



# American Girl — still

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

As Mattel updates, shrinks some of the iconic dolls, a White Plains nonprofit that uses the brand in job training is only growing • **Page 12**

Robin L. Davies-Small, executive director of Yes She Can, at the nonprofit's Girl Again store in White Plains. *Photograph by Georgette Gouveia.*

## HUDSON VALLEY

### Pace in Pleasantville receives \$2.1M for healthcare simulation center

Pace University in Pleasantville is receiving \$2,175,000 in funding arranged by New York State Senate Majority Leader Andrea Stewart-Cousins of Yonkers. The money is to help... • **Page 20**

## WESTCHESTER COUNTY

### Ex-employee sues Monsey health clinic for retaliation

A former employee of a nonprofit Monsey health clinic claims she was fired for singling out possible misuses of federal funds. • **Page 16**

## FAIRFIELD COUNTY

### Bridgeport Grand List spikes 61% to \$12.96B in 2025

BRIDGEPORT – Due to the five-year real estate property revaluation, the city's Grand List rose a whopping 61%, or \$4.93 billion, in 2025 to \$12.96 billion from \$8.03 billion in 2024,.. • **Page 17**

Monday  
March 9

ISSUE #10

# NYC developer seeks to acquire Peekskill apartment complex

BY PETER KATZ / pkatz@westfairinc.com

The New York City-based real estate developer Tredway, through the entity Peekskill Plaza Owner LLC, is seeking to acquire the Peekskill Plaza Apartments at 901-907 Main St., in downtown Peekskill. The 168-unit senior affordable housing community was constructed in 1980 and has a seven-story brick building and three two-story garden-style buildings. The site also has 11,000 square feet of commercial and retail space. It currently is owned by Courtyard Housing LLC.

Tredway was founded in 2021 and says that its mission is to create and preserve affordable housing nationwide. The company acquires and rehabilitates existing affordable housing units in addition to develop-

ing new housing. Tredway manages a national portfolio of more than 5,300 multifamily units, with an additional 1,500 units in active development.

Tredway is seeking financial assistance with its acquisition of the Peekskill complex from Peekskill's Industrial Development Agency. The IDA is considering providing sales and use tax exemptions, mortgage recording tax exemption, and a PILOT (payment in lieu of taxes) agreement covering real estate taxes.

According to Tredway, the complex has been the site of drug activity and unauthorized entry. It says the issues are largely attributable to uncontrolled access points, gaps in security camera coverage, limited on-site secu-

“Tredway is committed to being a contributing member of the Peekskill community — not just as an owner, but as an active partner.”

— Tredway

rity presence, and the continued presence of exterior scaffolding, which has created areas that enable loitering. The company says as the new owner it would improve building safety by addressing deferred maintenance, eliminating the need for permanent scaffolding, and implementing modern security and management practices. It would restrict building access to residents and authorized visitors through new access control systems, expand and upgrade security camera coverage to eliminate blind spots, and increase on-site security staffing to ensure consistent monitoring and rapid response.

Tredway is planning to upgrade the units with new stainless steel appliance packages. It says that as apartments become vacant it will replace cabinets, flooring and other items as needed.

It would hire a full-time, on-site property manager who would be present five days per week and would oversee daily operations and improve responsiveness to resident needs. It also would hire a resident service coordinator to help residents access food services, coordinate in-home health visits, arrange transportation, and help residents connect to eligible benefits and local support resources.

Tredway says that its total acquisition costs would be \$33,731,009, consisting of \$2,270,000 for the land, \$20,430,000 for the buildings, \$4,859,278 for reconstruction costs, \$2,371,731 for soft costs such as professional services and \$3,800,000 in additional costs.

Tredway plans a \$3.6 million one-time payment to Peekskill to help cover the costs of repairs to the municipal garage that is part of the complex.

Tredway says that rents for all apartments will be maintained to be affordable to households at or below 60% of the Area Median Income.

The company told the IDA, “Tredway is committed to being a contributing member of the Peekskill community — not just as an owner, but as an active partner. We take pride in being good stewards of our properties, with a proven track record of strong operations and meaningful investment in the communities we serve. Tredway will ensure the property once again stands proudly across from City Hall with a vibrant, welcoming streetscape.”



Peekskill Plaza Apartments. Satellite photo via Google Maps.

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# Westport's Nyala Farms Corporate Center on the block

BY GARY LARKIN / glarkin@westfairinc.com

**WESTPORT** – The 389,916-square-foot, five-building iconic Nyala Farms Corporate Center that sits on 53 acres of property on former farm land is on the market, according to Cushman & Wakefield.

The center, which has been home to Playtex, Terex, Smith Barney, Deloitte & Touche, Morgan Stanley and the Royal Bank of Canada, is now the headquarters of the hedge fund Bridgewater Associates. The campus was last sold in 2014 to Building and Land Technology for a record \$130 million. The sale was made after Bridgewater's failed attempt to move its headquarters to Stamford. The owner of record is 60 Nyala Farms Road LLC, which is listed as the second top property owner on Westport's 2025 Grand List. Its assessed real estate value is \$95.95 million.

Bridgewater Associates, which Cushman & Wakefield describe as the owner of the property, is willing to enter into a sale-leaseback arrangement, providing near-term occupancy and income while preserving long-term optionality for future ownership.

Bridgewater Associates still maintains its headquarters at One Nyala Farms.

Nyala Farms is located within a zoning district that allows general business and research labs along with certain residential uses consistent with an adjacent residential district. Additionally, the campus is subject to open space restrictions covering about 23 acres of the property.

According to a flyer issued by Cushman & Wakefield, Nyala Farms Corporate Center is the last kind of

development allowed in Westport due to a moratorium on commercial properties exceeding 10,000 square feet.

The property traces its roots to the early 1900s as Nyala Farm, a working farm once known for its award-winning Guernsey dairy cattle. In the 1960s, Stauffer Chemical Co. acquired the property and built its new headquarters there in 1972. After Stauffer left in the 1980s, the property was repositioned as a multi-tenant corporate center.

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Nyala Farms Corporate Center in Westport has been put up for sale by the hedge fund Bridgewater Associates, whose headquarters are located there. *Photo courtesy of Cushman & Wakefield*



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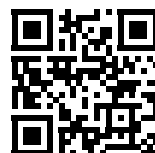
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# Sacred Heart among 'Pioneers' of collegiate flag football

BY GARY LARKIN / glarkin@westfairinc.com

**EAST RUTHERFORD, NEW JERSEY –** After playing only two scrimmage games as a team last semester, the Sacred Heart University women's flag football team will get to actually play games that count starting March 13. And a chance at winning The Betty trophy and an Eastern College Athletic Conference (ECAC) title.

The Pioneers club team, which was only formed last semester, joined 14 other colleges and universities Friday at a Media Day for the New York Jets | ECAC College Flag Football League. The teams were given tours of the NFL team's locker room, listened to a panel discussion on the growth of the sport from youth and high school beginnings led by Kay Adams former NFL Network Good Morning Football host and were given an opportunity to create content for their team social media feeds.

The inaugural season, which kicks off later this month, was driven financially by New York Jets owner Woody Johnson and the Betty Wold Foundation that donated \$1 million. The foundation is named after Betty Wold Johnson, Woody Johnson's late mother who was renowned for her philanthropic efforts and was a long-time contributor to arts, education and healthcare initiatives in New York and New Jersey.

The team will play 12 games as it tries to qualify for the championship game May 3 at the Jets' practice facility in Florham Park, New Jersey. The winner will be proclaimed an ECAC champion and recipient of The Betty trophy until the next season. The trophy is named after Betty Wold. Starting next season, the title game will be played at MetLife.

Sacred Heart's journey to a possible ECAC title starts at 7 p.m. on March 13 against Mercy University at its own Campus Field. For Coach Catherine DuBois, that game seems like a long time coming for her and her players.

"For a professional team to support a growing sport, it really shows how serious they are and how big this sport is actually going to become," she said.

DuBois, who was a coach at Maloney High School in Meriden prior to being hired at SHU, started out with a bare minimum of seven players in

September 2025. The roster has since grown to 27 players, and that was without having played an official game.

"These girls have shown up from Day One. They have worked hard every single day not knowing when their next game is," Coach DuBois said. "Honestly, it started with Preview Day as a way to get the program to grow. But these ladies they are the ones that made it grow."

While she was initially a softball coach and player, DuBois was drawn to flag football when Maloney High School started a Powder Puff program.

"It's been like four years coaching flag football at Maloney," DuBois said. "It was very informal. We worked with some of the travel teams and played some pickup games on the weekend. Then, this opportunity (at SHU) came along and I said, 'Yes, I want to be a part of it.' It's growing."

SHU senior and New York Jets fan Dayna Mercogliano of Staten Island, New York, who is majoring in exercise science, says she sees the opportunity to play actual competitive games as a lifetime dream. She has been playing the sport for 15 years in the parks of New York City.

"I love playing flag football at SHU because it has become a community of girls who get together each week and play the sport they love," she said. "We have players who have been playing since they were little, some who only played Powder Puff and some who never played at all, but everyone comes together and gives it their all."

Her teammate Victoria Zurawski, a sophomore linebacker from Newtown, New Jersey, who roots for the New York Giants and studies psychology, described how the team grew exponentially last semester.

"A big part of what happened is that we had our original seven and it grew to 10, 11. Then we started to make our Instagram. We had some filming time and made our Reels. Once I posted our first Reel, it went crazy. Our club sports department reposted that and we had so many girls reaching out saying they wanted to join."

ECAC Commissioner and CEO Dan Coonan, who was one of four people to sit on the Media Day panel discussion, told his story about how in only seven months the New York Jets | ECAC Flag Football League was formed.



From left, Sacred Heart University flag football player Dayna Mercogliano, Head Coach Catherine DuBois and player Victoria Zurawski. Photos by Gary Larkin

▲  
The Betty trophy, named after Jets owner Woody Johnson's late mother, goes to the winner of the ECAC women's flag football championship in May.

"When I heard the (2028 Los Angeles) Olympics were doing this and I started seeing the NFL was all in, I thought college is kind of late to the party with flag but with youth sports and high schools it is exploding," Coonan told reporters. "I started looking around and thought this would be another thing for us to tackle. I started reaching out to the NFL organizations. Then, I got a call from the Jets in the process of that. Everyone took my calls on flag football. But no one had the urgency that the Jets had. That was in June."

The interest for women's flag football collegiately is only growing, according to Coonan. "We have four committed new schools for next year: Union, Caldwell, Fairleigh Dickinson and Dominican," he said. "We have dozens more that want to be with us next year."

In fact, if interest continues and the league grows to say 40 teams in the near future, Coonan believes the league could hold a March Madness-type tournament that could be played in a short timeframe.

The official flag football rules that ECAC will use calls for 7-on-7 competition with no contact, games starting on the 5-yard line, 4 downs to reach midfield, 4 downs to score on a 100-yard field, two 60-second timeouts

with two 20-minute halves. So, a full game is generally about 40-44 minutes in actual play time.

## THE JETS INVOLVEMENT

The New York Jets have spearheaded girls and women involvement in the sport in 2011 when it began to support New York Police Athletic League and the New York City Public Schools flag football leagues. That has grown elementary and middle schools to high schools with the Jets and sponsors such as Franklin Sports company donating money and sports gear to the schools.

"The Jets were the first NFL club to establish high school flag football as an official varsity sport with the PSAL," said Jesse Linder, New York Jets vice president, community relations. "There are more girls flag team in the PSAL than there are boys' tackle."

The Jets have supported 260 teams, including some in Ireland, and have invested \$2.5 million to grow women's flag football, Linder said.

It seems involvement in flag football will only grow for young women on the collegiate level, according to Coonan.

"The NCAA D-I, D-II and D-III all voted to make it (flag football) an emerging sport," the ECAC commissioner said. "It has the NCAA stamp of approval."



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# Houlihan Lawrence Commercial Facilitates Sale of Staples Plaza at 1849 South Road, Wappingers Falls, NY

Houlihan Lawrence Commercial, a division of Houlihan Lawrence, the leading real estate firm serving New York City's northern suburbs, has brokered the \$4.8 million sale of Staples Plaza in Wappingers Falls NY, a 24,365 sq. ft. retail facility housing Staples and Sherwin Williams.

Steven Salomone and Thomas LaPerch, of Houlihan Lawrence Commercial, represented the Seller in the transaction, Redl Real Estate, LLC. The Purchaser, Hampshire Management Company, headquartered in Yonkers, NY, was referred to Houlihan Lawrence by Martin Deitch of Aries, Deitch and Endelson in Westchester County.

This property is situated on Route 9 with frontage on both Route 9 and Route 9D (W Main Street), making it an extremely desirable, high visibility site along these two major business corridors. In addition, the plaza is home to Staples and Sherwin Williams, both on long term leases, and who have each been at this plaza for over 20 years. This is a great site for its net income in place, and also for its outstanding retail location.

The Purchaser, Hampshire Management Company, is a very experienced and active investor in the Westchester commercial real estate market area. They would now like to expand their investment footprint into Dutchess County, which they see has the potential to expose them to a myriad of new opportunities for their portfolio.

Houlihan Lawrence Commercial, a full-service division, specializes in Investment Opportunities; Office, Industrial and Retail Sales and Leasing; Land Acquisition and Development; Municipal Approval Consultation.

With local expertise in the markets north of New York City, the Commercial Division has a database of buyers and sellers throughout the country to effectively market commercial properties and opportunities on a national level.

**For more information, please contact Steven Salomone, [ssalomone@houlihanlawrence.com](mailto:ssalomone@houlihanlawrence.com) or Tom LaPerch, [tlaperch@houlihanlawrence.com](mailto:tlaperch@houlihanlawrence.com)**

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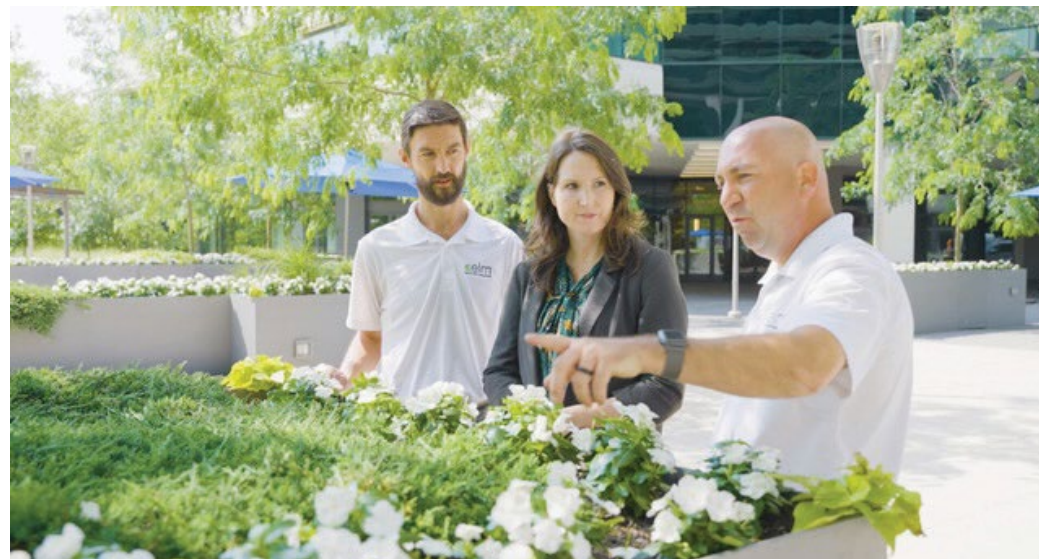
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# NRWIB moves job center to WestConn campus

BY PAMELA BROWN

The Danbury American Job Center of the Northwest Regional Workforce Investment Board Inc. (NRWIB) plans to relocate to the midtown campus of Western Connecticut State University at 181 White St. in Danbury. This announcement comes on the heels of receiving a \$10,000 grant from Webster Bank.

Patrick Donnelly, NRWIB chief strategy officer, called the move to WCSU's White Hall necessary for strengthening the organization with the community.

"This strengthens our connection to students, educators, and the regional talent pipeline," Donnelly said. "Locating the NRWIB on a university campus creates new opportunities for collaboration, internships, and employer engagement. It positions the NRWIB and Western Connecticut State University to work more closely in preparing students and residents for in-demand careers."

