2022 due to flooding, parking, and density concerns.

The project aims to build a 5-story, 57,230-square-foot building featuring 50 residential units, eight of which will be deemed affordable according to state statute. The original plan called for 63 units, with 19 marked as affordable. The project is filed by 15 Unquowa Road LLC under Connecticut’s

Las Vetas, Fairfield Barber Shop, Catch a Healthy Habit among five businesses designated to make way for apartment building

8-30 g statute, which allows developers to bypass local zoning if they include affordable units.

As part of the settlement, two spaces totaling 2,250 square feet on the ground floor facing the street will be used for commercial space.

For Colello and Storch, whose café has been located on Unquowa Road since 2009, they can’t afford to wait around for the developer to build out the retail space.

“We know the state passed 8-30 g and the town fought against it,” Colello said. “And the way I understand it there is not meant to be retail with 8-30 g and the town fought, fought, fought against the project and finally settled. Now there’s going to be two retail places on the lower level. It would be a two-year buildout. So, we are not going to hang around for that.”

Lisa Storch has been meeting regularly with town Community & Economic Development Director Mark Barnhart to seek out new space.

“Lisa has had many conversations with Mark and yesterday (Monday), who has been letting us know about openings before they become open, stuff like that,” he added.

GOVERNMENT

Newtown BOF member LaRoche running for Hwang’s seat

BY GARY LARKIN / glarkin@westfairinc.com

NEWTOWN – Town Board of Finance member Amybeth LaRoche is running for fellow Republican incumbent Tony Hwang’s seat this fall.

While there has been no official announcement by Hwang that he is not seeking reelection to the 28th District Senate seat he has had for nearly 10 years, LaRoche thanked him for his service to the four towns that make up the district.

In an announcement on Saturday, LaRoche announced her candidacy. She also had some kind words for the

incumbent Hwang.

“First, a heartfelt thank you to Senator Tony Hwang for his years of dedicated service,” LaRoche said at the Newtown Community Center. “Tony’s leadership,

accessibility, and tireless advocacy have left a lasting mark on our district and our state, and I look forward to building on that strong foundation.”

“With the Senate seat opening, our district needs leadership focused on performance and accountability, not politics or name recognition,” she said. “These seats belong to the people. I’m running to serve and to fight for

a Connecticut where families, seniors and young adults can afford to stay and succeed.”

A contracts manager and negotiator who works in support of US defense and maritime programs, LaRoche was elected to the Board of Finance last fall.

Hwang, who is serving his fifth term as state senator for the 28th District, is currently the chief deputy Republican leader. Last week, he lost a special election for first selectperson to the seven-month incumbent Vitale in his hometown of Fairfield. The final tally in that race was 56%-44%. In total, Vitale won by nearly 2,000 votes.



Amybeth LaRoche, a Newtown Board of Finance member, is running for the 28th District Senate seat this fall. *Photo courtesy of Amybeth LaRoche campaign*

Hwang nor his spokesperson could not be reached for comment for this story.

LaRoche is running on her 15 years of experience in federal and defense contracting and negotiating government contracts. Her priorities in the campaign are tax relief for families and seniors, lower energy and health care costs, housing solutions rooted in local control, workforce development and childcare access.

The 28th District includes Newtown, Bethel, Easton, and Fairfield.

It is not clear who the Democrats will nominate to run against LaRoche or any other candidate for the 28th District Senate seat.

LaRoche was introduced at her announcement by town District 3 Legislative Council Member Benjamin Ruben and former town council member Philip Carroll.

“We are building momentum across all four towns,” she said. “We are building unity. And we are building a campaign focused on service.”

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WESTCHESTER
COURT CASES

U.S. District Court, White Plains

Local business cases, Feb. 4 - 10

Jose Encarnacion vs. New Estrella Minimarket Corp., Mount Vernon, et al, 26-cv-974-KMK: Fair Labor Standards Act. Attorney: Lina Stillman.

Sandra D. Bell, Middletown vs. McCabe, Weisberg & Conway LLC, Port Chester, et al, 26-cv-976-KMK: Foreclosure. Attorney: pro se.

Estate of Jack Herbert Pechter, Boca Raton, Florida vs. Jade Mountain Partners LLC, White Plains, et al, 26-cv-986-PMH: Insurance fraud. Attorney: Matthew L. Elkin.

Chana Deitsch, Ridgefield, Connecticut vs. Yeshiva Tzoin Yosef Pupa Inc., Spring Valley, et al, 26-cv-996-JGLC: Personal injury. Attorney: Eliot S. Bickoff.

Stealth Supply Inc., Delray Beach, Florida vs. Loren D. Stark Company Inc., Valhalla, 26-cv-1070-KMK: Breach of contract. Attorney: Michael A. Markowitz.

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

DEEDS

Above \$1 million

125 Mansion Avenue LLC, White Plains. Seller: Fernanda N. Carozza, Yonkers. Property: 125 Mansion Ave., Yonkers. Amount: \$1.3 million. Filed Jan. 14.

19 Griswold Road LLC, Vero Beach, Florida. Seller: John D. Rosanelli, Vero Beach, Florida. Property: 19 Griswold Road, Harrison. Amount: \$1.9 million. Filed Jan. 13.

221 MSV LLC, North Salem. Seller: Big Bass Realty LLC, Rye. Property: 221 Main St., Mount Kisco. Amount: \$1.4 million. Filed Jan. 13.

71 Apawamis Avenue Associates LLC, Rye. Seller: Scott L. Sargent, Altadena, California. Property: 71 Apawamis Ave., Rye City. Amount: \$2.3 million. Filed Jan. 15.

Bocada 1850 Central Park Avenue LLC, Cranston, Rhode Island. Seller: Bruno 1850-1860 Central Park Avenue LLC, Pleasantville. Property: 1850 Central Park Ave., Yonkers. Amount: \$7 million. Filed Jan. 14.

Kasu Bedford Owner LLC, Piermont. Seller: Squirrelly Acres LLC, Pound Ridge. Property: 954 Old Post Road, Bedford. Amount: \$15.5 million. Filed Jan. 13.

Melsom, Dana E., Boston, Massachusetts. Seller: Scofield Lot 2 LLC, Greenwich, Connecticut. Property: 41 Ebenezer Lane, Pound Ridge. Amount: \$3.2 million. Filed Jan. 13.

Pawlowski, Bradley K., Jersey City, New Jersey. Seller: Orchard Invest LLC, Ardsley. Property: 15 Hudson Road, Greenburgh. Amount: \$1.9 million. Filed Jan. 13.

Sammy Properties Inc., Mount Vernon. Seller: Peek 22 Holdings LLC, Tarrytown. Property: 22 N. Division St., Peekskill. Amount: \$2 million. Filed Jan. 13.

Sammy Properties Inc., Mount Vernon. Seller: Blue Bear Capital LLC, Tarrytown. Property: 111 Main St., Mount Kisco. Amount: \$2.3 million. Filed Jan. 1.

Shopaholics Closet LLC, New York. Seller: 568 Warburton Hastings LLC, New York. Property: 566 Warburton Ave., Greenburgh. Amount: \$1.4 million. Filed Jan. 14.

TS Checkley LLC, Poughquag. Seller: Loraine G. Doucette Irrevocable Trust, Washington, D.C. Property: 2117 Crompond Road, Cortlandt. Amount: \$1.7 million. Filed Jan. 13.

Waverly Boys LLC, Mamaroneck. Seller: 311 Waverly LLC, Ozone Park. Property: 311 Waverly Ave., Mamaroneck. Amount: \$1.5 million. Filed Jan. 14.

White Poodle LLC, Cross River. Seller: 02 Living Realty Group LLC, Irvington. Property: 792 Route 35, Lewisboro. Amount: \$1.4 million. Filed Jan. 14.

Zev 45 Realty LLC, Brooklyn. Seller: Milan John B, Yonkers. Property: 45 Alder St., Yonkers. Amount: \$1.1 million. Filed Jan. 15.

Below \$1 million

145 Fulton Capital LLC, Albans. Seller: Somersault NY LLC, Mount Vernon. Property: 145 Fulton Ave., Mount Vernon. Amount: \$265,000. Filed Jan. 13.

1727 Central Inc., New City. Seller: Robert C. Jacoby, Yorktown Heights. Property: 1727 Central St., Yorktown. Amount: \$500,000. Filed Jan. 9.

175 Orchard LLC, Brooklyn. Seller: Georgina Sosa, Yonkers. Property: 175 Orchard St., Yonkers. Amount: \$685,000. Filed Jan. 15.

25 Wood Hollow LLC, New Rochelle. Seller: Phyllis Cole, New Rochelle. Property: 25 Wood Hollow Lane, New Rochelle. Amount: \$888,000. Filed Jan. 13.

26 YS Realty LLC, Brooklyn. Seller: Carlos Gordon, Yonkers. Property: 26 Vineyard Ave., Yonkers. Amount: \$500,000. Filed Jan. 14.

Bombace, John A. III, New Rochelle. Seller: Howard Roark LLC, Larchmont. Property: 20 Treno St., New Rochelle. Amount: \$965,000. Filed Jan. 9.

Camcapital Holdings LLC, Bronx. Seller: Douglas Campbell, Mount Vernon. Property: 411 E. Fourth St., Mount Vernon. Amount: \$10. Filed Jan. 13.

Chapinsomos Realty LLC, Stony Point. Seller: Michael Morley, Tuckahoe. Property: 38 Fairview Ave., Eastchester. Amount: \$820,000. Filed Jan. 14.

Cordialis Capital LLC, Atlanta, Georgia. Seller: Michael J. Grimaldi, Hawthorne. Property: 100 Woodcrest Lane 123, Mount Kisco. Amount: \$525,000. Filed Jan. 14.

Diaz, Juan C., New Rochelle. Seller: Point 62 LLC, White Plains. Property: 232 Sickles Ave., New Rochelle. Amount: \$668,000. Filed Jan. 14.

Federal Home Loan Mortgage Corp., McLean, Virginia. Seller: Ruggiero Joseph, Chappaqua. Property: 548 10th Ave., Mount Vernon. Amount: \$483,000. Filed Jan. 15.

Garrigan, Kyle, Yorktown Heights. Seller: Deal House Capital Fund II LLC, New Rochelle. Property: 610 Granite Springs Road, Yorktown. Amount: \$620,000. Filed Jan. 13.

Heitmann, Eric, Hopewell Junction. Seller: Pleasant Properties LLC, Bronx. Property: 26 E. Cambridge St., Mount Pleasant. Amount: \$725,000. Filed Jan. 13.

Highest Point LLC, Chester. Seller: Andrew K. Brotmann, White Plains. Property: 5 Grant Ave., Peekskill. Amount: \$242,000. Filed Jan. 15.

JPMJOY Inc., Elmsford. Seller: Maria Vitiello, Rye. Property: 244 S. Ridge St., Rye Town. Amount: \$960,000. Filed Jan. 9.

WESTCHESTER COUNTY & HUDSON VALLEY

Lucaj Brothers48 Realty LLC, Millwood. Seller: Clintcol Corp., Thornwood. Property: 48 Columbus Ave., Mount Pleasant. Amount: \$625,000. Filed Jan. 14.

M&A Cortland LLC, Yonkers. Seller: Jeennit T. Rodriguez, Yonkers. Property: 31 Van Cortlandt Park Ave., Yonkers. Amount: \$525,000. Filed Jan. 14.

McGourty, Pdraig, Tuckahoe. Seller: Point 62 LLC, White Plains. Property: 40 Northfield Ave., Greenburgh. Amount: \$680,000. Filed Jan. 13.

Mem Flipp Corp., Bronxville. Seller: Jeffrey M. Binder, White Plains. Property: 164 Highland St., Rye Town. Amount: \$505,000. Filed Jan. 14.

Razamit LLC, New York. Seller: Angela Rivera, Mamaroneck. Property: 431 Fourth St., Rye Town. Amount: \$425,000. Filed Jan. 14.

Rodrigues, Rachel, Port Chester. Seller: Linda M. Williams, Mamaroneck. Property: 1422 Arlington St., Mamaroneck. Amount: \$890,000. Filed Jan. 13.

