



TRUMP CAVES: all withheld funds for Gateway Tunnel project released

BY PETER KATZ / pkatz@westfairinc.com

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Construction in progress on Hudson River Gateway Tunnel project.

HUDSON VALLEY

Yonkers company buys Wappingers Falls retail site

Hampshire Management Company, based on Midland Avenue in Yonkers, has bought Staples Plaza at 1849 South Road in Wappingers Falls. The 24,365-square-feet... • **Page 14**

WESTCHESTER COUNTY

Former Westchester Broadway Theatre building becoming home to Jonard Tools

What had for many years been home to the Westchester Broadway Theatre (WBT) in Elmsford is now being transformed into the new home of Jonard Tools, which manufactures... • **Page 21**

FAIRFIELD COUNTY

Cultural Alliance of Fairfield County names executive director

The Cultural Alliance of Fairfield County (CAFC) recently named Stamford resident Douglas Laustsen executive director to help guide the nonprofit forward by providing strategic... • **Page 23**

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February 23

ISSUE #8

Towns served by Aquarion Water still a hard 'no' on changing ownership

BY GARY LARKIN / glarkin@westfairinc.com



Eversource Energy and the South Central Connecticut Regional Water Authority are making their pitch to persuade PURA to change its decision on a change in control application. *Photo courtesy of Eversource*

This story has been updated to correct the title of Rochelle Kowalski and the names of the authors of the letter sent to area towns regarding the Aquarion Water Co. PURA case.

The CFO of South Central Connecticut Regional Water Authority (RWA) and the president of Aquarion Water Co. have reached out to communities served by Aquarion Water Co. to persuade PURA to change its mind and approve a change in control application from RWA and its parent Eversource Energy after a court remanded an earlier October 2025 denial back to the regulator.

Eversource was seeking the change in control following its \$2.4 billion purchase of Aquarion Water in a deal that came about after the state legislature approved the creation of the nonprofit Aquarion Water Authority last year.

On Jan. 22 a Superior Court judge ruled that PURA acted “illegally” in denying the change in control application submitted by Aquarion Water Authority, RWA and Eversource and remanded the application back to the regulator.

The RWA letter sent to municipal government officials in Fairfield, New Canaan, Ridgefield and Westport (intervenor in the Public Utilities Regulatory Authority case) reiterates the water utility’s reasons for

PURA to change its earlier decision to deny the change in control application.

“We understand and respect the concerns that have been raised about the transaction framework,” said Lucy Teixeira, Aquarion Water Co. President, and Rochelle Kowalski, CFO of RWA. “A decision of this magnitude warrants scrutiny and thoughtful discussion. At the same time, it is important to evaluate not only the mechanics of the transition, but the concrete protections, oversight and benefits that will accompany it.”

Attorneys for the Aquarion Water Authority, Regional Water Authority and Eversource filed a joint remand brief Tuesday ahead of PURA’s March 25 deadline to issue a final remand decision. Attorneys for the intervenor towns, the state Attorney General’s office and the Office of Consumer Counsel also filed remand briefs on Tuesday.

“A decision of this magnitude warrants scrutiny — but so do the protections and benefits that come with it.”

— Lucy Teixeira, President, Aquarion Water Co., and Rochelle Kowalski, CFO, South Central Connecticut Regional Water Authority

In the remand brief and RWA community letter, Eversource and its water utility made its case for PURA and the intervenor towns to accept its modified offer of compromise. That includes the following commitments from Aquarion Water Authority:

- **Municipal revenue protection:** Payments in Lieu of Taxes that will never be less than Aquarion’s current property tax payments at closing, ensuring that no community is financially disadvantaged by the transition.
- **Rate stability for customers:** a \$10 million Rate Stabilization Fund, enforceable by PURA, to help offset future rate impacts and provide an added layer of customer protection.
- **Permanent preservation of existing rate credits:** the \$16.8 million in annual rate credits already embedded in Aquarion rates will remain in place in perpetuity, continuing to benefit customers year after year.
- **Structured governance and oversight:** a Special Transition Committee to oversee the transition process, followed by bifurcated voting for the AWA and RWA boards with separately defined accountability, once steady state operations are achieved.”

In their own briefs, the intervenors, Attorney General William Tong and the Office of Consumer Counsel stood fast against PURA changing its decision to deny the application.

“The Towns urge PURA to balance all such factors and to deny the Application,” the intervenors brief stated. “The evidence at the hearings before PURA demonstrated that this transaction would not be in the public interest for a multitude of reasons, including:

- The fact that all 26 municipalities participating in this docket are opposed to the transaction, and not one municipality in the Aquarion region is supportive.
- The fact that rates are guaranteed to increase if the transaction is approved
- The fact that applicants intend to pass on to ratepayers as part of the rate base a \$500 million acquisition premium, contrary to what PURA has ever permitted.

PURA is due to take up the remand application sometime next month following the March 25 deadline.



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Fan Duel Sports Network parent company folding it up April 14

BY GARY LARKIN / glarkin@westfairinc.com



A sign at Main Street Sports Group headquarters in Southport's Pequot Plaza. Photo by Gary Larkin

This story has been updated to include a comment from the Main Street Sports Group CEO David Preschlack.

SOUTHPORT – By the end of the 2025-2026 NBA and NHL seasons and two weeks into the 2026 MLB season sports fans will know the name of Fan Duel Sports Network's parent company ... for all the wrong reasons.

That's because on April 14 Main Street Sports Group of Southport plans to shutter its operation and lay off its 44 employees from the CEO on down. The company, which takes up most of the space at the 27,392-square-foot Pequot Plaza office building, started off the year with broadcast rights to 29 NBA, NHL and MLB teams. Its demise has left nine MLB teams scurrying for flagship regional TV coverage just about a month before Opening Day.

The NBA season ends April 12 and the NHL season ends April 16.

"FanDuel Sports Network is continuing to broadcast NBA and NHL games as we engage in discussions with our partners about our go-forward plans," said Main Street Sports Group CEO David Preschlack.

"While final decisions have not been made, we have issued WARN notices to employees, as required by law, in connection with potential workforce impacts that could occur in the coming months. Any and all aspects of the WARN notices can be revoked at any time. We remain committed to transparency and fair treatment of our employees."

In a federal WARN (Worker Adjustment and Retraining Notification) notice to Fairfield First Selectperson Christine Vitale and the state Department of Labor, the company's Chief Human

Resources Officer Meredith Powers announced the news.

"This action is expected to be permanent," Powers wrote in a Feb. 13 WARN notice about the layoffs and office closing. "While we do not meet the threshold to trigger WARN, we wanted to make you aware of our Company's circumstances."

Only two weeks prior to the WARN notice, a spokesperson for Main Street Sports said it was going to continue broadcasting NBA and NHL games.

"FanDuel Sports Network is continuing to broadcast NBA and NHL games, and we appreciate the leagues' engagement in ongoing discussions on our go-forward plans," a spokesperson for Main Street Sports wrote in a statement to ESPN on Feb. 2. "We appreciate the relationships we have had with these MLB partners and their fans over many years, and we wish them the best."

MLB is producing games for at least 13 teams, including the Cardinals, Reds, Royals, Brewers, Marlins, Rays, Tigers, and others, as they move away from the bankrupt FanDuel Sports Network (formerly Bally Sports).

Main Street Sports owns local rights for the NBA's Atlanta Hawks, Charlotte Hornets, Miami Heat, Oklahoma City Thunder, Cleveland Cavaliers, Indiana Pacers, Detroit Pistons, Minnesota Timberwolves, Orlando Magic, Milwaukee Bucks, San Antonio Spurs, LA Clippers and Memphis Grizzlies. In the NHL, the Minnesota Wild, Nashville Predators, Detroit Red Wings, Los Angeles Kings, Carolina Hurricanes, Columbus Blue Jackets and St. Louis Blues.

Main Street Sports wound up with the broadcast rights for the sports teams after it took over Fox Sports and Bally regional sports channels.

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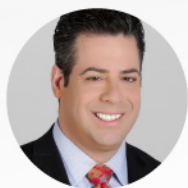
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1 Trump caves: all withheld funds for Gateway Tunnel project released

The Trump administration has done an about face and released all of the funding it was withholding for the Gateway Tunnel project. The administration's action reflects its decision to stop defying a court order requiring it to release the funding.

The Gateway Development Commission said on Feb. 18 that it "has received the full reimbursement owed to us from the federal government and now has more than \$205 million available to fund work on the Hudson Tunnel Project."

The commission said it is working with its contractors and will resume work on the \$16 billion project as soon as possible.

"Letters will be sent to contractors today, and construction activities are expected to resume next week," the commission said, meaning Feb. 23 or thereafter. "We continue to pursue all avenues to secure access to the full amount of federal funding for the Hudson Tunnel Project, including our lawsuit."

Gov. Kathy Hochul on Feb. 18 reacted by saying, "For months, Donald Trump illegally suspended funding for the Gateway Tunnel, putting the most important infrastructure project in the nation in jeopardy. Today — after our preliminary court victories and repeated conversations with the President about the need to keep funds flowing — we secured a major result: The

federal government released the remaining \$98 million in overdue funding to Gateway and provided an additional \$30 million in reimbursements for work completed in January.

"I have told the President repeatedly that when he targets New York, we will fight back and we will not back

down. Today's progress is significant, but we need certainty that Gateway funding will remain in place for the duration of the project. The federal government has a legal obligation to fully fund Gateway, and New York will accept nothing less," Hochul said.

New York Attorney General Letitia James and New Jersey Acting Attorney General Jennifer Davenport had filed a lawsuit against the Trump administration that resulted in a federal judge's order for the funding to be released. The administration had stopped mak-

ing payments in October and when the money on hand ran out construction was stopped.

"This funding freeze was unlawful from the start. We took swift action in court, and now every dollar that was illegally withheld has been released," James said. "This morning, New York and New Jersey received the remaining nearly \$130 million owed for the Gateway Project, finally unlocking all the funding that had been frozen. These funds should never have been withheld in the first place. I am thrilled that hardworking New Yorkers can now get back on the job and move forward with the most important infrastructure project in the country."

James said her office would remain vigilant to ensure this funding continues uninterrupted.

"My office will keep fighting in court to save Gateway permanently, on behalf of the millions of workers and riders who depend on it."

"The federal government has a legal obligation to fully fund Gateway, and New York will accept nothing less."

— Kathy Hochul

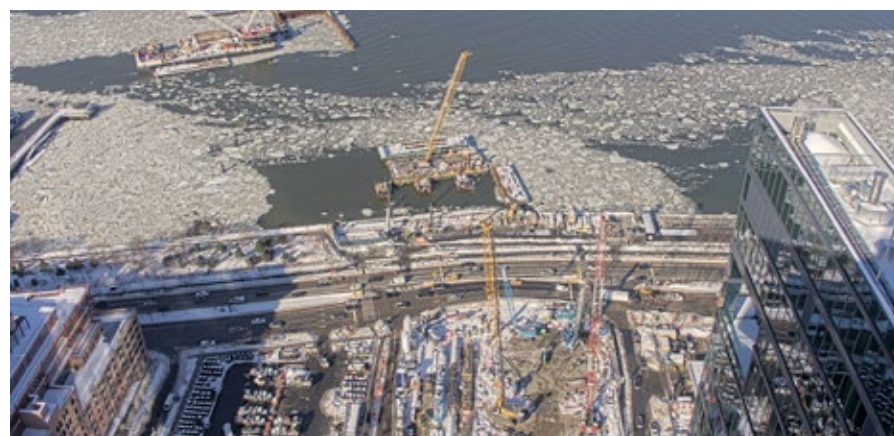
As a result of the New York/New Jersey lawsuit, on Feb. 6 a temporary restraining order was issued requiring the federal government to release more than \$200 million in overdue funds, which took effect on Feb. 12. In compliance with the court's order, the administration released \$30 million on Feb. 13, followed by an additional \$77 million. The Feb. 18 payment completed unfreezing of all of the money that had been frozen.

On Feb. 17, Hochul told a rally of idled workers at a Gateway construction site in New York City that she had talked to President Trump four times in the previous few days, the latest time on the night of Feb. 16.

Hochul said that she told Trump, "Mr. President, I know for a fact a lot of these guys might have supported you. How can you throw them out of their jobs? How can you tell them to go home? How do they go back to their families and tell their kids, 'I'm sorry ... the president who promised to create more jobs in this country has laid me off?'"

Hochul also emphasized that the Gateway Tunnel program cannot keep starting and stopping construction activity.

"The workers need to know that their job is going to be there, the one they signed up for, the one they trained for, the one they're so proud of," Hochul said. "It has to be there year after year until this project is done, and this project has to be done. We cannot compromise the safety of the Northeast Corridor."



12th Avenue tunnel construction site in Manhattan.



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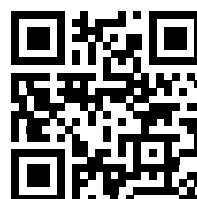


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Truck dealership looking to convert property, open in Cortlandt Manor

BY PETER KATZ / pkatz@westfairinc.com

Leal Peterbilt, a commercial Peterbilt truck dealership and service company based in Maspeth, Queens in New York City, wants to convert a partially-built car wash that never opened in Cortlandt Manor into a facility for Leal Peterbilt of Westchester.

According to attorney Brad Schwartz of the White Plains-based law firm Zarin & Steinmetz LLP, in Nov. 2017, Cortlandt's Planning Board issued site plan and other approvals for the Crystal Clean Car Wash at the property. The building was mostly constructed, but a certificate of occupancy was not issued because certain items needed to be completed. The car wash project eventually stalled.

70 Roa Hook Road, Cortlandt Manor. Photo via Google Maps.

The entity 70 Roa Hook Realty LLC has purchased the property at 70 Roa Hook Road and is seeking

site plan approval to make changes to the existing structure to accommodate parts sales and truck servicing.

"Some of these modifications include increasing the size of the service bays to accommodate trucks, adding bays and removing a portion of the existing building, an addition to the building, and new parking configuration to facilitate truck turning movements," Schwartz said.

Among many changes proposed would be converting three existing car wash bays to be used as service bays. Two existing wash bays would be demolished and four new service bays would be created. One existing car wash bay would be converted for storage of parts.

Elevation with proposed changes to uncompleted car wash.

Leal Peterbilt says that its business centers on supporting customers in



▲
70 Roa Hook Road, Cortlandt Manor. Photo via Google Maps.

buying, servicing, and maintaining Peterbilt brand trucks and related equipment. The dealership sells new Peterbilt commercial trucks, which are heavy-duty vehicles primarily used in freight hauling, construction, and other industrial transport sectors, as well as pre-owned trucks.

Leal Peterbilt stocks and sells genuine Peterbilt parts and accessories as

well as providing truck servicing and repair work, often including routine maintenance, diagnostics, and warranty or post-warranty repairs to keep fleets running efficiently.

It expects that its Westchester outlet would operate Monday through Friday from 7 a.m. to 5 p.m. and on Saturday from 8 a.m. to noon.

The company said it does not keep stock trucks for retail sales and that most of the vehicles come in from the factory, get prepared and are picked up by the final user within a week. The company said that it could potentially keep one or two dump trucks on the site for display. It said it expects that about 14 trucks would be brought in for servicing each month. The company said it expects that only dump trucks, concrete mixer trucks, garbage trucks, oil and fuel trucks, roll offs, box trucks, conventional sleeper tractors and day cab tractors less than 30 feet in length would be at the location.

COURTS

Ex-Darien resident and mortgage company owner gets 90 months in prison

BY GARY LARKIN / glarkin@westfairinc.com



U.S. District Court in New Haven.

NEW HAVEN – A former Darien mortgage company owner and investment adviser has been sentenced by a U.S. District judge to more than 7 years in prison and three years of supervised release for perpetrating an investment fraud scheme, according to the U.S. Attorney for the District of Connecticut David Sullivan.

John Masanotti, 71, of Bonita Springs, Florida, and formerly of Darien, also agreed to pay \$4,361,632 in restitution to the victims of his crime, and to cooperate with the IRS to pay all back taxes, penalties, and interest.

According to court documents and

statements made in court, Masanotti was the owner and managing member of Darien-based Middlesex Mortgage Group LLC, also known as Middlesex Group LLC.

Through Middlesex and while acting as an investment advisor, Masanotti purported to manage a pooled investment vehicle on behalf of investors. Masanotti claimed to clients and potential clients that invested funds were going to be, and were in fact, pooled together and invested in foreign currency and other investments.

Between approximately 2016 and 2023, Masanotti defrauded 14 clients of a total of more than \$4 million

by using their money for personal expenses, and to pay returns to other clients. Masanotti provided clients with fraudulent monthly account statements from Middlesex that showed fake investment profits.

In addition, for the 2016, 2017, and 2019 through 2022 tax years, Masanotti failed to report to the IRS more than \$3 million in income, resulting in a tax loss of nearly \$1 million.

Masanotti also made false statements to the FBI during the investigation and filed false records in an attempt to obstruct the investigation.

Masanotti was arrested on May 9, 2024, and pleaded guilty he pleaded guilty to one count of wire fraud and one count of tax evasion on Oct. 1, 2025. Released on a \$100,000 bond, he is required to report to prison on March 19.



Chester warehouse. Photo via Google Maps.

GOVERNMENT

ICE says it has not purchased Chester warehouse, retracting previous statement

BY PETER KATZ / pkatz@westfairinc.com

“Let me be clear: the Hudson Valley does not support ICE expansion in our community.”

— Pat Ryan

Immigration and Customs Enforcement (ICE) has told Westfair's Westchester County Business Journal that as of Feb. 19 it had not purchased the warehouse at 29 Elizabeth Drive in Chester, New York, in Orange County that has been the subject of enormous controversy recently. ICE had developed a plan to buy the former PepBoys warehouse from an entity related to businessman and investor Carl Ichan and convert it into a detention facility for people arrested by its agents.