As for the Webster Bank grant, he is

appreciative for the continued support from the bank.

"We are incredibly grateful to Webster Bank for this significant investment in our community and our programs," he said. "They have been a trusted partner to the NRWIB and a strong supporter of workforce development in our region. We value their continued commitment to economic opportunity,

employer engagement, and community investment."

Donnelly added that while \$10,000 may seem modest, it's a pivotal investment for the nonprofit organization because the funds support the coordination and outreach that make employer partnerships and youth programs work.

"These funds help us stay responsive, visible, and effective across the region. Partnerships like this are essential to helping individuals achieve economic self-sufficiency," he said.

The NRWIB serves the Greater Danbury, Waterbury and Torrington areas. Its mission is to foster economic

vitality and prosperity in Northwest Connecticut by developing and maintaining a skilled workforce through strategic partnerships, tailored programs, and innovative initiatives. The NRWIB works to align the needs of job seekers and employers by equipping individuals with the skills needed for success in the region's evolving job market.

Mayor Roberto Alves lauded the grant as another step forward as NRWIB's American Job Center expand its presence in Downtown Danbury.

"Bringing workforce resources closer to students strengthens the connection between education, training, and real job opportunities, while helping build a stronger workforce and economy for Danbury and the entire region," he said.

Webster Bank, a leading regional bank, is committed to supporting NRWIB's mission to connect regional employers with qualified job seekers and provide essential workforce development services. Donnelly appreciates the bank's commitment to corporate philanthropy that is focused on creating opportunities and building economic vitality in the communities where its

**"Locating the NRWIB on a university campus creates new opportunities for collaboration, internships and employer engagement."**

— Patrick Donnelly, chief strategy officer, Northwest Regional Workforce Investment Board

employees live and work.

"The \$10,000 donation reflects its belief in partnering with organizations doing valuable work for those who need it most," he said.

The funding will support the Northwest Connecticut Regional Sector Partnerships in Manufacturing, Healthcare, and Architecture, Engineering, and Construction, while expanding youth outreach through the Connecticut Youth Employment Program and other critical programs, according to Donnelly.

"Webster Bank's investment helps the NRWIB connect employers, educators, and young people to clear, in-demand career pathways," he added.

NRWIB offers in-person and virtual services to help people obtain employment, explore new career opportunities, and build valuable workforce skills. Some of its comprehensive support services include career counseling, career/job related training tuition assistance, job search assistance, resume and interview preparation, and CTHires registration assistance and other online resources.

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White Plains considering denouncing tactics being used by ICE

GOVERNMENT

# White Plains passes resolution critical of ICE; council looks at making ICE tactics illegal

BY PETER KATZ / pkatz@westfairinc.com

“If we do nothing we are making a statement — that we accept what is happening to our immigrant brothers and sisters across the country.”

— Evelyn Alicea-Santiago, councilwoman, White Plains

**In a unanimous vote at its March 4 meeting, the White Plains Common Council approved a resolution that puts it on the record as supporting immigrants and denouncing the current tactics being used by U.S. Immigration and Customs Enforcement (ICE) to conceal the identity of agents.**

When discussing the resolution, Councilman Jeremiah Frei-Pearson raised the possibility of going further and determining whether the city can draft, pass and enforce an ordinance that would making it illegal for ICE agents and other law enforcement operating in the city to wear masks and otherwise conceal their identity including by not displaying badges except when operating undercover.

According to census statistics, the City of White Plains in 2024 had a population of 62,561 of which 32.1% identify as Hispanic or Latino, with 30.7% being foreign born.

The resolution that was approved says, “White Plains recognizes that these immigrants from throughout the world work hard and contribute

positively to our city, state and nation, strengthening our economy and our community.”

While the resolution did not mention the Trump administration or Donald Trump by name, it accused the administration of pursuing immigration enforcement policies and actions based on fear and intimidation. The federal

government is accused of engaging in violence against both non-citizens and citizens as well as using inhumane tactics such as family separation. The resolution cites the recent shootings of two U.S. citizens, Renee Good and Alex Pretti in Minneapolis by federal agents.

The resolution blasts the administration for having federal agents cover their faces with masks so they cannot be readily identified, not wearing clear identification and not displaying badges as do members of the White Plains Police Department.

The resolution notes that White Plains police do not participate in immigration-related activities by federal agencies and White Plains police do not profile people based on race, eth-

nicity, skin color, or language spoken.

The resolution urges members of the New York State Legislature as well as the U.S. Congress to pass laws prohibiting federal law enforcement officials from concealing their identities in any way and ensuring that they openly identify themselves to protect immigrant communities.

Frei-Pearson noted that 37 people have died in ICE custody since Donald Trump returned to the White House.

“We condemn that,” Frei-Pearson said. “We condemn our federal government building giant concentration camp systems. We condemn the hateful rhetoric and the fear-mongering and the scapegoating against our immigrant community. Now, I’m not opposed to all immigration enforcement. It makes good sense to have immigration agents protecting our borders. It does not make sense to have poorly trained people in masks conducting military operations and mass roundups inside our country.”

Frei-Pearson said that in functioning democracies law enforcement shows their faces except in rare circumstances. He spoke of White Plains police showing their faces and added that prior to 2025 ICE agents showed their faces. He noted that fascist gov-

ernments often have secret police that wear masks.

Councilwoman Evelyn Alicea-Santiago said, “If we do nothing we are making a statement. That statement is that we accept what is happening to our immigrant brothers and sisters across the country. Most immigrants who have been violently captured and detained do not meet the test of criminality. Criminality now includes people in our community who work very hard, are law-abiding members of our community, send their children to school and give back to the community in the form of labor and taxes paid and invigorate our economy.”

Mayor Justin Brasch said, “My grandparents were immigrants, no different than the immigrants in our city today. Hard-working people who work and contribute to our society and just want the freedoms and rights that we have as Americans. That’s all they want, to join our lovely, American, diverse family and unfortunately they are filled with fear and intimidation and that’s totally unacceptable.”

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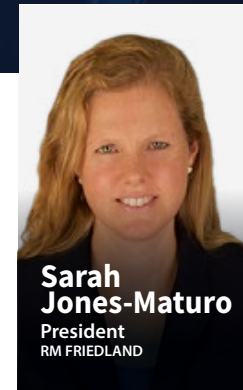
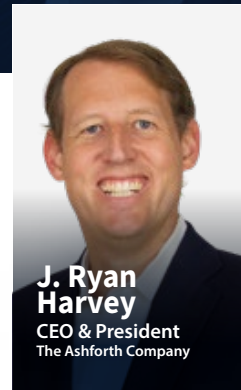
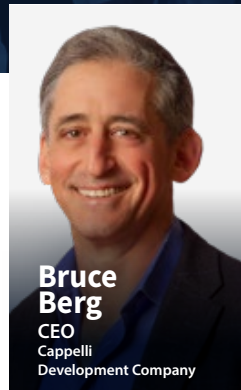
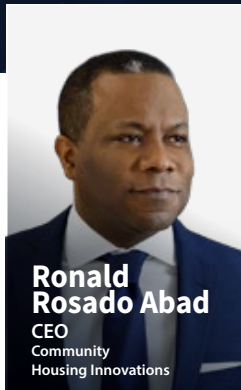
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# The Next Generation of Leaders is here

The wait is over. Westfair Business Journal proudly introduces the 2026 40 Under Forty honorees — an inspiring group of young professionals redefining success across Fairfield County

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## \$97.4M Bear Mountain Bridge project to begin in spring

BY PETER KATZ / pkatz@westfairinc.com

A \$97.4 million project to replace the deck of the Bear Mountain Bridge over the Hudson River that carries U.S. Routes 6 and 202 is due to begin in the spring in accordance with contracts that were awarded by the New York State Bridge Authority Board of Commissioners.

A construction contract valued at a not-to-exceed cost of \$93.8 million was awarded to El Sol Contracting/ES II Enterprises, which is based in Maspeth in Queens. A separate construction inspection contract, valued at just under \$3.6 million, was awarded to engineering firm HDR, based in White Plains.

The work will involve replacing the bridge deck, widening sidewalks, upgrading the barriers that separate pedestrian walkways and vehicles, enhancing safety fences, upgrading

drainage systems and installing four overlooks from where people can view the river and local scenery.

Bear Mountain Bridge.

According to New York state, the Bear Mountain Bridge last underwent a deck replacement in the 1970s. Concrete bridge decks typically last between

30 and 50 years, depending on usage and environmental conditions. The new deck will utilize lightweight concrete designed to accommodate heavier modern truck loads and is expected to serve the bridge for more than 50 years.

Construction will occur in three major phases, beginning with preliminary work on the south side of the bridge before starting major work for Phase 1 on the north side of the span. The Bridge Authority says that work will be sequenced to maintain typical

traffic patterns and minimize disruption to motorists. Special measures are to be taken that would minimize impacts on bird species that nest on or near the bridge, such as peregrine falcons. The project is expected to be completed by the end of 2028.

Joan McDonald, who chairs the Bridge Authority Board of Commissioners and also is Deputy County Executive for Westchester County said, "This milestone contract represents our continued commitment to maintaining and improving this beloved Hudson Valley icon and critical regional connector. The board looks forward to seeing this important project move forward."

Westchester County Executive Ken Jenkins noted, "The Bear Mountain Bridge is an iconic structure that has long connected both halves of the Hudson Valley, and by investing in its future, we are investing in the safety, mobility and economic strength of the

entire region. This critical infrastructure project will ensure our residents, commuters and visitors can continue relying on this crossing as a main option for transportation."

According to Gov. Kathy Hochul, "Over a century ago, the Bear Mountain Bridge played a groundbreaking role as a connecting link for the Hudson Valley and gateway into the Hudson Highlands. The bridge stands as a symbol of New York's innovative and resilient infrastructure. Through this deck replacement project, we will strengthen and enhance this vital bridge for the continued benefit of New Yorkers for generations to come."

The New York State Bridge Authority operates the Bear Mountain, Newburgh-Beacon, Mid-Hudson, Kingston-Rhinecliff and Rip Van Winkle bridges and performs maintenance work on the Walkway Over the Hudson pedestrian bridge.

EDUCATION

## Pace in Pleasantville receives \$2.1M for healthcare simulation center

BY PETER KATZ / pkatz@westfairinc.com

Pace University in Pleasantville is receiving \$2,175,000 in funding arranged by New York State Senate Majority Leader Andrea Stewart-Cousins of Yonkers. The money is to help cover the costs of capital improvements and technology upgrades at its Center of Excellence in Healthcare Simulation.

Simulation exercises provide hands-on training opportunities for students to practice providing care to simulated patients. In high-demand health programs, helping prepare more nurses and clinicians. Pace says that by expanding and modernizing its simulation facilities, it will be able to prepare even more practice-ready nurses, physician assistants, and allied health professionals to meet the growing demand

for personnel. Simulations are conducted in a variety of settings including pediatrics, maternity, medical-surgical, and critical care.

Pace has simulation labs on both its Westchester and New York City campuses, with a combined total of 15,000 square feet of laboratory learning space. It says that there are more than 20,000 hours of simulation conducted

per year, offering students an opportunity to practice skills at basic and advanced levels across the curriculum.

"Pace is a regional and national leader in health education simulation, and this investment will enable it to increase its capacity and train more nurses," Stewart-Cousins said. "The better we prepare them, the better our health care will be for all New Yorkers. These simulation suites allow students to

learn in spaces that are modeled after emergency departments, labor and delivery rooms and clinics. They are videoed to receive playback and debriefings by their professors."

The facilities include simulation suites, standardized patient rooms and clinical labs. Pace describes simulation suites as being modeled to mimic various clinical settings such as an emergency room, hospital rooms, or labor and delivery rooms or outpatient clinics. Each room is equipped with realistic hospital equipment that the students would use in the clinical environment. Students can interview simulated patients, perform a



Simulation training at Pace.

physical examination and provide an assessment and plan of action.

Pace says that the expanded simulation training capabilities will enable it to graduate and place more nurses at hospitals throughout the Hudson Valley.



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## 1 American Girl — still

**“We’re giving them business practice skills in everything from quality assurance to marketing — along with the softer, social skills that often challenge the neurodivergent.”**

— Robin L. Davies-Small, executive director, Yes She Can

At a time when Mattel is modernizing — some would say Barbie-fying — part of its American Girl line of historical dolls, Yes She Can Inc. is providing neurodivergent individuals with job skills by training them to refurbish donated American Girl dolls that are sold, along with donated companion books, clothing and accessories, at the nonprofit's Girl Again store in the heart of downtown White Plains.

“We’re giving them business practice skills in everything from quality assurance to marketing,” said Robin L. Davies-Small, M.Ed., Yes She Can’s executive director, along with the softer, social skills that often challenge the neurodivergent. The term refers to those who function mentally and neurologically in a way that is atypical. It is often used to describe those on the autism spectrum.

On the day we visited — a late-winter morning that was both characteristically frigid but uncharacteristically brilliant — the store offered some welcome warmth, humming with activity as the trainees worked at a long table that is deliberately visible to customers. Soon it was time for a movement break — studies have shown workers are more productive if they periodically get up and move around, Davies-Small said — and then lunch, the trainees flowing seamlessly from one activity to another.

For the 20 individuals — despite the name Yes She Can, the nonprofit has male as well as female trainees — in the Work Skills Training program, refurbishing the dolls is a path to employment success.

The 16-week program, which runs on a tri-semester basis, is one of three Yes She Can programs. Peer Connect has three students ages 14 to 21 with the hope of expanding to 10, Davies-Small said. It’s designed to build self-awareness and self-confidence as participants consider what they want to do beyond high school. These two programs are fee-based.

The free Mentorship program pairs 10 participants with 10 business mentors, including a chef, a librarian and representatives from Regeneron and Toyota.

Besides program income — which accounts for 22% of Yes She Can’s \$726,000 operating budget — the nonprofit receives grants from the local, state and federal governments as well as foundations and corporations (32%) store revenue (27%), individual donations (14%) and money from special events (5%). Last year, supporters donated 11,000 items to Girl Again — including dolls, clothing and accessories — with sales of about \$100,000. The store sets its price points below that of what new dolls sell for. Customers can expect to pay from \$50 to \$115 for a doll. (They generally range in price

from \$65 to more than \$275). With clothes and accessories, fans can easily drop \$1,000 on a visit to an American Girl Place, like the one in Manhattan, Davies-Small said, adding, “They’re not going to do that here.”

### A PHENOMENON IS BORN

However, when Mattel “retires” a doll, as the company periodically does, it can have a beneficial effect on Girl Again’s offerings — occasionally big time. A rare Kirsten Larson doll, which tells the story of a Swedish girl growing up on a farm in 1854 Minnesota, sold for \$2,500.

It helped that it was signed by Pleasant T. Rowland, an educator, journalist and textbook publisher who came up with the idea of teaching American history through a series of dolls and books representing fictional girls living in various periods. In 1986, she founded Pleasant Co. in Wisconsin to manufacture the first of the American Girl dolls — including Kirsten; Samantha Parkington, an orphan growing up amid the Gilded Age’s wealth and reforms; and spirited Molly McIntyre, doing her part on the home front during World War II — using most of the \$1.2 million in textbook royalties that she had saved. In the first two years, the company’s sales grew from \$1.7 million to \$7.6 million.

Over the years, American Girl introduced Historical Character dolls of various races and ethnicities. (Addy Walker, a fugitive slave who escapes to Philadelphia, became the first Black American Girl doll in 1993.) Pleasant



### Samantha Parkington,

one the original American Girl Historical Character dolls, is among those that Mattel has given a contemporary spin for the line’s 40th anniversary. This donated Samantha, whose backstory is that of a Gilded Age orphan living with wealthy relatives, has been refurbished by Yes She Can trainees and is on sale in the Girl Again store. *Photograph by Georgette Gouveia.*

Co. also produced two other lines of dolls – Bitty Baby and the diverse, contemporary Truly Me. (Some of these are available at Girl Again.)