Sarles Development Group LLC, Thornwood. Seller: Pleasantville. Property: 70 Pleasant Ave., Mount Pleasant. Amount: \$220,000. Filed Jan. 14.

US Bank Trust NA, Eureka, California. Seller: Humberto Mazzarri, Port Chester. Property: 26 Parker St., Rye Town. Amount: \$695,000. Filed Jan. 12.

Yonkers Lin 888 LLC, New Brunswick, New Jersey. Seller: Fortfield Asset Management, Yonkers. Property: 62 Fortfield Ave., Yonkers. Amount: \$999,000. Filed Jan. 14.

Zazzarino, Louis, White Plains. Seller: Bank of America NA. Property: 37A Hillside Terrace, White Plains. Amount: \$280,000. Filed Jan. 13.

Federal Tax Liens, \$10,000 or greater,

Westchester County, Feb. 4 - 10

Burford, Kenneth J. and Ellen T. Burford: White Plains, 2016, 2019 - 2024 personal income, \$92,791.

Da Silva, Sinval F.: Port Chester, 2017 - 2022 personal income, \$288,229.

Deitz, George R. and Eve E. Deitz: Port Chester, 2021 personal income, \$184,368.

Frank, Samantha: Yonkers, 2013 - 2015, 2018, 2020 - 2023 personal income, \$210,212.

Landron, Anny B.: White Plains, 2018, 2022 - 2023 personal income, \$448,490.

Lippolis Electric Inc.: Pelham, 2025 quarterly taxes, \$1,577,245.

Lusardi, Thomas: Valhalla, 2017 - 2018, 2020 - 2023 personal income, \$41,374.

McGarry, Melissa J.: Yonkers, 2020 - 2024 personal income, \$33,339.

Murray, Michael T.: Ardsley, 2021 personal income, \$196,698.

Primizia Foods LLC: Pelham, 2020 failure to file correct information, \$131,351.

Valdez, J. Ramirez: Yonkers, 2016, 2024 personal income, \$390,189.

Sands, Richard: Harrison, 2013 - 2018 personal income, \$860,144.

Stiff, Lydia: Valhalla, 2017 - 2018, 2020 - 2023 personal income, \$41,374.

Walsh, Hugh J. Jr. and Therese M. Walsh: Bronxville, 2018, 2023 - 2024 personal income, \$96,454.

Wiene, Russell E.: Ossining, 2018 - 2019, 2022 - 2023 personal income, \$59,204.

Zucco, Fremio: Hartsdale, 2024 personal income, \$21,321.

JUDGMENTS

Alves, Angela A., Harrison. \$8,285 in favor of Capital One NA, McLean, Virginia. Filed Jan. 13.

Bryant, Shawn, Rye. \$3,666 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 14.

Budathoki, Himalaya, White Plains. \$5,468 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Jan. 12.

Caballero, Ligia G., Yonkers. \$6,812 in favor of Credit Acceptance Corp. Filed Jan. 9.

Cabrera, Miguelina, Yonkers. \$5,012 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Caldona, Samantha, Scarsdale. \$4,118 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Carlson, Jason, Somers. \$10,184 in favor of Harold Salant Strassfield & Rotbard LLP. Filed Jan. 7.

Christopher, Alease, Mount Vernon. \$3,566 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Coke, Vanessa N., Mount Vernon. \$6,881 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

D'Ambrosio, Albert G., Mount Kisco. \$4,621 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Jan. 12.

Dilullo, Giovanni, Yonkers. \$1,988 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Drake, Ronald, Mount Vernon. \$3,298 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Evolution, Plumbers, Yonkers. \$12,292 in favor of CFG Merchant Solutions LLC, New York. Filed Jan. 14.

Feliz, Shelby L., Bedford. \$2,454 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Garcia, Veronica, Mount Kisco. \$2,985 in favor of Cavalry Spv I LLC, Valhalla. Filed Jan. 13.

Gibney, Michael, Yonkers. \$21,242 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Jan. 12.

Guillen, Ashley, Yonkers. \$7,117 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 14.

Herrera, Nicaury, Mount Vernon. \$16,965 in favor of Credit Acceptance Corp. Filed Jan. 9.

Ho, Antonio, Hastings-on-Hudson. \$9,879 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 6.

Hoilett, Jason, Mount Vernon. \$5,627 in favor of Capital One NA, McLean, Virginia. Filed Jan. 9.

Johnson, Danasha, Yonkers. \$9,629 in favor of Credit Acceptance Corp. Filed Jan. 9.

Kelmendi, Ilir, South Salem. \$10,177 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Kindred, Damion M., Yonkers. \$6,968 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Kornegay, Kaden, White Plains. \$2,152 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 14.

Lamaj, Adriana, Yonkers. \$3,328 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Lazo, Mayra V. A., Peekskill. \$1,912 in favor of Cavalry Spv I LLC, Valhalla. Filed Jan. 14.

Liker, Melissa, Cortland Manor. \$4,422 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Magnotta, Dorothy, Mamaroneck. \$2,971 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Maher, Kori M., Yonkers. \$7,965 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Maldonado, Gerardo, Mount Vernon. \$2,916 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Manber Storage Corp, Long Island City. \$858,883 in favor of Hoffmann Investors Corp. Filed Jan. 7.

Mercado, Cesar E., Elmsford. \$11,755 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 14.

Mignone, Joseph P., Bedford. \$6,323 in favor of Capital One NA, McLean, Virginia. Filed Jan. 14.

Molina, Fernando S. Jr., Bronxville. \$16,560 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 14.

Newton, Kayla, Mount Vernon. \$4,523 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Onwe, Simon I., Tarrytown. \$9,711 in favor of Credit Acceptance Corp. Filed Jan. 12.

Paneto, Miguel, Mamaroneck. \$3,495 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 9.

Paulino, Juan C., Yonkers. \$3,945 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 14.

Perez, Claribel, Mount Vernon. \$6,245 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 5.

Reyes, Amaury, Yonkers. \$5,086 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Richards, Tyisha S., Mount Vernon. \$2,632 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Richman, Michael, Bedford. \$2,837 in favor of Galli Suzanne. Filed Jan. 5.

Rivera, Roberto J., Yonkers. \$5,191 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Robbins, Latoya, Yonkers. \$2,799 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Rogdriguez, Anthony A., Yonkers. \$2,778 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Rosario, Angela, Tarrytown. \$4,983 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Ruiz, Lisa, Yonkers. \$6,462 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 14.

Simon, Ronald D., Mount Vernon. \$19,116 in favor of Capital One NA, Richmond, Virginia. Filed Jan. 14.

Smalls, Angela, Katonah. \$2,614 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Sorrentino, Kara M, Cortland Manor. \$2,082 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 14.

Suarez, Luis, White Plains. \$3,757 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

Thanchanok, Manon, Mount Kisco. \$16,323 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 14.

Thomas, Duval, Mount Vernon. \$3,383 in favor of Capital One NA, Mclean, Virginia. Filed Jan. 14.

Thompson, Keris-Ann, Hartsdale. \$7,599 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Utley, Kassandra, Mount Vernon. \$1,582 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Valente, Manuel A., Yonkers. \$11,914 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Vanegas, Marco, Port Chester. \$1,272 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Vargas, Samantha Morales, Yonkers. \$4,634 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

Vasquez, Laura, Ossining. \$2,393 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Verdezoto, Cesar G., Port Chester. \$4,578 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 9.

Wallace, Jordan R., Yonkers. \$2,365 in favor of Capital One NA, Columbus, Ohio. Filed Jan. 13.

LIS PENDENS

ABC LLC, as owner. Filed by Fairview Loans IV LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,700,000 affecting property located at 669 Dobbs Ferry Road, White Plains. Filed Jan. 2.

Baker, John F., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 9 S. High St., Elmsford. Filed Jan. 5.

Batto, Louis S., as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 61 Oakside Road, Yorktown. Filed Jan. 7.

Campos, Bianca, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 56 Shelburne Road, Yonkers. Filed Jan. 6.

Con Edison Company of New York Inc., as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$712,000 affecting property located at 10 Don Lane, White Plains. Filed Dec. 30.

Dedvukaj, Nickolaus aka, as owner. Filed by Towd Point Mortgage Trust 2019-1 US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$552,000 affecting property located at 180 Stone Hill Road, Bedford. Filed Dec. 31.

Desrosiers, Lugduni, as owner. Filed by Emilia Restoration LLC Db. Action: Foreclosure of a mortgage in the principal amount of \$23,000 affecting property located at 56 Vineyard Ave., Yonkers. Filed Jan. 7.

Frances, Magyar Irrevocable Trust, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 26 Rockland Place, New Rochelle. Filed Jan. 6.

Maiuolo, Giovanni, as owner. Filed by Cardinal Financial Company LP. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 140 Parkview Road, Pound Ridge. Filed Jan. 7.

Martin, Kenneth G. Jr., as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$616,000 affecting property located at 96 Pines Bridge Road, Ossining. Filed Jan. 8.

Pinto, Loretta, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$194,000 affecting property located at 31 Hancock Ave., First floor, Yonkers. Filed Dec. 30.

Redzeposki, Badusha, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$618,000 affecting property located at 81 Mansion Ave., Yonkers. Filed Jan. 8.

Scrira LLC, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$877,000 affecting property located at 245 Mortimer St., Port Chester. Filed Dec. 31.

Simplybought LLC, as owner. Filed by Bayport Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$432,000 affecting property located at 170 Lawrence St., Mount Vernon. Filed Jan. 6.

Thompson, Patricia, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at In Ossining. Filed Jan. 7.

MECHANIC’S LIENS

Extell Hudson Waterfront LLC, Yonkers. \$21,324 in favor of S&K Distribution LLC, Hicksville. Filed Jan. 27.

Fecteau, Denyse M., Cortlandt. \$5,653 in favor of Continental General Construction, Peekskill. Filed Jan. 29.

Flat Cat Inc., Yorktown. \$96,085 in favor of Captive-Aire Systems Inc. Filed Jan. 27.

Larchmont Palmer Owners Inc., Mamaroneck. \$9,076 in favor of Citron Brothers Plumbing & Heating, Tuckahoe. Filed Jan. 29.

Mata Amritanandamayi Center, New Rochelle. \$3,700 in favor of Sunbelt Rentals Inc., Islip. Filed Jan. 21.

Mosca, Kristina, Lewisboro. \$22,869 in favor of Tri-State Gunite LP. Filed Jan. 21.

Robert James Contracting Corp., Greenburgh. \$13,061 in favor of Prestige Flooring & Interiors, Elmsford. Filed Jan. 27.

SHP VI Mount Pleasant Spe LLC, Mount Pleasant. \$3,282,839 in favor of KBE Building Corp, Farmingdale. Filed Jan. 21.

NEW BUSINESSES

Sole Proprietorships

Barbara Prisament, 50 Clarewood Drive, Hastings-on-Hudson 10706. c/o Basbara Pisament. Filed Jan. 22.

Builtwell Feelwell Livewell Fitness, 12 Westminster Court, New Rochelle 10801. c/o Daryl R. Logan. Filed Jan. 23.

Concierge Realty & Lifestyle Services, 16 Lancaster Ave., Montrose 10548. c/o Luis Coronel. Filed Jan. 28.

Friends of Natalia, 328 Stanley Ave, Mamaroneck 10543. c/o Georgianna Koulianos. Filed Jan. 28.

Huales Car Wash, 415 E. Sandford Blvd., Mount Vernon 10550. c/o Salomon Huales. Filed Jan. 27.

Law Offices of David M. Banker, 229 Boulder Ridge Road, Scarsdale 10583. c/o David Mark Banker. Filed Jan. 23.

Lice Terminator Mobile Service, 7 Rossiter Ave., Yonkers 10701. c/o PRINcellastive Mayani. Filed Jan. 22.

Lovestay Studios, 120 Harriman Road, Mount Kisco 10549. c/o Allison Kimmel. Filed Jan. 23.

Moonlight Pixel Productions, 136 Rich Ave. Apt. 3, Mount Vernon 10550. c/o Bryan Ribeiro. Filed Jan. 22.

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

Oxivida.com, 38 Lawrence Ave. 38A, Bedford Hills 10507. c/o Bryant K. Lewis Sr. Filed Jan. 28.

