

Nomination Deadline
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Mario Tacca

Mary Mancini

Don Gerundo

IN ACCORD WITH ACCORDIONS

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com • Page 14

From left, Mario Tacca, Mary Mancini and Don Gerundo being interviewed in the music studio of Mancini and Tacca's Cortlandt Manor home. Photographs and video by Dan Viteri except where noted.

HUDSON VALLEY

Westchester County population has highest increase in state

Westchester County's population experienced the largest numeric population increase in New York state between 2024 and 2025, according to new population estimates.... • **Page 10**

WESTCHESTER COUNTY

Westchester and Fairfield residents join in global 'No Kings' protests

Many residents of Westchester and Fairfield were among the millions of people taking part in the March 28 "No Kings" demonstrations... • **Page 19**

FAIRFIELD COUNTY

New WestConn president offers hope for students in tough economic times

DANBURY – At a time in this country where many are questioning the importance of a college education at a time when more graduates cannot find jobs, pay down... • **Page 20**

Monday
April 6

ISSUE #14

Lex Products enters new phase as Lex Innovations

BY GARY LARKIN / glarkin@westfairinc.com

SHELTON – Electric distribution manufacturer and supplier Lex Products took two major steps in its history Monday as it officially opened its new corporate headquarters. And it unveiled its new name – Lex Innovations.

The Shelton company that provides power distribution and emerging energy storage solutions for industrial, entertainment and military markets opened its newly built corporate headquarters next to its 60,000-square-foot distribution center at Forest Parkway with Gov. Ned Lamont and Mayor Mark Lauretti on hand.

“Today marks another step in the reawakening of Lex here in Connecticut and also in our operations in Davie, Florida, and also in Pacioma, California,” said Lex Innovations CEO Jim Binch. “Beginning two years ago, we committed ourselves as a unified team to streamline, massively improve our internal systems, pay renewed attention to first pass yields and overall quality to find a path to revolutionize the state of portable and temporary power distribution. “With the introduction of the company’s new far higher amperage solutions combined with onboard intelligence, Lex has become a leader in providing intelligent power distribution and emerging necessity pointing to the dramatic increases in electricity prices and with a concurrent need to reduce our carbon footprint.”

He pointed out how the company with more than 120 employees listened to users of such products as its outdoor power rack that distributes power from a generator for such events as concerts and sporting events and concurrently applied state-of-the-art know how as it has evolved.

The company’s latest expansion comes after Lex Products opened a world class distribution center in 2010 at 15 Progress Drive before moving to its current site at 15 Forest

Parkway. The manufacturer of portable power systems started out in 1989 in Stamford when Bob Luthor started the company that serves the industrial, defense, and entertainment markets.

Mayor Lauretti thinks of Lex Innovations as an example of a Shelton company that has planted its roots in the city with the expectation to stay around for a long time.

“We are witnessing the innovations and the entrepreneurial spirit of what Connecticut has to offer,” Lauretti said. “Making Shelton its home for so many years has been in a real milestone for us.

“I want to recognize Bob Luthor, who is here. I met him back in 2010 at his opening at other location. That’s always been a goal for us in Shelton. Once we get you here, we want to keep you here. What businesses do for our community and state is incredible. So, we grow together. Your success is our success.”

Gov. Lamont harkened back to the days when he headed up Lamont Digital Systems and Campus Televideo as he related to the pressures a company like Lex faces.

“I feel kind of right at home hearing about what you do,” he said. “You specialize in portable power, very specific, very customized to unique needs. You have some very amazing clients. And you can’t afford to fail. You have everything from the Taylor Swift concert to Army and Marines and portable work for the infrastructure and such.

“Before I did this current thing I’m doing now, we used to do build very customized communications systems, Jim (Binch). I remember we had sort of some of the same pressure. We had probably one of the more high profile ones. We had the presidential debate at Hofstra University on Long Island. And they said, Ned, we got to get this right. I want double redundancy. If the lights go out or the TV goes out, that’s all they will



Lex Innovations CEO Jim Binch addresses employees, state officials and the press Monday morning as he unveils company's new name and new corporate headquarters in Shelton. Photos by Gary Larkin



A sign in the Lex Innovations cafeteria spells out the company's motto: Lex We Can.

Shelton electric distribution manufacturer opens new corporate HQ

ever know about Hofstra for the next 100 years.”

Lamont called Lex Innovations an example of a company that makes up the economic engine of this state. “It’s companies this size that find a niche market, grow and expand from there,” he added.