In 1998, Rowland sold her company to Mattel, makers of Barbie, for \$700 million (about \$1.4 billion in today's money). Since then, Mattel has looked to update the brand, with Girl of the Year, featuring contemporary dolls facing today's problems until they are retired at the end of the year; and custom-made Create Your Own dolls. For American Girl's 40th anniversary, however, Mattel hit a nerve with its contemporary iterations of the first six historical dolls, which include Revolutionary War era Felicity Merriman and Josefina Montoya, who lives on a ranch in 1824 New Mexico, as well as Kirsten, Samantha, Molly and Addy, shrinking them from 18 inches to a more svelte 14 ½ inches.

"I've heard they're making it more like Barbie," Davies-Small said of the main criticism being leveled at Mattel (MAT), whose 2025 fourth-quarter earnings and 2026 guidance missed market expectations, causing significant stock price drops. Though the company had scored a marketing coup with the 2023 billion-dollar blockbuster "Barbie" film, grossing more than \$125 million and seeing Barbie doll sales rise 16% in the third quarter of that year, the road has since been rockier. Q4 2025 net sales grew 7% to \$1.76 billion, but net income declined to \$106 million due to higher costs, weak U.S. demand and inventory pressures.

Other critics have noted that the addition of contemporary versions of some of the historical dolls suggests the continuing dissolution of historical education, with the National Assessment of Educational Progress (NAEP), often called "The Nation's Report Card," noting that 40% of eighth graders scored "below basic" in history in 2022.

### BEING SEEN AND HEARD

Nonetheless, some fans have observed that the new dolls still look like girls — the characters are generally 8 to 14 years old — and may even offer an entrée to the potentially more collectible historical dolls, such as those on American Girl's website and at Girl Again. And that's fine with Davies-Small, who became executive director of Yes She Can in August 2022, a month after the nonprofit and Girl Again moved to its current location at 10 Church St., across from



Mal Lin's untitled watercolor was part of last year's Yes She Can Art Exhibit. The annual show introduces neurodivergent artists to the larger community. *Artwork images courtesy Yes She Can.*

Grace Church and a short walk to City Center. The new locale doubles the organization's footprint to 1,650 square feet and increases its visibility from its old locale in the shadow of the financial district on the edge of the city.

Greater visibility for Yes She Can, Girl Again and the neurodivergent community is key for Davies-Small, who grew up a severe asthmatic on Long Island, yearning to help the disabled.

"My parents made accommodations, not excuses," she said of their approach to her asthma.

A mentally ill aunt whose condition wasn't taken seriously only fueled her desire to make the mentally and emotionally marginalized seen and heard. She earned a Bachelor of Science degree in special education and elementary education with a minor in psychology and a Master of Educational Administration degree

specializing in nonprofit administration at Boston University; worked at a number of Arcs, which advocate for those with intellectual and developmental disabilities; served as director of Westchester Jewish Community Services' (WJCS) Shelanu program for young adults with autism; and worked as a consultant.

At Yes She Can, she took over from the retiring Marjorie Madfis, a former IBM-er who founded the organization in 2013 out of her frustrations at the lack of programming and professional options for daughter Izzie, who is autistic and an American Girl buff. (Today she works one day a week at Girl Again and has another job, Davies-Small said.)

Approximately 5.4 million-plus adults in the U.S. live on the autism spectrum. According to the Centers for Disease Control and Prevention (CDC), one in 31 (about 3.2%)



"The October art show highlights the creativity of neurodivergent artists and gives them a platform to be seen and heard."

strengthening that acceptance, hence the training area of Girl Again being visible to customers, who are waited on by the trainees. (Yes She Can also has nine employees.)

There are also two annual community events. One is the April 30th fundraiser, the "Voices in Autism Leadership Awards," which will be held from 6 to 8 p.m. at The Mansion on Broadway in White Plains. (April is World Autism Month.)

The second is the October art show for neurodivergent artists, held at the Westchester Children's Museum at Playland in Rye.

"I want to build Yes She Can into a strong nonprofit," Davies-Small said. "We've added birthday parties, craft projects and a collaboration with the Girl Scouts."

All of which suggests that while some of the American Girl dolls may be shrinking, Yes She Can and Girl Again are only getting bigger.

**Girl Again, 10 Church St. in White Plains, is open 11 a.m. to 4 p.m. Sundays; 11 a.m. to 2 p.m. Tuesdays; 11 a.m. to 5 p.m. Wednesdays, Thursdays and Fridays and 10 a.m. to 5 p.m. Saturdays. 914-358-1460.**

For tickets to the April 30 "Voices in Autism Leadership Awards," visit [www.yesshecaninc.networkforgood.com/events/97578-voices-in-autism-leadership-awards-2026?hid=MTQ4N-jMzMjM=&utm\\_campaign=dms\\_email\\_blast\\_4517124&hid=MTQ4NjQ3Nzk=](http://www.yesshecaninc.networkforgood.com/events/97578-voices-in-autism-leadership-awards-2026?hid=MTQ4N-jMzMjM=&utm_campaign=dms_email_blast_4517124&hid=MTQ4NjQ3Nzk=)



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SIGN UP

# Westchester Women's Summit returns for sixth year with focus on health

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The Westchester Women's Summit, the largest Women's History Month celebration in Westchester County, returns for its sixth year Friday, March 13, with its signature agenda of workshops, networking opportunities and interactive experiences.

This all-day conference, which takes place 8:30 a.m. to 3:30 p.m. at the Sonesta White Plains Downtown hotel, is dedicated to inspiring women by focusing on women's wellness across four key areas – physical and mental health, financial health, career health and family and community health. To this end, the keynote will be delivered by former NBC "Today" co-host Hoda Kotb, founder of the new wellness community and platform Joy 101. A best-selling author, Kotb is also host of the podcast "Making Space With Hoda Kotb."

"We are thrilled to have Hoda Kotb headline this year's event," said Rose Cappa-Rotunno, founder of the Westchester Women's Summit and president of The Event Department. "As a Westchester mother committed to

high-impact journalism, her knack for tackling significant issues aligns seamlessly with our mission to empower and uplift women."

Presented by The Event Department in collaboration with the Westchester County Office for Women and NewYork-Presbyterian, the Summit will also include:

**Workshops and panels** covering the four pillars of women's wellness;

**A Discovery Village**, featuring sponsors, nonprofits and community resources;

The Experience Zone, with meditation sessions, vision board workshops, makeovers, Krav Maga demonstrations and more. (New sessions for 2026 include healthy cooking demonstrations, special dance workshops and expert-led menopause master classes);

**A Grab & Go Networking Lunch;**

**A History of Women in Westchester Installation;**

**And an afternoon Wine and Chocolate Reception**, to reflect on the day and do a little local boutique shopping.

Additional sponsors include C&A



Westchester Women's Summit: Courtesy Westchester Women's Summit.

## Hoda Kotb

Former "Today" co-host and wellness podcaster Hoda Kotb will deliver the keynote at the Westchester Women's Summit March 13. Photograph by Mary Ellen Matthews/NBC.



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For tickets visit, [www.westchesterwomenssummit.com](http://www.westchesterwomenssummit.com)

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# Eye on Small Business – The Tiny Mess Club, Pleasantville

BY JEREMY WAYNE / jwayne@westfairinc.com

Industrial waste and large-scale mess can signify big bucks in the business world for those who remove and treat it. But two Westchester County friends, Valerie Geschwind and Jessica Piccinich, educators who first met almost 20 years ago in what they describe as a “sunny classroom,” are showing there’s money to be made in “small messes,” too. What’s more, they say a mess isn’t simply something to clean up; it’s also “something to celebrate.”

They founded The Tiny Mess Club in Pleasantville to fill a gap they had identified in local kids’ programming. It’s a play studio built around child-led, open-ended exploration, with sensory, messy and creative experiences designed to support development while letting children experiment and express themselves.

Their education backgrounds – Piccinich’s leadership experience in school operations and Geschwind’s work in literacy and curriculum development – complemented each other perfectly and shaped both the product and the operations. On the business side, they split responsibilities, with Geschwind leading marketing and finances and Piccinich running operations, systems and logistics to keep daily programming consistent and scalable. They also sought mentorship and built business skills as they went, translating years of managing classrooms, staff and large initiatives into entrepreneurship.

Before signing a lease, the friends said they had validated demand through pop-ups at community centers across Westchester. Those sessions served as both an initial offering and market research, as they tracked what engaged children, “what kept families in the room and what brought them back.” Strong repeat attendance and word-of-mouth confirmed the concept and clarified their niche. As they told the Westfair Business Journal, there was no shortage of kids’ activity options in the region but fewer environments that were purpose-built for toddlers with a thoughtful balance of freedom, safety and purpose.

The Tiny Mess Club’s revenue streams include drop-in classes, memberships, birthday parties, camps,

pop-ups and private events, with membership as the core. But a lot of the structure is still evolving or being refined. For instance, after initially trying a traditional semester schedule, the pair told the Journal that they had shifted to a more flexible model to match customer reality.

Families can choose four or eight classes per month and attend on any day or at any time. Unused sessions can roll over, siblings can share classes and members receive access to quarterly events and additional perks. Parties, camps and private events extend the same “creative, child-centered” experience while diversifying income beyond classes.

Like so many small businesses, The Tiny Mess Club was bootstrapped from the start, Geschwind and Piccinich said. By launching without a permanent space, early costs stayed focused on consumable play supplies, sanitation and setup materials.

Then, as pop-ups grew, they reinvested into a dedicated studio, keeping a close watch on spending. The two also figured out how to build their own website and, from the get-go, taught classes themselves, handled cleaning and laundry and even built furniture when needed.

Operationally, The Tiny Mess Club’s largest fixed costs, the owners confirmed, are now rent and staffing, while its most significant variable cost is materials. The studio refreshes its environment constantly with new sensory stuff, art supplies and open-ended “provocations.”



From left, Valerie Geschwind and Jessica Piccinich, founders of The Tiny Mess Club in Pleasantville.



The Tiny Mess Club Studio in Pleasantville. Photographs courtesy The Tiny Mess Club.

“Through every step of growth, our priority remains the same — providing intimate, high-quality play experiences that nurture children’s imagination, confidence and unique voice.”

— Founders, The Tiny Mess Club

Food is sometimes incorporated as a play material. For every dollar spent on food items used in play, The Tiny Mess Club donates to Feeding Westchester in Elmsford, the largest hunger-relief organization in Westchester County, responsible for approximately 95% of all emergency food distributed throughout the region.

As for safety and risk management, these are built into the business through waivers, allergy policies, sanitation protocols and clear supervision expectations. Most sessions are “caregiver-and-me” and can run with one instructor, but birthday parties and drop-off programs require two or more staff. The founders provide consistent leadership, supported by part-time instructors and party hosts as needed (they are currently recruiting for qualified, high-caliber part-time assistants) and they maintain small class sizes to protect quality and safety.

Over the next 12 to 24 months, the pair said their focus is on “growth that feels intentional rather than rushed.” They plan to expand class offerings, particularly after-school programs for older children, launch summer camp sessions for toddlers and deepen their partnerships within the community.

“Looking (at) 2026, we hope to open a second location. Through every step of growth, our priority remains the same – providing intimate, high-quality play experiences that nurture children’s imagination, confidence and unique voice.”

An ambitious projection, which, if it comes off, could show that while making a mess, the smart operators might simultaneously “clean up.”

# Restaurant proposed for site of former Verizon store, movie theater in Hartsdale

BY PETER KATZ / pkatz@westfairinc.com

Brixmor SPE 6 LLC located in Manhattan, which owns the Dalewood Shopping Centers I, II and III in Hartsdale, is asking the Town of Greenburgh for approval to convert what had been a Verizon store and before that a movie theater into a 421-seat Korean restaurant. The restaurant would be operated by Gen Korean BBQ, which was founded in 2011. In November, the company reported it had 57 locations in 11 states and South Korea.

In the 1960s, General Cinema Corporation opened an 850-seat theater at 355 N. Central Ave. in the shopping center. The single-screen theater was turned into a twin in 1970, then divided into two more theaters in 1976. It closed in 1994 and the space became a Verizon store.

Marc Newman of Brixmore told the Greenburgh Planning Board that Verizon vacated the space in July of 2022, so it has been vacant for more than three years, "which is a long time in our industry. We've been working very hard to backfill the space and have had a few deals fall through."

Newman said that Gen Korean BBQ has signed a lease for the space.

According to Mike Finan of Langan Engineering, a Special Use Permit and Shared Parking

Waiver are being sought from the town to permit the change of use of the 10,725-square-foot space.

"The restaurant will provide for three different dining experiences," he said. "These experiences include a Korean BBQ section, where customers will grill their own food at the table; a

Hot Pot section, where customers prepare their own soup-based meals; and a traditional Sushi restaurant."

Finan said that Brixmore believes a restaurant serving lunch and dinner will be beneficial to the public interest by providing an alternative to existing food establishments. They also take the position that leasing vacant space at this time will serve the public interest by expanding the local economy and will contribute to the economic health of the community.

"The restaurant will not generate adverse impacts such as excessive noise, traffic congestion, or waste overflow that could affect adjacent districts," Finan said. "All deliveries and waste management operations occur at the rear of the property in the current condition and will continue to do so to avoid disruptions with customers."

Finan takes the position that the available parking at the shopping center is adequate for the new restaurant as well as existing businesses. He



▲ Site of proposed Korean restaurant in Hartsdale. Photo via Google Maps.

points out that there is Bee-Line bus service along Central Avenue and sidewalks make the site accessible for pedestrians.

"Changing the use from general allowable commercial use to restaurant, as contemplated here, is not expected to create additional traffic or pedestrian hazards as the building has both adequate available parking and easy access to the property entrance," Finan said. "No additional exterior lighting, mechanical equipment, noise-producing features, or odor-emitting systems beyond what already exists on site will be introduced."

## COURTS

# Ex-employee sues Monsey health clinic for retaliation

BY BILL HELTZEL / bheltzel@westfairinc.com

A former employee of a nonprofit Monsey health clinic claims she was fired for singling out possible misuses of federal funds.

Johanna Amar-Eichenwald accused Community Medical and Dental Care Inc. of retaliation, in a complaint filed on Feb. 26 in U.S. District Court, White Plains.

On her first day, the complaint states, "it became alarmingly clear to her that she was stepping into an institution operating well outside the bounds of medical, ethical, and legal standards."

The clinic did not reply to a message asking for responses to her allegations. According to an independent auditor's opinion, in 2024 the clinic complied with all requirements "that could have a direct or material effect

on each of its major federal programs."

Community Medical, also known as Monsey Family Medical Center, says on its website that its mission "is to enhance the lives of the

community we serve by delivering the highest quality comprehensive and preventive medical, dental and behavioral health services."

The clinic recorded \$20.2 million in revenues in 2024, according to its nonprofit tax return, including nearly \$1.3 million in federal grants.

Mendel Hoffman, the president and chief executive, and Chana Amsel, the chief financial officers, also are named as defendants in the lawsuit. Hoffman was paid nearly \$1.2 million in wages and other compensation in 2024, and Amsel was paid more than \$300,000.

Amar-Eichenwald, of Englewood,

New Jersey, joined the clinic as director of clinical services in July 2024.

She claims that federal grant funds were deposited into an account labeled "Special 2," transferred to two bank accounts, and withdrawn nearly weekly in increments of \$5,000, \$25,000, and \$50,000.

The withdrawals, she alleges, were not accounted for in budget records, raising "serious suspicions that federal funds were being used on private expenses."

According to the independent auditor's report, in 2024 the clinic received \$1,258,474 from the U.S. Department of Health and Human Services.

When Amar-Eichenwald told Hoffman about her findings, he allegedly removed her access to financial records.

She says she shifted attention to clinical care issues and found that

**"Rather than investigate or rectify the inequities, they retaliated and questioned her loyalty."**

the clinic had no medical director, as required for federal funding. Instead, a secretary with no medical training was listed as the compliance officer "to circumvent federal oversight."

She alleges that a patient broker was paid \$8,000 to \$15,000 a month in kickbacks to steer patients to the clinic. And she claims that male employees were paid tens of thousands of dollars more than women in identical roles.

"Rather than investigate or rectify the inequities," the complaint states, Hoffman and Amsel "retaliated and questioned her loyalty."

On Jan. 4, 2025, she was fired.

Amar-Eichenwald says she was fired in retaliation for disclosing activity that poses danger to public health and safety.

She is demanding payment for lost wages and benefits, and unspecified compensatory and punitive damages.