ICE previously had released a statement saying that it had purchased the warehouse. On Feb. 13, Orange County Executive Steve Neuhaus said that no deed had been filed with the county indicating that a sale had taken place.

ICE as of Feb. 19 told the Business Journal, “ICE has NOT purchased a facility in Chester, New York. That statement was sent without proper approval, and this mistake has since been rectified.”

When word got out about ICE's plan for the Chester warehouse, a groundswell of public and official opposition arose. ICE has been creating a national network of detention centers capable of holding

an estimated 100,000 people. Some of the most vocal critics of ICE have called the planned detention centers “concentration camps.”

ICE already has a long-standing arrangement with Orange County to use part of the county jail to hold people arrested as part of its immigration enforcement activities. ICE did not immediately respond to a question from the Business Journal on whether a new detention center would result in cancellation of its arrangement to use the county jail.

The statement from ICE sent to the Business Journal also restated what ICE describes as its mission.

“DHS is conducting law enforcement activities across the country to keep Americans safe. It should not come as news that ICE will be making arrests in states across the U.S. and is actively working to expand detention space,” ICE said. “ICE is targeting criminal illegal aliens including murderers, rapists, criminals, gang members and more. 70% of ICE arrests are of illegal aliens charged or convicted of a crime in the U.S.”

The warehouse encompasses 401,000 square feet with parking for 194 cars. ICE had tried to prevent

the public and local officials from finding out about its interest in converting the warehouse into a detention facility. However, when it filed required government paperwork disclosing that its project would impact a flood area on the property, word of its plan for the warehouse got out.

Neuhaus said that he had not heard anything from federal officials from the time ICE first became interested in the warehouse. Neuhaus said that the sewage system in Chester already is at capacity and could not accommodate what ICE wants to do.

“You're going to have a facility where you're going to have thousands of protesters coming here at the same time they're operating here in an industrial park,” Neuhaus said. “There are businesses all around the industrial park. There's a commuter parking lot that is very actively used by people commuting to New York City on bus.”

Neuhaus noted that large protests have taken place outside of ICE detention facilities elsewhere in the U.S. He said that he talked with Gov. Kathy Hochul on Feb. 13 about the situation and asked her to have the New York State Police available to help local police with crowd control should ICE actually convert the warehouse into a detention facility. He also asked for the National Guard to be on standby.

“I have not had one elected official

in New York state, in the Hudson Valley, in Orange County, call me and say they're for this,” Neuhaus said. He is a Republican and pointed out that his Republican-controlled County Legislature voted unanimously against the project.

Congressman Pat Ryan whose district includes Chester has been among those rallying the Hudson Valley community to stop ICE's Chester plan. Ryan has now voiced an added concern about ICE leasing office space at 843 Union Ave., in New Windsor, close to New York's New York Stewart International Airport.

Ryan demanded answers to what ICE is doing in New Windsor from Homeland Security Secretary Kristi Noem and Acting ICE Administrator Todd Lyons.

“Let me be clear: the Hudson Valley does not support ICE expansion in our community,” Ryan told them. “More than 20,000 people have signed my petition opposing the proposed Chester detention facility. Bipartisan local leaders have condemned your plans. Our community has spoken with one voice: ICE's terror campaign has no place here. Now ICE is quietly expanding its footprint in Orange County without consulting the people who live here. This is not how agencies operate in a democracy. The Hudson Valley will not stand for it.”



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CT United FC preps for inaugural season with no place to call home

BY GARY LARKIN / glarkin@westfairinc.com

BRIDGEPORT – As the CT United FC prepares to unveil its team to the media next week, there is still one nagging question left unanswered. Where will the MLS Next Pro soccer team play home games in its inaugural season this year?

For Ridgefield resident André Swanston, co-owner of Connecticut Sports Group and the CT United FC franchise, the answer still is Connecticut. But whether or not that will be in Bridgeport remains to be seen following the Gov. Ned Lamont's rejection of \$100 million in state funds earlier this month.

"Let me be clear: this does not deter the ambitions of Connecticut Sports Group or CT United FC," Swanston said in a statement released to the Fairfield County Business Journal. "We remain committed to delivering a permanent stadium and building a professional soccer club at the highest levels.

"We will soon announce match locations across the state for CT United FC's 2026 inaugural MLS Next Pro season. We are evaluating our alternative stadium development plans. Unfortunately, due to the governor's lack of support, our updated stadium plans may not include affordable housing or be able to remain in Bridgeport."

For the record, the state did approve \$16 million in funds to cover the remediation and demolition of the Brownfield site at 255 Kossuth Street, where the \$1 billion East Side stadium and affordable housing mixed-use project was supposed to be built. However, those funds were not released since they were contingent

on the stadium being built.

The governor's spokesman Rob Blanchard and state Economic Development Commissioner Daniel O'Keefe confirmed in a published report that after a few years of leaving the possibility open, the administration will not help finance the proposed lower East Side sports venue.

"Governor Lamont has worked alongside elected officials, community leaders and economic partners to make transformative investments in education, infrastructure, housing and arts and culture, helping to build in Bridgeport's continued growth and long-term success," Blanchard said.

Swanston said he is disappointed in the governor's decision and what it means to Bridgeport development.

"The decision by the governor to provide zero state support toward our stadium and mixed-use development project the governor to provide zero state support toward our stadium and mixed-use development project in Bridgeport is deeply disappointing," he said. "Not just for Connecticut Sports Group, but for the hundreds of Connecticut families who would have access to affordable housing, the thousands of workers who would have gained employment, and residents throughout the state who stood to benefit from hundreds of millions in incremental tax revenue and billions in new economic activity."

Swanston criticized the Lamont administration for not being consistent with the state's history of public financing when it comes to sports stadiums and arenas.

"Under this administration, Connecticut has funded numerous projects with significantly less economic



The latest rendering of the proposed Bridgeport soccer stadium for CT United FC, which just lost state funding. Photo courtesy of CT United FC

"Let me be clear: this does not deter the ambitions of Connecticut Sports Group or CT United FC."

— André Swanston

impact, less permanent job creation, less or no housing, and lower private capital commitments," he said. "In contrast, CTSG would have combined more than \$500 million in private investment with one of the most ambitious affordable housing commitments tied to a stadium project anywhere in the country."

The CTSG team released a chart showing the details of projects backed by state public financing. Dating back several administrations to 2000, the chart shows the state supported Rentschler Field (UConn football), Dunkin Donuts Park (Minor League Baseball's Hartford Yard Goats), Total Mortgage Arena (renovations for the minor league hockey Bridgeport Islanders' home) and the former XL Center (renovations of the renamed PeoplesBank Arena and home to the Hartford Wolf Pack minor league hockey).

"Over the past two years, Connecticut Sports Group has spent millions of private dollars and worked directly

with the Department of Economic and Community Development to meet and exceed the moving goal posts set before us," Swanston said.

"State participation would have represented less than 20% of the total project costs (including housing), and only 49% of the stadium cost (mostly infrastructure related), well below the Connecticut average of over 90%."

IMPACT ON WOMEN'S TEAM

It is not clear how the state's decision not to provide the \$100 million in funding will impact Connecticut Sports Group's agreement with WPSL PRO to establish a women's professional soccer club in Connecticut. However, the final award of the team is contingent on the delivery of the proposed Bridgeport waterfront stadium, which will serve as the club's home venue.

WPSL Pro will launch in 2027 as a new professional women's soccer league that will serve as the second division of U.S. Soccer.

Meanwhile, CTSG and CT United FC will host a media day Wednesday, Feb. 25 at Chelsea Piers Stamford where they will introduce the team that will start its inaugural season March 1 against FC Cincinnati 2 on the road. Also in attendance at the Media Day will be Swanston, MLS Next Pro President Ali Curtis, Sporting Director of CT United FC Denis Hamlett and Head Coach Shavar Thomas.

CT United FC is the fifth independent professional men's soccer club in MLS Next Pro. The team is expected to play its home games at various locations throughout the state before a permanent home is found.

Public Financing – Connecticut Stadiums & Arenas

Team/Event	Location	League	Constr. Start	Tot. Cost (mm)	Public \$mm	%	Housing Units	
XL Center Renovations	Hartford Wolfpack, UConn	Hartford, CT	AHL, NCAA	2024	\$ 125	\$118	94.4%	0
Total Mortgage Arena Renovations	Bridgeport Islanders	Bridgeport, CT	AHL	2022	52	35	67.3%	0
Dunkin Donuts Park	Hartford Yard Goats	Hartford, CT	MLB	2015	100	100	100.0%	0
Rentschler Field	UConn	East Hartford, CT	NCAA	2000	92	92	100.0%	0
AVERAGE					\$ 92	\$ 86	90.4%	0
CT United FC Phase I Stadium					\$ 256	\$ 128	49.8%	1,030

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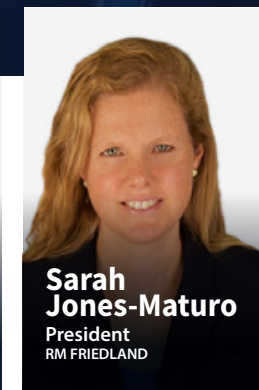
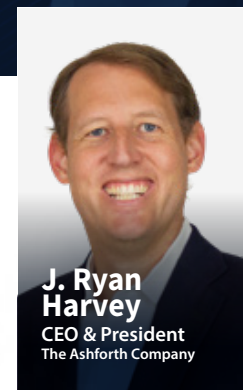
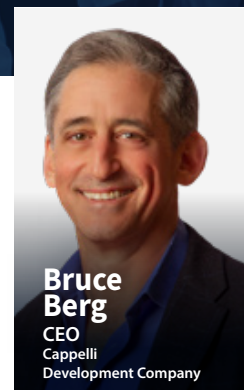
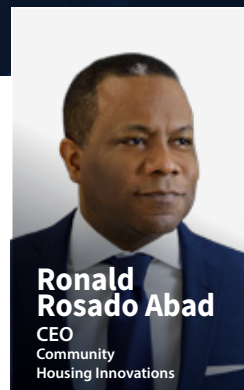
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Communications Experts Offer Valuable Insight into Branding, Marketing & Social Media

The BCW Tompkins Community Bank Power Breakfast recently brought together a dynamic panel of communications professionals for an expert-led session on crafting messages that resonate and inspire action.

“From Story to Strategy—Branding, Marketing & Social Media Mastery” explored how organizations can build powerful brands and compelling narratives in an increasingly digital marketplace. The five panelists featured at January 21st were Lauren Alperin, Partnerships Sales Manager, New York Family Media; Daniel Sieger, Chief Storyteller, Stories for Good; Matt Sullivan, Executive Director, LMC Media; Kevin Bruckner, Owner & Creative Director, BRUCK STUDIOS; Jennefer Witter, CEO & Founder, The Boreland Group Inc.

The panel touched on actionable tactics, including auditing company perceptions, leveraging collaborations on social media, setting a consistent content cadence, and applying AI for efficiency—always with an eye toward preserving authenticity and purpose. The lively discussion underscored a collective message: successful branding demands clarity, consistency, and deliberate storytelling at every touchpoint.

Moderator Amanda DePalma, the BCW’s Senior Vice President of Events & Development, began the discussion by asking the panelists how organizations can reveal their true stories.

Sieger said that leaders should listen to employees and customers. “Very often, organizations think that the company’s leaders, the executive team, are the owners of

the story, and they certainly are very close to it...but you have to take a broader approach,” said Sieger.

Alperin emphasized the importance of intention and authenticity on digital channels. “You have to know your

audience, know what you want to say and when you want to say it...The one thing I would say is, be true to who you are,” said Alperin, underscoring the ongoing necessity for consistency in brand messaging.

Sullivan noted the importance of studying metrics to determine which messages are working. “Make sure that you are testing things out and understanding how many likes you are getting, how much engagement, how many comments,” said Sullivan, who also urged business leaders to go offline for feedback. “Word of mouth also goes a huge way. Check in with your customers and with your staff to make sure that people are receiving the message and it is being heard.”

Bruckner emphasized focused storytelling. “Being intentional about the content that you’re creating is really important,” said Bruckner. “Define who it is that you are, who it is that you serve, and tell stories around that, as opposed to just posting random photos to stay active,” said Bruckner.

Witter offered candid wisdom on the self-reflective reality checks needed for effective branding. “You have to make sure that the perception meets the reality. Because if you’re going out there telling your story, telling your brand, and it’s not aligning with what people are thinking, then you’re going to have to take a step back, and you may lose opportunities,” Witter warned.



Front row are the panelists: Kevin Bruckner, Owner & Creative Director, Bruck Studios; Lauren Alperin, Integrated Advertising and Content Partnerships Manager, New York Family Media; Daniel Sieger, Chief Storyteller, Stories for Good; Jennefer Witter, CEO & Founder, The Boreland Group Inc.; and Matt Sullivan, Executive Director, LMC Media.

Standing, Matt Farrell, Vice President, Commercial Banking Relationship Manager, Tompkins Community Bank; Lawrence Gore, Wealth Management Executive, Tompkins Financial Advisors; Karen Cammann, Branch Manager, Tompkins Mahopac Bank; BCW Senior Vice President of Events and Development Amanda DePalma; Derick Ansah, Assistant Vice President, Wealth Advisor, Tompkins Community Bank; Gary Grandstaff, Commercial Banking Regional Manager, Tompkins Community Bank



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Goshen lawyer disbarred for professional misconduct

BY BILL HELTZEL / bheltzel@westfairinc.com

An Orange County lawyer who failed to cooperate with a judicial investigation has been disbarred.

The Second Appellate Court concluded on Feb. 4 that Jamie T. Ferrara, of Goshen, engaged in professional misconduct and must desist from practicing law in any form.

Ferrara has practiced law in New York since 2007. He worked as an assistant district attorney in Orange County, and in 2018 he incorporated Ferrara Law P.C. in Goshen. He handled criminal cases, such as white collar crime, drugs, assaults and drunk driving, according to his web site, as well as business and real estate matters.

Last year, the regional lawyers grievance committee accused Ferrara of conduct prejudicial to the administration of justice, for failure to cooperate with a disciplinary investigation, and conduct that adversely reflects his fitness as a lawyer, for failure to produce subpoenaed documents.

Ferrara was given 20 days to respond, according to the appellate court decision, but neither answered the charges nor asked for more time to do so.

The grievance committee asked the court to deem the charges established and to impose discipline. Ferrara did not respond to the motion, the appellate court decision states, and a panel of five appellate court judges ruled that the charges had been established.

The appellate court does not say why Ferrara was investigated.

According to court records, he was sued twice last year.

Thomas Kincade, a client who claimed police officers injured him in a 2024 incident, accused Ferrara of legal malpractice and negligence. Kincade alleged that Ferrara failed to pursue claims, the time to do so expired, and the opportunity to win monetary damages was lost.

Ferrara did not answer the lawsuit.

A nonprofit organization that manages The Paddock townhouses



es and condominiums in Goshen accused Ferrara of failing to pay monthly assessments and fees for a townhouse he owns. The association

is demanding nearly \$12,000.

Ferrara did not reply to an email asking for his side of the story in the disbarment proceeding.

BUSINESS

Yonkers company buys Wappingers Falls retail site

BY PETER KATZ / pkatz@westfairinc.com



Staples Plaza, Wappingers Falls, NY.

Hampshire Management Company, based on Midland Avenue in Yonkers, has bought Staples Plaza at 1849 South Road in Wappingers Falls. The 24,365-square-foot commercial building includes a staples store as well as a Sherwin Williams outlet.

The sale was brokered by Houlihan Lawrence Commercial, a division of Houlihan Lawrence. The property sold for \$4.8 million.

Steven Salomone and Thomas Laperch, of Houlihan Lawrence Commercial, represented the seller,

Redl Real Estate, LLC. Houlihan Lawrence said that Hampshire was referred to it by Martin Deitch of the Westchester-based real estate firm Aries, Deitch and Endelson.

This property is situated on Route 9 with frontage on both Route 9 and Route 9D.

Both Staples and Sherwin Williams are reported to have long-term leases with both having been at the site for more than 20 years.

A listing showed that the site covers 2.41 acres. The building was constructed in 1985.