He even recited the company’s motto: “Lex We Can.” It’s an acronym that stands for Wellness, Excellence, Continuous Improvement, Accountability and Neighborly.w



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The essential role of a health plan in Connecticut

BY LOU GIANQUINTO, PRESIDENT, ANTHEM BLUE CROSS AND BLUE SHIELD IN CONNECTICUT



Lou Gianquinto

When families face a cancer diagnosis, mental health crisis, or any unexpected change in their health, the last thing they should worry about is navigating a complicated healthcare system. But for many, that's exactly what they face. Complex benefits, rising out-of-pocket costs, and uncertainty about where to turn add stress to already difficult moments.

Families are frustrated by rising premiums and costs – and they want solutions. At Anthem Blue Cross and Blue Shield, we believe health plans have a responsibility to help keep coverage dependable and accessible when people need care.

People today expect more from their health plan – they want support that makes healthcare easier to understand, easier to afford, and easier to use. Our role is clear: we advocate on behalf of our members, help people navigate care with confidence, and ensure access to high-quality care when it matters most. These are the standards we are committed to delivering in Connecticut.

Simplifying the healthcare experience

Healthcare has become increasingly complex. Our job is to simplify it by helping members understand their coverage, what care will cost, and how to find the right provider. Without clarity, these factors often lead to confusion, delays, or unnecessary costs.

Tools like Anthem's Sydney Health app bring benefits, in-network providers, cost estimates, and care navigation together in one place. Its ease of use, combined with new AI-powered features, helps members save time, make informed decisions, and find the right care faster. Members who use the app save an average of \$185 annually because they can compare care options.

Lowering the cost of care for families

The U.S. now spends more than \$5 trillion a year on healthcare, and costs are accelerating. Hospital spending increased by nearly 10 percent in both 2023 and 2024 – the fastest growth in more than three decades, outpacing inflation and wage growth. Prescription drug spending rose nearly 8 percent in 2024 and now represents roughly one-quarter of what employers spend on healthcare.

It's important to understand what drives those costs. Premium rates are based on the expected cost of medical and pharmacy care and how often services are used. In that sense, premiums aren't a prepayment for routine care – they're protection against large, unexpected medical bills when serious illness or injury occurs. Premiums are tied to the actual cost and amount of care people receive, and by law, 80-85 percent of every premium dollar must go directly toward medical care or be returned to consumers.

We're also shifting care to more affordable settings, such as virtual visits and community-based providers, to reduce avoidable emergency room visits and hospi-



talizations. We work with providers to reward better health outcomes rather than more services. These approaches drive long-term improvements in quality care, patient experiences, and lower care costs.

Providing personal support when needs are complex

Quality healthcare requires more than coverage; it requires personal care. When someone is managing a chronic condition, juggling multiple appointments, or facing a new health concern, they often need help from someone who understands the system.

Care managers help members understand their benefits, coordinate appointments, and connect with community resources. One member's experience shows the impact: when a pregnant woman noticed a concerning lump, she contacted her care manager, who helped her understand her coverage, coordinated a biopsy, and connected her with local support for food, diapers, and other essentials. That's the whole-person support families should expect. In Connecticut, our care managers also help members access available resources that support complex care, chronic condition management, prescription drug affordability, and more.

We work closely with high-quality care providers to ensure care is coordinated, evidence-based, and focused on better outcomes. Our Community Pharmacy Total

Care program, for example, pairs members with more complex health needs with independent pharmacists who take the time to review medications, sync refills, arrange free home delivery, and prepare easy to follow packaging instructions. This hands-on approach makes staying healthy easier and helps members manage medications with confidence.

The path forward

Healthcare will continue to evolve, and health plans must evolve with it. Our commitment is simple:

- **Make healthcare easier to understand** through clear information and easy-to-use tools that guide decision-making.
- **Make healthcare more affordable** by addressing the drivers of rising costs and supporting lower-cost, high-quality care.
- **Make healthcare more personal** by offering support that meets people where they are.

When health plans, providers, and policymakers work together, families can spend less time worrying about costs and more time focusing on their health. Our commitment is to keep coverage dependable, improve affordability over time, and help people get the care they need – when they need it – across Connecticut.

Learn more at [anthem.com/affordabilityinconnecticut](https://www.anthem.com/affordabilityinconnecticut).



As Saks Off 5th says 'farewell,' Neiman Marcus Westchester is spared

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Saks Off 5th in Eastchester – one of the off-price arms of Saks Fifth Avenue, which opened to great fanfare on July 14, 2022 on the ground level of the former Lord & Taylor – will go the way of L & T on Saturday, March 28.