# Ex-Nuvance Health CEO Murphy appointed Union Savings chair

BY GARY LARKIN / glarkin@westfairinc.com

DANBURY – Union Savings Bank has named Dr. John M. Murphy, former president and CEO of Nuvance Health, as chair of the Board of Trustees, effective Feb. 2. Dr. Murphy succeeds Lucie Voves, who is retiring from the position of chair but will remain on the board.

Murphy has spent more than 20 years with the bank, beginning with his election as a corporator in 2003. He later became a trustee and has since played an active role in the bank's governance through service on numerous board committees, including his role as chair of the trust, risk and the loan policy review committees, among others.

"Dr. Murphy is a natural choice for the chairman of the board position," said Chelen Reyes, president and CEO of Union Savings Bank. "He has a deep understanding of USB and our strategic vision for the future. Dr. Murphy consistently demonstrates a strong commitment to our institution and the communities we serve, and we look forward to his continued guidance and leadership."

Before retiring in 2025, Dr. Murphy

had a distinguished career spanning more than four decades in healthcare leadership and clinical practice in neurology. Most recently he led Nuvance Health from 2010- 2025. He was instrumental in the merger between Western Connecticut Health Care Network (WCHCN) and Health

Quest Systems, which formed Nuvance Health. Prior to that he was executive vice president of Danbury Health Systems, where he also served on the board.

In 2020, Dr. Murphy was named the inaugural Businessperson of the Year by Westfair Communications, in recognition of his advocacy on behalf of the healthcare industry and patient care on the local, state, and national level.

"I am honored to assume the role of chairman and eager to collaborate with the leadership team as well as our board members in steering the bank toward continued success," said Dr. Murphy.

Dr. Murphy earned a Bachelor of Science degree in biology from Fordham University and is a graduate of medicine from Rutgers Medical School. He resides in Newtown.

"Dr. Murphy is a natural choice for the chairman of the board position."

— Chelen Reyes, president and CEO, Union Savings Bank



Chelen Reyes, Union Savings Bank President and CEO (left) and Dr. John Murphy, chair of the board of trustees. Photo courtesy of Union Savings Bank

## REAL ESTATE

# Bridgeport Grand List spikes 61% to \$12.96B in 2025

BY GARY LARKIN / glarkin@westfairinc.com



Bridgeport's 2025 Grand List rose 61% to \$12.96 billion, mostly driven by a 79% increase in real estate value. Photo courtesy of City of Bridgeport

BRIDGEPORT – Due to the five-year real estate property revaluation, the city's Grand List rose a whopping 61%, or \$4.93 billion, in 2025 to \$12.96 billion from \$8.03 billion in 2024, according to city property records.

The total taxable net value of properties are broken down as follows:

- Real estate: \$11.07 billion
- Personal property: \$1.12 billion
- Motor vehicles: \$768.64 million

### Real estate

The gross assessment for real estate in 2025 was \$11.10 billion, which was 79% higher than the \$6.2 billion in value for 2024. Real estate value by category is:

- Residential: \$7.6 billion
- Commercial: \$1.35 billion
- Industrial: \$611.73 million
- Public utility: \$412.6 million
- Vacant: \$161.9 million
- Apartments: \$944.68 million

### Personal property

The gross assessment for personal property in 2025 was \$1.22 billion, which was down slightly from 2024 when it was \$1.28 billion. Personal property value by category is:

- Industrial mechanical and electrical services (M&E): \$173.92 million
- Manufacturing M&E: \$55.9 million
- Cables/conduits/etc.: \$624.67 million

### Tax exemptions

There was a total of \$140.56 million in tax exemptions as part of the 2025 Grand List. That includes 1,967

exemptions for \$26.79 million in real estate, 241 exemptions for \$90.75 million in personal property, and 477 exemptions for \$9.62 million in motor vehicles.

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## WESTCHESTER COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Feb. 25 - March 3

**East Jersey Properties LLC, Spring Valley,** 26-22184-SHL: Involuntary Chapter 7. Petitioner: Sam Roth, Suffern.

**Rajkumar Seecharran, Central Valley, codebtor Truefacet LLC,** 26-35195-KYP: Chapter 7, assets \$1,001,807, liabilities \$1,907,792. Attorney: Daniel S. Alter.

**Newburgh Inn & Suites, Newburgh, Asif Javid, vice president,** 26-35202-KYP: Chapter 11, assets \$7,360,708, liabilities \$5,134,000. Attorney: Michelle L. Trier.

**J&T Ventures Holdings Inc., Middletown, J. Beltre, president,** 26-35215-KYP: Chapter 7, assets and liabilities \$0 - \$50,000. Attorney: pro se.

**Ted C. Grzybek, formerly doing business as AMA Plumbing, Bloomingburg,** 26-35219-KYP: Chapter 13, assets \$0 - \$50,000, liabilities \$100,000 - \$500,000. Attorney: Brian Fetzko.

**Superior Exterior Contracting, White Plains, David Pagan, owner,** 26-22214-SHL: Chapter 7, assets \$309,332, liabilities \$1,704,660. Attorney: Adrienne Woods.

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

U.S. District Court, White Plains

Local business cases, Feb. 25 - March 3

**Teamsters Local 456, Elmsford vs Zero Below Trucking Corp., Melville, Suffolk County, et al,** 26-cv-1561-NSR: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

**Salatiel R. Garcia, Nanuet, et al, vs. Patsy's Pizzeria Rockland LLC, Nanuet, et al,** 26-cv-1564-NSR: Fair Labor Standards Act. Attorney: Lina Stillman.

**Johanna Amar-Eichenwald, Englewood, New Jersey vs. Community Medical and Dental Care Inc., Monsey,** 26-cv-1568-JGLC: Civil rights. Attorney: Emre Polat.

**Mazall Ilyaich, Mount Vernon vs. Hudson Hill Center for Rehabilitation and Nursing, Yonkers, et al,** 26-cv-1642-PMH: Job discrimination, class action. Attorney: Emanuel Kataev.

**Carvel McLeish, Bronx vs. Scarsdale Improvement Corp.,** 26-cv-1678-KMK: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

**Andrew Zhang, Bronx vs. Level Fitness NY Inc., Pelham,** 26-cv-1760-KMK: Americans with Disabilities Act, class action. Attorney: Uri Horowitz.

**397 Kingston Deli Inc., Mount Vernon vs. U.S. Department of Agriculture,** 26-cv-1761-PMH: Judicial Review of Food Stamp Disqualification. Attorney: Joseph A. Bahgat.

## DEEDS

### Above \$1 million

**13 Baldwin Partners LLC,** Bedford. Seller: Ian Schragger, New York. Property: 213 Baldwin Road, Bedford. Amount: \$6.2 million. Filed Jan. 30.

**330 Fifth Avenue LLC,** Bangor, Maine. Seller: Eifert Brothers Co., Harrington Park, New Jersey. Property: 330 Fifth Ave., Pelham. Amount: \$1.9 million. Filed Feb. 5.

**4 Amackassin Terrace Realty LLC,** Yonkers. Seller: Louise Casella, Yonkers. Property: 4 Amackassin Terrace, Yonkers. Amount: \$1.1 million. Filed Feb. 2.

**4063 Ely Avenue LLC,** White Plains. Seller: Classic Shortcut Inc., New Rochelle. Property: 9 Stadium Road, Greenburgh. Amount: \$1.2 million. Filed Feb. 3.

**49 Beech Street LLC,** Port Chester. Seller: Jonathan B, Wohl, Port Chester. Property: 49-51 Beech St., Rye Town. Amount: \$1.3 million. Filed Feb. 6.

**72 Pound Ridge LLC,** North Salem. Seller: Scotts Corner Market Incorporated, Pound Ridge. Property: 74 Westchester Ave., Pound Ridge. Amount: \$2.1 million. Filed Jan. 30.

**Brodsky, Jeffrey S.,** Warren, Connecticut. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing 423, Mount Pleasant. Amount: \$2 million. Filed Feb. 6.

**Cong, Xiao,** New York. Seller: Lincoln Carthage Homes LLC, Scarsdale. Property: 101 Carthage Road, Scarsdale. Amount: \$5.1 million. Filed Jan. 30.

**DePietro Joseph,** Dobbs Ferry. Seller: 40 Devoe Street LLC, Scarsdale. Property: 40 Devoe St. No. 40c, Greenburgh. Amount: \$1.1 million. Filed Feb. 6.

**Hayes Jacqueline,** New York. Seller: Winapts LLC, Bronxville. Property: 95-97 Winthrop Ave., New Rochelle. Amount: \$1 million. Filed Feb. 4.

**Mount Kisco 445 Real Estate LLC,** Westport, Connecticut. Seller: JILLYC LLC, White Plains. Property: 445 Main St., Mount Kisco. Amount: \$2.6 million. Filed Feb. 5.

**Point 1350 LLC,** Larchmont. Seller: John Zacamy, Kiawah Island, South Carolina. Property: 1350 Greacen Point Road, Mamaroneck. Amount: \$1 million. Filed Feb. 2.

**Saha Rajdeep,** Yorktown Heights. Seller: Vip Construction Design LLC, Yonkers. Property: 95 Wellington Court, Yorktown. Amount: \$1.2 million. Filed Feb. 5.

**TDJ Contracting Corp.,** Scarsdale. Seller: Hickory Homes LLC, Irvington. Property: Hickory Lane, Scarsdale. Amount: \$2.2 million. Filed Feb. 6.

**Trooper Realty LLC,** Ardsley. Seller: K&P Ardsley Property LLC, Ardsley. Property: 639 Saw Mill River Road, Greenburgh. Amount: \$2 million. Filed Jan. 30.

**Tsavalas, Yannis P.,** Sleepy Hollow. Seller: Avalon Construction LLC, Ardsley. Property: 22 Carriage Lane, New Castle. Amount: \$2.2 million. Filed Feb. 2.

### Below \$1 million

**135 Pleasantville Road LLC,** Dobbs Ferry. Seller: Roseanne Martin, Pleasantville. Property: 135 Pleasantville Road, Mount Pleasant. Amount: \$615,000. Filed Feb. 6.

**16 South First Avenue LLC,** Mount Vernon. Seller: Drum Road Holdings Inc., Yonkers. Property: 16 S. First Ave., Mount Vernon. Amount: \$400,000. Filed Feb. 5.

**17 Manitou LLC,** White Plains. Seller: Vincent Taylor, White Plains. Property: 17 Manitou Trail, Greenburgh. Amount: \$450,000. Filed Jan. 30.

**1824 Commerce Street Realty LLC,** Yorktown Heights. Seller: Elizabeth Frawley, Yorktown Heights. Property: 1824 Commerce St., R-20, Yorktown. Amount: \$285,000. Filed Feb. 3.

**39 Chestnut LLC,** Tuckahoe. Seller: Robert P. Romero, Tuckahoe. Property: 39 Chestnut St., Eastchester. Amount: \$640,000. Filed Jan. 30.

**403 Seneca LLC,** Harrison. Seller: Eric Chambers Jr., Mount Vernon. Property: 403 Seneca Ave., Mount Vernon. Amount: \$335,000. Filed Jan. 30.

**4275 Boston SG LLC,** Mount Vernon. Seller: United Parcel Service Inc., Atlanta, Georgia. Property: Edison Avenue, Mount Vernon. Amount: \$715,000. Filed Feb. 6.

**71 Moore Ave LLC,** Mount Kisco. Seller: Giuseppe Valvano, Mount Kisco. Property: 71 Moore Ave., Mount Kisco. Amount: \$10. Filed Feb. 3.

**931 N. Division Street LLC,** Cortland Manor. Seller: Maria Suscal Maria, Cortland Manor. Property: 931-933 N. Division St., Peekskill. Amount: \$985,000. Filed Feb. 5.

**Ar3 Development LLC,** Seller: 1020 60th Street LLC, Yonkers. Property: 22 Mount Vernon Ave., Mount Vernon. Amount: \$75,000. Filed Feb. 4.

**Arvelo, Nashaira,** Yonkers. Seller: TFE Realty Capital LLC, Yonkers. Property: 130 Colonial Parkway, 1C, Yonkers. Amount: \$375,000. Filed Jan. 30.

**Blittner-Cox, Tara L.,** Yonkers. Seller: R&J Property Solutions LLC, Yonkers. Property: 34 Kings Ferry Road, Cortlandt. Amount: \$580,000. Filed Feb. 4.

**Caputo, Andrew,** New City. Seller: Your New Home LLC, Peekskill. Property: 4 Rolling Way, 4M, Peekskill. Amount: \$290,000. Filed Feb. 4.

**D'Agostino, Pasquale J.,** Yorktown Heights. Seller: YHWB Drive LLC, White Plains. Property: 2164 White Birch Drive, Yorktown. Amount: \$535,000. Filed Jan. 29.

**Ford, Devin,** Brooklyn. Seller: R&R Equities NY LLC, Yonkers. Property: 6 Winnetou Road, Greenburgh. Amount: \$850,000. Filed Feb. 2.

**G&E Twin Management Corp.,** Yonkers. Seller: 69 Tier Realty Corp., Farmingdale, New Jersey. Property: 639 McLean Ave., Yonkers. Amount: \$725,000. Filed Feb. 6.

**Lee, Choon-Ok,** Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$417,000. Filed Jan. 30.

**Mehaj, Shaban,** Bronxville. Seller: US Bank NA, Coppell, Texas. Property: 1798 Summit St., Yorktown. Amount: \$367,000. Filed Feb. 4.

**MJR 28 Alice LLC,** Mount Kisco. Seller: Catherine E. Davidson, South Salem. Property: 28 Alice Road, Bedford. Amount: \$907,000. Filed Feb. 4.

**Nital, Newrisha,** Bronx. Seller: Super Property Estates LLC, Yonkers. Property: 511 Decatur Ave., Peekskill. Amount: \$620,000. Filed Jan. 30.

**OPR Enterprises LLC,** Danbury, Connecticut. Seller: Neal Epstein, Amagansett. Property: 334 Bedford Banksville Road, North Castle. Amount: \$500,000. Filed Feb. 3.

**Premium Quarters Corp.,** Bronx. Seller: H. Le Cong, White Plains. Property: 37 Thompson Ave., White Plains. Amount: \$765,000. Filed Feb. 5.

**Sampson Travis Realty LLC,** Tuckahoe. Seller: Santo Cacciola, Eastchester. Property: 36 New St., Eastchester. Amount: \$595,000. Filed Feb. 4.

**Sanchez, Ramona E.** Seller: Green Tek Land & Site LLC. Property: 1708 Marie Lane, Yorktown. Amount: \$965,000. Filed Feb. 3.

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

**Westchester County, Feb. 25 - March 3**

**Aguero, Idalia:** New Rochelle, 2022 - 2023 personal income, \$32,024.

**Aguilar, Guadalupe:** Port Chester, 2015- 2016 personal income, \$24,423.

**Barletta, Anthony** and **Nancy Barletta:** White Plains, 2024 personal income, \$217,809.

**Carlton Anton Enterprises LLC:** Yonkers, William A. Mascetta, member, 2024-2025 quarterly taxes, \$27,774.

**Commodore Maintenance Corp.:** Mount Vernon, 2024 unemployment taxes, \$10,590.

**Eurobahn Collision Inc.:** Ossining, 2023, 2025 quarterly taxes, \$20,874.

**Garcia, Leoncio:** Port Chester, 2015- 2016 personal income, \$24,423.

**Gioscia, Michael** and **Glorissa Gioscia:** Briarcliff, 2024 personal income, \$119,905.

**Harrigan, Craig** and **Maureen Harriigan:** Larchmont, 2024 personal income, \$35,653.

**Joseph, Michael P.:** Mount Kisco, 2020 - 2022, 2024 personal income, \$108,650.

**Loto, Richard:** Mount Vernon, 2020 - 2021 personal income, \$162,635.

**Louis, Bredy Pierre:** New Rochelle, 2022 - 2024 personal income, \$77,211.

**O'Friel, Jeremy R.** and **Vanessa O'Friel:** Bronxville, 2024 personal income, \$132,049.

**Smalls, Deborah:** Hartsdale, 2021 - 2024 personal income, \$11,860.

**Sweeney, Michael** and **Shanika Sweeney:** Peekskill, 2022 - 2024 personal income, \$56,920.

**Vaccaro, Vincenzo G.:** Rye Brook, 2018 - 2019, 2022 - 2024 personal income, \$92,583.

**Walker, Anne L.:** Mount Kisco, 2020 - 2022, 2024 personal income, \$108,650.

## JUDGMENTS

**Acevado-Cruz, Hazel,** Yonkers. \$2,511 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Almonte, Jhoelin,** Elmsford. \$1,483 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Andino, Margarita,** Bronxville. \$1,417 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Balbuena, Escarlen P.,** New Rochelle. \$15,222 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Bankhead, Sharon D.,** Peekskill. \$1,639 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Jan. 21.