Pet House Grooming, 353 Willett Ave., Port Chester 10573. c/o Rene Pereira Da Silva. Filed Jan. 27.

Purrrpose Supportive Counseling, 70 Virginia Road 16e, White Plains 10603. c/o Diana Bonuomo. Filed Jan. 23.

Roshie Cleaning Co., 13 Washington Ave., 1F, White Plains 10606. c/o Gilda Paucar. Filed Jan. 27.

Time & Space Consulting, 3 Crest St., Apt. E, Croton-on-Hudson 10520. c/o Jessica Teal. Filed Jan. 27.

W&S Quality Cleaning Service, 44 North St., Apt. 1, Mount Vernon 10550. c/o Wica Victoriana and Samba Seidi. Filed Jan. 20.

Westchester Mobile Notary, 88 N. Moger Ave., Mount Kisco 10549. c/o Mynor Hernandez. Filed Jan. 14.

Widows Peak Kitchen, 105 Goldens Bridge, Katonah 10536. c/o Lily Winder. Filed Jan. 20.

Wild Wisdom, 27 Middle Patent Road, Armonk 10504. c/o Danika Jones. Filed Jan. 16.

Wondernest, 46 King Ave, Yonkers 10704. c/o Diana Alejandra Lopez Pulido. Filed Jan. 21.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 3 San Marcos LLC. Property: 1 San Marcos Drive, Monroe. Amount: \$1.2 million. Filed Jan. 6.

Broadview Capital LLC, as owner. Lender: YSP 196 LLC. Property: 338 Lake Shore Drive, Monroe. Amount: \$1.3 million. Filed Jan. 5.

Dime Community Bank, as owner. Lender: Shops At Woodbury LLC. Property: 6 Locey lane, Harriman. Amount: \$19.4 million. Filed Jan. 2.

Loan Funder LLC Series 110657, as owner. Lender: 6 Kingsville LLC. Property: 6 Kingsville Drive, Blooming Grove. Amount: \$1.5 million. Filed Jan. 8.

Webster Bank, et al, as owner. Lender: Integris Equity LLC. Property: 280 Nininger Road and County Highway 64, Monroe. Amount: \$132 million. Filed Jan. 6.

Below \$1 million

Americus Credit Union, as owner. Lender: Paul L. Kroll. Property: 145 Bethlehem Road, New Windsor. Amount: \$341,962. Filed Jan. 2.

Broadview Capital LLC, as owner. Lender: 15 YF LLC. Property: 1068 River Road, New Windsor. Amount: \$110,000. Filed Jan. 2.

Primelending, as owner. Lender: Rivera Steffani Alvarez. Property: in Montgomery. Amount: \$350,010. Filed Jan. 7.

RCN Capital LLC, as owner. Lender: Martucci Realty Corp. Property: 629 Twin Arch Road, Rock Tavern. Amount: \$216,750. Filed Jan. 9.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: Kayla Maskara, et al. Property: 4 Martell Court, Sparrow Bush. Amount: \$376,000. Filed Jan. 8.

DEEDS

Above \$1 million

50 Park Lane LLC, Monroe. Seller: Good Step 6 LLC, Monsey. Property: 50 Park Lane, Monsey. Amount: \$1.1 million. Filed Jan. 14.

Ekstein, Abraham S., Nanuet. Seller: 30 Twin LLC, Spring Valley. Property: 26 Twin Ave., Spring Valley. Amount: \$1.3 million. Filed Jan. 13.

Guttman, Joseph, Brooklyn. Seller: 115 S. Madison NY LLC, Airmont. Property: 115 S. Madison Ave., Spring Valley. Amount: \$1.5 million. Filed Jan. 13.

Kirwin, Betty G., Fort Lauderdale, Florida. Seller: H&B Partners Inc., Nanuet. Property: 29 Tweed Blvd., Nyack. Amount: \$1.3 million. Filed Jan. 12.

Maplewood Garden Enterprises LLC, Staten Island. Seller: Clarkstown Preservation LP, New York. Property: 201 Maplewood Gardens, Nanuet. Amount: \$15 million. Filed Jan. 7.

Sky 10 Ashel LLC, Brooklyn. Seller: Congregation Khal Torath Chaim. et al, Monsey. Property: 229 Maple Ave., Kaser. Amount: \$12.5 million. Filed Jan. 7.

Stone Cold Ecom LLC, Rockville Centre. Seller: Real Haverstraw Realty LLC, Melville. Property: 53 Route 9w South, West Haverstraw. Amount: \$1.2 million. Filed Jan. 7.

Weinberger, Baruch, Spring Valley. Seller: 124 Fairview Avenue LLC, Spring Valley. Property: 124 Fairview Ave., Spring Valley. Amount: \$1.4 million. Filed Jan. 7.

Below \$1 million

101 Hudson SB LLC, Brooklyn. Seller: Hector L. Mateo, Haverstraw. Property: 101 Hudson Ave., Haverstraw. Amount: \$382,000. Filed Jan. 13.

15 Ternure LLC, Spring Valley. Seller: Grinblat, Moshe, aka, Spring Valley. Property: 51 Willow Ave., Nyack. Amount: \$900,000. Filed Jan. 8.

19 Apple Blossom LLC, Brooklyn. Seller: KS Asset Holding LLC, Airmont. Property: 19 Apple Blossom Court, Airmont. Amount: \$950,000. Filed Jan. 14.

21 Donaldson SM LLC, Brooklyn. Seller: Felipe Delossantos, Garnerville. Property: 21 Donaldson Lane, Garnerville. Amount: \$583,500. Filed Jan. 9.

32 Fourth LLC, Spring Valley. Seller: 156 Kearsing Parkway LLC, Monsey. Property: 156 Kearsing Parkway, Spring Valley. Amount: \$429,000. Filed Jan. 13.

41 Lafayette Group LLC, Suffern. Seller: 41 Lafayette LLC, Suffern. Property: 41 Lafayette Ave., Suffern. Amount: \$425,000. Filed Jan. 13.

47 Prairy LLC, Brooklyn. Seller: William J. Cocklin, Life Tenant, Wheelersburg, Ohio. Property: 47 Prairie Ave., Suffern. Amount: \$550,000. Filed Jan. 12.

7 Edge Water Lane LLC, Fairview, New Jersey. Seller: EP Goodman Family Revocable Trust, et al, Haverstraw. Property: 7 Edge Water Lane, Haverstraw. Amount: \$750,000. Filed Jan. 8.

80 102 Holdings LLC, Spring Valley. Seller: 80 Truman LLC, Spring Valley. Property: 80 Truman Ave., New Square. Amount: \$180,000. Filed Jan. 13.

Abraham, Besily, Congers. Seller: 54 South Grant LLC, Nyack. Property: 54 56 S. Grant Ave., Congers. Amount: \$890,000. Filed Jan. 7.

Bujaj, Anton, Congers. Seller: Zannetti, Victor H, aka, Congers. Property: 10 Glen Court, Congers. Amount: \$638,600. Filed Jan. 13.

C&R Group of Rockland LLC, Spring Valley. Seller: C&R Group of Rockland LLC, et al, Spring Valley. Property: 115 and 125 Sterling Mine Road, Sloatsburg. Amount: \$170,000. Filed Jan. 13.

Chasdei Tziporah LLC, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 7 Zinkiv Ave., New Square. Amount: \$212,000. Filed Jan. 12.

Colletti, Joseph, Pearl River. Seller: East Carroll Street LLC, Pearl River. Property: 45 E. Carroll St., Pearl River. Amount: \$335,000. Filed Jan. 13.

Conce, Dionis R. and Steycy Pineda, M.S., Nanuet. Seller: JL Forest LLC, Woodbury. Property: 63 Lindbergh Lane, New City. Amount: \$707,000. Filed Jan. 9.

Felberbaum, Breiny, New Square. Seller: Polnoya Homes LLC, Spring Valley. Property: 61 Ostereh Blvd., New Square. Amount: \$857,300. Filed Jan. 14.

Five Francis 112 Holdings LLC, Monsey. Seller: 5 Francis LLC, Spring Valley. Property: 5 Francis Place, Suffern. Amount: \$650,000. Filed Jan. 14.

Gil, Flor G. R., et al, Suffern. Seller: 30 Hamilton Holding LLC, Tuxedo Park. Property: 30 Hamilton Ave., Sloatsburg. Amount: \$520,000. Filed Jan. 7.

GNP North Main Street LLC, New City. Seller: HLB Associates LLC, New City. Property: 244 N. Main St., New City. Amount: \$375,000. Filed Jan. 14.

MF Estates LLC, Spring Valley. Seller: 39 Ostereh Equities LLC, Spring Valley. Property: 39 Ostereh Blvd., Spring Valley. Amount: \$995,000. Filed Jan. 7.

Pine Lawn Estates LLC, Monsey. Seller: Janet Redner, Suffern. Property: 7 Pioneer Ave., Suffern. Amount: \$430,000. Filed Jan. 12.

Plutchok, Miriam and Yoel Plutchok, Brooklyn. Seller: Bug Realty LLC, Nanuet. Property: 54 New Hempstead Road, New City. Amount: \$675,000. Filed Jan. 14.

Posner, Meir, Spring Valley. Seller: 24 Memorial Park LLC, Brooklyn. Property: 133 Lake St., Spring Valley. Amount: \$818,000. Filed Jan. 15.

Rodrigues, Sunny, Iselin, New Jersey. Seller: L&Z Partners LLC, Spring Valley. Property: 250 Blauvelt Road, Pearl River. Amount: \$899,000. Filed Jan. 14.

Ross Dexter LLC, Monsey. Seller: 12 Ross LLC, Chestnut Ridge. Property: 12 Ross Ave., Chestnut Ridge. Amount: \$999,000. Filed Jan. 13.

Salem Holdings LLC, Pearl River. Seller: Katherine Lopez, New City. Property: 369 Buena Vista Lane, New City. Amount: \$115,000. Filed Jan. 7.

SCBH BH NY LLC, Brooklyn. Seller: 5 Camp Hill LLC, Brooklyn. Property: 5 Camp Hill Road, Pomona. Amount: \$887,500. Filed Jan. 8.

Shwarts, Leah, Spring Valley. Seller: Duvr Tuv LLC, Spring Valley. Property: 42 Summit Ave., Spring Valley. Amount: \$10. Filed Jan. 7.

Tov Moed LLC, Airmont. Seller: Matthew Artale, Suffern. Property: 15 Hillside Ave., Suffern. Amount: \$585,000. Filed Jan. 14.

Waldman, Jack, et al, Brooklyn. Seller: Mountainview Manors LLC, West Nyack. Property: 89 Lowland Hill Road, Stony Point. Amount: \$500,000. Filed Jan. 9.

West Clarkstown Trust, Spring Valley. Seller: Silverlock 9 LLC, Spring Valley. Property: 9 Darian Court, Pomona. Amount: \$325,000. Filed Jan. 13.

Yaroslowitz, Sharon, Spring Valley. Seller: Visroel M. Sandel, Spring Valley. Property: 10 Bell Lane, Chestnut Ridge. Amount: \$865,000. Filed Jan. 14.

JUDGMENTS

Alexander, Eliezer D., Middletown. \$2,634 in favor of Capital One, McLean, Virginia. Filed Jan. 15.

Alvarez, Juan E., New Windsor. \$1,498 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

Amorim, Ana P., Middletown. \$4,150 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 12.

Angelet, Zujen C., Newburgh. \$1,370 in favor of TD Bank USA, TD Bank USA, Filed Jan. 13.

Brioso LLC, Brooklyn. \$80,946 in favor of Simply Funding LLC, Chester. Filed Jan. 7.

Burton, Anthony, Montgomery. \$2,905 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 13.

Camacho, Yvette, Newburgh. \$1,718 in favor of Petro Inc., Woodbury. Filed Jan. 14.

Castilloorozco, Jose, Warwick. \$7,026 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Celentano, Thomas J., Newburgh. \$11,829 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

Christian, Tyler, Washingtonville. \$2,271 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 14.

Clearwater, Megan R., Newburgh. \$6,572 in favor of Capital One, McLean, Virginia. Filed Jan. 12.

Concepcion, Santo, Middletown. \$1,331 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 13.