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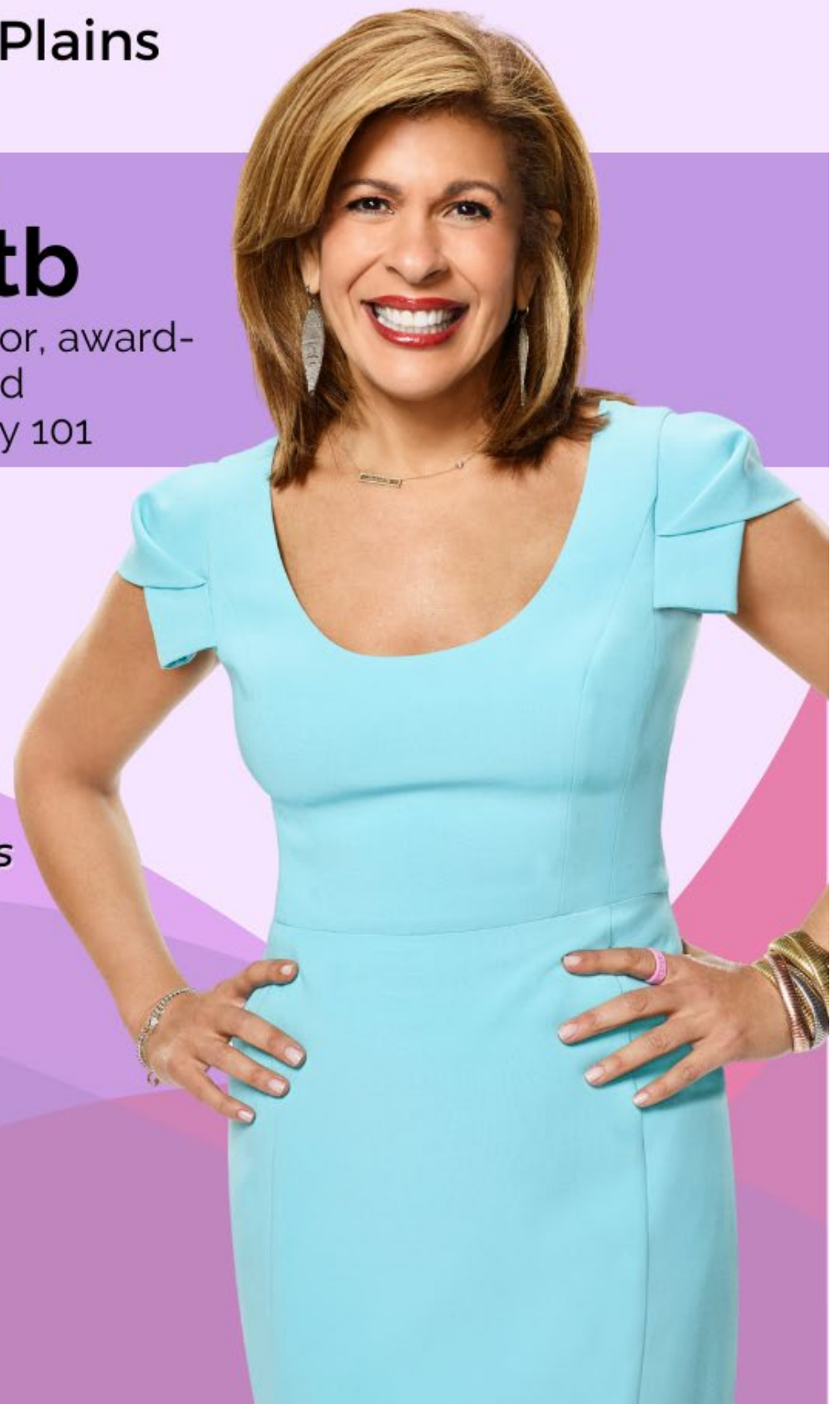
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Five ways to prepare for early retirement

BY BEN SOCCODATO AND CHRIS KAMPITSIS

The idea of retiring early is appealing, as it offers more time for travel, family or simply living life on your own terms. However, early retirement also means a longer retirement, which creates unique planning challenges. If you're thinking about stepping away from work before the traditional age of 65, here are five things to keep in mind:



01

Be mindful about guaranteed income decisions.

When you retire early, it can be tempting to start income streams, such as pensions or Social Security, right away. But turning them on too soon may reduce your lifetime benefit.

Your strategy should plan for those “gap years,” which are the years between when you stop earning a paycheck and when guaranteed income sources begin. Coordinating these start dates thoughtfully can make a major difference in your long-term plan.



02

Health insurance – covering the gap before Medicare

One of the biggest challenges for early retirees is health insurance. Once you leave your employer's group plan, you'll need coverage until you qualify for Medicare at age 65.

Many early retirees explore plans available through the Affordable Care Act (ACA). ACA premiums are based on income, not assets, which means strategic planning around income sources can make coverage more affordable. If you have Roth accounts or after-tax savings, you can draw on those dollars to manage taxable income and potentially qualify for ACA subsidies during those gap years.



03

The Rule of 55

If you leave your job in or after the year you turn 55, the Rule of 55 allows you to withdraw funds from your 401(k) from your most recent employer without paying the usual 10% early withdrawal penalty.

This can be a helpful bridge for early retirees, but remember, it only applies to your current employer's plan and not old 401(k)s that have been rolled over into IRAs.



04

Building up brokerage dollars

If you want more flexibility before age 59½, it helps to build up taxable brokerage accounts. These accounts don't have early withdrawal penalties and can serve as another bridge to access funds while letting your retirement accounts continue to grow tax-deferred.

For many early retirees, a combination of brokerage assets, Roth funds and the Rule of 55 provides an effective income strategy during the pre-Medicare and pre-Social Security years.



05

You'll need more because you're planning for more

Early retirement sounds like “more freedom,” but financially, it means more years without income. That requires a bigger nest egg.

If you retire at 55 instead of 65, your portfolio needs to last a decade longer. That means saving more aggressively while you're working and planning for market volatility. If the market declines early in your retirement, it can affect your long-term sustainability. That's known as sequence of returns risk.

Building in flexibility, perhaps part-time income, a phased retirement or holding extra cash reserves, can help smooth out those years.



The bottom line

Retiring early can be a dream realized, but it requires careful preparation. From bridging health coverage to balancing income sources and timing your guaranteed benefits, there's more to early retirement than simply walking away from work. With the right strategy in place, those extra years of freedom can be financially sustainable and truly rewarding. The SKG Team can help you build a plan designed to make early retirement possible and sustainable.

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



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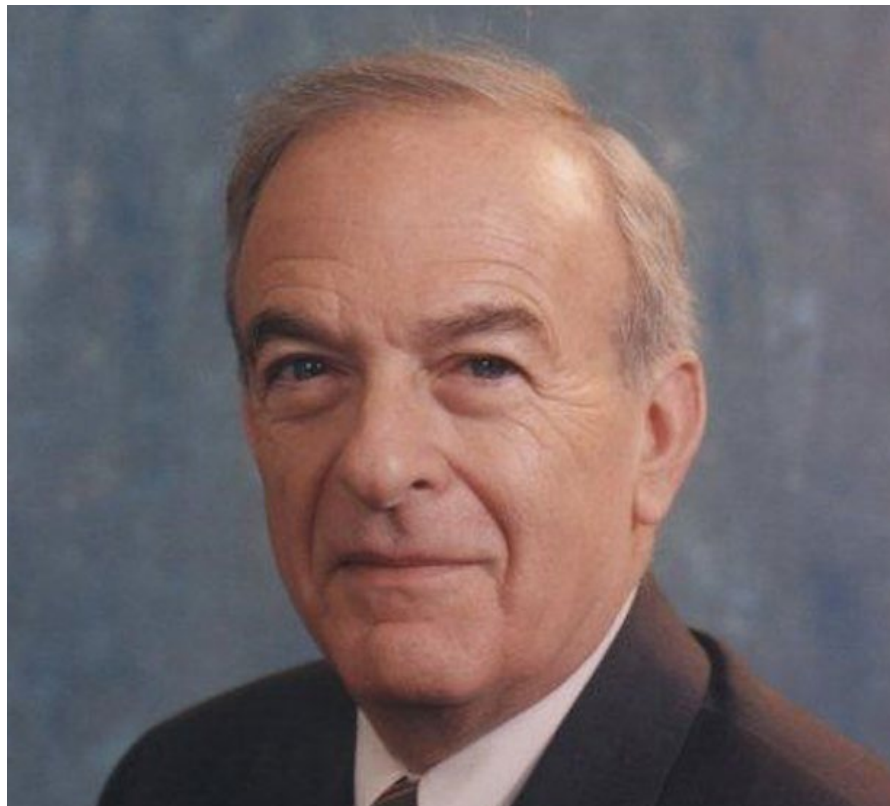
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Former Congressman Richard Ottinger dies at age 97

BY PETER KATZ / pkatz@westfairinc.com

“The Hudson River fishery was virtually extinct because of lack of attention to pollution in the river.”

— Richard L. Ottinger



Richard Ottinger.

Former Westchester Congressman Richard L. Ottinger has died at age 97. He has been living at his home in Mamaroneck. Ottinger represented Westchester on Capitol Hill between 1965 and 1971 and again from 1975 to 1985.

Congressman George Latimer, whose 16th Congressional District covers part of the Bronx and Westchester said, “The passing of Richard L. Ottinger marks yet another profound loss in Westches-

ter’s political history. A distinguished member of Congress for eight terms, he was a steadfast champion of environmental causes, a brilliant legal educator, and a role model to all who followed in his path. We mourn his loss and place him alongside Ogden Reid

and Nita Lowey among the very finest leaders Westchester has sent to our Nation’s Capitol to represent our community. Our thoughts are with his family and friends as we honor his life and legacy.”

Gov. Kathy Hochul ordered state flags to be flown at half-staff on Feb. 18 in Ottinger’s memory and said, “Representative Ottinger was a prolific public servant who believed in making New York a better state for all. A prominent environmental advocate throughout his time in Congress and into retirement, Representative Ottinger led by example, fighting for a more sustainable and environmentally sound New York. I send my deepest condolences to the Ottinger family and all his loved ones.”

State Sen. Pete Harkham said, “We lost a giant of the environmental movement. Richard Ottinger served Westchester for 16 years in Congress, championing conservation and the clean-up of the Hudson River; he later taught environmental law professor at Pace University. My heartfelt condolences to his family.”

In Congress, Ottinger played a key role in developing landmark legislation such as the Clean Air Act, Clean Water Act, and Public Utility Regulatory Policies Act. Ottinger was appointed to the House Energy and Commerce Committee and chaired the Energy Conservation and Power Subcommittee for his final four years in Congress.

Ottinger was originally inspired to run for federal office because of the pollution in the Hudson River. “The Hudson River fishery was virtually extinct because of lack of attention to pollution in the river,” Ottinger had told the Environmental and Energy Study Institute (EESI), which he was instrumental in founding. “My Congressional district ran along the river, so it was an important issue

from the suburbs to Yonkers. When I got to Congress, I wrote legislation to establish an interstate commission to address pollution in the Hudson, and in my first year, we got that legislation passed.”

After retiring from Congress, Ottinger founded the Pace Energy and Climate Center in 1987 at Pace University in White Plains. Ottinger was the Dean Emeritus and a professor at the Elisabeth Haub School of Law, which is consistently ranked number one in the nation for environmental law. In 2013, the Elisabeth Haub School of Law dedicated an energy-efficient classroom building to Ottinger.

“The country has lost a brilliant and dedicated public servant whose impact has extended far beyond his former role as a member of the U.S. House of Representatives,” said EESI Board Chair Jared Blum. “He was a visionary co-founder of EESI and a pillar of the environmental community who galvanized us all. His legacy will live on, through EESI and through all the many individuals who believe, like Dick, that a lifetime commitment to protecting the environment can indeed make a difference. My fellow board members and our staff join me in expressing our deepest condolences to his family.”

Ottinger never lost hope that the climate crisis could be overcome. “If you want to make a difference in the future of the world, there is nothing more significant you can do than to become an advocate for the environment,” said Ottinger in 2024.



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Eye on Small Business – Inspiria Outdoor Advertising, White Plains

BY JEREMY WAYNE / jwayne@westfairinc.com

In 2007, marketing solutions specialist Ronnie Ram co-founded a publishing company that became Inspiria Media two years later.

Fast forward to 2017 and Inspiria Outdoor Advertising, which Ram created to address the difficulty local clients were having in navigating the process of planning and buying outdoor advertising space. Today he serves as president and CEO of Inspiria, a recipient of a 2026 Business Council of Westchester Hall of Fame Award.

In a recent interview with the Westfair Business Journal, Ram related how the company's first "buy" was for a local restaurant that wanted its presence seen on a Metro-North platform, but didn't know how to start the process. He went on to explain how outdoor (or out-of-home) advertising is gaining strength in different categories and why – eight years on and with Inspiria's clients now spanning the country – Inspiria is staying local in White Plains.

Ronnie, thank you for speaking with the Journal. In a space that we assume is dominated by big national players, how does Inspiria differentiate itself?

"(We're) a media buying and planning agency specializing exclusively in outdoor advertising. What this means is that we're 100% aligned with our clients and agency partners as we do not represent any specific piece of inventory. Rather, we work with all of the public and independent companies and landlords nationwide to offer the best media mix possible."

And your most consistent channels for attracting new advertisers?

"We love agency relationships and, in fact, our decision to exclusively work in outdoor advertising stemmed heavily from our knowledge that if we don't offer (competing) services, agencies will love to work with us as partners. We also believe strongly that you need to be everywhere your clients are. We advertise on Google, we network heavily with organizations like the Business Council of Westchester, we send e-blasts to our clients and we are very active on social media."

How have your clients changed over, say, the past three to five years, and which categories are growing fastest?

"By far, the largest category growth we've seen is in health care. However, there's been significant growth in education and real estate, as both charter schools emerge and more and more people move from the cities to more suburban areas. (Another) category we're excited about is the nonprofit space."

Outdoor advertising used to be seen as hard to measure. What metrics do you employ and how do you prove return on investment (ROI) to skeptical clients?

"The top measurement is and always has been impressions. Almost every outdoor advertising unit is audited so we can tell you how many cars and sometimes even people – based on cell phone data – walk or pass by your ad. ROI is a more complicated question as it is highly determined by your goals. For example, one of the largest advertisers in the world is McDon-

"We're 100% aligned with our clients and agency partners — we don't represent inventory; we represent the best media mix possible."

— Ronnie Ram



Times Square Northstar Taiwan Tourism advertising campaign. Photographs courtesy Inspiria Outdoor Advertising.



Ronnie Ram, founder, president and CEO of Inspiria Outdoor Advertising, based in White Plains.

ald's. Their most common message is a directional ad such as "Next Stop Turn Left" or a product message like "Coffee and Sandwich for x \$." They know their ROI is reaching the potential customers with directions or a promotion, but they don't ask you what made you come in when you order."

With clients nationwide, White Plains is still your base. What are the advantages?

"In today's world, we find that quality of life is much more important for so

many people and our ability to offer a hybrid work environment in a thriving city along with our ability to head into Manhattan easily, really sets us apart in terms of culture and satisfaction. Our location in White Plains also provides a great opportunity to know our backyard. As many of our clients and advertisers are in the New York tristate area, our ability to be physically present has made a great impact on our credibility."

Lastly, what are the biggest challenges you're navigating right now (regulation/permitting, real estate, technology costs, competition, economic cycles), and what bets are you making to stay ahead over the next two to three years?

"The biggest challenge right now is the political and economic landscape and how it affects many of our clients. For example, tariffs affect costs which affect sales and budgets. Political shifts may affect grants for nonprofits. Cyber security issues affect overhead costs. There are so many factors that affect our business, but our job is to be aware of what is happening and shift accordingly."



Poppi NY – Hamptons Jitney advertising campaign.

Travel Talk — no substitutes, but alternatives

BY JEREMY WAYNE / jwayne@westfairinc.com

Last year's protests against mass tourism in European cities like Venice, Barcelona and Lisbon look likely to be repeated in 2026. Locals are aggrieved and with good reasons, saying "over-tourism" is raising the cost of living, forcing them out of affordable housing and making their city centers dirty and unappealing.

So while there will never be any substitutes for cities like Paris, Rome, Amsterdam and those three above, there are always alternatives.



Place Masséna, Nice. Photograph by bbsferrari / Adobe Stock.

Nice, France

Sitting on the jaw-droppingly lovely Baie des Anges (Bay of the Angels), the capital of the Côte d'Azur – which in recent years had been a bit, how shall we say, in the doldrums – is on a roll. Typified by Parisian chic but a notable absence of Gallic curtness or Proustian angst, France's seventh largest city offers the best of all possible worlds. Culturally it's unbeatable, with museums galore (the Matisse Museum; the Musée National Marc Chagall; Museum of Modern and Contemporary Art of Nice (MAMAC), reopening in 2027 after a four-year refit; and the Villa Masséna museum, to name but four), while the city also boasts its own symphony orchestra and a world-class opera house. Sure, the city fills up in July and August but somehow Nice never feels overcrowded.

With five miles of fully-serviced (pebbly) beaches, you can get your cultural shots before lunch and spend the afternoon swimming and sunbathing. As for the food, it's Provençal with a heavy Italian influence (Nice was an Italian territory until 1860), and this winning combination marks it out as one of the best food cities in France. Look out for local soca flatbread, made with chickpea flour; squeaky fresh shellfish; sophisticated bouillabaisse (fish soup) and exceptional pizzas – or pinsas, as they are known locally – not that you'll easily miss them.

Getting there: Delta Airlines resumes its seasonal daily nonstop between John F. Kennedy International Airport and Nice in May.

Syracuse, Italy

You saw the second season of "White Lotus" and loved it, but you're far too sensible to consider even visiting Taormina during the summer season. Should you need reminding, Taormina is the dreamy hilltop Sicilian town in the shadow of Mount Etna, where three generations of the Di Grasso family discovered things about one another they'd probably have preferred not to know and where, in the ocean below the hotel, the Tanya McQuoid-Hunt character, played by Jennifer Coolidge, met her unfortunate end.

Overrun with tourists in high season, as long-suffering locals bemoan acute water shortage, the smart money heads an hour south instead, to Syracuse and its beating historic heart, Ortigia. Actually an island reached via two short bridges from the mainland by car or on foot and a UNESCO World Heritage Site since 2005, Ortigia is crammed with vast palaces and ancient temples, like the Temple of Apollo and the Cathedral of Syracuse, (itself a former Greek Temple), as well as being home to the Fountain of Arethusa, a natural spring in the center of the island. And Ortigia's small harbor is so picturesque it could make the Terminator weep.

Another advantage to Ortigia is its proximity to the towns of Noto, Ragusa and Modica, stunning UNESCO-listed Baroque towns all rebuilt after the 1693 earthquake. Apart from its dramatic, inherent beauty, Modica is known for its chocolate – it's Sicily's chocolate capital – while Noto is home to what many have called the best gelato shop in all Italy, Dolceria Costanzo.

Getting there: Delta Airlines resumes its seasonal nonstop service between John F. Kennedy International Airport and Catania, Sicily on April 14.