**Bates, Carol,** Elmsford. \$3,852 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 23.

**Ben-Simon, Bobby,** Greenwich, Connecticut. \$10,161 in favor of Frankfurt Kurnit Kle In & Selz PC. Filed Jan. 22.

**Ben-Simon, Bobby,** Greenwich, Connecticut. \$9,495 in favor of Kaufman Dolowich LLP. Filed Jan. 22.

**Bernardez, Ana,** White Plains. \$14,892 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Jan. 15.

**Bren, Joel B.,** Ardsley. \$26,737 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Brown, Jennifer,** Mount Vernon. \$1,361 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

**Campous, Suzanna,** Mount Vernon. \$1,611 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Cole, Adejola Aboyade,** Croton-on-Hudson. \$5,969 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

**Collins, Benjamin N.,** West Harrison. \$31,484 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Da Silva, William A.,** White Plains. \$19,272 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Daley, Tevin,** Ossining. \$2,647 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Depass, Earl J.,** Croton-on-Hudson. \$22,597 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Donofrio, Fran,** Cortlandt Manor. \$5,716 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Espinola, Natalie M. F.,** White Plains. \$4,540 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

**Feliciano, Victoria,** Yonkers. \$3,133 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 15.

**Figuroa, Patricia,** Yonkers. \$4,125 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Fine, Jaclyn M.,** Irvington. \$10,106 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Foster, John,** Mount Vernon. \$3,425 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Frederick, Eric,** Ossining. \$2,699 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

**Gil, Annmary,** Yonkers. \$2,200 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Gjelaj, Adriana,** Tuckahoe. \$1,696 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Gray, Tammy Dixo,** Mount Vernon. \$2,022 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 16.

**Guzman, Genesys,** Yonkers. \$2,704 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 23.

**Hamzallari, Arber,** Mohegan Lake. \$9,250 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 23.

**Hinds, Nicola S.,** Mount Vernon. \$2,560 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Jackson, Charles B.,** Sleepy Hollow. \$6,144 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Lawyerr, Eric,** Mount Vernon. \$4,281 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Llorens, Jacksira M.,** Bronxville. \$3,985 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Lubin, Robert,** Herndon, Virginia. \$10,100,821 in favor of Fairbridge Strategic Capital LLC, Darien, Connecticut. Filed Jan. 22.

**Mendez, Jose J.,** Yonkers. \$6,075 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Menedez, Esther,** Yonkers. \$3,597 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Mitchell, Henry A,** Yonkers. \$50,034 in favor of L & A Operations LLC DbA, Yonkers. Filed Jan. 16.

**Montalvan, Roman C. P.,** Port Chester. \$8,136 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Morris, Moya K.,** Mount Vernon. \$9,579 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Namba, Mina,** Hartsdale. \$23,729 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 21.

**Nonaka, Toshiyuki,** Elmsford. \$2,637 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 15.

**Nunez, William,** Port Chester. \$1,841 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 23.

**Odonnell, Kevin,** Bronxville. \$12,571 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Pace, Adriana,** Port Chester. \$1,994 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

**Penalo, Escarlen,** New Rochelle. \$8,177 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Perez, Luis,** White Plains. \$1,574 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 21.

**Pope, David A.,** Eastchester. \$138,262,821 in favor of Generoso Pope Foundation. Filed Jan. 20.

**Presley, Arthur,** White Plains. \$6,878 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 15.

**Qerimi, Aferdita,** Ossining. \$4,490 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Jan. 16.

**Rabinowitz, Beth,** Scarsdale. \$2,027 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 15.

## LIS PENDENS

**Adrovet, Jose,** as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$559,000 affecting property located at 18 Highcliff Terrace, Pound Ridge. Filed Jan. 28.

**Bolduc, Alex,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$361,000 affecting property located at 18 Ramapo Road, Ossining. Filed Jan. 27.

**Capital One NA,** as owner. Filed by U S Bank National Association Trust. Action: Foreclosure of a mortgage in the principal amount of \$374,000 affecting property located at 280 Park Ave., Harrison. Filed Jan. 27.

**Department of the Treasury-IRS,** as owner. Filed by BankUnited NA Action: Foreclosure of a mortgage in the principal amount of \$431,000 affecting property located at 22 Lawrence Place, Yonkers. Filed Jan. 27.

**Discover Bank,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$372,000 affecting property located at 11 Rogers Ave., Hartsdale. Filed Jan. 30.

**Ebanks, Jomo,** as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$243,000 affecting property located at 44 Wildwood Ave., Mount Vernon. Filed Jan. 28.

**Fay, Carolyn Sabatini,** as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$288,000 affecting property located at 41 Linwood Road, New Rochelle. Filed Jan. 27.

**Fuller, Shabazz,** as owner. Filed by Board of Managers of Stewart Place Condominium. Action: Foreclosure of a mortgage in the principal amount of \$8,500 affecting property located at 10 Stewart Place, White Plains. Filed Jan. 28.

**Gagliardo, Carla Marie,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$315,000 affecting property located at 10 Hillside Place, Elmsford. Filed Jan. 28.

**Gerbasi, Amalia,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$403,000 affecting property located at 3533 Kamhi Drive, Yorktown. Filed Jan. 28.

**Rambarran, Moses,** as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$688,000 affecting property located at 516 Hunter St., Mamaroneck. Filed Jan. 30.

**Rose Mechanical Corp.,** as owner. Filed by KBE Building Corp. Action: Foreclosure of a mortgage in the principal amount of \$3,282,839 affecting property located at 2 Zeiss Drive, Thornwood. Filed Jan. 29.

**Salinas, Luz,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$425,000 affecting property located at 93 Greenwood Lane, White Plains. Filed Jan. 20.

**Tenilli, Renee,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 94 Loomis Ave., Yonkers. Filed Jan. 27.

**Young, Gary,** as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$283,000 affecting property located at 4 Martine Ave., No. 411, White Plains. Filed Jan. 27.

## MECHANIC'S LIENS

**bled Holdings LLC,** White Plains. \$14,786 in favor of Global Facilities Managers LLC, New York. Filed Feb. 13.

**Bolland, William J.,** Mount Kisco. \$12,500 in favor of Arctic Mechanical, Port Chester. Filed Feb. 20.

**Clemens, Kathleen May,** Mamaroneck. \$921 in favor of Mr. Chimney Clean Inc., Mamaroneck. Filed Feb. 17.

**JLG 1980 Realty LLC,** Yonkers. \$16,981 in favor of East Coast Wall Coatings Inc. Filed Feb. 13.

**JLG 1980 Realty LLC,** Yonkers. \$20,925 in favor of Electric Essentials Corp., Huntington. Filed Feb. 17.

**LT Eastchester LLC**, Eastchester. \$15,800 in favor of Marcel Electrical Contracting Co., Mamaroneck. Filed Feb. 20.

**LT Eastchester LLC**, Eastchester. \$17,500 in favor of Marcel Electrical Contracting Co., Mamaroneck. Filed Feb. 20.

**LT Eastchester LLC**, Eastchester. \$37,925 in favor of Marcel Electrical Contracting Co., Mamaroneck. Filed Feb. 20.

**Solnica, Roseanne**, Yonkers. \$1,057 in favor of Anthony Tortorella. Filed Feb. 18.

**Solomon, Jared**, Harrison. \$4,809 in favor of Thousand Oaks Landscaping, New Rochelle. Filed Feb. 19.

### NEW BUSINESSES

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

### Sole Proprietorships

**AG General Contracting**, 46 Easter Ave., First floor, Ossining 10562. c/o Angel P. Saeteros Paucar. Filed Feb. 11.

**AJ Home Renovation**, 1636 Park St., Peekskill 10566. c/o. Filed Feb. 11.

**Amora HVAC Services**, 13 Kent Road, White Plains 10603. c/o. Filed Feb. 19.

**Awakening World Enlightenment**, 470 Westchester Ave., Port Chester 10573. c/o Eileen Tello. Filed Feb. 13.

**Be Wed Be Blessed**, 275 Kneeland Ave., Yonkers 10705. c/o Stephanie Kimmazucca. Filed Feb. 11.

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

**Blooming General Landscaping**, 188 Lincoln Ave., No. 2F, New Rochelle 10801. c/o Javier Juarez. Filed Feb. 17.

**Cold Haul**, 170 Elm Ave., Mount Vernon 10550. c/o. Filed Feb. 17.

**Core Summit Technologies**, 264 N. Fulton Ave., Mount Vernon 10552. c/o Robert Rodriguez. Filed Feb. 13.

**Corina Manders LCSW**, 258 Halstead Ave., 164, Harrison 10528. c/o Corina Manders. Filed Feb. 17.

**D&M Sealcoating**, 2 Apple Hill Drive, Cortlandt Manor 10567. c/o Derek Michael Kennedy. Filed Feb. 17.

**Dvram Transport**, 175 Division St., New Rochelle 10805. c/o Fernando Edinson. Filed Feb. 18.

**Eco Sprout**, 18 Oak St., Dobbs Ferry 10522. c/o Hector D. Gutierrez. Filed Feb. 18.

**Fix It With Jorge**, 7 Bush Ave., Port Chester 10573. c/o Jorge Velasco Mendoza Filed Feb. 13.

**Frank of All Trades**, 200 Kings Ferry Road, Montrose 10548. c/o. Filed Feb. 19.

**Indigo Artistry**, 13 Kent Road, White Plains 10603. c/o. Filed Feb. 19.

**La Cosecha De Chonita**, 116 Ferris Ave., White Plains 10606. c/o Marcela Luna Ruiz. Filed Feb. 17.

**Lelas Accents**, 175 Oakland Ave., Eastchester 10709. c/o Carmela Cipriano. Filed Feb. 12.

### HUDSON VALLEY

#### BUILDING LOANS

#### Above \$1 million

**10 Aselin Drive LLC**, as owner. Lender: Coventus LLC. Property: 10 Aselin Drive, Spring Valley. Amount: \$1.7 million. Filed Dec. 18.

**14 Overbrook Drive LLC**, as owner. Lender: Coventus LLC. Property: 14 Overbrook Drive, Airmont. Amount: \$1.2 million. Filed Dec. 17.

**30 West Owner LP**, as owner. Lender: TD Bank NA. Property: in Haverstraw. Amount: \$24 million. Filed Dec. 23.

**Anshei Chesed Inc.**, as owner. Lender: M&T Bank. Property: 62 Lime Klin Road, Suffern. Amount: \$1.7 million. Filed Dec. 8.

**CIBC Bank USA**, as owner. Lender: IV5 Newburgh South Logistics Center LLC. Property: 700 South St., Newburgh. Amount: \$29.9 million. Filed Jan. 30.

**Stern, Abraham and Elizabeth Stern**, as owner. Lender: United Wholesale Mortgage LLC. Property: 13 Cedar Line Monsey. Amount: \$1.5 million. Filed Dec. 22.

#### Below \$1 million

**AJ Pro 1 LLC**, as owner. Lender: Center Street Lending VIII Spe LLC. Property: 41 Hickory Road, Sloatsburg. Amount: \$560,000. Filed Dec. 10.

**Saint Joseph Group LLC**, as owner. Lender: Unitas Funding LLC. Property: 100 High Ave., Nyack. Amount: \$233,000. Filed Dec. 9.

**Saint Joseph First LLC**, as owner. Lender: Unitas Funding LLC. Property: 101 First Ave., Nyack. Amount: \$250,000. Filed Dec. 9.

**Primelending**, as owner. Lender: Catherine Hernandez Vargas. Property: in Wallkill. Amount: \$403,609. Filed Jan. 30.

#### DEEDS

#### Above \$1 million

**12 Hilda LLC**, Monsey. Seller: Eliezer Goldring, Lakewood, New Jersey. Property: 12 Hilda Lane, Monsey. Amount: \$1.2 million. Filed Feb. 13.

**231 Blauvelt Road LLC**, Suffern. Seller: JM Klein Legacy Trust, Monsey. Property: 231 Blauvelt Road, Kaser. Amount: \$3.6 million. Filed Feb. 9.

**300aep LLC**, Nanuet. Seller: Mah Realty Investments LLC et al, New City. Property: 300 399 Airport Executive Park, Nanuet. Amount: \$9.5 million. Filed Feb. 9.

**59 Auto Works LLC**, Spring Valley. Seller: Berfil Corp., Elmsford. Property: 81 E. Route 59, Spring Valley. Amount: \$1.5 million. Filed Feb. 6.

**99 Corbett Lane LLC**, New York. Seller: Joan Konner, et al, New York. Property: 99 Corbett Lane, Palisades. Amount: \$3.2 million. Filed Feb. 13.

**Legacy Estate Partners LLC**, Nanuet. Seller: Red Ridge Realty Corp., Stony Point. Property: 1 37 Thamsen Drive, Stony Point. Amount: \$2.5 million. Filed Feb. 4.

**NCG Realty LLC**, Boca Raton, Florida. Seller: Nina Parnes, Spring Valley. Property: 25 Memorial Park Drive, Spring Valley. Amount: \$1.7 million. Filed Feb. 13.

**NCG Realty LLC**, Boca Raton, Florida. Seller: Shaindy Parnes, Spring Valley. Property: 27 Memorial Park Drive, Spring Valley. Amount: \$2 million. Filed Feb. 13.

**Sutton Acres LLC**, Miami, Florida. Seller: Everest Polo Stables Inc., New York. Property: in Washington. Amount: \$12.6 million. Filed Jan. 5.

**Viola Owner LLC**, Nanuet. Seller: Regency Estates at Viola Hills LLC, New York. Property: 260 Viola Road, Spring Valley. Amount: \$51.2 million. Filed Feb. 5.

#### Below \$1 million

**189 Washington Ave LLC**, Brooklyn. Seller: Sholem Rosenfeld, Brooklyn. Property: 189 W. Washington Ave., Pearl River. Amount: \$10. Filed Feb. 5.

**19 Birchwood Avenue LLC**, Brooklyn. Seller: Althea Carlson, Althea. Property: 19 Birchwood Ave., Nanuet. Amount: \$720,000. Filed Feb. 6.

**2 Prime LLC**, Monsey. Seller: Westgate Estates LLC, Suffern. Property: 478 W. Central Ave., Kaser. Amount: \$979,000. Filed Feb. 5.

**21 Dana LLC**, Monsey. Seller: Kaser Community Development Inc., Monsey. Property: 21 Dana Road, Spring Valley. Amount: \$970,000. Filed Feb. 4.

**239 All Angels LLC**, Wappingers Falls. Seller: Adusei Holdings LLC, Poughkeepsie. Property: in city of Beacon. Amount: \$299,500. Filed Jan. 5.

**27 Oxford LLC**, Spring Valley. Seller: Binyomin Kaufman, Spring Valley. Property: 27 Oxford Court, Spring Valley. Amount: \$945,000. Filed Feb. 13.

**445 Viola Road LLC**, Spring Valley. Seller: Benjamin Kiszner, Spring Valley. Property: 445 Viola Road, Spring Valley. Amount: \$930,000. Filed Feb. 6.

**Biordi, James C.**, Hopewell Junction. Seller: Hopewell Enterprises LLC, Hopewell Junction. Property: in East Fishkill. Amount: \$735,000. Filed Jan. 2.

**Boney, Sion A. IV**, Hillsdale. Seller: Millerton Copake LLC, Wallingford. Property: in NorthEast. Amount: \$230,000. Filed Jan. 2.

**Calle, David**. Seller: Champion Properties Inc., Staatsburg. Property: 45 Marple Road, town of Poughkeepsie. Amount: \$357,000. Filed Jan. 2.

**Culver, Mark R.**, Nanuet. Seller: Rock Re Partners LLC, Tappan. Property: 115 Washington Ave., Tappan. Amount: \$640,000. Filed Feb. 6.