The closure, which follows the shuttering of two Saks Off 5th locations in Greenburgh and Stamford on Feb. 2, is part of Saks Global LLC's Chapter 11 bankruptcy restructuring.

In its final weeks, the store has seen steady foot traffic, particularly at its jewelry counters where patrons sign in and wait to be called to purchase everything from Effy gemstone rings, earrings, necklaces and bracelets to Versace watches. When we visited Thursday, March 26, jewelry prices were slashed 80%, with another 20% on top of that. So an Effy emerald-cut, lab-grown diamond that was originally priced at \$6,000 sold for about one-sixth of that. (Chemically and visually identical to mined diamonds, lab-grown stones are 70% to 90% cheaper as they are mass-produced. While natural diamonds retain a 25% to 50% higher resale value, lab-grown diamonds are particularly prized by young shoppers as affordable luxury.)

As Saks Off 5th customers considered the difference, one could be heard bemoaning the loss of another off-price store to what may be a further extension of White Plains Hospital. (White Plains Hospital Physician Associates is located in the rest of the former Lord & Taylor site at

750 White Plains Post Road.)

Apart from the jewelry, there were a few racks of clothes left as well as some of the furnishings. With signs announcing that "everything must go" in traditional fire-sale fashion, one shopper joked about buying a shopping cart for remembrance.

While Saks Off 5th signs off, it turns out that reports of the death of Neiman Marcus in The Westchester mall in White Plains – to paraphrase Mark Twain's joke about his own demise – have been greatly exaggerated.

"We are pleased to share that our Neiman Marcus Westchester store will remain open following recent productive conversations with our landlords and further evaluation," a Saks Global spokesperson announced Monday, March 23. "Our approach to optimizing our footprint remains centered on ensuring we focus our presence in markets with a high concentration of luxury shoppers where we can operate



At the Saks Off Fifth Avenue store in Eastchester. Photo by Georgette Gouveia.

"Everything must go."

at an attractive level of profitability. We look forward to continuing to serve customers in the Westchester community."

Why the about-face? Apart from the alluded-to productive talks with the Simon Property Group – which operates and co-owns The Westchester, anchored in part by the 143,000-square-foot Neiman Marcus – there is the Saks Global strategy laid out in a recent Forbes article that suggests going forward Neiman Marcus will drive the conglomerate.

Saks Global, the name chosen after Saks acquired Neiman Marcus and sister store Bergdorf Goodman in 2024, had pared down to 13 Saks Fifth Avenue locations, including the Manhattan flagship and The Saks Shops at Greenwich; 12 Saks Off 5th locales; the Bergdorf Goodman flagship on Fifth Avenue; and 32 Neiman Marcus stores. That was before adding back Neiman Marcus Westchester and the stores in Sarasota, Florida, and Palm Desert, California.

Is former Neiman Marcus Group CEO Geoffroy van Raemdonck, called back to steer the company through bankruptcy, playing favorites? Not at all, he said. Rather, he told The Wall Street Journal, it's all about considering which stores do best in which markets, since there is a less than 15% overlap between Neiman and Saks patrons.

"I want to operate in markets that have the most potential," he said.

Apparently, Van Raemdonck has reconsidered the potential of Westchester, which has been one of the wealthiest counties since before the American Revolution. Neiman Marcus has been a fixture here since 1981.

Recognizing all this, Saks Global has in effect said, "uh, never mind."

Through Saturday, March 28, Saks Off Fifth store hours are 10 a.m. to 7 p.m.

COURTS

Dental instruments company files for bankruptcy protection

BY BILL HELTZEL / bheltzel@westfairinc.com

North White Plains business seeks to reorganize

A North White Plains surgical instruments manufacturer has petitioned for bankruptcy protection citing high interest rates on loans and wasteful spending by a previous manager.

Laschal Surgical Instruments LLC declared \$312,778 in assets and \$481,700 in liabilities, in a Chapter 11 reorganization petition filed on March 23 in U.S. Bankruptcy Court, White Plains.

Laschal is "recognized as a luxury-brand instrument provider,"

CEO Daniel Lasner stated in a declaration, and is "commonly referred to by surgeons as the Rolls Royce of instruments."

Lasner's father, Dr. Jeffrey Lasner, a dentist, founded Laschal in 1978. It specializes in dental tools such as forceps, probes, and retractors, and it claims that the steel it uses is lightweight yet longer-lasting than traditional carbon steel instruments.