Porto, Portugal

Over-tourism was said by locals to have been at least partly responsible for the 2025 funicular crash that killed 16 people in Lisbon. The 160-year-old Elevador de Gloria funicular was originally built to help the elderly navigate the Portuguese capital's impossibly steep hills and locals get to work – not to cope with upwards of three million tourists a year that Lisbon is doing its best to play host to.

So while Lisbon will always beckon, if you're hell-bent on Portugal, you might want to consider a visit to Porto instead.

Built on hills abutting the impressive Douro River just two miles inland from its mouth on the Atlantic Ocean, 2,000-year-old Porto is Portugal's second largest city and a hum-dinger of an urban vacation spot. With architectural wonders including the Sé (Porto Cathedral); the 18th century Clérigos Church and its tower; the 19th-century Palácio de Bolsa, or Stock Exchange; and the São Bento station, with its ravishing blue azulejo tiles – one of the world's most beautiful railway stations – Porto also features dramatic rivers views and is close to some stunning Atlantic beaches. And if you're fearless and sound of heart, don't miss crossing the Luis I Bridge, which crosses the Douro in the center of town on foot, an experience for which the word "vertigo" seems barely adequate.

But at the end of the day – or even the start of it, if you're one of those locals who starts his or her day with a brandy-laced café com cheirinho – Porto means wine, especially the "Port" wine, to which it gives its name. The city's historic wine cellars and lodges are situated in Vila Nova de Gaia, across the river from the main city, and visiting them is a thrilling – not to say deliciously bibulous – experience.

Getting there: TAP Portuguese Airlines and United Airlines both fly nonstop from Newark Liberty International Airport to Porto.

Málaga, Spain

When Freddie Mercury and Montserrat Caballé sung "Barcelona," which became the anthem of the 1992 Olympics – a landmark Olympic Games that led to the complete revitalization of Catalonia's capital and Spain's second largest city – they could little have imagined that 30 years on, Barcelona would be begging tourists to stay away.

Trust me, you don't want to go to Barcelona in July or August, at least not if you value your sanity. Turn your thoughts instead to Málaga, Andalusia's second largest city and one you should almost certainly have on your summer radar.

One of the oldest continuous inhabited cities in the world, magnificent Málaga had long played second or even third fiddle to the resort towns of the Costa del Sol, its name as a city only really known at all because it was the airport getaway to those sunny beaches of the south. Now though, that's all changed, as the city has slowly been rediscovering its past glories, restoring its palaces, upgrading its museums and building new ones (there are now more than 30 of them in total) and, equally important, beefing up its luxury hotel inventory.

Yes, Málaga's a gem, with wide boulevards and intimate, winding streets of honey-colored old stone. The birthplace of Pablo Picasso (the city has its own Museo Picasso) and increasingly recognized as a tech and financial hub, the city blends its rich cultural heritage with a new 21st century can-do attitude. Long gone are the days of Andalusian mañana.

And one more important point in its favor: In Spain's deep south, with Morocco just a hop, skip and ferry ride away across the Strait of Gibraltar, Málaga enjoys 320 days of sunshine a year, with an average 190 hours of daily sunshine in February. Indeed, it's one Europe's top five sunniest cities, as perfect for a winter vacation as a summer one. Who needs Barcelona?

Getting there: Delta and KLM fly from John F. Kennedy International Airport to Málaga Costa del Sol Airport daily via Paris or Amsterdam. American Airlines and British Airways fly from John F. Kennedy International Airport to Málaga Costa del Sol Airport daily via London.

Jeremy Wayne is also a travel adviser with Superior Travel of New York. Contact him at jwayne@westfairinc.com.

Former Westchester Broadway Theatre building becoming home to Jonard Tools

BY PETER KATZ / pkatz@westfairinc.com

What had for many years been home to the Westchester Broadway Theatre (WBT) in Elmsford is now being transformed into the new home of Jonard Tools, which manufactures more than 900 unique products and services customers in all 50 states and more than 100 countries around the world.

WBT, a dinner theater that for 46 years staged Broadway-caliber shows, in 1991 had moved into its building at 1 Broadway Plaza in the Robert Martin Company's Cross Westchester Executive Park. The theater closed in the state-mandated shutdown of public assembly places during the Covid-19 pandemic and never reopened. The building that was custom-built for WBT now has been redesigned for Jonard by Peter F. Gaito & Associates, the White Plains-based architecture, engineering and planning firm.

Jonard was founded in 1958. It began in the Bronx, moved to Tuckahoe, and in 2019 moved to 200 Clearbrook Road in Elmsford, also in the Cross Westchester Executive Park. Products the company provides include tools for working on fiber op-

tic cables as well as coaxial cables, tool kits for electricians, various hand tools and gauges for measuring different pressures.

"It's a unique space and we want to celebrate the fact that it's the headquarters for a 58-year-old tool company," Peter Gaito told Westfair's Westchester County Business Journal. "We try to

make it familiar but yet different from what was there and unique to the company that's going to occupy it."

Gaito said they they looked at what would make sense to save from the layout that existed and would be useful for the building's new user. When it functioned as a dinner theater, there was seating for more than 450 in the main audience area along with elevated luxury suites in the rear. The stage and backstage area had dressing rooms and spaces for musicians. There was a professional kitchen, a souvenir shop, a ticket booth, service bars, large restrooms and production offices.

"In this case, there was seating along with level changes that we had to remove," Gaito said. "We kept the footprint of the building, we kept the

"It's not as simple as drawing a box and keeping the rain out."

— Peter F. Gaito

first floor and mezzanine levels as starting points, and we kept the delivery doors they had for the theater. We isolated the main points we wanted to save and then designed the interior around those elements. We did not touch existing solar panels. We put in all new low-flow devices for toilets and sinks. All lighting is LED now."

Gaito said that this is the third project his firm has done with Jonard. He described the joy evidenced by Jonard's CEO Rich Gerszberg for the new facility during the creative process to move Jonard into a 14,000-square-foot office area and 19,000-square-foot warehouse section.

"We had a complete understanding of the methodology of the workflow between the office area and the warehouse area," Gaito said. "A lot goes into the project behind the scenes before we put pencil to paper. A lot happens in the design process. A lot happens during construction. We're there every step of the way."

Gaito said that the process included submitting initial drawings, discussing refinements and then adjusting the plans.

"When construction happens we're there all the time as well to make sure

that the contractors conform to the drawings and the (materials) samples we thought about six months ago are the ones we're looking at today," Gaito said. "Our office has been around for 50 years or so and we've done a variety of projects."

Gaito described working on projects as varied as townhouses, 10 and 20 story buildings, hotels and restaurants.

"The products that are available to us to put into buildings and help clients enjoy their environments certainly have improved over the years," Gaito said. "They're healthier, they're better, they're long-lasting. In the computer world, we can represent that more accurately in terms of scale, with material visualization to help clients understand what they're getting. The computer accuracy comes through into construction documents and helps contractors as well."

Gaito said that in a project, whether repurposing a former dinner theater building or something else, it's important to bring in the architect very early to work with principals, engineers, consultants and contractors in a collaborative environment.

"It's not as simple as drawing a box and keeping the rain out," Gaito said.

BUSINESS

Cloudbound opens in New Rochelle

BY PETER KATZ / pkatz@westfairinc.com

Cloudbound, an indoor playspace designed for children up through age six, has opened an 18,000-square-foot facility at Simone Development Companies' 80 Nardozzi Place in New Rochelle.

The New Rochelle location is the first for Cloudbound, which says another site in Washington, D.C., is expected soon. It also said it plans to begin offering franchises to expand the number of Cloudbound outlets. "We are very proud that Cloudbound

chose 80 Nardozzi Place for its first location in the nation," said Joanna Simone, president of leasing and property management operations for Simone. "The addition of this family-focused recreational space further strengthens our complex at Nardozzi Place as a prime

experiential and service-oriented destination for the local community."

The company behind Cloudbound is Sky Zone, based in Provo, Utah. Sky Zone was founded in 2004 as Sky Zone Trampoline Park, offering indoor trampoline setups. It says it

now owns, operates and franchises more than 265 parks that have more than 800,000 members using the trampolines.

Cloudbound said that it relied on the expertise of Dr. Jennifer Jipson, an expert in early childhood development who has worked with Nickelodeon Jr., Mattel's Fisher-Price, and other companies in developing its operation.

"Young children learn best through hands-on play that sparks their curiosity, challenges their thinking, and invites meaningful connection with other children and with caregivers," the company quoted Jipson as saying.

"Cloudbound parks are intentionally designed to support this kind of playful learning."

Cloudbound says it is offering the excitement of a playground coupled with the learning qualities of a children's museum.

According to Josh Rathweg, president of Cloudbound. "The early years of parenting are a critical time not only for children's development, but for the formation of long-lasting family friendships. Cloudbound was designed to support both individualized play for kids and intentional community-building opportunities for parents."



Cloudbound interior.

Carolyn Vermont, Habitat for Humanity leader and Mayor Ganim aide dies at 65

BY GARY LARKIN / glarkin@westfairinc.com

Carolyn Vermont, the “unofficial mayor” of Bridgeport and executive director of Habitat for Humanity of Coastal Fairfield County, has died while visiting family in Jamaica. She was 65.

Dr. Camelia Lawrence, a breast surgeon with Hartford Healthcare, made the announcement on her Facebook page Wednesday.

Vermont, a Bridgeport resident, was a former aide to Bridgeport Mayor Joe Ganim, the former local NAACP president and a volunteer with many local organizations.

“Carolyn Vermont was known to many as a proud daughter of Bridgeport, an advocate, a builder, and a steady voice of reason and calm. She was always willing to support, always ready to lend a helping hand to those in need,” Dr. Lawrence wrote on her Facebook page Thursday morning.

“She was a voice for the voiceless, never afraid to dive deep into complex issues in pursuit of thoughtful, lasting solutions. Her generosity of spirit and boundless kindness touched countless lives. When I returned to the Bridgeport area in 2015, she was one of the very first to reach out and welcome me home. Her absence will be deeply felt across this community she loved so fiercely. May we honor her not only in words, but by continuing her good work of lifting others, building community, and standing courageously

for what is right.”

Many other condolences and memories were about Vermont were shared on social media over the past 24 hours.

“It is with deep sadness that we share the passing of Carolyn Vermont, a devoted

Bridgeport resident and dedicated advocate for our city and region,” Mayor Ganim said. “Carolyn served in the Mayor’s Office and committed her life to strengthening our community through public service and civic leadership, including her work with the NAACP and Habitat for Humanity. Her impact was felt across Bridgeport, from supporting young people and prevention efforts to standing with families during difficult times.”

Bishop John R. Thompson of Calvary Temple Christian Center shared his thoughts.

“Carolyn was always present in moments that mattered,” he wrote on Facebook. “When my wife and I received the President’s Lifetime Achievement Award, she stood faithfully with us. When I was honored with citations from the state, the city and the mayor, she was there again. And when I shared that my son Justin was releasing two nationwide movies, she didn’t just encourage him — she showed tangible support by purchasing posters.

She was simply a good person and a wonderful human being.”

State Attorney General William

Local and state leaders mourn her loss with heartfelt tributes



Carolyn Vermont, CEO of Habitat for Humanity of Coastal Fairfield County. File photo by Gary Larkin

Tong, who knew Vermont well, also paid tribute.

“She was a beautiful soul and a true champion for Bridgeport and the state of Connecticut,” he wrote on Facebook. “She dedicated her life to making our streets safer and our communities stronger. Her legacy of love and service will live on.”

Vermont also served on Fairfield University’s Board of Trustees and was a 1982 and 1984 graduate receiving her bachelors and master’s degrees there.

“We are deeply saddened to learn that former Trustee Carolyn M. Vermont ’82, MA’84 passed away

while visiting family in Jamaica,” the university wrote on social media. “Carolyn was a devoted member of the Fairfield community, and her passing is a profound loss for all who knew her and were touched by her leadership and generosity.”

In addition to her work with Habitat of Humanity, Vermont ran Urban Family Development for nearly 24 years as a consultant and president. Prior to that, she was vice president of operations for National Black MBA Association for Westchester and Greater Connecticut. She received her Ed.D in educational leadership from the University of Bridgeport.

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Douglas Laustsen, new Cultural Alliance of Fairfield County executive director. Photo courtesy of CAFC

ARTS & LEISURE

Cultural Alliance of Fairfield County names executive director

BY PAMELA BROWN

Stamford's Laustsen was former operations head at INTEMPO

The Cultural Alliance of Fairfield County (CAFC) recently named Stamford resident Douglas Laustsen executive director to help guide the nonprofit forward by providing strategic and operational leadership during a period of both new opportunities and ongoing challenges for the arts and culture sector.

"Douglas' creativity, commitment to community, and experience make him exceptionally qualified to lead the Cultural Alliance at this critical time," said CAFC board President Cheryl Williams. "We are confident that his vision and leadership will strengthen the organization and advance arts and culture in Fairfield County."

Established in 2008, CAFC is a network of artists, arts, and cultural organizations, and creative businesses in coastal Fairfield County, and serves as a designated regional service organization of the Connecticut Office of the Arts. The nonprofit serves a 15-town region, including Bridgeport, Darien,

Easton, Greenwich, Fairfield, Monroe, New Canaan, Norwalk, Shelton, Stamford, Stratford, Trumbull, Weston, Westport, and Wilton.

The CAFC Board of Directors also announced the addition of new board members, including Whitney Isola of Stamford, Jen Wastrom and Pam Robey of Redding and Ann Lydecker of Darien.

"One of my first goals is to make sure everyone in lower Fairfield County knows that the Cultural Alliance is the go-to source for information about arts and culture in their community," Laustsen said. "Additionally, we are going to create opportunities for connection and learning, not just among the members, but also with local business and civic leaders."

A big part of his professional work has been to find ways to connect organizations, artists, and communities, Laustsen said. "Building partnerships that are additive for everyone involved brings me a lot of joy. I'm also a huge fan of cultural and civic spaces, and

I'm excited to advocate not just for how great they are, but their importance in our society."

Laustsen has experience with nonprofit and creative organizations and is a seasoned arts administrator whose career has focused on using the arts to build stronger and more engaged communities. As an artist and musician, Laustsen has completed several projects that involve community engagement, audience interaction, and music technology.

Most recently, he served as the director of operations for INTEMPO, a nationally recognized creative youth development organization that provides music education to children in Stamford. Currently, he serves as treasurer on the board of El Sistema USA, a national network of organizations committed to providing high quality music education for every child.

As executive director of CAFC, Laustsen is looking forward to working closely with artists.

"I'm thinking about my role with local artists as a pollinator and advocate," he said. "As I travel the

community, I want to find ideas in one place that could also thrive in another. I am also going to be their biggest fan and speak up for them whenever possible."

He said he is excited to advocate for and support the work being done by the arts and culture sector in Fairfield County. Also, Laustsen will support CAFC's mission to provide marketing, capacity building, professional development, and advocacy services for its members.

"I want to make sure people acknowledge and celebrate the great cultural offerings in our region," he said. "The Gold Coast is an incredible place to live for a lot of reasons. Among them are our arts and culture, but it's not mentioned often enough."

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WESTCHESTER

DEEDS

Above \$1 million

11-06 Broadway Developers LLC, Bronx. Seller: Post Maple 77 LLC, New York. Property: 190-192 So Lexington Ave., White Plains. Amount: \$3.4 million. Filed Jan. 16.

170-172 Woodside Realty LLC, West Harrison. Seller: 1150 Tisi LLC, West Harrison. Property: 170-172 Woodside Ave., Harrison. Amount: \$1.6 million. Filed Jan. 20.

22 Croton LLC, Brooklyn. Seller: 26 Yale Assoc LLC, Montrose. Property: 22-24 Croton Ave., Ossining. Amount: \$1.4 million. Filed Jan. 16.

236 Central Ave LLC, Harrison. Seller: Benjamin Suzanne, Harrison. Property: 17 Bardion Lane, Harrison. Amount: \$1.5 million. Filed Jan. 22.

820 Scarsdale Ave LLC, Bangor, Maine. Seller: Binday Realty LLC, White Plains. Property: 820 Scarsdale Ave., Eastchester. Amount: \$3.8 million. Filed Jan. 20.

Corner Irving 2527 LLC, Albany. Seller: Ianello Angelo, Yorktown Heights. Property: 25-27 Exchange Place, Rye Town. Amount: \$1.1 million. Filed Jan. 20.

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

Hu, Alex Y, New York. Seller: 78 Grapal St Associates LLC, Rye. Property: 80 Grapal St., Rye City. Amount: \$2.7 million. Filed Jan. 20.

Jeriza LLC, Aventura, Florida. Seller: Mejia Kate L, Rye. Property: 26 Reunion Road, Rye Town. Amount: \$1 million. Filed Jan. 20.

Ludwig, Eduard, Glendale. Seller: Lady Carter Holdings LLC, Yorktown Heights. Property: 2022 Van Cortlandt Cr., Yorktown. Amount: \$1.1 million. Filed Jan. 20.

One Kingsland Owner LLC, New York. Seller: Lighthouse Landing Communities LLC, New York. Property: In Mt. Pleasant. Amount: \$21.1 million. Filed Jan. 16.

Ranaudo, Elio, Yonkers. Seller: Zayyan Realty LLC, Scarsdale. Property: 174 Valentine St., Yonkers. Amount: \$1 million. Filed Jan. 16.

Scott, Cody, Pound Ridge. Seller: Bryn Mawr Builders LLC, Tuckahoe. Property: 23 Tatomuck Road, Pound Ridge. Amount: \$1.1 million. Filed Jan. 20.