Conklin, Joanne, Monroe. \$13,084 in favor of Capital One, McLean, Virginia. Filed Jan. 12.

Cortes, Pedro Gonzalez, Middletown. \$3,499 in favor of Capital One, McLean, Virginia. Filed Jan. 12.

Corti, Michael, New Windsor. \$8,272 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

Ekstein, Bracha, Highland Mills. \$10,660 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 12.

Ekstein, Bracha, Highland Mills. \$5,572 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 12.

Ellis, Antoinette, New Windsor. \$2,353 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 6.

Evans, Danielle, Washingtonville. \$2,527 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 7.

Goldstein, Joel S, Monroe. \$15,298 in favor of Capital One, McLean, Virginia. Filed Jan. 14.

Hardy, Lamont, Middletown. \$3,801 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

Hettleman, Yoseph, Monroe. \$3,378 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 7.

Ho, Tatiana, Monroe. \$2,124 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Jan. 12.

Hopkins, Denise, Middletown. \$8,216 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 13.

Johnson, Edie, Washingtonville. \$12,271 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 7.

Khoufaify, Ismael M., Port Jervis. \$16,567 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 13.

Lachmann, Erich, Montgomery. \$12,152 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 13.

Lapaleta LLC, Las Vegas, Nevada. \$32,678 in favor of Simply Funding LLC, Chester. Filed Jan. 14.

Lasserre, Arina, Otisville. \$5,343 in favor of Capital One, McLean, Virginia. Filed Jan. 15.

Lewis, Juan, Westtown. \$1,637 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 7.

Lewis, Juan, Westtown. \$2,868 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 7.

Lopez, Edy, Newburgh. \$1,499 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

Lustigman, Israel, Monroe. \$3,755 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed Jan. 14.

Mance, Adam, Pine Bush. \$6,677 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Jan. 7.

Mango, Mary, Monroe. \$1,432 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 14.

Moore, Kyron W., Washingtonville. \$5,103 in favor of Capital One, McLean, Virginia. Filed Jan. 14.

Nicholson, Jeff, Greenwood Lake. \$12,056 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Jan. 12.

Nigro, Debra J., Highland Mills. \$10,734 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

Ochoa, Alexia, Newburgh. \$2,072 in favor of Capital One, McLean, Virginia. Filed Jan. 13.

Olivo, Stephanie N., Washingtonville. \$2,811 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 13.

OM Foods Inc., Louisville, Kentucky. \$83,673 in favor of Simply Funding LLC, Chester. Filed Jan. 6.

Orta, Anthony, Highland Mills. \$3,262 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 7.

Ortiz, Juliana, Middletown. \$2,316 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

O’Sullivan, Charles E., Monroe. \$14,082 in favor of Capital One, McLean, Virginia. Filed Jan. 13.

Pagliaro, Robert J., New Windsor. \$8,829 in favor of Capital One, McLean, Virginia. Filed Jan. 15.

Pinnacle Alliance Solutions LLC, Laredo, Texas. \$30,506 in favor of Simply Funding LLC, Chester. Filed Jan. 13.

Ridge, Evelyn, Montgomery. \$3,212 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 7.

Rivera, Justin A., Middletown. \$2,506 in favor of Capital One, McLean, Virginia. Filed Jan. 12.

Senor, Jason, Walden. \$12,291 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

Shields, Krista, Port Jervis. \$3,921 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 14.

Smith, Robert, Maybrook. \$2,991 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed Jan. 12.

Spira, Avrohom, Monroe. \$3,626 in favor of Capital One, McLean, Virginia. Filed Jan. 12.

Suarez, Traci, Middletown. \$1,671 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 13.

Torrence, Christopher, Middletown. \$2,563 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 13.

Uszenski, Karen, Walden. \$31,414 in favor of Capital One, McLean, Virginia. Filed Jan. 7.

Vanderwerff, Diane Katherine, New Windsor. \$5,380 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 12.

Vasquez, Eric, Middletown. \$2,199 in favor of Capital One, McLean, Virginia. Filed Jan. 13.

Wagner, Julie, Wallkill. \$2,208 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

Williams, Christiana A., Monroe. \$3,304 in favor of Capital One, McLean, Virginia. Filed Jan. 13.

Zahra, Christine, Warwick. \$1,471 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 7.

MECHANIC’S LIENS

260 Main LLC, as owner. \$352,063 in favor of 9 Block Construction LLC. Property: 260 Main St., Goshen. Filed Jan. 9.

Arptile Developers LLC, as owner. \$24,750 in favor of L&R Heating & Plumbing LLC. Property: in Mount Hope. Filed Jan. 20.

Bessemer Bill Pay Group, as owner. \$22,149 in favor of ABC Supply Company Inc. Property: 2 Squirrels Road, Highlands. Filed Jan. 16.

Cornerstone Family Healthcare, as owner. \$12,610 in favor of Roof Etc. Inc. Property: 14 Grove St., Middletown. Filed Jan. 15.

Ecobat Resources North America LLC, as owner. \$53,669 in favor of White Cap LP. Property: 65 Ballard Road, Wallkill. Filed Jan. 14.

Farmhood Fields LLC, as owner. \$32,432 in favor of SD Cooleration Inc. Property: 330 Crans Mill Road, Pine Bush. Filed Jan. 6.

Goshen Tpk. Business Park LLC, as owner. \$21,000 in favor of Us Crane & Rigging LLC. Property: 1 Distribution Drive, Wallkill. Filed Jan. 12.

Martin, Edward, as owner. \$51,401 in favor of Builders First Source. Property: 158 Homestead Lane, Otisville. Filed Jan. 15.

Sheri Torah Inc., as owner. \$425,613 in favor of Ultimate Plumbing Corp. Property: in Monroe. Filed Jan. 14.

Vera Marysol, as owner. \$7,459 in favor of Home Transformer LLC. Property: 19 N. Aspen Road, Middletown. Filed Jan. 15.

NEW BUSINESSES

Sole Proprietorships

A&A It Solutions, 11 Laurie Lane, Newburgh 12550. c/o Adam G. Levinson. Filed Jan. 22.

Clean Paws Scooping Co., 24 Chestnut Lane, Newburgh 12550. c/o Joseph Richard Baker and Matthew Anthony Hood. Filed Jan. 21.

Dolce Detalles, 19 Wawayanda Ave., Middletown 10940. c/o Maria Fernanda Cubillos Ruiz. Filed Jan. 23.

Guy, 9 Classic Court, New Windsor 12553. c/o Paul Francis Bliss. Filed Jan. 22.

JPRO Kitchen & Bath, 119 Pine Tree Road, Monroe 10950. c/o Joel Israel Sandoval Guerra. Filed Jan. 23.

Mielesliz Cakes, 835 Blooming Grove, Turnpike 13, New Windsor 12553. c/o Rosario Yubelkis. Filed Jan. 23.

Nerdworks Pottery, 2 Jefferson St., Highland Mills 10930. c/o Christine and James Andrew Huber. Filed Jan. 23.

BUILDING PERMITS

Commercial

595 Westport LLC, Norwalk, contractor for 595 Westport LLC. Perform replacement alterations at 595 Westport Ave., #2, Norwalk. Estimated cost: \$1,000. Filed Dec. 17.

Earth Smart Solar LLC, Norwalk, contractor for Dennis P. and Nancy C. Meany. Remove and re-roof at 8 Old Kings Highway, Norwalk. Estimated cost: \$6,000. Filed Dec. 16.

ML Builders LLC, Norwalk, contractor for 18 Marion Avenue LLC. Construct foundation only for new single-family residence at 18 Marion St., Norwalk. Estimated cost: \$100,000. Filed Dec. 19.

Northeast Homebuyers CT LLC, Norwalk, contractor for Northeast Homebuyers CT LLC. Renovate second floor addition at 47 West Norwalk Road, Norwalk. Estimated cost: \$190,000. Filed Dec. 15.

Quesited Consulting, LLC Katie Wagner, Stamford, contractor for Katie Wagner. Transform the first-floor full bathroom into a new full bathroom and half bathroom and enclose the screened-in porch to create a mudroom at 17 Lindsey Ave., Stamford. Estimated cost: \$25,000. Filed Dec. 30.

Seci Construction Inc, Torrington, contractor for Seci Construction, Inc. Remove existing flat roof and install new flat roof with new materials at 20 Frank St., Stamford. Estimated cost: \$12,000. Filed Dec. 29.

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Signature Constrctn Grp of CT Inc, Norwalk, contractor for Angela Carella. Alter the interior tenant space in suite 1600 for use as a Group B alteration level 1, covering a work area of 4,800 sq. ft at 263 Tresser Boulevard, Stamford. Estimated cost: \$220,000. Filed Dec. 12.

Sunrun Installation Services Inc, San Francisco, California, contractor for Sunrun Installation Services, Inc. Install a PV roof-mounted solar system, 16.81 kW DC with 41 panels at 52 Cypress Drive, Stamford. Estimated cost: \$124,177. Filed Dec. 4.

Sunrun Installation Services Inc, San Francisco, California, contractor for Sunrun Installation Services, Inc. Install 11.48 kW DC PV roof-mounted system with 28 panels at 88 Fieldstone Terrace, Stamford. Estimated cost: \$86,867. Filed Dec. 22.

Tesla Energy Operations Inc, Fremont, California, contractor for Tesla Energy Operations Inc. Install a roof-mounted PV solar system 9.84 kW (24 panels) at 186 Fairview Ave., Stamford. Estimated cost: \$28,234. Filed Dec. 5.

Tesla Energy Operations Inc, Fremont, California, contractor for Tesla Energy Operations Inc. Install 28 roof-mounted solar panels (11.48 K.W.) and one energy storage system at 96 Skymeadow Drive, Stamford. Estimated cost: \$43,506. Filed Dec. 16.

Tesla Energy Operations Inc, Fremont, California, contractor for Tesla Energy Operations Inc. Install roof-mounted solar panels (22 units, 9.24 kW) and energy storage systems (3 units, 40.5 kWh) at 649 Newfield Ave., Stamford. Estimated cost: \$48,448. Filed Dec. 22.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar PV system with 21 panels (8.610 kW DC) at 524 West Hill Road, Stamford. Estimated cost: \$53,000. Filed Dec. 2.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar PV system with 24 panels (9,840 kW DC) at 50 Old Barn Road South, Stamford. Estimated cost: \$84,000. Filed Dec. 2.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar/PV system with 21 panels (8.610 kW DC) at 169 Pepper Ridge Road, Stamford. Estimated cost: \$72,000. Filed Dec. 5.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Strip and replace partial roof with 10 squares of architectural shingle at 50 Old Barn Road South, Stamford. Estimated cost: \$9,000. Filed Dec. 8.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar PV system with 35 panels (14.350 kW DC) at 237 West Lane, Stamford. Estimated cost: \$73,000. Filed Dec. 9.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install the 17 roof-mounted solar PV system (6.97 kW DC) at 168 Waterbury Ave., Stamford. Estimated cost: \$41,000. Filed Dec. 15.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar PV system with 56 panels (22.960 kW DC) at 240 Wire Mill Road, Stamford. Estimated cost: \$145,000. Filed Dec. 29.

Walsh & Sons Paving and Excavating, Norwalk, contractor for Matthew and Samantha Page. Perform replacement alterations at 28 Indian Spring Road, Norwalk. Estimated cost: \$43,000. Filed Dec. 18.

Westview Electric LLC, Guilford, contractor for Shellie Setum-Westview. Start with planning and finish at the design phase at 1400 Bedford St., Stamford. Estimated cost: \$35,500. Filed Dec. 23.

Zdzislaw, Gorski, Norwalk, contractor for Alan Hall McFarlin. Perform replacement alterations at 92 Shorefront PK., Norwalk. Estimated cost: \$25,000. Filed Dec. 17.

Residential

Aladdin Aluminum Co., Norwalk, contractor for Maximo Reyes and Shannon Donahue. Replace 18 windows at 12 East Ave., Norwalk. Estimated cost: \$12,779. Filed Dec. 22.

Bildahl, James Christopher, Norwalk, contractor for 132 Water Street LLC. Remodel existing office into unit apartment #3 at 132 Water St., Norwalk. Estimated cost: \$81,000. Filed Dec. 17.