**DYS 2 LLC**, Spring Valley. Seller: Estate of Rickie Taylor, Spring Valley. Property: 2 N. Eckerson Lane, Spring Valley. Amount: \$890,000. Filed Feb. 10.

**ESMR Capital LLC**, Fishkill. Seller: Joseph A. Lucas, Crossville, Tennessee. Property: in LaGrange. Amount: \$330,000. Filed Jan. 5.

**Farkas, Isaac**, Monsey. Seller: Royal Green Gardens LLC, Brooklyn. Property: 234 Old Nyack Turnpike, Spring Valley. Amount: \$999,000. Filed Feb. 13.

**Hirsch, Abe**, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$650,000. Filed Feb. 9.

**Inwood Drive LLC**, Brooklyn. Seller: Asher Schonfeld, Brooklyn. Property: 8 Inwood Drive, Spring Valley. Amount: \$10. Filed Feb. 5.

**Lieberman, Jacob**, Spring Valley. Seller: 75 Herrick Avenue LLC, Spring Valley. Property: 75 Herrick Ave., Spring Valley. Amount: \$945,000. Filed Feb. 5.

**MAH Realty Investments LLC, et al**, New City. Seller: Haber Realty LLC, Nanuet. Property: 300 399 Airport Executive Park, Nanuet. Amount: \$1. Filed Feb. 9.

**MCLP Asset Company Inc.**, Dallas, Texas. Seller: Mavis Ronayne, referee, Pearl River. Property: 11 Centennial Drive, Garnerville. Amount: \$651,480. Filed Feb. 5.

**Mendelovitz, Naftali**, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4222 Corner St., Spring Valley. Amount: \$999,000. Filed Feb. 5.

**Meron Holders LLC**, Brooklyn. Seller: Gabriel Iliovits, Brooklyn. Property: 75 Meron Road, Monsey. Amount: \$10. Filed Feb. 11.

**MSK 12 18 Trust**, Monsey. Seller: Summit Patio Homes LLC, Monsey. Property: 17 Dessau Circle, Spring Valley. Amount: \$875,000. Filed Feb. 10.

**Murphy, Michael J.**, Rhinebeck. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Jan. 2.

**RWE Investments LLC**, Longboat Key, Florida. Seller: Robert D. Trotta, Millerton. Property: in NorthEast. Amount: \$400,000. Filed Jan. 5.

**Ram Kripa LLC**, Nanuet. Seller: 55 Old Nyack Turnpike Realty LLC, Nanuet. Property: 55 Old Nyack Turnpike, Nanuet. Amount: \$585,000. Filed Feb. 11.

**Sanford, Benjamin**, New York. Seller: 78 Main Street Ventures LLC, Haverstraw. Property: 78 Main St., West Nyack. Amount: \$775,000. Filed Feb. 4.

**SB Clinton LLC**, Stony Point. Seller: Christian Oresajo, Haverstraw. Property: 38 Clinton St., Haverstraw. Amount: \$251,000. Filed Feb. 4.

**Schreiber, Solomon**, Monsey. Seller: Remsen Enterprising LLC, Monsey. Property: 11 Eastview Road, Monsey. Amount: \$994,000. Filed Feb. 4.

**Schwartz, Aron**, Spring Valley. Seller: Westgate Estates LLC, Suffern. Property: 478 W. Central Ave., Spring Valley. Amount: \$595,000. Filed Feb. 10.

**U Art Third fbo Nathan I Hellmannad Issue Trust**, Monsey. Seller: Sutin Place LLC, Woodcliff Lake, New Jersey. Property: 90 Sutin Place, Chestnut Ridge. Amount: \$995,000. Filed Feb. 6.

## JUDGMENTS

**Alexander, Samantha**, Chester. \$1,894 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Aponte, Kimberly**, Middletown. \$1,534 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Basma, Ali**, Monroe. \$3,120 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Brach, Mendel**, Monroe. \$21,009 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 20.

**Brennan, Jason**, Salisbury Mills. \$3,442 in favor of Municipal Credit Union, New York. Filed Jan. 20.

**Cannella, Matthew**, Chester. \$4,633 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Carey, Taylor L.**, Port Jervis. \$3,892 in favor of Capital One, Richmond, Virginia. Filed Jan. 20.

**Carr, Jeffrey A.**, Middletown. \$6,558 in favor of Southgate I LLC, Livingston, New Jersey. Filed Jan. 20.

**Chery, Androt G**, Middletown. \$5,480 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Colon, Liam M.**, Walden. \$2,123 in favor of Capital One, McLean, Virginia. Filed Jan. 23.

**Cruz, Steven T. Garcia**, Middletown. \$3,069 in favor of Capital One, McLean, Virginia. Filed Jan. 23.

**Davila, Benizia**, Middletown. \$5,236 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

**DeMatteis, Karen**, Otisville. \$1,496 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 21.

**Diaz, Brittany**, Newburgh. \$3,738 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 21.

**Dick, Akail**, Middletown. \$2,936 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Donatelli, Robert**, Greenwood Lake. \$2,780 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Eisdorfer, Leah**, Monroe. \$9,025 in favor of Capital One, McLean, Virginia. Filed Jan. 23.

**Fitzpatrick, Christopher**, New Windsor. \$7,386 in favor of Capital One, McLean, Virginia. Filed Jan. 22.

**Fuentes, Jeremy**, Wallkill. \$1,625 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 21.

**Galvao, Joao P.**, Newburgh. \$1,935 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

**Gamez, Luis A.**, Newburgh. \$3,671 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Giagiakos, Jordan**, Walden. \$2,157 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Goff, Richard J.**, Montgomery. \$5,162 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 22.

**Grimes, Nicole**, Monroe. \$3,490 in favor of Municipal Credit Union, New York. Filed Jan. 20.

**Gutic, Meta**, Monroe. \$7,507 in favor of Capital One, McLean, Virginia. Filed Jan. 23.

**Hayden, Lawrence P.**, Highland Falls. \$3,970 in favor of Capital One, McLean, Virginia. Filed Jan. 21.

**Hernandez, Fernando**, Middletown. \$4,855 in favor of Capital One, McLean, Virginia. Filed Jan. 22.

**Hernandez, Wilmer A.**, New Windsor. \$46,630 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 20.

**Illenberg, Christopher**, Walden. \$4,923 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 22.

**Jones, Mary E.**, Middletown. \$6,003 in favor of Capital One, McLean, Virginia. Filed Jan. 22.

**Justafort, Peguy M.**, Blooming Grove. \$3,348 in favor of Capital One, McLean, Virginia. Filed Jan. 22.

**Knight, Elizabeth**, Chester. \$2,640 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 21.

**Li, Xina**, Harriman. \$10,699 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Madia, Kristy**, New Windsor. \$2,722 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Maldonado, Gabriel**, Middletown. \$4,335 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Jan. 20.

**Martinez, Theodore O.**, Middletown. \$6,654 in favor of Southgate II LLC, Livingston, New Jersey. Filed Jan. 20.

**McDaniels, Jesse**, Middletown. \$4,518 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

**McDevitt, Tara**, Warwick. \$3,315 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 22.

**Messick, Colleen**, Greenwood Lake. \$16,575 in favor of Capital One, McLean, Virginia. Filed Jan. 22.

**Mizrahi, Ezra**, Monroe. \$22,197 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Niedelman, Caryn**, Walden. \$2,449 in favor of Slomins Inc., Hicksville. Filed Jan. 21.

**Ocasio, Destiny**, Middletown. \$2,365 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Pichardo, Arelis**, Highland Mills. \$4,057 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 20.

**Pollak, Joseph**, Monroe. \$3,821 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Robie, Danielle**, Chester. \$3,685 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Ryan, Mary**, Chester. \$4,801 in favor of Synchrony Bank, Draper, Utah. Filed Jan. 20.

**Santarpia, Rosaveth**, Walden. \$2,603 in favor of Capital One, McLean, Virginia. Filed Jan. 21.

**Sefton, Ann**, New Windsor. \$2,773 in favor of Capital One, McLean, Virginia. Filed Jan. 20.

**Shanley, Jason**, Middletown. \$2,760 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 21.

**Skigen, Rachael B.**, New Windsor. \$2,142 in favor of Capital One Bank, McLean, Virginia. Filed Jan. 23.

**Smith, Paul**, New Windsor. \$4,170 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 20.

**Srdanovic, Emila**, Salisbury Mills. \$2,930 in favor of Capital One, McLean, Virginia. Filed Jan. 23.

**St. John, Gregg E.**, Newburgh. \$39,136 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 20.

**Villafane, Marcelino**, Middletown. \$14,752 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 22.

**Walker, Edward**, Middletown. \$1,716 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

**Weatherly, Jennifer**, Port Jervis. \$2,718 in favor of Heritage Financial Credit Union, Middletown. Filed Jan. 20.

**Young, Crystal**, Middletown. \$2,256 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Jan. 20.

## MECHANIC'S LIENS

**15 Central Valley LLC**, as owner. \$27,300 in favor of MJJ Trucking LLC. Property: 15 Central Valley Line, Woodbury. Filed Feb. 19.

**79 Duelk LLC**, as owner. \$12,260 in favor of All In One Fire Protection Inc. Property: 79 Duelk Ave., Blooming Grove South. Filed Feb. 4.

**Amend, James**, as owner. \$17,397 in favor of White Cap LP. Property: 17 Tracy Circle, Hamptonburgh. Filed Feb. 9.

**Cox Eva**, as owner. \$132,845 in favor of Floors & Walls NY LLC. Property: 544 Midland Lake Road, Middletown. Filed Feb. 4.

**Duthie, Daniel P.**, as owner. \$16,988 in favor of Bruce Eurich Electric Inc. Property: 98 Bellvale Lakes Road, Warwick. Filed Feb. 19.

**Hallister LLC**, as owner. \$41,680 in favor of Stressbar Steel Systems International Inc. Property: 21 Allen Lane, Wallkill. Filed Feb. 19.

**Iyh Estates LLC**, as owner. \$14,972 in favor of SD Cooleration Inc. Property: 5 Mangin Road, Monroe. Filed Feb. 4.

**Mazel Harding LLC**, as owner. \$18,676 in favor of Holmgren Enterprises Inc. Property: 11 Harding St., Middletown. Filed Feb. 19.

**Sheri Torah Inc.**, as owner. \$113,758 in favor of Double R Interior Inc. Property: 5 YD Goldberger Drive, Monroe. Filed Feb. 19.

**Shi, Matthew**, as owner. \$38,866 in favor of American Petroleum Equipment & Construction Company Inc. Property: in Warwick-Greenwood Lake. Filed Feb. 20.

**Windsor Main LLC**, as owner. \$9,763 in favor of Messco Building Supply. Property: 161 Temple Hill Road, New Windsor. Filed Feb. 20.

## NEW BUSINESSES

### Sole Proprietorships

**22 Birch Co.**, 21 Birch Drive, Mahopac 10541. c/o Derek J. Grisanti. Filed Jan. 20.

**Ashiop Marketing Agency**, 66 South St., Patterson 12563. c/o Lopez Oliver Andres Figueroa. Filed Jan. 7.

**Be Debt Free Today**, 14 Fawn Drive, Mahopac 10541. c/o Kathleen DeStefano. Filed Feb. 2.

**C&D Chauffeured Car Service**, 2 Brenner Pass, Mahopac 10541. c/o Christopher John Dwyer. Filed Jan. 21.

**Consult Ed Systems**, 294 Austin Road, Mahopac 10541. c/o Noto Jeffery Scott. Filed Jan. 16.

**Helping Hands Home Solutions**, 550 Route 164, Brewster 10509. c/o Angela Marie Maass. Filed Feb. 3.

**Louies Sourdough & Co.**, 11 Westview Court, Brewster 10509. c/o Maria J. Acosta. Filed Jan. 30.

**Marlen Trucking**, 1 Warren Drive, Patterson 12563. c/o Naydu Marlen Ospina Sanchez. Filed Jan. 30.

**MTC Consulting**, 43 Hilltop Drive, Putnam Valley 10579. c/o Andrea Rudkowski. Filed Jan. 20.

**Not Your Average Mow**, 7 Kia Ora Blvd., Mahopac 10541. c/o Frederick D. Lim Jr. Filed Jan. 7.

**Sals Solutions**, 150 Bullet Hole Road, Mahopac 10541. c/o Salvatore Anthony Dagnone. Filed Dec. 31.

**Solutionist Consulting**, 43 Hilltop Drive, Putnam Valley 10579. c/o Andrea Rudkowski. Filed Jan. 20.

**Things For Us**, 12 Hill Road, Cold Spring 10516. c/o Anita Chester. Filed Jan. 20.

**Twisted Gecko Balloons**, 30 Maidstone Drive, Mahopac 10541. c/o Damion Patrignelli. Filed Jan. 23.

**You Buy It We Apply It**, 12 Saginaw Road, Patterson 12563. c/o Busi Stephen. Filed Jan. 21.

## BUILDING PERMITS

### Commercial

**3 Color LLC**, Norwalk, contractor for 3 Color LLC. Construct superstructure 14 Unit Building at 173 W. Cedar St., Norwalk. Filed Jan. 12.

**A Pappa John Company**, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 501 Merritt 7, Norwalk. Filed Jan. 12.

**AGW Sono Partners LLC**, Norwalk, contractor for AGW Sono Partners LLC. Perform replacement alterations at 125 Washington St., Norwalk. Filed Jan. 9.

**BM Pro Builders LLC**, Norwalk, contractor for BM Pro Builders LLC. Construct foundation for new single-family residence at 54 Spring Hill Ave., Norwalk. Filed Jan. 16.

**Brother's Restoration LLC**, Norwalk, contractor for 19 Willard Road LLC. Tear off existing roof and install new EPDM roofing system at 19 Willard Road, Norwalk. Filed Jan. 12.

**DHD CT Holdings LLC**, Norwalk, contractor for Leo Linder. Replace two existing windows at 42 S. Main St., No. 306, Norwalk. Filed Jan. 9.

**James Bargas Inc.**, Norwalk, contractor for Jamie and Emily A. Weber. Convert existing two-car garage to family room at 133 Murray St., Norwalk. Filed Jan. 16.

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

**Lametta Construction LLC**, Norwalk, contractor for Gardella Brothers Limited Liability Company. Demolish Storage Building at 48 Calf Pasture Beach Road, Norwalk. Filed Jan. 16.

**Panteleimon Hatzivasiliadis LLC**, Norwalk, contractor for 8 Farley Street LLC. Perform replacement alterations at 18 Oak Hill Ave., Norwalk. Filed Jan. 14.

**Pesantez Roofing LLC**, Norwalk, contractor for John and Maria Kydes. Remove existing roof and reroof 18 Raymond Terrace, Norwalk. Filed Jan. 12.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Power Home Remodeling Group, LLC. Remove existing shingles and install 50-year GAF shingles with ice and water protection to code, ensuring deck armor and taped seams without making structural changes at 32 Chatfield St., Stamford. Filed Jan. 5.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Power Home Remodeling Group, LLC. Remove and replace 17 windows with .27 U-value replacements that meet egress where required without structural changes at 48 Hillcrest Ave., Stamford. Filed Jan. 14.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Power Home Remodeling Group, LLC. Remove and replace 10 windows with .27 U-value replacements, ensuring all windows meet egress where required, with no structural changes at 131 Haig Ave., Stamford. Filed Jan. 14.

**Power Home Remodeling Group LLC**, Chester, Pennsylvania, contractor for Power Home Remodeling Group, LLC. Remove and replace windows and entry doors and install siding and house wrap at 123 Ridge Park Ave., Stamford. Filed Jan. 26.

**Queen Bee Contracting LLC**, Norwalk, contractor for Brendan and Michelle Eppley. Remove existing roof and reroof 22 Harstrom Place, Norwalk. Filed Jan. 12.

**RI Pools Inc.**, Norwalk, contractor for Carrie L. DiLauro. Install gunite in-ground pool at 8 Jayne Way, Norwalk. Filed Jan. 16.

**SONO Corner LLC**, Norwalk, contractor for SONO Corner LLC. Perform replacement alterations at 19 and 21 N. Water St., Norwalk. Filed Jan. 14.