Below \$1 million

14 Chamberlain LLC, Mohegan Lake. Seller: Riordan Suzanne, Yonkers. Property: 14 Chamberlain Ave., Yonkers. Amount: \$800,000. Filed Jan. 16.

175 Orchard LLC, Brooklyn. Seller: Sosa Georgina, Yonkers. Property: 173 Orchard St., Yonkers. Amount: \$40,000. Filed Jan. 15.

243 Lincoln Ave Properties LLC, Great Neck. Seller: Romero James, Yorktown Heights. Property: 785 Locksley Road, Yorktown. Amount: \$450,000. Filed Jan. 15.

33 Aqueduct Street LLC, New York. Seller: Barrera Onias, White Plains. Property: 33 Aqueduct St., Ossining. Amount: \$740,000. Filed Jan. 22.

44 Fours LLC, Hauppauge. Seller: Smith Mary E, Mount Vernon. Property: 29 Bell Ave., Mt. Vernon. Amount: \$380,000. Filed Jan. 20.

493 17th St LLC, Dix Hills. Seller: Bristol Joanne, White Plains. Property: 436 Dunham Ave., Mt. Vernon. Amount: \$358,000. Filed Jan. 22.

Beatos Properties LLC, Yonkers. Seller: Damiano Mark R, Ardsley. Property: 152 Harrison Ave Yonkers. Amount: \$991,000. Filed Jan. 15.

Belegu, Arlind, Forest Hill. Seller: Toll Northeast V Corp, Ft. Washington, Pennsylvania. Property: 40 South Broadway, Greenburgh. Amount: \$700,000. Filed Jan. 16.

Chapel St Realty Corp, Eastchester. Seller: Lamanna Philip E, Eastchester. Property: 22 Prospect Ave., Eastchester. Amount: \$700,000. Filed Jan. 16.

Commodore Building & Development LLC, Bedford Corners. Seller: Lee Seong Y, Bedford Corners. Property: 180 Chestnut Ridge Road, Bedford. Amount: \$850,000. Filed Jan. 15.

Elovaara, Jaakko, Rye. Seller: 353 Rich Ave Corp, Valhalla. Property: 353 Rich Ave., Mt. Vernon. Amount: \$990,000. Filed Jan. 20.

Ford, Dorah, Stamford, Connecticut. Seller: Federal Home Loan Mortgage Corp, Greenville. Property: 548 Tenth Ave., Mt. Vernon. Amount: \$353,000. Filed Jan. 20.

Gemini Signature Acquisitions LLC, Thornwood. Seller: Tanchum Harry J., Property: 79 Robert Ave., Rye Town. Amount: \$490,000. Filed Jan. 22.

Gosal, Rajrupinder, Eastchester. Seller: Point 62 LLC, Mamaroneck. Property: 3 Soundview St., New Rochelle. Amount: \$715,000. Filed Jan. 20.

Gruenfelder LLC, Greenvale. Seller: Epps Jerrice D, White Plains. Property: 50 Embree St., Greenburgh. Amount: \$460,000. Filed Jan. 16.

H2d Realty LLC, Bronxville. Seller: Shiffer Amy S, Mount Vernon. Property: 147 Fulton Avenue North, Mt. Vernon. Amount: \$650,000. Filed Jan. 21.

Hidalgo, Whelinton F, Port Chester. Seller: Homestead Pro Holdings LLC, Harrison. Property: 431 Irving Ave., Rye Town. Amount: \$650,000. Filed Jan. 21.

Holder, Hassan, Yonkers. Seller: Blackhaven Enterprises LLC, Ardsley. Property: 9-11 Wellesley Ave., Yonkers. Amount: \$850,000. Filed Jan. 15.

Intervale 54 LLC, Bronx. Seller: Tagliaferri Audrey, Yonkers. Property: 111 Hunts Bridge Road, Yonkers. Amount: \$100,000. Filed Jan. 16.

Jrgc Corp, Bronx. Seller: Mad Real Properties LLC, Yonkers. Property: 55 Vernon Ave., Mt. Vernon. Amount: \$480,000. Filed Jan. 22.

Osorio, Luis J, Goldens Bridge. Seller: Roanalan LLC, Bedford Hills. Property: 2 Bedford Ridge Road, Bedford. Amount: \$850,000. Filed Jan. 15.

Pajares, Janet, Elmsford. Seller: Sunshine Of Li LLC, Westbury. Property: 111 Washington St., Rye Town. Amount: \$745,000. Filed Jan. 21.

Patricia Lane LLC, Scarsdale. Seller: Freed Lisa A, White Plains. Property: 6 Patricia Lane, White Plains. Amount: \$800,000. Filed Jan. 16.

Polanco, Olga R, New Rochelle. Seller: Decimillinaire Forever LLC, New Rochelle. Property: 5 Ashland St., New Rochelle. Amount: \$610,000. Filed Jan. 15.

Rocco Tucker LLC, New Canaan, Connecticut. Seller: Gammill Kenneth M Jr, New Canaan, Connecticut. Property: 358 Lukes Wood Road, Pound Ridge, Non-Westchester. Amount: \$700,000. Filed Jan. 15.

Seasons502 LLC, Scarsdale. Seller: Rodriguez Alexandra, White Plains. Property: 4 Martine Avenue 502, White Plains. Amount: \$495,000. Filed Jan. 21.

Sun-Balt LLC, Yorktown Heights. Seller: Alj4 LLC, Bedford Hills. Property: 208 Route 118, Somers. Amount: \$331,000. Filed Jan. 20.

Velez, Francisco J, Bronxville. Seller: Alive Alone LLC, Tarrytown. Property: 101 Legend Drive 102, Mt. Pleasant. Amount: \$720,000. Filed Jan. 16.

JUDGMENTS

Alasri, Saleh Mohamed, Yonkers. \$2,471 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Angiolillo, Nicolo J, Croton on Hudson. \$19,089 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Aponte, Rosa, Briarcliff Manor. \$10,447 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Baptiste-Garcia, J, Pleasantville. \$1,864 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 9.

Barbella, Joann, Cortland Manor. \$4,922 in favor of First National Bank Of Omaha, Omaha, Nebraska. Filed Jan. 13.

Barrios, Gerson, Port Chester. \$1,561 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 14.

Baxter, Damon, Yonkers. \$8,050 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 16.

Calcutti, Daniel J, Mohegan Lake. \$8,953 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 14.

Castaldo, Danielle L, Valhalla. \$18,840 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 23.

Charlotte Custom Blending Inc, Califon, New Jersey. \$128,824 in favor of Gcm Prime LLC, White Plains. Filed Jan. 13.

Coats, Amanda N, North Salem. \$20,849 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Cohen, Gary A, Bronxville. \$7,058 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Cole, Millicent, Mount Vernon. \$9,219 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Connelly, Joseph, Katonah. \$14,810 in favor of Ecuadorian Landscaping Inc., Filed Jan. 13.

Crespo, Christian J, Peekskill. \$8,754 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Davis, Latesha M, Yonkers. \$7,810 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Fiorentino, John-Paul, Ossining. \$3,166 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 23.

Fontecchio, Catherine, Yonkers. \$16,674 in favor of Mid Hudson Valley Federal Credit Union, Kingston. Filed Jan. 12.

Freeman, Richard G, Yonkers. \$16,482 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 13.

Garrido, Vera, Croton on Hudson. \$6,423 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Goldstein, Mark E, Yonkers. \$20,777 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Gomez, Omayra, Mount Vernon. \$5,217 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Hahn, Kurt J, New Rochelle. \$2,634 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 9.

Haughton, Judith E, Mount Vernon. \$10,070 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Hernandez, Irene M, White Plains. \$2,429 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 13.

Hernandez, Irene M, White Plains. \$3,951 in favor of Barclays Bank Delaware,. Filed Jan. 15.

Igwe, Kevin J, Tarrytown. \$5,677 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Jokonya, Tariro, Yorktown Heights. \$1,981 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 12.

Kirkland, Anthony T, Yonkers. \$5,727 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 23.

Larkin, Kaitlin A, Yonkers. \$4,584 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 20.

Larue, Maria, Mount Vernon. \$2,087 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 12.

Leslie, Laurel I, Mount Vernon. \$4,580 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Lin, Kevin, Yorktown Heights. \$12,807 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Mansour, Tanya P, Harrison. \$4,607 in favor of Barclays Bank Delaware,. Filed Jan. 15.

Mepherston, Anthoin C, Mount Vernon. \$6,410 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 23.

Mohammad, Neyaz, Yonkers. \$2,901 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 9.

Monroe, Lorraine, Mount Vernon. \$12,219 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Morales, Maria, Pelham. \$1,782 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 13.

Moriah, Shali, Mount Vernon. \$1,781 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 13.

Mott, Maria, Tarrytown. \$5,144 in favor of First National Bank Of Omaha, Omaha, Nebraska. Filed Jan. 12.

Muhendrew, Demira, Mount Vernon. \$2,378 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Norman, Jeffrey, Yonkers. \$3,006 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 9.

Oloughlin, Zachary, North Salem. \$11,431 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Pagan, Janet, Yonkers. \$7,048 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Peer, Vic, Scarsdale. \$10,670 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Jan. 16.

Petterson, Wilfred W, Yonkers. \$8,962 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 12.

Quaye, Adolphus, Yonkers. \$16,034 in favor of Barclay Bank Delaware,. Filed Jan. 15.

Raymond, Lisa, Mount Vernon. \$1,909 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 14.

Rivera, Christopher M, Yonkers. \$2,306 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 14.

Rodriguez, Heather, Yonkers. \$6,812 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 14.

Rodriguez, Manuel I, White Plains. \$9,186 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Roth, Richard A, Katonah. \$7,722 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Ruano, Ana C, Mamaroneck. \$1,838 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Ryan, Meghan C, Bedford. \$19,444 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 14.

Sac-Mensah, Alexander, Yonkers. \$8,352 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 14.

Santiago, Jonathan, Mohegan Lake. \$2,235 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 12.

Sewell, Xiomara, Mount Vernon. \$7,186 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Shalnova, Yekaterina, Pound Ridge. \$6,229 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Smith, John M, Tarrytown. \$6,080 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Stevenson, Robert, Mount Vernon. \$1,896 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 13.

Tapia, Jose F, White Plains. \$5,438 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 14.

Torres, Juan A R, Yonkers. \$10,885 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Turk, Patricia, Somers. \$3,106 in favor of First National Bank Of Omaha, Omaha, Nebraska. Filed Jan. 13.

Twumasi, Nana, Mount Vernon. \$3,377 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Velez, Christian J, White Plains. \$3,406 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 14.

Vietro, Jeanette, Port Chester. \$2,219 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 13.

Villa, Fausto, Sleepy Hollow. \$6,485 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 9.

Wallen, Carolyn, Yonkers. \$4,489 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 13.

Whited, Bruce W-Jr, Tarrytown. \$2,325 in favor of Midland Credit Management Inc, San Diego, California. Filed Jan. 9.

Whitehead, Stacy, Bronxville. \$2,236 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 12.

LIS PENDENS

152-154 Willow Inc, as owner. Filed by 21st Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$293,000 affecting property located at 522 S 8th Ave., Mt Vernon. Filed Jan. 8.

Augustin, Eroid, as owner. Filed by Bank Of America N A. Action: Foreclosure of a mortgage in the principal amount of \$901,000 affecting property located at 10 Locust Hill Ave., Yonkers. Filed Jan. 9.

Bank Of America N A, as owner. Filed by Apex Bank. Action: Foreclosure of a mortgage in the principal amount of \$468,000 affecting property located at 67 Sprain Road, Yonkers. Filed Jan. 13.

Brown, Jahmal, 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., Mt Vernon. Filed Jan. 15.

Brown, Rochelle, as owner. Filed by U S Bank Trust Company N A -tr. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 19 South 3rd Ave., Mt Vernon. Filed Jan. 9.

Capital One Bank (Usa) N A, as owner. Filed by Us Bank Trust N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$270,000 affecting property located at 40 Kathwood Road, White Plains. Filed Jan. 14.

Citibank N A, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$227,000 affecting property located at 33 Oxford Road, White Plains. Filed Jan. 16.

Gauthier, Dawn, as owner. Filed by Us Bank Trust N A-tr. Action: Foreclosure of a mortgage in the principal amount of \$469,000 affecting property located at 36 Tate Ave., Buchanan. Filed Jan. 8.

Grealish, Patricia, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$226,000 affecting property located at 1 Walnut St., Rye. Filed Jan. 16.

Lambino, Vincent, as owner. Filed by Usalliance Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$169,000 affecting property located at 195 Country Ridge Drive, Rye. Filed Jan. 13.

Lewis, Norma, as owner. Filed by Us Bank Trust N A-Tr. Action: Foreclosure of a mortgage in the principal amount of \$223,000 affecting property located at 290 Claremont Ave., Mt Vernon. Filed Jan. 16.

Nieves, Julian, as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$224,000 affecting property located at 51 Cox Ave., Armonk. Filed Jan. 9.

Pereyra, Deira, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 64 New Ave., Yonkers. Filed Jan. 14.

Tolentino, Mercedes, as owner. Filed by Mclp Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$553,000 affecting property located at 84 Algonquin Road, Yonkers. Filed Jan. 14.

Tuero, Eugenie M, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$20,000 affecting property located at 65 First St., Yonkers. Filed Jan. 13.

MECHANIC'S LIENS

350 Port Chester Llc, Rye. \$11,442 in favor of Smyrna Ready Mix Concrete Llc,. February 5, 2026

86 Convent Place Llc, Yonkers. \$8,304 in favor of Cs Brown Co Inc, Bronx. February 5, 2026

901 Wood Burning Kitchen & Bar Inc, Yorktown. \$9,186 in favor of Tks Investments Llc, Berlin, Connecticut. February 3, 2026

Arthouse Wp Developments Llc, White Plains. \$59,259 in favor of Costello Construction Group Llc, Thornwood. February 4, 2026

Dakers, Jonathan D, Yorktown. \$3,000 in favor of Essential Design Contracting Llc. Pleasantville. February 2, 2026

Lt Eastchester Llc, Eastchester. \$310,000 in favor of Verde Electric Maintenance Corp, Mount Vernon. February 4, 2026

Millington Project Llc, Mt Vernon. \$16,700 in favor of Oster Trucking Inc, South Salem. February 4, 2026

Phelps Community Corp, Mt Pleasant. \$35,575 in favor of Beacon Sales Acquisition Inc, Hicksville. February 2, 2026

Uno Crestwood Llc, Yonkers. \$40,000 in favor of Gil-bar Industries Llc. January 30, 2026

NEW BUSINESSES

Partnerships

Montana Soccer Club, 23 Terrace Ave., Ossining 10562. c/o Diego L Alvarez Tenezaca and Julio M. Buestan Tenezaca. February 5, 2026

Sole Proprietorships

All City Taxi, Po Box 574, Yonkers 10703. c/o Jose Pinto. January 29, 2026

Doctor Electric, 3515 Frost Road, Shrub Oak 10588. c/o Anthony Michael Attanasio. January 29, 2026

Greenland Painters, 224 Willis Ave., Hawthorne 10532. c/o John Nicholas Caruso. January 30, 2026

Huppert Pt & Wellness, 45 Shadow Lane, New Rochelle 10801. c/o Aaron Huppert. February 2, 2026

Jujudidthatt, 80 Moquette Row N, Yonkers 10703. c/o Julexis A. Valdez. February 5, 2026

Kamy Consulting, 7 E Hill Rd, Cortlandt Manor 10567. c/o Kamyna Myeka Oluwole. January 30, 2026

Ler Trading, 102 Landscape Ave., Yonkers 10705. c/o Colette Nembo Tamko. February 3, 2026

Liffey Construction, 78 Pocantico St., Sleepy Hollow 10591. c/o Paul Clarke. February 5, 2026

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

Paul Frances Instructor, 80 Cambridge St East, Valhalla 10595. c/o Pani E. Francis. January 30, 2026

Rain King Waterproofing, 1542 Main St Apt 2, Mohegan Lake 10547. c/o Israel A. Gonzalez Ramirez. January 30, 2026

Richard J Binnetti Cpa, 940 Wynnewood Road, Pelham Manor 10803. c/o Richard J. Binetti. February 4, 2026

Three Lions Rampant, One Spruce Hollow, Armonk 10504. c/o Edward Lanyon Woodyard. February 3, 2026

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 67 Mangin LLC. Property: 67 Mangin Road, Monroe. Amount: \$6.6 million. Filed Jan. 21.

Citizens Bank, as owner. Lender: Moshe Goldberger. Property: in Blooming Grove. Amount: \$1 million. Filed Jan. 13.

Northeast Community Bank, as owner. Lender: Acres Views LLC. Property: 6 Melitz St., Palm Tree. Amount: \$7.2 million. Filed Jan. 15.

Below \$1 million

Bank of America, as owner. Lender: Gayle Vivian Tancred, et al. Property: in Middletown. Amount: \$330,000. Filed Jan. 12.

Bank of America, as owner. Lender: Florence Ileene Saunders. Property: in Newburgh. Amount: \$603,000. Filed Jan. 12.

Broadview Capital LLC, as owner. Lender: 15 Central Valley LLC. Property: 15 Central Valley Line. Monroe. Amount: \$750,000. Filed Jan. 15.

EH Capital LLC, as owner. Lender: Equity Homes NY II Inc. Property: in Orange. Amount: \$100,000. Filed Jan. 12.

RFIF 4 LLC, as owner. Lender: 25 Summit LLC. Property: in Central Valley. Amount: \$80,000. Filed Jan. 14.

Walden Savings Bank, as owner. Lender: Nicole Mariani. Property: in Goshen. Amount: \$350,000. Filed Jan. 15.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: Mc3 Ventures LLC. Property: in Goshen. Amount: \$525,000. Filed Jan. 9.