Buck, Daniel G., Norwalk, contractor for Keystone House Inc. Replace shingles siding, windows and roof at 4 St. John St., Norwalk. Estimated cost: \$127,185. Filed Dec. 22.

Elkoun Management LLC, Norwalk, contractor for Kathleen M. Jaeger. Remove tub and install walk in shower at 71 Aiken St., #D/6, Norwalk. Estimated cost: \$17,000. Filed Dec. 17.

GK2A Group LLC, Norwalk, contractor for Zachary T. Mees. Construct foundation only proposed 1 1/2 two car garage at 56 Cove Ave., Norwalk. Estimated cost: \$28,000. Filed Dec. 17.

Home Depot USA Inc, Atlanta, Georgia, contractor for Scott Doughman. Replace one window of the same size, no structural change at 40 Carrington Drive, Stamford. Estimated cost: \$1,732. Filed Dec. 22.

Homesquare LLC, Norwalk, contractor for Kris O'Brien. Install a 24kWh Generac propane-fired generator, 200 AMP automatic transfer switch, and service panel change at 58 Cherry Hill Road, Stamford. Estimated cost: \$15,000. Filed Dec. 10.

Jay Rodriguez Corp, Danbury, contractor for Jay Rodriguez. Demolish existing partition walls and frame a new wall at. Relocate electrical wiring and plumbing supply and waste lines at. Frame and finish new door openings at. Demolish entire shower stall and install waterproofing at. Install specified floor and wall tiles at. Install owner-furnished double-sink vanity, toilet, and marble saddle at. Include premium-grade setting materials and trims at 143 Hoyt St., Stamford. Estimated cost: \$21,275. Filed Dec. 9.

John Riina Contracting LLC, Elmsford, New York, contractor for Michael Riina. Construct a 16' x 11'3 sunroom on piers on a platform deck and an open wood deck, unheated structure at 61 Ken Court, Stamford. Estimated cost: \$90,000. Filed Dec. 8.

K L Masters Construction Company, Stamford, contractor for Vincent Demarzo. Construct two sidewalk protection sheds 20 feet in length in front of 124 and 150 Broad Street. Build a 100-foot-long walkway protection in the Gay Street row adjacent to the parking garage. Erect a 17 ft x 55 ft shed to the rear of 35-59 Bedford Street to facilitate deliveries at 130 Broad St., Stamford. Estimated cost: \$40,000. Filed Dec. 9.

Karp, Arnold M., New Canaan, contractor for Mitchell Moore. Prepare home for installation of one (1) 3-stop pneumatic vacuum elevator ("pve") by others at garage entry to mudroom, switch swing of fire-rated door, add mudroom wall for elevator shaft, add fire-rated access panel for elevator mechanical closet, add cased-opening at dining room for elevator stop, impacting floor area of less than 100sf at 51 Carriage Drive South, Stamford. Estimated cost: \$111,480. Filed Dec. 9.

LJK Services LLC, Wilton, contractor for Kelly Krajnak. Replace wall tiles, update cabinets and countertops, relocate some electrical outlets at 33 West Broad St., Stamford. Estimated cost: \$103,000. Filed Dec. 24.

Lopez, Jose, Stamford, contractor for Jose Lopez. Transform the home with a residential addition and alterations, enhancing the front on the first floor and constructing a new second floor with a new stair, while modifying the first-floor interior, installing a new roof, and creating a new front entry at 177 Old Logging Road, Stamford. Estimated cost: \$375,000. Filed Dec. 16.

Macri, Nicholas, Stamford, contractor for Nicholas Macri. Transform the dormer rear roof to finish the attic with 2 bedrooms and 1 bath at 17 Pell Place, Stamford. Estimated cost: \$10,000. Filed Dec. 3.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Include renovations to create office space at 417 Shippan Ave., Stamford. Estimated cost: \$451,000. Filed Dec. 15.

Mariani Enterprises LLC, Lake Bluff, Illinois, contractor for Sean Gerrity. Create an outdoor masonry kitchen at 39 Stony Brook Drive, Stamford. Estimated cost: \$75,000. Filed Dec. 9.

Mattera, Gino, Weston, contractor for Samuel Sroka. Remove the upper several feet of the pool rim, perforate the pool floor to allow drainage, and backfill the remaining structure with clean fill material, compacting and grading to match existing site conditions at 112 Elmbrook Drive, Stamford. Estimated cost: \$13,000. Filed Dec. 23.

Mattson, Syamananda, Stamford, contractor for Syamananda Mattson. Transform a half bath on the first floor into a full bath with the addition of a shower at 27 Birchwood Road, Stamford. Estimated cost: \$10,000. Filed Dec. 19.

Maverick Builders LLC, Stamford, contractor for James Demetros. Rebuild existing 12' x 33' wood deck in its entirety with new pier footings and construct a new 10' x 20' bluestone patio on cement slab for the new sauna at 355 Thornridge Drive, Stamford. Estimated cost: \$40,000. Filed Dec. 8.

Medunjanin, Adnan, Stamford, contractor for Adnan Medunjanin. Repair the flat roof at 53 Courtland Ave., Stamford. Estimated cost: \$25,000. Filed Dec. 11.

Momentum Solar LLC, Norwalk, contractor for Cesar A. Oliva Morales. Remove and re-roof at 228 Ely Ave., Norwalk. Estimated cost: \$17,788. Filed Dec. 18.

Morrison III, John R., Old Lyme, contractor for David Hemming. Install the 29 sqft raceway mounted channel letters on the front elevation at 456 Glenbrook Road, Stamford. Estimated cost: \$10,000. Filed Dec. 31.

National Renewable Energy Partners, New Haven, contractor for Antonio Ranieri. Utilize a new energy storage system - 30 kWh at 27 Briarwood Lane, Stamford. Estimated cost: \$17,300. Filed Dec. 11.

Nusslein, Robert and Paula, Norwalk, contractor for Robert and Paula Nusslein. Replace decking and railings sister at 1 Getner Trail, #1, Norwalk. Estimated cost: \$30,000. Filed Dec. 19.

O’Brien, Kris, Stamford, contractor for Kris O’Brien. Deliver and set a 60kWh 3-phase natural gas-fired generator at 39 Scofieldtown Road, Stamford. Estimated cost: \$35,000. Filed Dec. 10.

Old World Craftsmen of NY LLC, Greenwich, contractor for Raul Bello. Renovate the exterior, update the windows, replace the doors, install a new roof, add a covered portico over the front landing, remove the hot tub and fill in with a new deck, and eliminate the existing covered terrace at 17 Sweet Briar Lane, Stamford. Estimated cost: \$338,541. Filed Dec. 29.

Omega Development LLC, Westport, contractor for Inacio DeOliveira. Build a 35’ x 20’ deck at 467 Pepper Ridge Road, Stamford. Estimated cost: \$30,000. Filed Dec. 1.

Osorio, Monica, Stamford, contractor for Monica Osorio. Legalize the fourth bedroom, transitioning from three bedrooms to four at 51 Fourth St., Stamford. Estimated cost: \$19,998. Filed Dec. 3.

Ottaviano, John, Stamford, contractor for John Ottaviano. Erect new walls to create two separate offices, split the space into two retail areas, repair the drop ceiling, install new flooring, and paint the entire space at 1013 Hope St., Stamford. Estimated cost: \$24,000. Filed Dec. 23.

Owens, Steve, Stamford, contractor for Steve Owens. Build an in-ground fiberglass pool measuring 16’ x 40’ at 248 Stamford Ave., Stamford. Estimated cost: \$50,000. Filed Dec. 5.

Pasard Construction Inc, Norwalk, contractor for Saintoine and Marie T. St. Fleur. Construct 2 1/2 story foundation only at 7 Burlington Drive, Norwalk. Estimated cost: \$20,000. Filed Dec. 17.

PDB Construction LLC, Norwalk, contractor for Joseph Miller. Add one story rear at 159 Highland Ave., Norwalk. Estimated cost: \$350,000. Filed Dec. 22.

S & W Building & Remodeling Inc, Norwalk, contractor for Pericles D. and Diane Caminis. Remove and re-roof at 11 Rowayton Ave., Norwalk. Estimated cost: \$70,000. Filed Dec. 19.

Tomaszewski Construction LLC, Norwalk, contractor for 16 Cottage Street LLC. Rebuild retaining wall at 16 Cottage St., Norwalk. Estimated cost: \$20,000. Filed Dec. 19.

Watt, Kerry-Ann and Mark Bardowell, Norwalk, contractor for Kerry-Ann Watt. Construct foundation only for attached garage at 6 Ingalls Ave., Norwalk. Estimated cost: \$10,000. Filed Dec. 22.

COURT CASES

Bridgeport Superior Court

Andujar, Madison, Bridgeport. Filed by Claudia R. Estrada, Bridgeport. Plaintiff’s attorney: Ganim Law P.C, Stratford. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6154692-S. Filed Dec. 19.

Barrett, Tyler Shepard, Trumbull. Filed by Myriam Torres, New Britain. Plaintiff’s attorney: Moore O’Brien & Foti, Middlebury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6154931-S. Filed Dec. 30.

Briones, Lisa Marie et al, Cos Cob. Filed by Ricky Morisseau, Bridgeport. Plaintiff’s attorney: Jason Gregg Degenaro, Guilford. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6154593-S. Filed Dec. 16.

Estevez Santana, Henry, Bronx. Filed by Nancy Ornelas-Ubaldo, Bridgeport. Plaintiff’s attorney: Moore O’Brien & Foti, Middlebury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-25-6154811-S. Filed Dec. 23.

Danbury Superior Court

Amazon Logistics, Inc. et al, Seattle, Washington. Filed by McCarthy Seamless Gutters, LLC, Danbury. Plaintiff’s attorney: Matthew Julian Forrest, Hartford. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6057323-S. Filed Dec. 9.

Cobos, Alex M. et al, Danbury. Filed by Maria Dejesus Siqueira, Danbury. Plaintiff’s attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-26-6057462-S. Filed Dec. 18.

Truax, Michael et al, Monroe. Filed by Luciana Guardanhem, Sandy Hook. Plaintiff’s attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6057210-S. Filed Dec. 1.

Stamford Superior Court

100 Strickland Road, LLC et al, Cos Cob. Filed by Neddy Ramos, Bronx, New York. Plaintiff’s attorney: Renehan & Rossetti Llp, Waterbury. Action: the plaintiff was lawfully walking on the sidewalk adjacent to the defendant’s property when she was caused to fall due to the slippery and icy conditions on said sidewalk, thereby causing the plaintiff to suffer the injuries The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077603-S. Filed Dec. 8.

Chacua, Oscar Rojas et al, Norwalk. Filed by Karlyn Berrios-Hernandez, Norwalk. Plaintiff’s attorney: Papcsy Janosov Roche, Norwalk. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077781-S. Filed Dec. 16.

Er Of Texas LLC et al, Prosper, Texas. Filed by Panthers Capital LLC, Stamford. Plaintiff’s attorney: Neubert Pepe & Monteith Pc, New Haven. Action: the plaintiff and defendant entered into a purchase and sale of future receipts agreement, whereby the merchant sold, and the plaintiff purchased, future receipts of the merchant. The merchant defaulted on the agreement and the defendant, as guarantor joint and severally guaranteed the obligations of the merchant on the agreement. However, the defendant has defaulted on the guaranty for failure to pay the plaintiff all amounts due on the agreement. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077721-S. Filed Dec. 11.

Pulitano, Robert et al, Greenwich. Filed by Walter Roszkowski, Greenwich. Plaintiff’s attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff was lawfully on the premises and the defendant, was the owner and/or keeper of a dog that was also on the premises when suddenly the dog owned by the defendant attacked and bit the plaintiff, thereby causing him to suffer injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077861-S. Filed Dec. 19.

Temple Sinai, Inc., Stamford. Filed by Nate Sahr Ppa Evan Sahr, Stamford. Plaintiff’s attorney: Skiber Michael E. Law Office, Norwalk. Action: the plaintiff was drop off for daycare services at the defendant’s daycare. The defendant failed to maintain proper supervision, and plaintiff fell down the steps, suffering an impact injury to his head and face that required emergency medical treatment because of the foregoing incident, Plaintiff suffered painful, serious, and severe injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6077785-S. Filed Dec. 16.