It leases offices in the 690 North White Professional Building on North Broadway.

Lasner attributed some of the financial woes to the Covid-19 pandemic. In 2019 the business grew by 65%, he says, but with the onset of the pandemic in 2020 revenue declined by 80%. When markets opened up in 2023, revenue reached pre-pandemic levels.

But when Daniel took control in November 2024, he discovered more than \$700,000 in debt, according to his declaration. He claims that prior management used the business for "personal reasons" and drove the business into financial distress by maxing out loans, lines of credit, and credit cards "with no revenue to show for it."

Lasner says he has eliminated wasteful spending, and last year Laschal turned a profit for the first time since 2019: \$160,000 on \$900,000 in sales. Still, the business is constrained by high interest rates and unwillingness by lenders to negotiate new terms.

Restructuring the debts in bankruptcy, Lasner says, will give the company a chance. "With appropriate debt relief, within a few short years, it is well within reason to say the company will grow rapidly and create jobs, while continuing to improve surgical outcomes."

Sen. Hwang of Fairfield announces his retirement from public office

BY GARY LARKIN / glarkin@westfairinc.com



Sen. Tony Hwang,

“After many meaningful years of public service, I have decided that the time has come to step away from state elected office and begin the next chapter of my life.”

— Tony Hwang

FAIRFIELD – Five-term state Sen. Tony Hwang, R-Fairfield, has announced his retirement from public office less than two months after Newtown Board of Finance member Amybeth LaRouche, R-Newtown, announced she is running for his seat.

A long-time Fairfield resident, Hwang, the Senate chief deputy Republican leader, has held the seat since 2014 and prior to that, served in the Connecticut House of Representatives. Hwang was also a member of the Fairfield Representative Town Meeting. He represents the 28th Senatorial District, which includes the towns of Bethel, Easton, Fairfield, and Newtown.

“After many meaningful years of public service, I have decided that the time has come to step away from state elected office and begin the next chapter of my life,” Hwang wrote in a press statement. “Serving the people of the 28th State Senate District has been one of the greatest honors and privileges of my life.

“Throughout my tenure in the Connecticut General Assembly, I approached this responsibility with humility and a deep respect for the institution, its traditions and the people we serve.”

He added that he is “profoundly grateful for the countless friendships and meaningful interactions with constituents, colleagues, community leaders and advocates.”

Hwang had unsuccessfully ran for Fairfield first selectperson in a special election in February against the Democrat incumbent Christine Vitale, who is filling out the term following the death of First Selectman Bill Gerber in 2025.

Senate Minority Leader Stephen Harding, R-Brookfield, issued a statement touting Hwang’s work over the past two decades.

“Tony Hwang has lived the American Dream,” Harding said. “Tony loves America and he loves Connecticut. His dedication to the people of his district is second to none, as is his work ethic. He put people before politics. He worked in bipartisan fashion. After nearly 18 years in the state legislature, he is starting a new chapter. His public service has had a positive impact on so many lives, and

I know Tony will continue to find ways to serve his community and give back.”

Hwang serves as the ranking member of the Transportation and Insurance and Real Estate committees. He is a member of the Planning and Development Committee and the Finance Revenue

and Bonding Committee. He is the ranking member of the Bonding Subcommittee of the Finance, Revenue and Bonding Committee, and serves as co-chair of the legislature’s bipartisan Bioscience Caucus.

Previously, Hwang served as vice chair of the Aging and Energy and

Technology committees and ranking member of the Housing, Higher Education, Public Health, Planning & Development, and Public Safety and Security committees.

Born in Taiwan to parents who fled Communist China, Hwang came to America as a young child and was raised with the values of hard work, education, and opportunity.

His service to Fairfield began in 2005, when a local education issue inspired him to run for the RTM.

In 2014 Tony became the first Asian-Pacific American State Senator in Connecticut history. In that year, he received the Legislative Champion Award from the Connecticut Alliance of YMCAs for his commitment to

strengthening communities, youth development, healthy living, and social responsibility.

In his retirement statement, Hwang cited the “emotional and political polarization – and a troubling erosion of civility in public discourse” but that he remains inspired by the generosity, dedication and civic spirit of those across the towns he served.

“Personally, I look forward to spending more time with my loving wife and our adult children, who sacrificed so much to allow me the privilege of serving,” he added. “I will also return to my real estate profession while seeking opportunities to teach and mentor young leaders.”