**Sunrun Installation Services Inc.**, Stamford, contractor for Sunrun Installation Services Inc. Install roof-mounted solar system with 37 panels at 264 Hubbard Ave., Stamford. Filed Jan. 21.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar, LLC. Install a roof-mounted solar PV system with 21 panels at 34 Bonner St., Stamford. Filed Jan. 26.

### Residential

**Antonucci, John**, Stamford, contractor for John Antonucci. Finish existing basement to create a playroom and an additional full bathroom at 39 Mercedes Lane, Stamford. Filed Jan. 14.

**Brucato, Jennifer M. and Matthew C. Brucato**, Norwalk, contractor for Jennifer M. Brucato. Renovate rear addition at 20 Heather Lane, Norwalk. Filed Jan. 14.

**Creative Home Improvement LLC**, Norwalk, contractor for Laraine E. Mehr-Turlis. Remove and discard old metal roof at 17 Mohawk Drive, Norwalk. Filed Jan. 12.

**Escudero, Jean**, Stamford, contractor for Jean Escudero. Renovate kitchens and bathrooms, switch out outlet covers, replace sliding doors, and repair a rotting balcony at 36 Finney Lane, Stamford. Filed Jan. 8.

**Franchise Contractors LLC**, Norwalk, contractor for Marina Pena. Install generator at side of single-family residence at 18 Sasqua Road, Norwalk. Filed Jan. 14.

**Franco Jr., Dominick and Patricia Franco**, Norwalk, contractor for Dominick Franco Jr. Install a garage shed at 9 Fullmar Lane, Norwalk. Filed Jan. 14.

**Grecco, David**, Norwalk, contractor for Cecelia J. Lampitelli. Renovate damage caused by water at 1 Linden St., No.B/15, Norwalk. Filed Jan. 12.

**Greenberg, Jeff**, Stamford, contractor for Jeff Greenberg. Build a one-story bedroom on the second floor, above an existing family room at 43 Aquila Road, Stamford. Filed Jan. 23.

**Gunner LLC**, Stamford, contractor for Andrew Prchal. Inspect roof deck to verify that all sheathing is suitable, install seam tape per code, apply water and ice barrier, lay underlayment, set asphalt shingles and ensure proper ventilation at 46 Dogwood Lane, Stamford. Filed Jan. 2.

**Gunner LLC**, Stamford, contractor for Andrew Prchal. Remove existing roof, replace with new materials, inspect roof deck for sheathing suitability, install seam tape as per code, apply water and ice barriers, underlayment, and asphalt shingles, ensure proper ventilation and install new white aluminum 6" k-style gutters with hidden fasteners, elbows and downspouts at 45 W. Glen Drive, Stamford. Filed Jan. 20.

**H&P Home Improvement**, Norwalk, contractor for Dwayne Walker. Renovate existing roofed porch, replace three windows and construct new entry door at 21 Lawrence St., Norwalk. Filed Jan. 12.

**Hamza Abdelghani.**, Stamford, contractor for Hamza Abdelghani. Create an eye-catching channel letter sign with ACM backing at 211 Main St., Stamford. Filed Jan. 13.

**Hamza Abdelghani.**, Stamford, contractor for Hamza Abdelghani. Install a channel letter sign on ACM backer at 929 Bedford St., Stamford. Filed Jan. 21.

**Helio Solar LLC**, Trumbull, contractor for Brian Tilford. Install a residential rooftop solar system at 116 Fourth St., Stamford. Filed Jan. 22.

**Highline Home Improvement LLC**, Stamford, contractor for Sergio Chacon. Replace three exterior doors at 889 Cove Road, Stamford. Filed Jan. 14.

**Hip Construction LLC**, Greenville, Rhode Island, contractor for Mark Pietros. Replace shower stall without structural change at 21 Standish Road, Stamford. Filed Jan. 22.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Glynn Norgan. Replace 23 windows, keeping the same size, without any structural change at 335 Rocky Rapids Road, Stamford. Filed Jan. 29.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Glynn Norgan. Replace eight windows, same size, no structural change at 13 Madison Place, Stamford. Filed Jan. 27.

**Honey Do Men Gutters Inc.**, Carmel, New York, contractor for Matthew Williams. Tear off and dispose of the existing roof. Install new life-time architectural shingles, including all accessories and components as required by the manufacturer and local building code. Include new snow and ice shield, drip edge flashing, starter strips, synthetic underlayment, ridge vent, ridge caps, vent pipe boots and chimney flashing at 38 Cow Path Drive, Stamford. Filed Jan. 6.

**Huntington Country Homes LLC**, Norwalk, contractor for Robert C. Kolodny. Renovate single-family residence at 48 Carter St., Norwalk. Filed Jan. 8.

**JBC Development LLC of NY**, Pound Ridge, New York, contractor for Steven Basini. Reconfigure existing master bathroom and closet on second floor and add bathtub at 58 Summit Ridge Road, Stamford. Filed Jan. 9.

**Janocha, Jackie**, Stamford, contractor for Jackie Janocha. Install a channel letter façade sign on the rectangular aluminum pan at 2215 Summer St., Stamford. Filed Jan. 28.

**Jay Rodriguez Corp.**, Danbury, contractor for Toren Kutnick. Showcase the existing deck along with the addition of two smaller decks on the west side of the house at 37 Craig Court, Stamford. Filed Jan. 6.

**Jay Rodriguez Corp.**, Danbury, contractor for Toren Kutnick. Transform the kitchen at 37 Craig Court, Stamford. Filed Jan. 6.

**JD Solar Solutions LLC**, Bolton, contractor for Damon Weiss. Install safety labels, ensure roof setbacks and access in accordance with building code 2022 and NEC 690 requirements at 445 Fairfield Ave., Stamford. Filed Jan. 11.

**Jose Paltin, Jose**, Port Chester, New York, contractor for Jose Paltin. Remove existing roof material and install new asphalt roof at 15 Robin St., Stamford. Filed Jan. 19.

**Keene, Kimberly**, Stamford, contractor for Kimberly Keene. Remove three partitioned banking desks and create one new walled office. Upgrade all existing lighting to LED. Relocate two fixtures slightly to accommodate the new office. Install new plumbing fixtures in restrooms at 1037 High Ridge Road, Stamford. Filed Jan. 28.

**L A B Renovations and Contracting Services LLC**, Bridgeport, contractor for Lamoy Brown. Build three bathrooms, one on each floor and finish the attic space by applying insulation, sheetrock and adding a small shower to the attic at 48 Manor St., Stamford. Filed Jan. 13.

**L Manea LLC** Norwalk, contractor for Christopher M. Whelan. Convert existing garage to playroom at 11 Hunt St., Norwalk. Filed Jan. 14.

**Lasberg Construction Associates Inc.,** Armonk, New York, contractor for James McCormack. Demolish interior walls, remove partitions and clear debris in the commercial office space at 88 Hamilton Ave., Stamford. Filed Jan. 9.

**Lecla Home Improvements and Roofing Inc.,** Danbury, contractor for Luis Clavijo or Maria V. Lema Tacuri. Replace 2,500 square feet of roofing, remove existing sheathing, inspect decking, install drip edge, seam tape, ice and water shield, underlayment, ridge vent and new architectural shingles at 25 Irving Ave., Stamford. Filed Jan. 16.

**Livingston Builders LLC,** Greenwich, contractor for Monica Harriss. Remodel and alter the existing kitchen to create a mudroom and transform the existing bathroom into a powder room; remodel and alter the existing hall bathroom; add a new master bathroom; and create walk-in closet and laundry areas without any increase in the footprint of the dwelling at 115 Fourth St., Stamford. Filed Jan. 2.

**Magna Construction Limited LLC,** Stamford, contractor for Frank Lovello. Transform the total office area by adding new carpet and painting the walls. Demolish existing structures and construct new walls in the CEO office, administrative areas, the training room and the open office at 2187 Atlantic St., Stamford. Filed Jan. 13.

**Malla, Jose,** Stamford, contractor for Jose Malla. Replace the window and update the cabinets, and renovate the second-floor bathroom at 117 North St., Stamford. Filed Jan. 2.

**Markham, Matthew T.,** North Charleston, South Carolina, contractor for Matthew Markham. Install roof-mounted solar panels at 150 Courtland Hill St., Stamford. Filed Jan. 23.

**McGill, Kevin J.,** Manchester, contractor for Damon Weiss. Install a roof-mounted PV solar array at 445 Fairfield Ave., Stamford. Filed Jan. 9.

**New England Skyline Builders Inc.,** Norwalk, contractor for Joseph D. Peri. Renovate single-family residence at 20 Fifth St., Norwalk. Filed Jan. 12.

**Noble Construction Management Inc.,** Norwalk, contractor for 16 NHCT LLC. Construct pool pavilion at single-family residence at 16 Nayhan Hale Drive, Norwalk. Filed Jan. 12.

**Piacenza, Laura and Joshua Sette,** Norwalk, contractor for Laura Piacenza and Joshua Sette. Perform replacement alterations at 7 Red Oak Lane, Norwalk. Filed Jan. 9.

**Popoff, David A.,** Norwalk, contractor for David A. Popoff. Renovate single-family residence at 98 Maywood Road, Norwalk. Filed Jan. 8.

**Precision Contracting & Design LLC,** Norwalk, contractor for Laura Nicole Heffernan. Replace nine windows and slider at 3 Valley View Road, No. 33, Norwalk. Filed Jan. 9.

**Quality of Living Builders Inc.,** Norwalk, Contractor for Gina Ryan. Construct second-floor addition above existing footprint at 9 Granite Drive, Norwalk. Filed Jan. 8.

**Tang, Joanne,** Stamford, contractor for Joanne Tang. Install the tenant monument sign at 88 Hamilton Ave., Stamford. Filed Jan. 23.

**Terenzio, Lisa,** Stamford, contractor for Lisa Terenzio. Revise interior structure, including first-floor kitchen remodel, install wet bar, update the sink and vanity in powder room, and replace fixtures in primary bathroom. Construct a new spiral staircase to access the attic for a primary bedroom closet. Create new closets on the second floor. Enhance the existing basement with a new bathroom, laundry room, and closet/storage area at 250 Saddle Hill Road, Stamford. Filed Jan. 5.

**Warrington Homes LLC,** Norwalk, contractor for 12 Yarmouth Road LLC. Construct rear story addition and interior renovations at 12 Yarmouth Road, Norwalk. Filed Jan. 13.

## COURT CASES

### Bridgeport Superior Court

**Cortes, George Sebastian, et al,** Fairfield. Filed by Bruna Delima, New Milford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. 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-26-6155541-S. Filed Jan. 20.

**Gerli, Eleanor,** Old Greenwich. Filed by Marc Morel, Bridgeport. Plaintiff's attorney: Johnpatrick Casey O'Brien, 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-26-6155191-S. Filed Jan. 9.

**Martins, Carlos DeOliveira, et al,** Bridgeport. Filed by Cibele Dacosta Martins, Bridgeport. Plaintiff's attorney: Russo & Rizio LLC, Fairfield. 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-26-6155652-S. Filed Jan. 22.

**McIntyre, Raphael, et al,** Bridgeport. Filed by David Johnson, Ansonia. Plaintiff's attorney: The Bonadies Law Firm LLC, Hamden. 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-26-6155215-S. Filed Jan. 12.

### Danbury Superior Court

**Barcacer, Giovanni,** Danbury. Filed by Nicole Parker, Danbury. Plaintiff's attorney: Maki Law LLC, Glastonbury. Action: the plaintiff was a tenant of the defendant and resided at the premises and was walking in the parking area between two parked cars. As the plaintiff traversed the parking area, she slipped and was caused to fall on accumulated snow and/or ice in the parking area and sustained various 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-26-6057654-S. Filed Jan. 9.

**Bergeron, Thomas, et al,** Ridgefield. Filed by Kristina Whalen, Millsboro, Delaware. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises, when one or more of the defendants' dogs allegedly attacked the plaintiff thereby causing injuries and losses. The plaintiff was neither committing a trespass or other tort, nor was he teasing, tormenting or abusing any of the dogs owned and kept by the defendants. 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-26-6057583-S. Filed Jan. 2.

**Ridgefield Commons LLC, et al,** Stamford. Filed by Doreen Mikoshi, Danbury. Plaintiff's attorney: Adamucci LLC, Greenwich. Action: the plaintiff was lawfully walking on the sidewalk/walkway leading out of her apartment building located on the premises controlled by the defendants when suddenly and without warning she allegedly was caused to slip and fall due to a slippery, wet, icy and/or snow-covered sidewalk or walkway, thereby causing plaintiff 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-26-6057731-S. Filed Jan. 15.

**Viegas, Antonio Adair, et al,** Danbury. Filed by Rosemarie Mohammed, Danbury. Plaintiff's attorney: Lynch Traub Keefe & Errante PC, New Haven. 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-26-6057566-S. Filed Dec. 30.

### Stamford Superior Court

**Butler, William,** Stamford. Filed by Ray Jimmel, Stamford. Plaintiff's attorney: Paul Stewart Levin, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6078280-S. Filed Jan. 16.

**Candelario, Anthony,** Stratford. Filed by David Leo Bright, Norwalk. Plaintiff's attorney: Carter Mario 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. FST-CV-26-6078423-S. Filed Jan. 23.

**Moore, Gregory D., et al,** Stamford. Filed by the city of Stamford. Plaintiff's attorney: Vincent Freccia III, Stamford. The plaintiff has filed and recorded a Blight Lien and Certificate of Continuing Lien against the defendants' property, incurring a daily penalty that continues to accrue until the blighted condition is remedied. No portion of the Blight Lien has been paid, and the property remains in a blighted state. The plaintiff claims strict foreclosure of the lien, immediate possession of the encumbered premises, 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-26-6078370-S. Filed Jan. 20.

## DEEDS

### Commercial

**3 Cove Road LLC,** Old Greenwich. Seller: Klas S.D. Holm and Christine M. Holm, Greenwich. Property: 3 Cove Road, Old Greenwich. Amount: \$10. Filed Feb. 2.

**395 Taconic LLC,** Greenwich. Seller: Nancie Novak, New York, New York. Property: 395 Taconic Road, Greenwich. Amount: \$10. Filed Feb. 4.

**42 Bruce Park Avenue LLC,** Greenwich. Seller: Robert Bray, Greenwich. Property: 42 Bruce Park Ave., Greenwich. Amount: \$1. Filed Feb. 5.

**8 Farley II LLC,** Greenwich. Seller: R&R Real Estate Partners LLC, Greenwich. Property: 8 Farley St., Greenwich. Amount: \$1,950,000. Filed Feb. 3.

**Casa Tua LLC,** Greenwich. Seller: Janet K. Gold, Greenwich. Property: 88 Havemeyer Lane, Greenwich. Amount: \$850,000. Filed Feb. 2.

**Cuti, Eileen,** Greenwich. Seller: Seven High View LLC, Greenwich. Property: 7 Highview Ave., Old Greenwich. Amount: \$0. Filed Feb. 3.

**J. Maverick LLC,** Stamford. Seller: Lynne S. Roe, River, New Jersey. Property: 11 Wyckham Hill Lane, Greenwich. Amount: \$1. Filed Feb. 6.

**Lee, Edwin,** Greenwich. Seller: Halstead 124 LLC, Greenwich. Property: 124 Halstead Ave., Greenwich. Amount: \$1,350,000. Filed Feb. 2.

**MacLeod, Colin and Shelley MacLeod,** Greenwich. Seller: Filippo LLC, Greenwich. Property: 43 Sawmill Lane, Greenwich. Amount: \$10. Filed Feb. 2.

**Waterford 24 LLC,** Miami Beach, Florida. Seller: Shropshire Family Holdings LLC, Vero Beach, Florida. Property: Unit 24, Waterford of Greenwich, Greenwich. Amount: \$10. Filed Feb. 3.

### Residential

**Hamilton, Nancy,** Old Greenwich. Seller: Betsy Hamilton, Acworth, Georgia. Property: 14 Grimes Road, Old Greenwich. Amount: \$500,000. Filed Feb. 2.

**Hogan, John and Rachel Savanyu,** Cos Cob. Seller: Alberto D. Gonzalez, Stamford. Property: Lot 1, Map 3559, Greenwich. Amount: \$1. Filed Feb. 3.