DEEDS

Commercial

1001 Hulls Farm Road LLC, Southport. Seller: Jean Van Gysel, Wellington, Florida. Property: 1001 Hulls Farm Road, Southport. Amount: \$1,840,000. Filed Jan. 16.

207 Lake Ave LLC, Greenwich. Seller: Vito Bill Federici, D.M.D., Greenwich. Property: 49 Lake Ave., Unit B, Greenwich. Amount: \$1,600,000. Filed Jan. 14.

34 Alexander ST LLC, Memphis, Tennessee. Seller: Charnel K. Benner, San Rafael, California. Property: 34 Alexander St., Greenwich. Amount: \$1,480,000. Filed Jan. 15.

9 Carleton Street LLC, Norwalk. Seller: Louis Zazzarino, White Plains, New York. Property: 9 Carleton St., Greenwich. Amount: \$2,100,000. Filed Jan. 16.

Andrews Farm Realty Trust, Greenwich. Seller: 707 IF LLC, Greenwich. Property: 35 Andrews Farm Road, Greenwich. Amount: \$10. Filed Jan. 16.

Andrews Farm Realty Trust, Greenwich. Seller: 37 AFR LLC, Greenwich. Property: 35 Andrews Farm Road, Greenwich. Amount: \$10. Filed Jan. 16.

Dzaferovic, Safet and Seniha Dzaferovic, Stamford. Seller: Black Cat Development LLC, Stamford. Property: 16 Revere Drive, Unit 20-C-1, Stamford. Amount: \$295,000. Filed Jan. 5.

F&HH 2 LLC, Bronx, New York. Seller: 262 Atlantic LLC, Stamford. Property: 262 Atlantic St., Stamford. Amount: \$1,350,000. Filed Jan. 5.

Gospodinoff, Stephan, Stamford. Seller: First Class Properties LLC, Stamford. Property: 31 Sussex Place, Stamford. Amount: \$800,000. Filed Jan. 7.

Holt, Christopher and Elissa Acevedo, Weston. Seller: E and W LLC, Stamford. Property: 122 Brook Run Lane, Stamford. Amount: \$2,300,000. Filed Jan. 8.

Lake Avenue 766 LLC, Greenwich. Seller: Bernt I. Ullmann and Michelle A. Ullmann, Miami-Dade, Florida. Property: 766 Lake Ave., Greenwich. Amount: \$4,350,000. Filed Jan. 14.

Lurie, Jordan P. and Amelia M. Ahlgren, New York, New York. Seller: 6 Dorchester Lane LLC, Fairfield. Property: Lot No. 18, Map 2295, Greenwich. Amount: \$5,750,000. Filed Jan. 16.

Palmeri, Cindy, Pond Ridge, New York. Seller: Rigel Trust, Pond Ridge, New York. Property: 19 Walnut Ridge Court, Stamford. Amount: \$1. Filed Jan. 6.

Sinclair, Christopher A. and Margaret D. Sinclair, Greenwich. Seller: HNP LLC, Greenwich. Property: 230 Taconic Road, Greenwich. Amount: \$10. Filed Jan. 13.

Starfish Mead Avenue LLC, Greenwich. Seller: David Schwartz-Leeper and Julia Schwartz-Leeper, Greenwich. Property: 73 Mead Ave., Greenwich. Amount: \$1,412,500. Filed Jan. 15.

TDC JR. Family Investment LLC, Boston, Massachusetts. Seller: TDC JR. Family Investment LLC II, Boston, Massachusetts. Property: 4 Sound Shore Drive, Unit 3, Greenwich. Amount: \$0. Filed Jan. 16.

Residential

Adams, MacKenzie J. and Jake R. Beinhacker, Greenwich. Seller: Todd M. Bookless and Meredith Bookless, Greenwich. Property: 41 Chapel St., Greenwich. Amount: \$1,200,000. Filed Jan. 16.

Anthony, Moganakkumar, Greenwich. Seller: Daniel Basil, Riverside. Property: 67 Cos Cob Ave., Cos Cob. Amount: \$1,300,000. Filed Jan. 13.

Arif, Kulsoom, Fairfield. Seller: Eric T. Young and Lena Lunetta Young, Fairfield. Property: 2775 North St., Fairfield. Amount: \$2,350,000. Filed Jan. 16.

Azana, Adriana E. and Maria M. Siranaula, Stamford. Seller: Lucinda Miranda, Stamford. Property: 25 Brown Ave., #25, Stamford. Amount: \$465,000. Filed Jan. 9.

Brock, Ashlei and Charles Novicki, Stamford. Seller: Tamberlyn Chapman, Fairfield. Property: 85 Patrick Drive, Fairfield. Amount: \$1,560,000. Filed Jan. 13.

VP, CSS – New Client & Product Integration, Synchrony Bank, Stamford, CT. Serv as prod ownr/ exprt rel to all mrchnt processg & settlmnt rel fnctnlity. Req Bach’s deg or frgn equiv deg in Info Systms, Elctrns, Comp Sci, or a rel fld + 7 yrs of pst-bach’s, prgrssv, rel wrk exp. 100% Telcmmtnng prmttd. To apply, email resume ref-erencing job code CT0086 in subject line to: kristine.mackey@syf.com

Bruce, William S. and **Elana Ferrari**, Fairfield. Seller: William Stephen Bruce and Elana Ferrari, Fairfield. Property: 72 Larkspur Road, Fairfield. Amount: \$1. Filed Jan. 12.

Butler, George, Cos Cob. Seller: Bruno Albanesi and Veronica Albanesi, Cos Cob. Property: 6 Fox Hollow Lane, Cos Cob. Amount: \$10. Filed Jan. 13.

Chang, Emilie I., Stamford. Seller: Emilie Chang, Stamford. Property: 24 Coachlamp Lane, Stamford. Amount: \$1. Filed Jan. 9.

Chapman, Pamela, Greenwich. Seller: Daniel R. Merrick and Susan S. Merrick, South Kingstown, Rhode Island. Property: 1 Sound View Terrace, Greenwich. Amount: \$2,825,000. Filed Jan. 8.

Charlup, Sara and **Brian Tack**, Fairfield. Seller: Michael C. Costello, Fairfield. Property: 100 Overhill Road, Fairfield. Amount: \$1,150,000. Filed Jan. 16.

Connell, Alexis Danielle and **Steven Michael Connell**, Greenwich. Seller: Lend Hasku and Charlotte Sardet, Riverside. Property: 39 Indian Field Road, Greenwich. Amount: \$2,105,000. Filed Jan. 12.

D'Arcangelo III, Michael and **Laurie A. D'Arcangelo**, Boca Grande, Florida. Seller: Ronald Weissman and Wendy Weissman, Greenwich. Property: 15 Lafayette Court, Unit 4D, Greenwich. Amount: \$1,320,000. Filed Jan. 15.

Di Girolamo, Andrea, Mamaroneck, New York. Seller: Sharon A. Zezima, Norwalk. Property: 43 Crescent St., Apt 11, Stamford. Amount: \$225,000. Filed Jan. 8.

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

Gallo, Neil M. and **Barbara C. Gallo**, Fort Pierce, Florida. Seller: Justin Rizzo, Greenwich. Property: 169 Mason St., Unit 3-C, Greenwich. Amount: \$525,000. Filed Jan. 16.

Grant, Ronnette, Stamford. Seller: Miriam Doucett and Evan Doucett, Stamford. Property: 31 Wood Ridge Drive S., Stamford. Amount: \$652,000. Filed Jan. 6.

Griffin, Patricia Jean, Stamford. Seller: Patricia J. Griffin, Stamford. Property: 271 Bridge St., Unit F1, Stamford. Amount: \$1. Filed Jan. 8.

Grossett, Oliver and **Maxine Grossett**, Pelham, New York. Seller: Kevin Kedra, Stamford. Property: 271 Bridge St., Unit 303, Stamford. Amount: \$450,000. Filed Jan. 8.

Hanley, William and **Hope Obernesser**, New York, New York. Seller: Daniel Lavy and Alyssa Lavy, Fairfield. Property: 338 Orchard Hill Lane, Fairfield. Amount: \$1,750,000. Filed Jan. 14.

Hann, James and **Bonnie Hann**, Old Greenwich. Seller: Carolyn Morigi-Armstrong, Old Greenwich. Property: Unit 98, Old Greenwich Gables, Old Greenwich. Amount: \$1,775,000. Filed Jan. 16.

Jaczko, Cynthia S. and **Robert J. Jaczko Jr.**, Chestnut Hill, Massachusetts. Seller: Henry Gillam, Washington DC. Property: 115 Mayapple Road, Stamford. Amount: \$1,725,000. Filed Jan. 7.

Jarvis, Daniel, Fairfield. Seller: Joseph Palmer, Fairfield. Property: 245 Unquowa Road, Unit 11, Fairfield. Amount: \$815,000. Filed Jan. 15.

Johnson, Ashley and **Marshall Butler**, Old Greenwich. Seller: Steven P. Rubin and Jean V.R. Rubin, Greenwich. Property: 348 Sound Beach Ave., Old Greenwich. Amount: \$4,500,000. Filed Jan. 13.

Kessler, Julie Feldstein, Riverside. Seller: Thomas Morrissy and Kathleen E. O'Malley Morrissy, Riverside. Property: 6 Gilliam Lane, Riverside. Amount: \$10. Filed Jan. 16.

Mao, Victoria P. and **Ethan Bourque**, Fairfield. Seller: Victoria P. Mao, Fairfield. Property: 233 Mayfair Road, Fairfield. Amount: \$1. Filed Jan. 15.

Mercorella, Robert and **Jill Mercorella**, Ridgefield. Seller: John K. Toal, Fairfield. Property: Unit 97, The Meadows Condominium, Fairfield. Amount: \$975,000. Filed Jan. 12.

O'Neill, Maria, New City, New York. Seller: Carlo D. Romeo and Katie M. Smeragulio, Fairfield. Property: 28 Stillson Place, Fairfield. Amount: \$578,000. Filed Jan. 15.

Papadatos, Andreas G. and **Brenda Thickett**, Fairfield. Seller: Samuel W. Cargill, Fairfield. Property: 144 Westway Road, Fairfield. Amount: \$3,205,000. Filed Jan. 15.

Pelazza, Joey Anthony and **Alexandra A. Maxwell**, Stamford. Seller: Marie Franco, Stamford. Property: 36 Old Barn Road South, Stamford. Amount: \$650,000. Filed Jan. 8.

Pombo, Maritza, Stamford. Seller: James Cahn, Stamford. Property: 700 Summer St., Unit 4C Stamford. Amount: \$278,200. Filed Jan. 8.

Prysiazhniuk, Volodymir and **Mariia Prysiazhniuk**, Stamford. Seller: Carolyn Hahn-Re, Stamford. Property: 69 Maple Tree Ave., Stamford. Amount: \$465,000. Filed Jan. 8.

Qureshi, Khalid, Stamford. Seller: Khalid Qureshi and Malinda Qureshi, Stamford. Property: 16 Woodley Road, Stamford. Amount: \$1. Filed Jan. 7.

Riley, Christopher B. and **Christian P. Riley**, Greenwich. Seller: Samuel K. Mencoﬀ and Lauren E. Mencoﬀ, Greenwich. Property: 33 Midwood Road, Greenwich. Amount: \$11,000,000. Filed Jan. 16.

Rizzo, Justin and **Meredith Murphy**, Fairfield. Seller: Douglas D. Finlay and Joan T. Finlay, Fairfield. Property: 478 Crestwood Road, Fairfield. Amount: \$1,450,000. Filed Jan. 12.

Sattler, Stanley and **Izabella Sattler**, Norwalk. Seller: Minchul Cho, Greenwich. Property: 737 Cove Road, Unit D2, Stamford. Amount: \$295,000. Filed Jan. 7.

Sefchok, Sarah E., Stamford. Seller: Matthew Carroll Arnowich, Stamford. Property: 160 Glenbrook Road, Unit 3D, Stamford. Amount: \$690,000. Filed Jan. 6.