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The Houston Comets, winners of three WNBA titles, are coming back to life after the Mohegan Tribe sold the CT Sun to the owner of the Houston Rockets. *Photo courtesy of Texas State Historical Association*

SPORTS

It's official this time. CT Sun to 'set' after this season

BY GARY LARKIN / glarkin@westfairinc.com

UNCASVILLE – The Houston Rockets owner Tilman Fertitta's company, Fertitta Entertainment, has reached an agreement with the Mohegan Tribe to purchase the Connecticut Sun WNBA franchise, pending league approval.

The announcement made by Mohegan and Fertitta confirmed what had been rumored for months after the Mohegan Tribe announced the team was for sale. The franchise, which will revert back to the Houston Comets name, is expected to begin play at Toyota Center for the start of the 2027 WNBA season.

"My family and I are thrilled for the opportunity to bring the Houston Comets back to this incredible city," said Rockets Alternate Governor Patrick Fertitta. "Houston has a proud championship history in the WNBA, with banners from the Comets' four historic championship seasons still hanging in the rafters of Toyota Cen-

ter. We believe the time is right to begin the next great era of Comets basketball, and we look forward to working with the WNBA as we move through this process."

More than two decades ago, the Mohegan Tribe became the first independent owner in the WNBA — a reflection of Mohegan's forward-looking vision to bring a professional women's basketball team to our reservation. Twenty-three years ago, the tribe purchased and relocated the defunct Orlando Miracle.

"Mohegan owes an enormous amount of gratitude first and foremost to our extraordinary fans cheering on the team for 23 incredible seasons," said Joe Soper, Corresponding Secretary for the Mohegan Tribal Council. "This team — and what the talented women who have worn this uniform over the years have meant to Mohegan Sun, our region and the impact they've made both on and off the court, has been nothing short of remarkable.

That includes the dedication of our front office and the invaluable collaboration and support we've received from the State of Connecticut, as well as from businesses and other community partners across the region and beyond."

Jen Rizzotti, Connecticut Sun President and UConn national champion player, recognized the loss of the only sustaining major league professional team in the state.

"The Connecticut Sun organization understands how emotional this moment is for our fans and community," she said. "You have made a home for this franchise for generations, and we are grateful for the passion and support that made us a cornerstone team in the WNBA. While the league continues to grow and evolve, our commitment is to honor this legacy—and finishing this final season together with pride."

For the 2026 WNBA season, Mohegan Sun Arena remains home for the Connecticut Sun. The Sun will also for the first time bring WNBA action to Hartford this season, playing two regular season games at Peoples-

"My family and I are thrilled for the opportunity to bring the Houston Comets back to this incredible city."

— Patrick Fertitta

Bank Arena. A game in Boston at TD Garden is also planned for Tuesday, Aug. 18.

Meanwhile, the Comets fans will get their team back after folding in 2008 due to financial troubles.

"This is an exciting time for our organization as we welcome the WNBA back to the City of Houston and revive the legacy of the Comets," said President of Business Operations Gretchen Sheirr. "The momentum and enthusiasm have been evident through the overwhelming interest from fans and the business community, all eager to support the return of this franchise."

The Houston Comets were one of the WNBA's original eight franchises and established themselves as one of the greatest dynasties in sports by winning the league's first four championships. Over 12 seasons of operation from 1997-2008, the Comets made nine playoff appearances and were home to several legends, including Hall of Famers Cynthia Cooper, Sheryl Swoopes, Tina Thompson, and former head coach Van Chancellor.

Former Oakledge Mansion listed for \$14M

BY GARY LARKIN / glarkin@westfairinc.com

Houlihan Lawrence has listed the former Oakledge Mansion, an 11,000-square-foot Bronxville home at 5 Oakledge Road, for \$14 million.

The property, which was featured in Elle Décor, was originally built in 1870 for Bronxville magnate John Masterton by his father Alexander Masterton, reimagined by Lewis Bowman, and recently transformed by acclaimed architect Boris Baranovich. It includes six bedrooms, six full baths, four powder rooms, multiple fireplaces, and a lower level with a climate-controlled wine cellar, gym, and creative studio.

According to the Bronxville Historical Conservancy, in 1884 Masterton was arrested and soon lost his house and all his assets for using depositors' money for speculating in mining stocks. Later owners, generous philanthropists, became well-known for lending the house to the community's Red Cross chapter to do war

work both before and during World War II.