DEEDS

Above \$1 million

11 Cedar LLC, Spring Valley. Seller: Jungreis, David, Monsey. Property: 11 Cedar Lane, Monsey. Amount: \$1.2 million. Filed Jan. 16.

124 Fairview Right Side LLC, Brooklyn. Seller: 124 Fairview Avenue LLC, Spring Valley. Property: 124 Fairview Ave., Spring Valley. Amount: \$1.3 million. Filed Jan. 21.

192 Broadway Corp., Brooklyn. Seller: Remsen Enterprising LLC, Monsey. Property: 11 Eastview Road, Monsey. Amount: \$1.9 million. Filed Jan. 20.

225 227 Orange LLC, Pomona. Seller: Tuxedo Hudson Company, No.6 LLC, Tuxedo Park. Property: 225 and 227 Orange Turnpike, Sloatsburg. Amount: \$2.9 million. Filed Jan. 21.

3 Eros LLC, Newark, New Jersey. Seller: Eliazer Tauber, Airmont. Property: 3 Eros Drive, Airmont. Amount: \$2 million. Filed Jan. 23.

57 Olympia LLC, Spring Valley. Seller: Stuart M. Erdfarb, Monsey. Property: 57 Olympia Lane, Monsey. Amount: \$1.4 million. Filed Jan. 22.

ECP 287 Property LLC, Darien, Connecticut. Seller: Sasson Ventures LLC, Teterboro, New Jersey. Property: 612 and 614 Corporate Way, Valley Cottage. Amount: \$38.5 million. Filed Jan. 16.

Fekete, Abraham, Brooklyn. Seller: MP 120 LLC, Suffern. Property: 58 Montebello Road, Montebello. Amount: \$1.3 million. Filed Jan. 16.

J. Leimzider LLC, Monroe. Seller: 24 Suffern LLC, Airmont. Property: 24 Suffern Place, Monsey. Amount: \$2 million. Filed Jan. 20.

Lunger, Abraham, Spring Valley. Seller: Pennington Lots LLC, Nanuet. Property: 27 Argo Lane, New Hempstead. Amount: \$1.9 million. Filed Jan. 22.

Below \$1 million

100 Westview Road ZB LLC, Monsey. Seller: New Westview LLC, Brooklyn. Property: 100 Westview Road, New Hempstead. Amount: \$875,000. Filed Jan. 15.

192 Broadway Corp, Brooklyn. Seller: Remsen Enterprising LLC, Monsey. Property: 11 Eastview Road, Monsey. Amount: \$250,000. Filed Jan. 23.

25 Wayne LLC, Monsey. Seller: Mazza, Todd, Stony Point. Property: 25 Wayne Ave., West Haverstraw. Amount: \$510,000. Filed Jan. 26.

29 Green Avenue LLC, Thiells. Seller: Keith Merritt, Pearl River. Property: 29 Green Ave., Valley Cottage. Amount: \$386,250. Filed Jan. 20.

3415 F LLC, Spring Valley. Seller: Antonio Bueti, Nanuet. Property: 19 Dykes Road, Nanuet. Amount: \$250,000. Filed Jan. 15.

36 Mallory Road LLC, Spring Valley. Seller: Lillian Zinn 2022 Revocable Trust, Spring Valley. Property: 36 Mallory Road, Spring Valley. Amount: \$728,000. Filed Jan. 22.

36 Old S. House Road LLC, Tomkins Cove. Seller: Estate of Mildred Schmidt, Mildred, Wallkill. Property: 36 Old Schoolhouse Road, New City. Amount: \$190,000. Filed Jan. 22.

674 Route 304 Realty Corp., Nanuet. Seller: Scott Family Irrevocable Trust, Bardonia. Property: 18 Oakwood Road, Nanuet. Amount: \$488,888. Filed Jan. 23.

74 Decatur Avenue LLC, Brooklyn. Seller: Esther Wasserman, Brooklyn. Property: 74 Decatur Ave., Monsey. Amount: \$10. Filed Jan. 21.

8 Edward LLC, Airmont. Seller: 119 Railroad LLC, Spring Valley. Property: 8 Edward Lane, Spring Valley. Amount: \$895,000. Filed Jan. 15.

8 Phelps LLC, Stony Point. Seller: Carole Rose Trust, Congers. Property: 8 Phelps St., West Haverstraw. Amount: \$470,000. Filed Jan. 23.

9 Country Club LLC, Spring Valley. Seller: Jeremy Weissler, New City. Property: 9 Country Club Lane, Airmont. Amount: \$950,000. Filed Jan. 16.

90 New Main Street LLC, Haverstraw. Seller: S&S Squared LLC, Haverstraw. Property: 90 New Main St., Haverstraw. Amount: \$755,000. Filed Jan. 22.

Botto, Christina M., New City. Seller: John Foody, Orangeburg. Property: 53 Greywood Drive, Orangeburg. Amount: \$725,000. Filed Jan. 22.

Clears Home Improvement Inc., West Nyack. Seller: Danny Pietrantonio, Valley Cottage. Property: 1 Edsam Road, Valley Cottage. Amount: \$550,000. Filed Jan. 15.

DI 99 Orange Avenue Holdings LLC, Suffern. Seller: 99 Orange Avenue LLC, Suffern. Property: 99 Orange Ave., Suffern. Amount: \$600,000. Filed Jan. 26.

Galgano, Jake B., Nanuet. Seller: Eileen M. Slattery, Pearl River. Property: 165 Forest Ave., Pearl River. Amount: \$600,000. Filed Jan. 16.

Herzog, Akiva, Airmont. Seller: Pro Enterprises 3 Inc., Nyack. Property: 78 E. Maltbie Ave., Suffern. Amount: \$20,000. Filed Jan. 16.

Hoover Equities LLC, Monsey. Seller: Hoover Equities LLC, Monsey. Property: 7 Hoover Lane, Monsey. Amount: \$500,000. Filed Jan. 22.

HS Global Solutions LLC, Spring Valley. Seller: Samuel Kraus, Monsey. Property: 36 Gladys Drive, Spring Valley. Amount: \$535,000. Filed Jan. 22.

Lev 202 LLC, Monsey. Seller: Lucky Start LLC, Monsey. Property: 202 Blauvelt Road, Monsey. Amount: \$999,000. Filed Jan. 15.

Maplestone Realty LLC, Spring Valley. Seller: 153 Lafayette Ave LLC, Suffern. Property: 151 and 153 Lafayette Ave., Suffern. Amount: \$775,000. Filed Jan. 16.

Michael Turk LLC, Spring Valley. Seller: Estate of Albert F. Turk III, Stony Point. Property: 279 W. Main St., Stony Point. Amount: \$342,000. Filed Jan. 26.

Park National Capital Funding LLC, Nanuet. Seller: Daniel DePasquale, referee, Hauppauge. Property: 28 Jefferson Ave., New Square. Amount: \$150,001. Filed Jan. 15.

Perrins Peak LLC, Orangeburg. Seller: 10 Esquire Road, Suite 11B Inc., Suffern. Property: 10 Esquire Road, New City. Amount: \$225,000. Filed Jan. 22.

Sampong, Jemimah, Bronx. Seller: 144 Lake Nanuet LLC, Nanuet. Property: 144 Lake Nanuet Drive, Nanuet. Amount: \$710,000. Filed Jan. 21.

Silberstein, Jacob, Spring Valley. Seller: 24 Memorial Park LLC, Brooklyn. Property: 133 Lake St., Spring Valley. Amount: \$765,000. Filed Jan. 23.

Smilowitz, Dov, Spring Valley. Seller: 6 Singer LLC, Monsey. Property: 6 Singer Ave., Spring Valley. Amount: \$10. Filed Jan. 20.

Spitzer, Akiva, Spring Valley. Seller: LHFS West Broad LLC, Haverstraw. Property: 20 W. Broad St., Haverstraw. Amount: \$495,000. Filed Jan. 20.

JUDGMENTS

Acosta, Marcos R. Jr., Warwick. \$6,901 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Adler, Solomon, Monroe. \$20,818 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Aguilar, Antonio J., Middletown. \$6,323 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Bailey, Tabitha, Middletown. \$9,346 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Baptiste, Irma G., Middletown. \$5,120 in favor of Capital One, McLean, Virginia. Filed Jan. 8.

Baselice, Vienna R., Montgomery. \$7,216 in favor of Capital One, McLean, Virginia. Filed Jan. 8.

Battice, Moleak, Middletown. \$5,101 in favor of Citizens Bank, Johnston, Rhode Island. Filed Jan. 8.

Beausoleil, Darlene A. Gibbs, Chester. \$5,984 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Beltran, Tracey, Circleville. \$4,409 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 8.

Bonilla, Ricardo, Circleville. \$13,109 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Broder, Mayer, Monroe. \$14,495 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Burns, Keno, Middletown. \$2,614 in favor of Capital One, McLean, Virginia. Filed Jan. 8.

Chiem, Chiem, Monroe. \$12,582 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Cilli, Lydia, Monroe. \$6,432 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Cooper, Ervin, Newburgh. \$2,948 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

Davis, Melvin, Newburgh. \$7,901 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Davis, Melvin, Newburgh. \$7,901 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Dougherty, Elizabeth, Middletown. \$2,914 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 9.

Edwards, Maura, Newburgh. \$6,208 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 8.

Ekstein, Shlome, Monroe. \$26,597 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 8.

Feliu, Cynthia V., Circleville. \$11,975 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 8.

Gilbert, Tracy A., Newburgh. \$2,968 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Godoy, Carmen, Campbell Hall. \$7,300 in favor of Capital One, McLean, Virginia. Filed Jan. 8.

Godoy, Carmen, Campbell Hall. \$7,300 in favor of Capital One, McLean, Virginia. Filed Jan. 8.

Gold, Isaac, Monroe. \$291,935 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 8.

Gomez, Jonathan, Middletown. \$7,775 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Gonzalez, Rosalind, Middletown. \$5,036 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Gordon, Petrina, New Windsor. \$4,451 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Grace, William, Westtown. \$11,852 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 9.

Green, Chantel J., Newburgh. \$8,939 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Hilsmann, Kristine E., Middletown. \$8,755 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 8.

Hilsmann, Kristine E., Middletown. \$8,755 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 8.

Jacob Reese Group, San Gabriel, California. \$35,863 in favor of Simply Funding LLC, Chester. Filed Jan. 9.

Jennings, Nancy Smith, Middletown. \$6,185 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 9.

Kantor, Shane, Wallkill. \$3,235 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 9.

Kargbo, Akim, Middletown. \$4,854 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Lowery, Christopher, Middletown. \$3,406 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Machuca, Artemio, Newburgh. \$4,670 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Martin, Simone V., Florida. \$7,555 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

McElroy, Ryne, Monroe. \$11,387 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Pereira, Ricardo, Middletown. \$17,856 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Prisco, Michael A., New Windsor. \$5,622 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Ramery, Arlene, Goshen. \$2,447 in favor of TD Bank USA, TD Bank USA, Filed Jan. 8.

Ramos, Alex O., Middletown. \$8,803 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Jan. 9.

Randolph, Kenneth, Port Jervis. \$2,929 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 8.

Roberts, Donald L. Jr., Cornwall-on-Hudson. \$15,043 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 9.

Roberts, Donald L. Jr., Cornwall-on-Hudson. \$31,798 in favor of Bank of America, Charlotte, North Carolina. Filed Jan. 9.

Rodriguez, Marcia, Warwick. \$1,319 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 8.

Rojas, Mario J., Highland Mills. \$10,394 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Samet, Menachem, Monroe. \$35,043 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Samuels, Dennis G., Middletown. \$8,424 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Schwartz, Tzivy, Monroe. \$9,925 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Smith, Alexander J., Florida. \$10,470 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Smith, Alexander J., Florida. \$6,000 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Sutter, Sherri, Chester. \$2,051 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Swails, Ariana C., Newburgh. \$5,670 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 8.

Tavera, Elizabeth, Middletown. \$6,735 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

Trinity Ink Studio LLC, Middletown. \$14,309 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 9.

Watson, Edna, Newburgh. \$5,957 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Jan. 9.

Wiley, Lisa, Walden. \$1,831 in favor of Capital One, McLean, Virginia. Filed Jan. 9.

MECHANIC'S LIENS

Vandengurg, Joseph, as owner. \$6,030 in favor of Turnbull Well Drilling Associates LLC. Property: 20 Funnell Place, Florida. Filed Jan. 21.

8 Van Buren Drive LLC, as owner. \$173,000 in favor of Ultimate Plumbing Corp. Property: 8 Van Buren Drive, Monroe. Filed Jan. 21.

YBL Homes LLC, as owner. \$150,000 in favor of Frame Up NY Inc. Property: 36 North St., Washingtonville. Filed Jan. 27.

Ketchum, Tyler, as owner. \$15,301 in favor of S&K Distribution LLC. Property: 2 Evergreen Lance, Otisville. Filed Jan. 29.

Weisz, Chava, as owner. \$14,110 in favor of Five Star Interiors Inc. Property: 7 Meron Drive, Palm Tree-Kiryas Joel. Filed Jan. 29.

Ramon, Luis and Carmen Quezada, as owner. \$6,073 in favor of Builders First Source. Property: 40 Easter Road, Wappinger. Filed Jan. 15.

Hopewell Developers LLC, as owner. \$91,777 in favor of Lion HVAC Supplies Inc. Property: 672 NY 82 East, Fishkill. Filed Jan. 22.

Weintraub, Philip, as owner. \$2,174 in favor of Four Seasons Pool Service Corp. Property: 69 Kennel Road, Amenia. Filed Jan. 22.

4244 Route 44 LLC, as owner. \$35,532 in favor of Fernando Martinez. Property: 568 Oak Summit Road, Millbrook. Filed Jan. 23.

Williamson, Deman Anthony Richard as owner. \$5,384 in favor of A Small Company Concrete Inc. Property: 5 Ridgeview Lane, LaGrange. Filed Jan. 28.

NEW BUSINESSES

Partnerships

Think Well, 261 Greenwich Ave., Lower level, Goshen 10924. c/o Guy J. Delisfort and Selina Watts L. Delisfort. Filed Jan. 30.

Sole Proprietorships

AJ Supply Co., 104 Laudaten Way, Warwick 10990. c/o Christy Michelle Mills. Filed Jan. 28.

Chan Way General Services, 73 Greenway Terrace, Middletown 10943. c/o Roberto Chan Alarcon Way. Filed Feb. 2.

Creative Visions Landscaping, 45 Fostertown Road, Newburgh 12550. c/o Glenn C. LaPaitra. Filed Feb. 2.

Dash4deals, 35 Bradner Ave., Middletown 10940. c/o Jessica M. Godinez. Filed Jan. 28.

Godiz Goods, 15 Martin St., Middletown 10940. c/o Rosaura Maria Godinez. Filed Jan. 28.

Gv Services, 229 Washington St., Newburgh 12550. c/o Samanta Kinberly Calla Del Castillo. Filed Jan. 30.

Hibino Day By Day, 109 S. William St., Unit 20, Newburgh 12550. c/o Hibino Yasuyo. Filed Jan. 29.

Storm King Hot Sauce Company, 21 Cherry Ave., Cornwall-on-Hudson 12520. c/o Kenneth John Yolman. Filed Jan. 28.

Tazo Ez Services, 4 Darren Drive, Campbell Hall 10916. c/o Saneblidze Mamuka. Filed Jan. 27.

Thirty Two Threads, 7 Carriage Path, Warwick 10990. c/o Adriana Lobosco. Filed Jan. 27.

Top Shelf Contracting Co., 65 Winchell Drive, Rock Tavern 12575. c/o Christian Cole Stevens. Filed Jan. 29.

Vjam Construction, 28 Ann Elizabeth Drive, Washingtonville 10992. c/o Michael John Vecchiarello. Filed Feb. 2.

BUILDING PERMITS

Commercial

587 Belden LLC, Norwalk, contractor for 587 Belden LLC. Perform replacement alterations at 15 Belden Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 22.

Bolton Construction LLC, Norwalk, contractor for Jeffrey D. and Kaisa M. Newhams. Construct superstructure for single-family residence at 5 Gregory Court, Norwalk. Estimated cost: \$900,000. Filed Dec. 24.

Buck, Daniel G., Norwalk, contractor for Keystone House Inc. Replace shingles, siding, widows and roof at 12 Genoa St., Norwalk. Estimated cost: \$128,641. Filed Dec. 22.

Buck, Daniel G., Norwalk, contractor for Keystone House Inc. Replace shingles, siding, windows and roof at 16 Elmcrest Terrace, Norwalk. Estimated cost: \$127,000. Filed Dec. 22.

Catalyst Construction Services LLC, Norwalk, contractor for Westport Avenue Partners LLC. Perform replacement alterations at 596 Westport Ave., Norwalk. Estimated cost: \$214,801. Filed Dec. 23.

Crump, Brian A., Norwalk, contractor for city of Norwalk. Replace generator expand pad at fire station at 100 Fairfield Ave., Norwalk. Estimated cost: \$97,000. Filed Dec. 23.

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

Danjor LLC, Norwalk, contractor for Danjor LLC. Perform replacement alterations at 115 New Canaan Ave., Norwalk. Estimated cost: \$1,000. Filed Dec. 23.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Desiree Kohler and Carlos A. Mejia. Replace four gliding windows at 71 Aiken St., No. L/2, Norwalk. Estimated cost: \$5,883. Filed Dec. 31.

Environmental Appraisers & Builders LLC, Norwalk, contractor for Fernando and Olga Torres. Renovate fire/water damage at 8 Godfrey St., Norwalk. Estimated cost: \$304,660. Filed Dec. 23.