Skowron III, Joseph F. and **Cheryl L. Skowron**, Old Greenwich. Seller: Rawinderkoemar Ramnathsing and Shonali Ramnathsing, Tallahassee, Florida. Property: 145 Shore Road, Old Greenwich. Amount: \$10. Filed Jan. 8.

Spector, Howard, New York, New York. Seller: Katherine F. Truesdell and Frank J. Carpenteri Jr., Old Greenwich. Property: 8 Quintard Ave., Old Greenwich. Amount: \$10. Filed Jan. 9.

Spira, Kyle and **Ashley Spira**, Long Island City, New York. Seller: Thomas Kehoe and Michele Kinney, Stamford. Property: 25 Mill Stone Circle, Stamford. Amount: \$1,100,000. Filed Jan. 7.

Swift, Angela, Old Greenwich. Seller: Imanol Echevarria and Penelope Echevarria, Greenwich. Property: 5 Midbrook Lane, Old Greenwich. Amount: \$10. Filed Jan. 15.

Terry Jr., Christophyer and **Nina Fattahi**, Fairfield. Seller: Ryan P. Tormey and Laura G. Tormey, Fairfield. Property: 232 Pell Meadow Drive, Fairfield. Amount: \$1,947,000. Filed Jan. 13.

Tipantasi, Alex, Stamford. Seller: Georges Barbier and Jeannette Barbier, Stamford. Property: 36 Wardwell St., Stamford. Amount: \$800,000. Filed Jan. 6.

Werthmann, Craig and **Shannon Werthmann**, Stamford. Seller: Stephen Miller and Ekaterina Sutin, Stamford. Property: 65 McIntosh Road, Stamford. Amount: \$1,165,000. Filed Jan. 7.

Willkie, Alexandra and **Zachary Pasanen**, Greenwich. Seller: Robert P. James and Harriette E. James, Greenwich. Property: 331 Round Hill Road, Greenwich. Amount: \$1. Filed Jan. 16.

Yim, Hae Jean and **Patrick Chang Chi**, Stamford. Seller: Jessica A. Grasso, New Rochelle, New York. Property: 105 Harbor Drive, Unit 107, Stamford. Amount: \$629,000. Filed Jan. 7.

MORTGAGES

25 Oak Ridge LLC, Stamford, by Anthony E. Schwartz. Lender: Ion Bank, 87 Church St., Naugatuck. Property: 25 and 27 Oak Ridge St., Greenwich. Amount: \$1. Filed Dec. 31.

50 Vineyard Lane Residential Trust, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 50 Vineyard Lane, Greenwich. Amount: \$1,620,000. Filed Dec. 31.

Adams, Kimberly, Stamford, by Juan Pablo Medrano. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 80 Lawn Ave.,16, Stamford. Amount: \$50,000. Filed Dec. 26.

Adovasio, Luke and **Marie Casey Pomeroy**, Fairfield, by Leah M. Parisi. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 944 Pequot Ave., Southport. Amount: \$2,625,000. Filed Dec. 23.

Allgeier III, William B. and **Alexa B. Allgeier**, Stamford, by Andrew L. Wallach. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 45 Robin Circle, Fairfield. Amount: \$1,699,000. Filed Dec. 23.

Amezquita, Camilo and **Lisandra Amezquita**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 63 Clearview Ave., Stamford. Amount: \$150,000. Filed Dec. 22.

Barbosa, Brian and **Donna Barbosa**, Fairfield, by Antonio Faretta. Lender: Coastal Community Bank, 910 Campisi Way, Suite 2D, Campbell, California. Property: 1303 Brooklawn Ave., Fairfield. Amount: \$232,000. Filed Dec. 26.

Barbuto, Faith and **Ernesto Barbuto**, Fairfield, by Antonio Faretta. Lender: West Capital Lending Inc, 24 Executive Park, Suite 250, Irvine, California. Property: 3495 Park Ave., Fairfield. Amount: \$229,717. Filed Dec. 24.

Becker, David and **Erica H. Becker**, Fairfield, by Dorothy M. Martin. Lender: Lafayette Federal Credit Union, 2701 Tower Oaks Blvd., Rockville, Maryland. Property: 164 Taintor Drive, Southport. Amount: \$585,500. Filed Dec. 26.

Berke, Gregory and **Lauren Berke**, Hampton Bays, New York, by Jonathan J. Martin. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 4 Lafayette Court, 1C, Greenwich. Amount: \$485,000. Filed Dec. 30.

Bethel Tabernacle Inc, Stamford, by Michael J. Reilly. Lender: Velocity Commercial Capital LLC, 2945 Townsgate Road, Suite 110, Westlake Village, California. Property: 101 Stillwater Ave., Stamford. Amount: \$450,000. Filed Dec. 24.

Bigos, Christopher and **Marley Rae Bigos**, Pacific Palisades, California, by Stephen Feintuck. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 26 Riverside Lane, Riverside. Amount: \$2,287,500. Filed Jan. 2.

BLCR Holdings LLC, Southport, by Raymond Cashen II. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 45 Field Point Road, Greenwich. Amount: \$11,566,750. Filed Jan. 2.

Centofanti, Daniel A. and **Alan D. Centofanti**, Stamford, by Robert B. Potash. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 300 Broad St., Unit 902, Stamford. Amount: \$312,000. Filed Dec. 23.

Chen, Yuying and **Jing Zhou**, Houston, Texas, by Ian Leon. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 29 Widgeon Way, Greenwich. Amount: \$1,125,000. Filed Dec. 30.

Chuco, Jorge and **Cruz A. Garcia**, Stamford, by John A. Cassone. Lender: United Wholesale Mortgage LLC, 585 South Blvd., Pontiac, Michigan. Property: 52 Penzance Road, Stamford. Amount: \$513,000. Filed Dec. 26.

Cinti, John and **Andrea Pedemonti**, Fairfield, by Gina Dasilva. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 545 Mill Plain Road, Fairfield. Amount: \$100,000. Filed Dec. 23.

DiBiase, Christopher J. and **Alisha C. Holland**, Fairfield, by John K. Cohane. Lender: Gary DiBiase, 216 Fillmore St., Massapequa Park, New York. Property: 105 Oakwood Drive, Fairfield. Amount: \$663,500. Filed Dec. 23.

Dominguez Wulff, Juan Andres and **Constanza Celina Oquendo Parilli**, Riverside, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 38 Amherst Road, Riverside. Amount: \$1,343,000. Filed Dec. 29.

Donnelly, Edward M., Stamford, by Matthew L. Corrente. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 138 Woodside Grn. Apt 2D, Stamford. Amount: \$148,000. Filed Dec. 22.

Eilenberg, Megan J. and **Benjamin J. Moskowitz**, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 1834 Shippan Ave., Stamford. Amount: \$550,000. Filed Dec. 26.

Faugno, Charli Catherine, Riverside, by unreadable. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2437 Bedford St., Unit F20, Stamford. Amount: \$235,000. Filed Dec. 23.

Fox Living Trust, Fairfield, by J. Brian Fatse. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 222 Sunnieholme Drive, Fairfield. Amount: \$3,880,000. Filed Dec. 22.

George, Minto C. and **Michelle Waller-George**, Fairfield, by Beth A. Grassette. Lender: Guaranteed Rate Affinity LLC, 1800 West Larchmont Ave., Suite 201, Chicago, Illinois. Property: 378 Castle Ave., Fairfield. Amount: \$499,550. Filed Dec. 24.

Graham, Anthony S. Sally S. Graham, Greenwich, by Scott Rogalski. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 30 Highview Ave., Old Greenwich. Amount: \$1,900,000. Filed Dec. 29.

Helal, Douglas and **Alyssa Helal**, Fairfield, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 150 Aran Hill Road, Fairfield. Amount: \$1,673,000. Filed Dec. 26.

Javakian, Michael and **Jamie DeGiaino**, New York, New York, by Russell A. Giorno. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 93 Greenwich Hills Drive, Greenwich. Amount: \$675,000. Filed Dec. 31.

Jung, Steven Alex and **Romina S. Fontana**, Stamford, by Colm P. Browne. Lender: Bank of America NA, 101 South Tryon St., Charlotte, North Carolina. Property: 393 Upper Haig Ave., Stamford. Amount: \$350,000. Filed Dec. 24.

Kanagaselvam, Vidya and **Dhanapal Selvaraj**, Stamford, by Jonathan A. Wetmore. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 15 Little John Lane, Stamford. Amount: \$560,000. Filed Dec. 26.

Kaufman, Evan and **Juliet Carnoy**, New York, New York, by Joel M. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 346 Sound Beach Ave., Old Greenwich. Amount: \$2,999,500. Filed Dec. 30.

Kotulsky, Susan E., Fairfield, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 61 Bullard St., Fairfield. Amount: \$400,000. Filed Dec. 22.

La Fuentes, Christopher and **Katherine La Fuentes**, Cos Cob, by Fiona Bratton. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 40 Butler St., Cos Cob. Amount: \$1,552,000. Filed Dec. 31.

Lee, Brian and **Kerry Lee**, Fairfield, by Peter Ambrose. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 69 Flax Road, Fairfield. Amount: \$420,000. Filed Dec. 23.

Marrero, Jennifer Floridalma, Greenwich, by Frank J. Peters. Lender: Champions Funding LLC, 365 E Germann Road, Suite 140, Gilbert, Arizona. Property: 8 Reynolds Place, Greenwich. Amount: \$912,000. Filed Dec. 30.

McGrath, Lisa P. and **Thomas R. McGrath**, Riverside, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 36 Bonwit Road, Riverside. Amount: \$400,000. Filed Dec. 29.

McLaughlin, Joseph and **Maria Elisabeth McLaughlin**, Riverside, by Cynthia M. Salemme-Riccio. Lender: Wells Fargo Bank NA, 3201 North 4th Ave., Sioux Falls, South Dakota. Property: 12 Colonial Lane, Riverside. Amount: \$900,000. Filed Jan. 2.

Mora, Leonardo and **Ada Cacciatore**, Fairfield, by Thomas Moore. Lender: Homebridge Financial Services Inc, P.O. Box 2026, Flint, Michigan. Property: 159 Grasmere Ave., Fairfield. Amount: \$49,930. Filed Dec. 26.

Morki, Beau and **Nicole Mitrione Morki**, Greenwich, by Stephen J. Schelz. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 48 Cambridge Drive, Greenwich. Amount: \$720,000. Filed Dec. 30.

Nelson, Michael A. and **Katherine G. Nelson**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 347 Warde Terrace, Fairfield. Amount: \$300,000. Filed Dec. 26.

Pagliaro IV, Frank C. and **Erica Baranowsky**, Shelton, by Jonathan A. Wetmore. Lender: Union Home Mortgage Corp., 8241 Dow Circle W, Strongsville, Ohio. Property: 709 Tunxis Hill Road, Fairfield. Amount: \$432,000. Filed Dec. 22.

Papadopoulos, Charles, Fairfield, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S Tryon St., 8th Floor, Charlotte, North Carolina. Property: 126 Berkeley Road, Fairfield. Amount: \$51,625. Filed Dec. 22.

Pedersen, Esben, Houston, Texas, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 52 Mill Spring Lane, Stamford. Amount: \$806,000. Filed Dec. 23.

Pollack, Christopher L. and **Elizabeth P. Pollack**, Greenwich, by David E. Hoyle. Lender: Bridgeview Mortgage Corp., 1200 Hempstead Turnpike, Franklin Square, New York. Property: 5 Andrews Road, Greenwich. Amount: \$2,767,000. Filed Dec. 29.

Pompa Jr., William F. and **Robin Pompa**, Fairfield, by Antonio Faretta. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 140 Burr St., Fairfield. Amount: \$350,000. Filed Dec. 22.

Prisinzano, Patrick and **Michele Prisinzano**, Cos Cob, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 95 Cos Cob Ave., Cos Cob. Amount: \$690,000. Filed Dec. 29.

Quenca, Magno and **Fernando Rosa**, Stamford, by Jonathan T. Hoffman. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 91 Strawberry Hill Ave., Apt, 1128, Stamford. Amount: \$294,500. Filed Dec. 26.