**Kelly, Peter A. and Lorraine R. Kelly,** Old Greenwich. Seller: Derron S. Slonecker, Old Greenwich. Property: 12 Hillcrest Lane, Old Greenwich. Amount: \$10. Filed Feb. 4.

**O'Donnell, Elizabeth Daneker,** Riverside. Seller: Raga Rohaiem and Shereen Ibrahim, Old Greenwich. Property: 333 Palmer Hill Road, Unit 2E, Riverside. Amount: \$850,000. Filed Feb. 4.

Flextronics International USA, Inc. in Manchester, CT seeks Quality Engineer: Develops and initiates standards and methods for inspection, testing and evaluation. Annual salary: \$103,147 to \$123,147. Apply at <https://www.jobpostingtoday.com/> Ref# 82103.

**Sabia, Salvatore J.** and **Elizabeth J. Sabia**, Old Greenwich. Seller: Santina Fortunato, Cos Cob. Property: 116 Hillcrest Park Road, Cos Cob. Amount: \$1,900,000. Filed Feb. 4.

**Slonecker, Derron S.**, Old Greenwich. Seller: Peter A. Kelly and Lorraine R. Kelly, Old Greenwich. Property: 1 Old Farm Lane, Old Greenwich. Amount: \$10. Filed Feb. 4.

**Zheng, Ang and Fangzhou Li**, Greenwich. Seller: Jeremy Schwalkbe, et al, Englewood, New Jersey. Property: 2 Winding Lane, Greenwich. Amount: \$5,850,000. Filed Feb. 3.

## MORTGAGES

**Arif, Kulsoom**, Fairfield, by Katherine M. Macol. Lender: MLD Mortgage Inc., 30B Vreeland Road, Suites 200 and 220, Florham Park, New Jersey. Property: 2775 North St., Fairfield. Amount: \$1,997,500. Filed Jan. 16.

**Bedell, Sally Lynch and Robert Kirk Bedell**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 261 Lake Ave., Greenwich. Amount: \$1,100,000. Filed Jan. 21.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken. Questions and comments regarding this section should be directed to:

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**Bekkerus, Ryan** and **Audra Noble**, Darien, by Gillian V. Ingraham. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 7 Stanwich Road, Greenwich. Amount: \$3,000,000. Filed Jan. 21.

**Blake, Kristine** and **Patrick Blake**, Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 3 John St., Greenwich. Amount: \$1,470,000. Filed Jan. 21.

**Blond, Jason Craig** and **Stephanie Lynn Blond**, Southport, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 85 Arbor Terrace, Southport. Amount: \$1,510,000. Filed Jan. 12.

**Charlup, Sara** and **Brian Tack**, Fairfield, by Marisa Dooney. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 100 Overhill Road, Fairfield. Amount: \$920,000. Filed Jan. 16.

**Deliberti, Michael K.** and **Ellen Walker**, Fairfield, by David K. Kurata. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 112 Catherine Terrace, Fairfield. Amount: \$748,314. Filed Jan. 14.

**Eskierski, Catherine** and **Robert M. Eskierski**, Greenwich, by Sahily M. Diez de Andino. Lender: Liberty Bank, 315 Main St., Middletown. Property: 9 Rex St., Greenwich. Amount: \$250,000. Filed Jan. 20.

**Evensen, Nicolas R.** and **Lauren J. Evensen**, Fairfield, by Douglas I. Bayer. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 69 Lindberg Court, Fairfield. Amount: \$792,000. Filed Jan. 12.

**Gryskiewicz, Steven Kent** and **Kathleen Ann Wood**, Old Greenwich, by Matthew G. Melnick. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 74 Benjamin St., Old Greenwich. Amount: \$2,160,000. Filed Jan. 22.

**Hammond, Jonathan M.** and **Natalie G. Hammond**, Fairfield, by Marino Civitillo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 165 White Oak Road, Fairfield. Amount: \$150,000. Filed Jan. 12.

**Hibbs, David G.** and **Elizabeth C. Hibbs**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 104 Rowland Road, Fairfield. Amount: \$591,300. Filed Jan. 13.

**Kovacs, Peter** and **Sarah Kovacs**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 27 Sachem Road, Greenwich. Amount: \$150,000. Filed Jan. 20.

**Leonardo, Eileen** and **Mustafa Riffat**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 18 Grant Ave., Old Greenwich. Amount: \$3,000,000. Filed Jan. 20.

**Lipper, Joanna** and **Ari Lipper**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 195 Wynn Wood Drive, Fairfield. Amount: \$275,000. Filed Jan. 14.

**McGuire, Sharon K.**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 333 Buena Vista Road, Fairfield. Amount: \$69,000. Filed Jan. 15.

**McNamee, Paul** and **Natasha McNamee**, Greenwich, by Philip J. Toohey. Lender: HSBC Bank USA NA, 66 Hudson Blvd. East, New York, New York. Property: 32 Pheasant Lane, Greenwich. Amount: \$7,750,000. Filed Jan. 22.

**Mercorella, Robert** and **Jill Mercorella**, Ridgefield, by Patrick J. Walsh. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 97 Field Point Drive, Unit 97, Fairfield. Amount: \$731,250. Filed Jan. 12.

**Morris Jr., James E.** and **Nancy J. Morris**, Old Greenwich, by Tera Ross-Greene. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 15 Norton Lane, Old Greenwich. Amount: \$1,650,000. Filed Jan. 20.

**Noble, William** and **Nicole Noble**, Cos Cob, by Jeremiah N. Ollenu. Lender: American Internet Mortgage Inc., 4141 Camino Del Rio South, San Diego, California. Property: 3 Glendale St., Cos Cob. Amount: \$500,000. Filed Jan. 21.

**Novicki, Charles** and **Ashlei Brock**, Stamford, by Sebastiano Tornatore. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 85 Patrick Drive, Fairfield. Amount: \$1,040,000. Filed Jan. 13.

**O'Neill, Maria**, Rye Brook, New York, by Norman K. O'Connor. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 28 Stillson Place, Fairfield. Amount: \$230,000. Filed Jan. 15.

**Oleksy, Robert Jozef** and **Stephanie Yee-Oleksy**, Greenwich, by James Kavanagh. Lender: Polish and Slavic FCU, 9 Law Drive, Fairfield, New Jersey. Property: 70 Byram Terrace Drive, Greenwich. Amount: \$638,000. Filed Jan. 23.

**Papadatos, Andreas G.** and **Brenda Thickett**, Southport, by John B. Devine. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 144 Westway Road, Southport. Amount: \$1,500,000. Filed Jan. 15.

**Pardes, Zachary** and **Lauren Pardes**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2263 Hillside Road, Fairfield. Amount: \$200,000. Filed Jan. 14.

**Pastel, Jonathan** and **Marjorie Pastel**, Greenwich, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 26 Hill Road, Greenwich. Amount: \$50,880. Filed Jan. 22.

**Piascik, Robert A.** and **Patricia Piascik**, Fairfield, by Pat DeMaio Jr. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 33 Middlebrook Place, Fairfield. Amount: \$1,620,000. Filed Jan. 16.

**Poisson, Sabine**, Greenwich, by Andrea Truman Gundogdu. Lender: Citadel Servicing Corporation 3 Ada Parkway, Suite 200A, Irvine, California. Property: 11 Alec Templeton Lane, Greenwich. Amount: \$1,750,000. Filed Jan. 22.

**Povemba, Michael** and **Christina Povemba**, Greenwich, by M. Theresa Giacomo. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 12 Morgan Ave., Greenwich. Amount: \$1,240,000. Filed Jan. 20.

**Rizzo, Justin** and **Meredith Murphy**, Greenwich, by Jonathan J. Martin. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 478 Crestwood Road, Fairfield. Amount: \$1,160,000. Filed Jan. 12.

**Rose, Sandra**, Greenwich, by Stephen J. Carriero. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 351 Pemberwick Road, Unit 111, Greenwich. Amount: \$333,750. Filed Jan. 22.

**Roth, Alan M.** and **Leisa M. Roth**, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 102 Merton St., Fairfield. Amount: \$250,000. Filed Jan. 16.

**Slusher, Keenan J.** and **Kathryn M. Slusher**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 537 Cascade Drive, Fairfield. Amount: \$485,000. Filed Jan. 16.

**Smeriglio III, Michael J.** and **Geraldine Z. Smeriglio**, Old Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1 Old Church Road, Unit 2, Greenwich. Amount: \$1,800,000. Filed Jan. 23.

**Smith, Julia G.**, Fairfield, by Bette L. Slater. Lender: America's First Network Credit Union, 92 Pitkin St., East Hartford. Property: 50 Berkeley Road, Fairfield. Amount: \$150,000. Filed Jan. 15.

**Sperling, Michael B.** and **Sara Sperling**, Fairfield, by Gina Marie Davila. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 263 Wilson St., Fairfield. Amount: \$100,000. Filed Jan. 13.

**Subashi, Benjamin** and **Amanda Subashi**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 79 Flora Blvd., Fairfield. Amount: \$325,000. Filed Jan. 14.

**Terry Jr., Christopher** and **Nina Fattahi**, Fairfield, by Richard L. Mintz. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 232 Pell Meadow Drive, Fairfield. Amount: \$1,361,900. Filed Jan. 13.

**Vitka, Margaret M.** and **David E. Vitka**, Greenwich, by Scarlett A. Almonte. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 143 Weaver St., Greenwich. Amount: \$400,000. Filed Jan. 21.

**Wallace, Gail J.**, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 155 Davis Ave., Greenwich. Amount: \$200,000. Filed Jan. 23.

**Watkins, Joseph Roger and Tamara Mosidze**, Greenwich, by Earl Cooper. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 20 Linden Place, Greenwich. Amount: \$977,500. Filed Jan. 23.

**Ye, Yingzi**, Greenwich, by Vicki K. Johnson. Lender: HSBC Bank USA NA, 66 Hudson Blvd. East, New York, New York. Property: 69 Taconic Road, Greenwich. Amount: \$1,260,000. Filed Jan. 23.

## NEW BUSINESSES

**Atlantic Golf and Turf**, 205 Wilson Ave., Norwalk 06854, c/o Kyle Zillia. Filed Jan. 22.

**BabyDashNow**, 679 High Ridge Road, Stamford 06905, c/o Mackwyn Limited Liability Company. Filed Feb. 24.

**Best Little Optical Shop**, 71 East Ave., Suite E, Norwalk 06851, c/o Michelle Hope. Filed Jan. 22.

**Costa Rica Civic and Cultural Committee**, 83 Myano Lane, Stamford 06902, c/o Akira Ruiz. Filed Feb. 20.

**Di Lusso Auto Group**, 500 Summer St., Suite 201, Stamford 06901, c/o Di Lusso Auto Group LLC. Filed Feb. 20.

**Expert Mortgage**, 3270 W. Big Beaver Road, Suite 200, Troy, Michigan 48084, c/o Expert Mortgage Lending LLC. Filed Feb. 18.

**Family Barber Shop**, 51 Steven's St., Norwalk 06854, c/o Aderlin Soto. Filed Jan. 22.

**Freewind Kitesurfing School**, 62 Hobson St., Stamford 06902, c/o Iran Gomez. Filed Feb. 27.

**Hair By Agnes**, 29 High Ridge Road, Stamford 06905, c/o Agnieszka Tomczek. Filed March 2.

**Jazzical Arts**, 11 Cider Lane, Norwalk 06851, c/o Joel A. Martin. Filed Jan. 28.

**Legacy Learning House**, 201 Commons Park S., 301, Stamford 06902, c/o Legacy Learning House LLC. Filed Feb. 27.

**Los Poblanos Mexican Grill**, 18 Fair St., Norwalk 06851, c/o Los Poblanos Mexican Grill LLC. Filed Feb. 20.

**Luxblack Window Cleaning**, 89 Taylor Ave., Norwalk 06854, c/o Willian Galvan Anyosa. Filed Jan. 28.

**M&C Construction**, 24 Lowe St., Norwalk 06854, c/o Marta J. Meregildo. Filed Jan. 16.

**Murphy's Heating & A/C**, 10 Wildwood Road, Stamford 06903, c/o William J. Murphy III, HVAC LLC. Filed Feb. 25.

**Northwell Health-Gohealth**, 205 Main St., Suite 7, Norwalk 06851, c/o Laurence A. Kraemer. Filed Jan. 28.

**Novarize.ai**, 184 Willowbrook Ave., Stamford 06902, c/o Prince Analytics LLC. Filed Feb. 18.

**Stamford Taxi**, 16 Victory St., Stamford 06902, c/o Riders Transportation LLC. Filed Feb. 19.

**Stamford Tent & Equipment Company**, 84 Lenox Ave., Stamford 06906, c/o Stamford Tent, LLC. Filed Feb. 26.

**Stamford Tent & Event Services**, 84 Lenox Ave., Stamford 06906, c/o Stamford Tent LLC. Filed Feb. 26.

**The Thirsty Cow**, 142 N. Taylor Ave., Norwalk 06854, c/o Nadia Cossuto. Filed Jan. 22.

**The Watershed**, 353 Main Ave., Norwalk 06851, c/o Salvatore M. Randall. Filed Jan. 22.

**Tower Fitness**, 120 New Canaan Ave., Suite 5, Norwalk 06850, c/o Paul Viscontini. Filed Jan. 28.

**Traditional ABC**, 6 Amundsen St., Norwalk 06855, c/o Blanca Azucena Velez. Filed Jan. 29.

**Uruguayan Civic-Cultura Committee of Connecticut**, 59 Wood Ridge Drive, Stamford 06905, c/o Maximilian Canepa. Filed Feb. 20.

**Uruguayan Civic-Cultural Committee of Connecticut**, 59 Wood Ridge Drive, Stamford 06905, c/o Maximilian Canepa. Filed Feb. 20.

**Vishram Consulting**, 101 Summer St., Apt. 513, Stamford 06901, c/o Rajesh Manian. Filed Feb. 19.

**Wise Minds Connect LLC**, 26 Belden Ave., Unit 1127, Norwalk 06850, c/o Emma Cianci. Filed Jan. 20.

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# Legal Notices

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 OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NEXCORE GC GROUP LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/23/26. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: 333 Mamaroneck Ave, #344, White Plains, NY 10605 principal business location of the LLC. Purpose: any lawful act or business activity. #63971

Notice of Formation of Postpartum Doula of Westchester, NY, LLC. Articles of Organization filed with SSNY on 12/18/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Northwest Registered Agent LLC, 418 Broadway, Ste N, Albany, NY 12207. Purpose: any lawful purpose #63972

Notice of Formation of Felix Finance Group, LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on January 28, 2026. Office location: Westchester County, New York. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to 26 Mount Tom Road, New Rochelle, NY 10805 #63973

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF WESTCHESTER

Khal Torath Chaim of Rockland  
Index No. 55796/2026  
Plaintiff,  
SUMMONS  
against  
Unknown Successors and Assigns of  
Briarcliff Realty Company,

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

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

Dated: White Plains, New York  
January 15, 2026

ABRAMS FENSTERMAN, LLP  
Attorneys for Plaintiff

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

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

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, March 26, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices).

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

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

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

Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603

D265624, PIN 881476, Westchester Co., HIGHWAY SIGN REPLACEMENT - Rt 907K in Town of Eastchester, Cities of Mount Vernon & Yonkers, PLA Candidate, Bid Deposit: 5% of Bid (~ \$750,000.00), Goals: MBE: 7.00%, WBE: 11.00%, SDVOB: 6.00%

D265748, PIN 881557, FA Proj , Westchester Co., PMI PAVEMENT RESURFACING - Routes 117 & 9A, Various Locations., No Plans, Bid Deposit: 5% of Bid (~ \$750,000.00), Goals: DBE: 0.00%

D265749, PIN 849007, Putnam Co., PAVEMENT MAINTENANCE - Various Routes, Towns of Kent & Patterson., Bid Deposit: 5% of Bid (~ \$375,000.00), Goals: MBE: 7.00%, WBE: 11.00%, SDVOB: 6.00%

D265761, PIN 8LC221, FA Proj , Orange, Rockland, Westchester Cos., CULVERT REHAB - Various Locations., Incentive/Disincentive Provisions, Bid Deposit: 5% of Bid (~ \$375,000.00), Goals: DBE: 0.00%