Environmental Appraisers & Builders LLC, Norwalk, contractor for Maribel Henao. Perform replacement alterations at 13 Golden Hill St., Norwalk. Estimated cost: \$30,000. Filed Dec. 30.

Jensu Realty LLC, Norwalk, contractor for Jensu Realty LLC. Perform replacement alterations at 17 Washington St., Norwalk. Estimated cost: \$2,000. Filed Dec. 22.

Mensah, Nicholas and Gita Mensah, Norwalk, contractor for Nicholas and Gita. Mensah. Renovate a single-family residence at 20 Devils Garden Road, Norwalk. Estimated cost: \$50,000. Filed Dec. 22.

Pure & Associates LLC, Norwalk, contractor for Norwalk SNFF Acquisition Group LLC. Replace roof at 23 Prospect St., Norwalk. Estimated cost: \$40,000. Filed Dec. 23.

Tiefenthaler, Catherine, Norwalk, contractor for Catherine Tiefenthaler. Renovate kitchen and bathroom in existing location at 102 Rowayton Woods Drive, Norwalk. Estimated cost: \$20,000. Filed Dec. 23.

Two Cousins Masonry LLC, Norwalk, contractor for ACR Property LLC. Renovate single-family residence at 88 Main St., Norwalk. Estimated cost: \$15,000. Filed Dec. 23.

Residential

AV Tuchy Inc., Norwalk, contractor for Stone Realty Associates LLC. Perform replacement alterations at 15 Oakwood Ave., Norwalk. Estimated cost: \$150,000. Filed Dec. 23.

Dutan Premium Properties LLC, Norwalk, contractor for Dutan Premium Properties LLC. Renovate single-family residence at 4 Robins Square East, Norwalk. Estimated cost: \$10,000. Filed Dec. 22.

ETM Construction LLC, Norwalk, contractor for Henry and Lynne Wilson. Remove load bearing wall and install beam at 19 Thomas Place, No. 9, Norwalk. Estimated cost: \$6,500. Filed Dec. 23.

Hegermiller, Donald Landrith, Norwalk, contractor for Donald Landrith Hegermiller. Construct superstructure for 2-story addition at 42 Chatham Drive, Norwalk. Estimated cost: \$150,000. Filed Dec. 24.

Preference Construction LLC, Bridgeport, contractor for Stevenson Bruneau. Replace roof-house at 128 Guinea Road, Stamford. Estimated cost: \$15,000. Filed Dec. 11.

Premier One Roofing & Siding LLC, Southington, contractor for Luis Mayllazhungo. Replace roof with new GAF shingles, deck tape along with ice and water shield and roofing felt at 51 Givens Ave., Stamford. Estimated cost: \$10,027.37. Filed Dec. 12.

R Pelton Builders Inc., East Berlin, contractor for Taryn Raboin. Install a roof-mounted PV solar system at 31 Westminster Road, Stamford. Estimated cost: \$35,046. Filed Dec. 8.

RMS Construction LLC, Stamford, contractor for Jay Inzitari. Reduce to core floors 10, 12 and 16 at 177 Broad St., Stamford. Estimated cost: \$150,000. Filed Dec. 22.

Rocksolid Construction LLC, Stamford, contractor for Jason Fischel. Construct a lower-level bathroom, install a new kitchen, remove the existing columns and replace them with a new beam at the designated location at 72 Old North Stamford Road, Stamford. Estimated cost: \$88,600. Filed Dec. 22.

Servidio, John, Stamford, contractor for John Servidio. Demolish a 400- square-foot existing two-car detached garage at the far corner of the lot at 57 Smith St., Stamford. Estimated cost: \$10,000. Filed Dec. 23.

Seven Sun LLC, New Britain, contractor for Konrad Waluszko. Replace sliding door in den on the first floor, replace window in master bedroom, replace small window in bathroom on first floor and replacement 2 small windows in kitchen at 200 Eden Road, Stamford. Estimated cost: \$16,500. Filed Dec. 2.

Shoreline Solar LLC, Hamden, contractor for Lorena Munoz. Install roof-mounted solar panels. No structural upgrades required at 109 Woodmere Road, Stamford. Estimated cost: \$47,520. Filed Dec. 1.

Signature Exteriors LLC, Stamford, contractor for Slawomir Mateusiak. Remove existing siding and install new vinyl siding with applicable accessories and underalignments at 25 Oxford Court, Stamford. Estimated cost: \$20,780. Filed Dec. 8.

Siladi Builders LLC, Fairfield, contractor for Michael Siladi. Remodel second floor of house at 20 Ocean Drive East, Stamford. Estimated cost: \$185,000. Filed Dec. 1.

Tavella, Barbara, Stamford, contractor for Barbara Tavella. Replace roof at 1100 Bedford St., Stamford. Estimated cost: \$158,000. Filed Dec. 1.

Terenzio, Lisa, Stamford, contractor for Lisa Terenzio. Install a 13x29-foot fiberglass in-ground pool with only an addition of impervious coverage due to previous above ground pool in the same location at 78 Crane Road, Stamford. Estimated cost: \$60,000. Filed Dec. 1.

The Art of Construction LLC, Monroe, contractor for Artem Cherneha. Renovate bathroom at 30 Revere Drive, Stamford. Estimated cost: \$15,650. Filed Dec. 22.

The Water Mitigation Friend LLC, New Milford, contractor for Michael Pelletier. Change existing window, make larger-cased openings in load bearing walls and install new sub-flooring at 3052 High Ridge Road, Stamford. Estimated cost: \$52,000. Filed Dec. 10.

Traulsen, Sonia, Stamford, contractor for Sonia Traulsen. Renovate an existing space on the first floor at 1200 High Ridge Road, Stamford. Estimated cost: \$241,000. Filed Dec. 10.

Truitt, James H., Norwalk, contractor for James Truitt. Alter single-family residence at 28 Carriage Drive, Stamford. Estimated cost: \$51,000. Filed Dec. 10.

Two Cousins Masonry LLC, Norwalk, contractor for ACR Property LLC. Renovate single-family residence at 6 North Ave., Norwalk. Estimated cost: \$60,000. Filed Dec. 23.

Weisberg, Scott, Stamford, contractor for Scott Weisberg. Install temporary tent for a holiday party event at 375 Fairfield Ave., Stamford. Estimated cost: \$9,410. Filed Dec. 2.

Wernert Construction Management LLC, Cos Cob, contractor for Randy Fedra. Replace concrete steps and ramp restoration with railing at 1508 High Ridge Road, Stamford. Estimated cost: \$209,000. Filed Dec. 30.

West Broad Construction LLC, Stamford, contractor for Nicole Geotes. Renovate office. Adding additional 10 offices to vacant space located on the eighth floor of the building at 750 E. Main St., Stamford. Estimated cost: \$200,000. Filed Dec. 8.

Weston Carpentry & Contracting LLC, Weston, contractor for Robert Sztachelski. Renovate kitchen and bathroom and remove nonbearing wall at 180 Turn of River Road, Stamford. Estimated cost: \$60,000. Filed Dec. 16.

COURT CASES

Bridgeport Superior Court

Blind Rhino Restaurant, et al, Bridgeport. Filed by John Vansant, Bridgeport. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was a lawful invitee of the premises controlled by the defendants, when he was suddenly caused to fall after tripping over a metal stake and wire due to the alleged defective, unsafe and/or dangerous condition of the exterior exit, thereby causing him to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154887-S. Filed Dec. 29.

Krieder, Taylor M., Fort Meyers, Florida. Filed by Cristina Perez, Bridgeport. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6154472-S. Filed Dec. 12.

Lyft Drives, East Hartford. Filed by Tianna Greco, East Hampton. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6154642-S. Filed Dec. 17.

Raposo, Patricia Fatima, et al, Bridgeport. Filed by Angeline Moresca, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6154753-S. Filed Dec. 22.

Danbury Superior Court

Formick, Philomena, Danbury. Filed by Raymond Edwards, Danbury. Plaintiff's attorney: Guendelsberger Law Offices LLP, New Milford. Action: the plaintiff was entering the premises controlled by the defendant, when suddenly and without warning, the metal step attached to the door jam collapsed, causing the plaintiff to fall and suffer serious injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057562-S. Filed Dec. 30.

March, Dean, Danbury. Filed by Romario Viana Rocha, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the premises walking in the driveway area when he was caused to slip and fall, allegedly due to the slippery and/or icy conditions of driveway area, thereby causing him to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6057519-S. Filed Dec. 23.

Roman, Laura, et al, Danbury. Filed by Aimee Ruiz, Danbury. Plaintiff's attorney: McCarthy & Taylor LLP, New Milford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057639-S. Filed Jan. 8.

Wells, Lucas A., Bethel. Filed by Tyler A. Lombardi, Bethel. Plaintiff's attorney: J. Chan Law LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057522-S. Filed Dec. 23.

Stamford Superior Court

Citron, Jose A., et al, Linden, New Jersey. Filed by Dominique Pires, Boston, Massachusetts. Plaintiff's attorney: Berkowitz Hanna Amdur & Wildstein LLC, Shelton. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6077527-S. Filed Dec. 3.

Ellison, Gustave, Norwalk. Filed by Travis Burroughs, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as court deems appropriate. Case no. FST-CV-26-6077716-S. Filed Dec. 11.

Stamford Board of Eduction, et al, Stamford. Filed by Jeancelys Morales, Stamford. Plaintiff's attorney: Adamucci LLC, Greenwich. Action: the minor plaintiff was on the playground and the teachers present were acting within their official capacity as employees of the defendants. The plaintiff was using the monkey bars when he allegedly fell from the monkey bars. As a result, the plaintiff was caused to suffer serious and severe injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6077556-S. Filed Dec. 5.

DEEDS

Commercial

101 Verplank LLC, Stamford. Seller: Bruce S. Kough, Leland, North Carolina. Property: 101 Verplank Ave., Stamford. Amount: \$1,200,000. Filed Jan. 14.

521 East Putnam LLC, Greenwich. Seller: Sutton Land LLC, Greenwich. Property: 521 E. Putnam Ave., Greenwich. Amount: \$1. Filed Jan. 20.

Blake, Kristine and Patrick Blake, Greenwich. Seller: The First Church of Round Hill Inc., Greenwich. Property: 3 John St., Greenwich. Amount: \$1,750,000. Filed Jan. 21.

Chesterfield C18 LLC, Old Greenwich. Seller: Colleen Kelly Kishore, Old Greenwich. Property: 10 Grant Ave., Old Greenwich. Amount: \$10. Filed Jan. 20.

Davalos, Alberto, Norwalk. Seller: ALMenon LLC, San Francisco, California. Property: 102 Summer St., No. 2A, Stamford. Amount: \$323,000. Filed Jan. 15.

McNamee, Paul and Natasha McNamee, Greenwich. Seller: 32 Pheasant LLC, Greenwich. Property: 32 Pheasant Lane, Greenwich. Amount: \$11,100,000. Filed Jan. 22.

Mesadieu, Sterlin and Cindy Jasmin, Bronx, New York. Seller: 494 Sawmill Road LLC, Stamford. Property: 494 Sawmill Road, Stamford. Amount: \$910,000. Filed Jan. 14.

Mora, Emilio J. and Mercedes I. Mora, Stamford. Seller: WNO Realty LLC, Manchester. Property: 105 N. Stamford Road, Stamford. Amount: \$925,000. Filed Jan. 13.

Pocket One LLC, Greenwich. Seller: 76 Orchard Street LLC, Sherman. Property: 76 Orchard St., Greenwich. Amount: \$840,000. Filed Jan. 23.

Salandra, Robert and Peggy Salandra, Fairfield. Seller: Slamantha S. Renos Inc., Harrison, New York. Property: 226 Ruane St., Fairfield. Amount: \$1,550,000. Filed Jan. 23.

Schock Realty LLC, Stamford. Seller: Ann Marie C. Aloupis, Stamford. Property: 44 Barmore Drive West, Stamford. Amount: \$550,000. Filed Jan. 12.

Six Seven LLC, Greenwich. Seller: Thomas J. Riggs, Greenwich. Property: 43 Byfield Lane, Greenwich. Amount: \$10. Filed Jan. 23.

Villamor, Christian and Shereen Villamor, Stamford. Seller: Connecticut Condominiums LLC, Quincy, Massachusetts. Property: 127 Greyrock-Unit No.1503, Stamford. Amount: \$365,000. Filed Jan. 16.

Ye, Yingzi, Greenwich. Seller: Donigen LLC, Greenwich. Property: 69 Taconic Road, Greenwich. Amount: \$4,200,000. Filed Jan. 23.

Residential

76 Orchard Street LLC, Sherman. Seller: Gilberto Giraldo, Cos Cob. Property: 76 Orchard St., Greenwich. Amount: \$770,000. Filed Jan. 23.

Abad, Jorge Paul, Stamford. Seller: Raymond Freeman, Stamford. Property: 21 Nichols Ave., Stamford. Amount: \$630,000. Filed Jan. 14.

Altamura, Luigi and Daniele Schinella, Stamford. Seller: Anthony S. Gaglio Jr. and Danielle A. Gaglio, New Canaan. Property: 72 Little Hill Drive, Stamford. Amount: \$2,300,000. Filed Jan. 16.

Behar, Katherine A. and Jason A. Isaacson, Stamford. Seller: Donald Rossi and Barbara Rossi, Stamford. Property: 95 Foxwood Road, Stamford. Amount: \$1,279,000. Filed Jan. 16.

Blitstein, Ronald and Harriet A. Blitstein, Wilton. Seller: Charles Piccirillo and Victoria Piccirillo, Palm City, Florida. Property: 185 Haviland Road, Stamford. Amount: \$1. Filed Jan. 13.

Bloodgood, Brianna M. and Peter M. Bonilla, Stamford. Seller: David John Bouchard and Patricia G. Bouchard, Stamford. Property: 44 Brundage St., Stamford. Amount: \$1,335,000. Filed Jan. 16.

Brecher, Patricia H. and Stephen M. Brecher, Greenwich. Seller: Patricia H. Brecher, Greenwich. Property: 96 Taconic Road, Greenwich. Amount: SN/A. Filed Jan. 23.

Conte, Richard Louis, Stamford. Seller: Jade Guo, Southbury. Property: 59 Courtland Ave., Unit 3-0, Stamford. Amount: \$232,000. Filed Jan. 12.

Galeano, Joseph and Alyssa Ingmanson, White Plains, New York. Seller: Samantha T. Jones, Stamford. Property: 160 Glenbrook Road, Unit 6-B, Stamford. Amount: \$602,000. Filed Jan. 15.

Griffiths, Aaron, et al, Stamford. Seller: Robert Baird and Karen Fisher-Baird, Stamford. Property: 75 W. Glen Drive, Stamford. Amount: \$2,250,000. Filed Jan. 13.

Ives, Margot S., Stamford. Seller: Arthur Avoricani and Nexhmije Avoricani, Stamford. Property: 160 Glenbrook Road, Unit 4-D, Stamford. Amount: \$609,900. Filed Jan. 15.

James, Cassandra, Stamford. Seller: Jessica Petruzzelli, Stamford. Property: 49 Glenbrook Road, Unit 108, Stamford. Amount: \$415,000. Filed Jan. 13.

Johnson, Douglas S. and Kristin L. Johnson, Chicago, Illinois. Seller: Robert Manware and Cynthia Manware, Fairfield. Property: 112 Eastwood Road, Fairfield. Amount: \$1,230,000. Filed Jan. 23.

Jusufi, Sam, Stamford. Seller: Lynne Sanders, Stone Ridge, New York. Property: 444 Bedford St., Unit 6D, Stamford. Amount: \$180,000. Filed Jan. 12.

Kabot, Lynn, Williston, Vermont. Seller: Andrea M. Kern, Fairfield. Property: 947 Galloping Hill Road, Fairfield. Amount: \$1,305,000. Filed Jan. 23.

Kuznetsov, Alex and Margarita Kuznetsov, Stamford. Seller: Bryan J. Rodriguez and Juan C. Rodriguez, Stamford. Property: 91 Strawberry Hill Ave., No. 1127, Stamford. Amount: \$260,000. Filed Jan. 15.

Lai, David, Fairfield. Seller: James Cerner Jr., Fairfield. Property: 2107 North Benson Road, Fairfield. Amount: \$1,020,000. Filed Jan. 20.

Langley, Patricia S., Stamford. Seller: Patricia Smith Langley, Stamford. Property: 7 Farm Hill Road, Stamford. Amount: \$1. Filed Jan. 14.

Lombardo, Marisol, Westport. Seller: Anna Fromzel and Aleksandr, Stamford. Property: 61 Seaview Ave., Unit 51, Stamford. Amount: \$475,000. Filed Jan. 14.

Miller, Barbara, Stamford. Seller: Michael Coppola and Robert Coppola, Norwalk. Property: 255 Strawberry Hill Ave., Unit E6, Stamford. Amount: \$424,000. Filed Jan. 12.

Noble, Audra and Ryan Bekkerus, Greenwich. Seller: Michael L. Sheldon and Catherine de Silva, Greenwich. Property: 7 Stanwich Road, Greenwich. Amount: \$10. Filed Jan. 21.

Ogden Sr., Ross H., Greenwich. Seller: Ross H. Ogden, Greenwich. Property: 22 Cedarwood Drive, Greenwich. Amount: \$0. Filed Jan. 21.

Oleksy, Robert Jozef and Stephanie Yee-Oleksy, Greenwich. Seller: Constance D. Rizzotti, Greenwich. Property: 70 Byram Terrace Drive, Greenwich. Amount: \$1,100,000. Filed Jan. 23.

Ortiz, Nory, Stamford. Seller: Susan M. Parsons and Douglas S. Mihalik, New Britain. Property: 15 Wascussee Lane East, Stamford. Amount: \$446,666. Filed Jan. 14.