Raymond, Austin and **Wanda Szarek**, Fairfield, by Michael V. Vollono. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 684 Reef Road, Fairfield. Amount: \$814,345. Filed Dec. 22.

Reers, Carolyn and **Michael Capelli**, Old Greenwich, by Antonio Faretta. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 11 Webb Ave., Old Greenwich. Amount: \$363,000. Filed Jan. 2.

Reyes, Isabel E., Stamford, by Stephen J. Schelz. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 117 Maple Ave., Stamford. Amount: \$740,000. Filed Dec. 22.

Roberts, Winifred D., Stamford, by Diane Medina. Lender: Figure Lending LLC, 650 S Tryon St., 8th Floor, Charlotte, North Carolina. Property: 44 Seaton Road, #2B, Stamford. Amount: \$78,122. Filed Dec. 23.

Rogers, Ann G. and **Daniel R. Rogers**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 85 Connecticut Ave., Greenwich. Amount: \$2,326,500. Filed Dec. 30.

Rogers, Liam and **Alexandra Clark**, Riverside, by Jonathan J. Martin. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 294 Riverside Ave., Riverside. Amount: \$2,812,500. Filed Dec. 29.

Ross, Pamela, Stamford, by Brooke Cavaliero. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 33 Moore St., Apt 2, Stamford. Amount: \$577,500. Filed Dec. 26.

Sauer, Geoffrey, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 36 Princess Pine Lane, Fairfield. Amount: \$426,100. Filed Dec. 26.

SC Holly Hill LLC, Chicago, Illinois, by Grace Senkowsky. Lender: RWC Lending LLC, 10 Astor Place, Suite 301, New York, New York. Property: 147 Holly Hill Lane, Greenwich. Amount: \$7,310,000. Filed Dec. 31.

Soldano, Richard C. and **Alex Kelly Soldano**, Fairfield, by Jeffrey Olivo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 14 Sterling St., Fairfield. Amount: \$135,000. Filed Dec. 22.

Sullivan, Christian, Greenwich, by Robert E. Colapietro. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 41 Bush Ave., Greenwich. Amount: \$5,000,000. Filed Jan. 2.

Sunshine Luxury Home LLC, Milford, by M. Cassin Maloney Jr. Lender: Sachem Capital Corporation Holdings LLC, P.O. Box 2463, Milford. Property: 45 Sunshine Ave., Riverside. Amount: \$2,850,000. Filed Jan. 2.

Taveras, Yamil and **Maria Taveras**, Stamford, by John R. Hall. Lender: Homebridge Financial Services Inc, 99 Wood Ave. South, Suite 301, Iselin, New Jersey. Property: 295 Glenbrook Road, Stamford. Amount: \$656,250. Filed Dec. 23.

Tello Cabrera, Miriam P. and **Luis Alberto Cabrera Montesdeoca**, Stamford, by Ana Plaza. Lender: First National Bank of America, 241 East Saginaw St., East Lansing, Michigan. Property: 16 Neponsit St., Stamford. Amount: \$646,000. Filed Dec. 24.

Tolisano, Jason Harrison and **Kerry Beth Tolisano**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 384 Wormwood Road, Fairfield. Amount: \$200,000. Filed Dec. 26.

Villa, John Hader and **Silvia Isabel Villa**, Stamford, by Eileen M. Pate. Lender: Pryisma Lending Group LLC, 18 Padanaram Road, Danbury. Property: 175 West Ave., #6, Stamford. Amount: \$380,000. Filed Dec. 22.

Weinberger, Erik and **Randi Weinberger**, Stamford, by Jeffrey R. Houle. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 65 Malibu Road, Stamford. Amount: \$787,000. Filed Dec. 22.

White, Matthew J. and **Ann Marie White**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 9 Oxford Road, Southport. Amount: \$45,000. Filed Dec. 26.

Wulwick, Jacqueline and **Nathan Holdstein**, Greenwich, by Joel M. Kaye. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 15 Walker Court, Greenwich. Amount: \$1,100,000. Filed Dec. 31.

NEW BUSINESSES

Auto Tag Solutions, 2777 Summer St., 3rd Floor, Stamford 06905, c/o Premier Auto Tag Services LLC. Filed Feb. 2.

CT State Marshal Michael Gordon, 1 Glover Ave., Apt #417, Norwalk 06850, c/o Michael Gordon. Filed Jan. 5.

Fries Guys US, 100 Greyrock Place, 7th Floor, Unit E314, Stamford 06901, c/o Fries Guys US LLC. Filed Jan. 29.

I Believe In Miracles Ministry of The Holy Spirit, 26 Main St., Apt 4U, Stamford 06901, c/o George Hancock Sr. Filed Feb. 3.

In Full Bloom Psychotherapy, 268 Post Road, Suite #200, #359755, Fairfield 06824, c/o Genfi Akua Agyapomah. Filed Jan. 7.

M&C Auto Shop, 24 Lowe St., Norwalk 06854, c/o Marta J. Meregildo. Filed Jan. 5.

Michael Huntley, 661 W. Hill Road, Stamford 06902, c/o Rowayton Chauffeurs 3.0 LLC. Filed Feb. 2.

Paradise Spa, 100 Greyrock Place, Space D227 Stamford 06901, c/o Paradise Spa LLC. Filed Jan. 29.

Premier Oral Surgery, 999 Summer St., Suite 300, Stamford 06905, c/o Stamford Implant & Oral Surgery Center, PLLC. Filed Feb. 3.

SMC Talent Partners, 134 Highland Ave., Norwalk 06853, c/o Sarah Cordovano. Filed Jan. 5.

Sosa All Cleaning Services, 196 Hope St., Apt 1, Stamford 06906, c/o Laura Sosa. Filed Jan. 29.

VVS Weddings, 26 Belden Ave., Unit #2414, Norwalk 06850, c/o Deveny Smith. Filed Jan. 5.

W!G Magazine, 24 Mill Valley Lane, Stamford 06903, c/o Cancer Communications Inc. Filed Feb. 2.

Legal Notices

Notice of Formation of YOUNG MCNALLY GROUP, LLC. Articles of Organization filed with SSNY on 09/05/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Elizabeth McNally, 5 Fox Meadow Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63945

Name of Limited Liability Company (LLC): Black Paw Group LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 1/5/26. The LLC is in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served is to the principal business location at 9 Grace Lane, Ossining NY 10562. Purpose: any lawful business activity. #63946

Notice of Formation of Solora Retreats LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on November 6, 2025. Office location: Westchester County, NY. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail process to: 30 Lake Street, Apt. 9B, White Plains, NY 10603. Purpose: to engage in any lawful act or activity. #63947

Notice of Formation of Hardcore In The 914 LLC Articles of Organization filed with the Secretary of State of New York on 1/5/2026. Office location: Westchester County. The Secretary of State has been designated as agent of the LLC upon whom process may be served. The Secretary of State shall mail a copy of any process to: Hardcore In The 914 LLC, 8 Arden Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63948

Notice of Formation of DB BUILDING MAINTENANCE SERVICES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/06/2026. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 303 East 3rd St., Mt. Vernon, NY 10553. 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. #63950

Notice of Formation of Le Soro LLC. Arts. of Org. filed with SSNY on 07/28/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Le Soro LLC 21 Orchard Lane Elmsford NY 10523. Purpose: any lawful act or activity. #63952

Articles of Organization were filed with the Secretary of State of the State of New York (SSNY) on January 1, 2026. Office location: Westchester County, New York. The Secretary of State has been designated as agent of the LLC upon whom process against it may be served. The Secretary of State shall mail a copy of any process against the LLC served upon him or her to: NorthStar Construction & Landscaping LLC 7014 13th Avenue, Suite 202 Brooklyn, NY 11228 #63953

Notice of Formation of SIXA LIVE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on December 18, 2025. Office location: Westchester County. Secretary of State of New York has been designated as agent of the LLC upon whom process against it may be served. #63954

Notice of Formation of K.E. Miller Consulting, LLC. Arts. of Org. filed with SSNY on 1/6/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of LLC upon whom process may be served. SSNY shall mail process to 304 S. Lexington Ave., White Plains, NY 10606. Purpose: any lawful purpose. #63955

Notice of Formation of HoYi Consulting LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 1/19/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: HoYi Consulting LLC, 12 Jeffrey Ln, Chappaqua, NY 10514. Purpose: Any lawful act. #63957

Notice of Formation of Volia Group, LLC Art. Of Org. Filed with SSNY on 12/30/2025 Offc. Loc: Westchester Cty. SSNY desig as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 Beacon Hill Dr., Dobbs Ferry, NY 10522. Purpose: any lawful activity. #63958

Notice of Formation of JB HUDSON LINE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 01/20/2026. Office location: Westchester County, NY. SSNY is designated as agent of the LLC upon whom process against it may bse served. SSNY shall mail a copy of process to: 59 Alta Vista Dr, Yonkers, NY, 10710. Purpose: any lawful activity. #63959

Name: Atrium Design Group, LLC. Articles of Organization filing date with Secretary of State (SSNY): January 5, 2026. Office location: 41 Cowdin Circle, Chappaqua, NY 10514 1804, Westchester County. SSNY has been designated as agent of LLC upon whom process against it may be served and SSNY shall mail copy of process to Rita C. Tobin, Esq., RCTobinLaw, PLLc, 41 Cowdin Circle, Chappaqua, NY 10514 1804. The Purpose of Atrium Design Group, LLC is to engage in any and all business activities permitted under NYS laws. #63963

Notice is hereby given that a license, number NA 0340 25 116061, 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 501 Halstead Ave, Village of Mamaroneck, Town of Rye, Westchester County, for on premises consumption. Vistema LLC 501 Halstead Ave Mamaroneck, NY 10543 #63966

Notice is hereby given that license, number NA 0346 25 138682, for beer, cider, liquor and wine has been applied for by the undersigned to sell beer, cider, liquor and wine at retail in a catering establishment under the Alcoholic Beverage Control Law at 29 Elm Ave., Suite 1 A, Mount Vernon, NY 10550 for on premises consumption. Ryanis Station House LLC #63967

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF WESTCHESTER

Khal Torath Chaim of Rockland
Index No. 55796/2026

Plaintiff,
SUMMONS
against
Unknown Successors and Assigns of
Briarcliff Realty Company,

Defendants.

YOU ARE HEREBY SUMMONED to answer the verified complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance on plaintiff's attorneys within twenty (20) days after service of this summons, exclusive of the day of service, or within thirty (30) days after the service is complete if this summons is not personally delivered to you within the State of New York; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

Plaintiff designates Westchester County as the place of trial because the action would affect the title to real property situated in Westchester County. CPLR 507.

Dated: White Plains, New York
January 15, 2026

ABRAMS FENSTERMAN, LLP
Attorneys for Plaintiff

/s/ Albert J. Pirro
By: _____
Albert J. Pirro
Abrams Fensterman, LLP
81 Main Street, Suite 400
White Plains, NY 10601
(914)607 7010
apirro@abramslaw.com

This is a legal proceeding against any successor or assign of Briarcliff Realty Company, a corporation formed in 1907 under the provisions of the Business Corporations Law of the State of New York and formally dissolved on January 5, 1962, seeking a declaration pursuant to the New York Real Property Actions and Proceedings Law extinguishing certain restrictive covenants contained in the 1937 deed, Liber 3608, Page 115, from Briarcliff Realty Company to Doris Laura Flick, conveying a parcel of land now part of Section 98.19, Block 2, Lot 11, commonly known as 235 Elm Road, Briarcliff Manor, New York 10510. No money damages are sought in this action.
#63965

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, February 26, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notice. The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award. BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation 4 Burnett Blvd., Poughkeepsie, NY, 12603 D265647, PIN 809948, FA Proj , Westchester Co., RETAINING WALL & PAVEMENT IMPROVEMENTS - Route 907K, City of Yonkers., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 0.00% D265712, PIN 815518, FA Proj , Rockland Co., PAVEMENT MAINTENANCE - NY Route 304, Town of Clarkstown., Bid Deposit: 5% of Bid (- \$750,000.00), Goals: DBE: 0.00% D265729, PIN 881596, FA Proj , Columbia, Orange, Putnam Cos., BRIDGE PAINTING - Various Locations., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: DBE: 0.00%