Peroni, Danielle and Michael Peroni, Westport. Seller: John L. McInerney and Maureen P. McInerney, Fairfield. Property: 35 Millard St., Fairfield. Amount: \$0. Filed Jan. 22.

Povemba, Michael and Christina Povemba, Greenwich. Seller: Luigi Rogliano, Greenwich. Property: Lots 40 and 41, Morgan Ave., Greenwich. Amount: \$1. Filed Jan. 20.

Propersi, Erin N. and Gabrielle Aris, Fairfield. Seller: Melinda Thielman, Stamford. Property: 368 Den Road, Stamford. Amount: \$820,000. Filed Jan. 15.

Ramos, Eddin Natareno, Stamford. Seller: Cheryl Sciarretta, Stamford. Property: 26 Courtland Ave., Apt. 26-1, Stamford. Amount: \$255,000. Filed Jan. 13.

Rogers, Christine, Stamford. Seller: Jason N. Rogers, Stamford. Property: 4 Stanwick Circle, Stamford. Amount: \$275,000. Filed Jan. 12.

Rose, Sandra, Greenwich. Seller: Linda A. Domizio, Bronxville, New York. Property: 35 Pemberwick Road, Unit 111, Greenwich. Amount: \$445,000. Filed Jan. 22.

Senyk, Yaroslava and Oleh Senyk, Stamford. Seller: Mohamed Solaman, Stamford. Property: 8 Wardwell St., Unit 6, Stamford. Amount: \$235,000. Filed Jan. 16.

Smeriglio III, Michael J. and Geraldine Z. Smeriglio, Greenwich. Seller: Ann A. Koontz, Greenwich. Property: 1 Old Church Road, Unit 2, Greenwich. Amount: \$2,250,000. Filed Jan. 23.

Tishchenko, Viacheslav, Easton. Seller: Lakshmi N. Balaji and Uma Balaji, Redwood City, California. Property: 104 Putting Green Road, Fairfield. Amount: \$1,005,000. Filed Jan. 23.

Varela Galicia, Lorenzo and Maria Ariana Perez, Fairfield. Seller: John R. Hewitt and Katherine H. Hewitt, Fairfield. Property: 3853 Congress St., Fairfield. Amount: \$1,170,000. Filed Jan. 20.

Wasielak, Mieczyslaw K., Fairfield. Seller: David Blackwell Lowe, Fairfield. Property: 245 Unquowa Road, Unit 33, Fairfield. Amount: \$440,000. Filed Jan. 23.

Zdravec, Sr., Jason J. and **Robin A. Calise**, Fairfield. Seller: George Chapar and Kathryn Doyle Chapar, Fairfield. Property: 226 Alberta St., Fairfield. Amount: \$949,000. Filed Jan. 23.

MORTGAGES

270 Andrassy Avenue LLC, Bridgeport, by Charlene M. Pederson. Lender: Stormfield SPV I, LLC, 200 Pequot Ave., Southport. Property: 270 Andrassy Ave., Fairfield. Amount: \$10. Filed Dec. 30.

49 Soundview LLC, Stamford, by Maribeth B. Goulden. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 49 Soundview Ave., No. 49, Stamford. Amount: \$227,500. Filed Jan. 2.

Alexandre, Karolina and **Marco Alexandre**, Stamford, by Robin E. Hoyle. Lender: KeyBank National Association, 127 Public Square, Cleveland, Ohio. Property: 887 Westover Road, Stamford. Amount: \$787,500. Filed Dec. 31.

Azar, Samak and **Tania Fabiani**, Greenwich, by Kenneth M. Nass. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 61 Lower Cross Road, Greenwich. Amount: \$2,000,000. Filed Jan. 8.

Barker, David, Stamford, by Emilsa A. Santana. Lender: Community Economic Development Fund Foundation Inc., 965 E. Main St., Meriden. Property: 18 Edgewood Ave., Stamford. Amount: \$1. Filed Dec. 31.

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

Barrett, Kristina and **Neal Barrett**, Fairfield, by Thomas Moore. Lender: SoFi Bank NA, 2750 E. Cottonwood Parkway, Suite 300, Cottonwood Heights, Utah. Property: 93 Nonopoge Road, Fairfield. Amount: \$125,000. Filed Dec. 31.

Barrueco, Samantha Disabella and **Travis Hansel Barrueco**, Fairfield, by Tamara L. Peterson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 139 Hunter Road, Fairfield. Amount: \$727,000. Filed Dec. 31.

Beaumier, Catherine K., Stamford, by Seth J. Arnowitz. Lender: Ives Bank, 220 Main St., Danbury. Property: 22 Blackberry Drive East, Stamford. Amount: \$999,222. Filed Dec. 31.

Binay, Binamra and **Sangita Choudhury**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2289 Bedford St., Unit G17, Stamford. Amount: \$215,000. Filed Dec. 31.

Bouris, Eric P. and **Laurie R. Bouris**, Stamford, by Maria P. Rivera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 24 Club Circle, Stamford. Amount: \$400,000. Filed Dec. 30.

Brady, Kevin, Fairfield, by Chris Barreto. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 135 Southwood Road, Fairfield. Amount: \$1,065,141. Filed Dec. 31.

Brown, Kelly J. and **Holley Braun**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 373 Katona Drive, Fairfield. Amount: \$480,000. Filed Dec. 29.

Capps, Kaline P. and **Adonis L. Capps**, Greenwich, by Louis P. Pittocco. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 17 Old Barn Road S., Stamford. Amount: \$477,000. Filed Dec. 30.

Coppola, David L. and **Delia Coppola**, Fairfield, by John M. Eichhelz. Lender: Mortgage One Funding LLC, 1055 W. Maple Road, Clawson, Michigan. Property: 1271 Merritt St., Fairfield. Amount: \$840,950. Filed Jan. 2.

Daley, Gossett F. and **Hyacinth E. Daley**, Greenwich, by Ronald J. Brien. Lender: 3 Webb Avenue LLC, 18 E. 50th St., New York, New York. Property: 3 Webb Ave., Greenwich. Amount: \$52,800. Filed Jan. 5.

Deconda, Keerthi, Fairfield, by N/A. Lender: United Nations Federal Credit Union, 8251 Greensboro Drive, Suite 620, McLean, Virginia. Property: 1170 Galloping Hill Road, Fairfield. Amount: \$841,000. Filed Dec. 30.

Devin, David, Stamford, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 128 N. Stamford Road, Stamford. Amount: \$195,000. Filed Dec. 31.

Dewitt, Christopher W. and **Kristin A. Dewitt**, Fairfield, by David H. Dworski. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 273 Wheeler Park Ave., Fairfield. Amount: \$405,000. Filed Dec. 29.

Dipreta Properties LLC, Fairfield, by Timothy S. Goetz. Lender: Housemax Funding LLC, 3711 S. MoPac Expressway, Bldg. 1, Suite 375, Austin, Texas. Property: 45 Greenlawn Drive, Fairfield. Amount: \$457,500. Filed Dec. 30.

Djuranovic, Marko and **Grace L. Djuranovic**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 25 Birch Lane, Greenwich. Amount: \$2,755,000. Filed Jan. 7.

Fanali, Gary G., Stamford, by Seth J. Arnowitz. Lender: First County Bank, 117 Prospect St., Stamford. Property: 113 Wood Ridge Drive, Stamford. Amount: \$480,000. Filed Jan. 2.

Freitas, Luciene Barros, Fairfield, by Philip M. Parks. Lender: Equity Based Capital LLC, 23 Laurel St., Branford. Property: 23 Weeping Willow Lane, Fairfield. Amount: \$504,280. Filed Dec. 30.

Glazer, Austin, Stamford, by Robert E. Colapietro. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 128 Summer St., No. 1B, Stamford. Amount: \$59,710. Filed Dec. 29.

Green, Samuel and **Megan Victoria Greern**, New York, New York, by Jennifer E. Rolfe. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 39 Homestead Road, Greenwich. Amount: \$1,132,000. Filed Jan. 6.

Guinoyseau, Guillaume, Stamford, by David E. Hoyle. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 157 Harpsichord Tpke., Stamford. Amount: \$1,305,000. Filed Dec. 30.

Haritopoulos, Maria and **Pete Haritopoulos**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 19 Woodway Road, Apt. 12, Stamford. Amount: \$107,350. Filed Dec. 29.

Hossain, Mohammed S. and **Kamruz J. Ahmed**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 41 Puritan Lane, Stamford. Amount: \$496,900. Filed Dec. 29.

Iannazzo, James and **Pamela Iannazzo**, Southport, by Cynthia M. Salemme-Riccio. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 142 Southport Terrace, Southport. Amount: \$1,100,000. Filed Dec. 30.

Johnson, Joanne, Fairfield, by Thomas Moore. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 92 Deerfield St., Fairfield. Amount: \$100,000. Filed Jan. 2.

Kamberi, Vahide, Fairfield, by Ronald K. Bellenot. Lender: The Dart Bank, 368 S. Park St., Mason, Michigan. Property: 526 Wilson St., Fairfield. Amount: \$520,000. Filed Dec. 30.

Kashuba, Liubomyr, Brooklyn, New York, by Irene P. Romanelli. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 70 Strawberry Hill Ave., Unit 2-2D, Stamford. Amount: \$140,000. Filed Dec. 30.

Kozin, Daniel and **Elyssa Kozin**, Greenwich, by M. Cassin Maloney Jr. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 78 Londonderry Drive, Greenwich. Amount: \$1,754,000. Filed Jan. 6.

Krupa, Lukasz and **Heather Krupa**, Stamford, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1616 Long Ridge Road, Stamford. Amount: \$1,600,000. Filed Jan. 2.

Kumar Sandhir, Avanti Vijay and **Riti Chhibba**, Cos Cob, by N/A. Lender: Better Mortgage Corp., ISAOA, 1 World Trade Center, 80th floor, New York, New York. Property: 297 Cogne Waugh Road, Cos Cob. Amount: \$799,999. Filed Jan. 9.

Lerner, Elise, Stamford, by Michael S. Rosten. Lender: Mega Capital Funding Inc., 26637 Agoura Road, Suite 100, Calabasas, California. Property: 25 Forest St., Apt 5B, Stamford. Amount: \$270,000. Filed Dec. 31.

Lin, Ju, Stamford, by Jinggao Li. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1900 Summer St., 13, Stamford. Amount: \$346,000. Filed Dec. 29.

Meabe, Sergio Ezama and **Elenaisabel Martinez Diez**, Greenwich, by Margaret E. Conboy. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 99 Birch Lane, Greenwich. Amount: \$3,250,000. Filed Jan. 9.

Mitchell, Christopher W. and **Reyna V. Mitchell**, Greenwich, by Cynthia M. Salemme-Riccio. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 40 Ettl Lane 18, Greenwich. Amount: \$1,065,000. Filed Jan. 7.

Nikic, Natasha and **Mark Russo**, Greenwich, by Dennis DiVico. Lender: HomeBridge Financial Services Inc., 99 Wood Avenue South, Suite 301, Iselin, New Jersey. Property: 21 Woods Ave., Greenwich. Amount: \$100,000. Filed Jan. 8.

Pearson, Michael S., Greenwich, by Antonio Faretta. Lender: Better Mortgage Corp., ISAOA, 1 World Trade Center, 80th floor, New York, New York. Property: 2 Homestead Lane, Unit 112, Greenwich. Amount: \$80,000. Filed Jan. 5.

Peck, Chelsea and **Mitchell Gurevich**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 60 Mulberry Hill Road, Fairfield. Amount: \$300,000. Filed Dec. 29.

Pelaez, John Alfred, Stamford, by Natasha H. Rose. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 14 Randall Ave., Stamford. Amount: \$814,167. Filed Dec. 31.

Redhead-Celestine, Susan, Fairfield, by Scarlett A. Almonte. Lender: Better Mortgage Corporation, ISAOA, 1 World Trade Center, 80th floor, New York, New York. Property: 213 Lynnbrook Road, Fairfield. Amount: \$119,500. Filed Dec. 31.

Roberts, Andrew and **Madeline Roberts**, Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 12 Annjim Drive, Greenwich. Amount: \$1,419,000. Filed Jan. 7.

Russack, Eric and **Amy Russack**, Old Greenwich, by Jeremy E. Kaye. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 333 Palmer Hill Road, Apt 2D, Riverside. Amount: \$675,500. Filed Jan. 5.

Rutstein, David, Stamford, by Brooke Cavaliero. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 50 Glenbrook Road, Apt. 9F, Stamford. Amount: \$300,000. Filed Dec. 30.

Sabia Jr., Salvatore, Old Greenwich, by Matthew L. Corrente. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 39 Siwanoy Road, Greenwich. Amount: \$500,000. Filed Jan. 9.

Saley, Gossett F. and **Hyacinth E. Daley**, Greenwich, by Ronald J. Brien. Lender: 3 Webb Avenue LLC, 18 E. 50th St., New York, New York. Property: 3 Webb Ave., Greenwich. Amount: \$52,800. Filed Jan. 9.

Schachter, Aaron K. and **Melissa G. Schachter**, Fairfield, by Antonio Faretta. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 110 Ridge CMN, Fairfield. Amount: \$250,000. Filed Dec. 31.

Schiavone, Elizabeth, Mamaroneck, New York, by Gillian V. Ingraham. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 30 Lindsey Ave., Stamford. Amount: \$671,200. Filed Jan. 2.

Shankaran, Kavitha, Stamford, by Seth J. Arnowitz. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 79 Harbor Drive, 306, Stamford. Amount: \$551,250. Filed Dec. 31.

Shetty, Aarti and **Sachin Shetty**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 422 Wilson St., Fairfield. Amount: \$569,100. Filed Jan. 2.

Snyder, Jo and **Robert Snyder**, Fairfield, by Lori M. Dion. Lender: Union Home Mortgage Corp., 8241 Dow Circle W., Strongsville, Ohio. Property: 294 Catherine Terrace, Fairfield. Amount: \$650,000. Filed Dec. 30.

Sole Ownership, Darien, by Madalena E. Atilho. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 900 Hope St., Unit 8C, Stamford. Amount: \$216,000. Filed Jan. 2.

Spector, Howard, New York, New York, by Erin Spiess Chang. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 8 Quintard Ave., Old Greenwich. Amount: \$2,200,000. Filed Jan. 9.

Sterner, Scott K. and **Alison M. Sterner**, Fairfield, by Solomon Jacob. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 171 Pepperidge Circle, Fairfield. Amount: \$200,000. Filed Jan. 2.

Torres-Pagan, Jose B., Old Greenwich, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 200 Palmer Hill Road, Old Greenwich. Amount: \$400,000. Filed Jan. 8.

Truesdell, Katherine and **Frank Carpenteri Jr.**, Old Greenwich, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 9 Vista Ave., Old Greenwich. Amount: \$4,550,000. Filed Jan. 9.

Venegas, Diana, Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 8 Windell Place 3, Unit 3, Stamford. Amount: \$388,000. Filed Dec. 30.

Voytek, Michael T., Fairfield, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 142 Hillcrest Road, Fairfield. Amount: \$350,000. Filed Dec. 29.

Watanabe, Masahiro and **Nobuko Watanabe**, Trumbull, by Marisa Dooney. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 214 Seaside Ave., 2, Stamford. Amount: \$300,000. Filed Dec. 30.

Way, Paul Craig, Fairfield, by Donald E. Wetmore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 679 Fairfield Beach Road, Fairfield. Amount: \$810,000. Filed Dec. 29.

White Wolf Endeavors LLC, Greenwich, by Donna F. Monica. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 4 Park Ave., Greenwich. Amount: \$1,500,000. Filed Jan. 7.

Wolfe, Adriana Nicole and **Alexander Edward Wolfe**, Fairfield, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 36 Kalan Circle, Fairfield. Amount: \$114,300. Filed Jan. 2.

Wrabel, Janet L. and **Thomas C. Wrabel**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 50 Stone Ridge Way 1A, Fairfield. Amount: \$130,000. Filed Jan. 2.

NEW BUSINESSES

Blossom Nail Salon, 137 Cove Road, Stamford 06902, c/o Eliana Astudillo. Filed Feb. 9.

Curiosity Heals, 9 Princeton St., Norwalk 06851, c/o Jennifer Toro. Filed Jan. 7.

Fran's Refuse, 255 Fallow St., Norwalk 06850, c/o Antoinette Phillips. Filed Jan. 7.

Greenwich Expediting, 57 Chatham Road, Stamford 06903, c/o Becker Homes LLC. Filed Feb. 5.

ID Cleaning, 138 Blachley Road, No. D, Stamford 06902, c/o Idol Dream Creations LLC. Filed Feb. 4.

Restore Lab In-Home Therapy & Wellness, 64 Wall St., Suite 211, Norwalk 06850, c/o Jake Christian Sasis. Filed Jan. 6.

Restore Lab In-Home Therapy & Wellness, 64 Wall St., Suite 211, Norwalk 06850, c/o Mitchell Sasis. Filed Jan. 6.

Rize Center, 317 West Ave., Suite 113197, Stamford 06902, c/o Rize LLC. Filed Feb. 5.

RTN-WMNB, 2508 Coney Island Ave., First floor, Brooklyn, New York 11223, c/o Russian Media Group, LLC. Filed Feb. 4.

Santo Brillo Cleaning, 288 George St., Bridgeport 06604, c/o Romilda Gomes de Jesus. Filed Feb. 9.

Shine Pro Cleaning Services, 25 Travis Ave., Stamford 06905, c/o Leidys Clavijo. Filed Feb. 11.

The Mortgage Link, 6 Landmark Square, Fourth floor, Stamford 06901, c/o The Mortgage Link Inc. Filed Feb. 11.

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Legal Notices

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

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