As a result of a fire in the 1920s, architect Lewis Bowman did a massive reconstruction and changed the look of the house. The

original three-story, plain, square, stone construction (with walls nearly 18 inches thick), had a mansard roof with dormers and a first-floor columned porch that surrounded the house.

Today's interiors were designed by the world-renowned designer Steven Gambrel.

Known for its privacy and beautifully landscaped grounds, the award-winning landscape architect James Doyle designed the property that blends historic pedigree with refined modern living.

The village of Bronxville last assessed the property's value at \$10,500,000 in 2025, according to Houlihan Lawrence. The annual taxes on the property is \$220,524.

Was home of infamous Bronxville magnate John Masterton



The Oakledge Mansion at 5 Oakledge Road in Bronxville has listed for \$14 million by Houlihan Lawrence.

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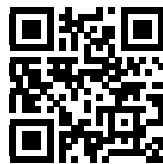
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Young entrepreneur launches Professor Detail Auto Care

BY GARY LARKIN / glarkin@westfairinc.com



Peter Rossi, a 23-year-old entrepreneur from Somers, has launched Professor Detail Auto Care. Photo courtesy of Peter Rossi

A North Salem High School and Pace University graduate has officially launched Professor Detail Auto Care, a premium mobile auto detailing business serving customers throughout the Hudson Valley.

With artificial intelligence (AI) reshaping the global workforce, 23-year-old entrepreneur Peter Rossi

chose to step away from a traditional white-collar career in marketing to pursue a skilled trade he believes is nearly impossible to automate: professional auto detailing. Rossi's decision reflects a broader Gen Z shift toward trade work.

According to a recent ResumeBuilder survey, 42% of Gen Z respondents are currently working in or pursuing a skilled trade, with

“AI is fundamentally changing how Gen Z views their long-term careers.”

— Peter Rossi

more than one-third holding bachelor's degrees. A separate survey by Zety found that 65% of young workers believe a college degree won't protect them from AI-related job loss.

“AI is fundamentally changing how Gen Z views their long-term careers,” Rossi said. “Every decision now ends with, ‘Will this line of work still exist a decade from now?’”

“No algorithm can feel the difference between a paint imperfection and a clearcoat surface, or know when you're applying too much pressure with a buffer. This work requires a human touch, judgment, and years of skill development.”

Professor Detail Auto Care offers auto care delivered directly to customers' homes or workplaces. Services include interior and exterior detailing, paint correction, and ceramic coatings. Operating as a fully mobile service eliminates the inconvenience of traditional detailing shops while delivering professional-grade results.

Rossi has designed and built a fully mobile workshop inside a Chevy Express cargo van. The van is equipped with a 75-gallon water tank, a water

filter, full plumbing, an air compressor and a 3,500-watt generator. These features are designed to make the car wash process as seamless and convenient as possible for customers.

Built on Rossi's lifelong passion for cars, Professor Detail Auto Care prides itself on restoring vehicles to showroom condition while ensuring every service is performed safely and correctly, without compromising the integrity of the vehicle.

While attending Pace University, he launched Pete's Sac-O-Suds Mobile Car Detailing, which built a loyal local following through community Facebook groups in Katonah and Lewisboro. Rossi graduated from Pace University Summa Cum Laude and worked for a marketing agency in New York City for one year before returning to his passion for auto detailing.

“The feeling of building something of your own is just so fulfilling,” he said. “Waking up every day knowing that every decision made, you are in total control of. I have always wanted to pursue a career in the automotive industry. I love cars. Always have. And always will.”

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Tesla claims right to install charging stations in Yonkers

BY BILL HELTZEL / bheltzel@westfairinc.com



Tesla Inc. claims that the City of Yonkers is unlawfully stopping it from installing electric vehicle charging stations.

The Austin, Texas carmaker petitioned Westchester Supreme Court on March 12 to compel the city to allow installation of 16 charging stations at ACME shopping center, McLean and Central Park avenues near the Yonkers - Bronx border.

The Yonkers Planning Board "acted arbitrarily and capriciously" in denying approval of a site plan and special use permit, the complaint states, "in that it allowed itself to be swayed by community pressure which was unsupported by any professional opinions or testimony."

Yonkers enacted regulations in 2024 encouraging installation of charging stations to "promote ... the use of electric vehicles." The stations could be installed in any zoning districts, with a building permit, an electrical permit, and in some cases a site plan, according to Tesla's petition. The city law also requires a special use permit for motor vehicle use -- such as repair shops and car sales -- between midnight and 6 a.m.

The city planning department told Tesla that it needed a special use permit because the chargers would operate 24 hours a day.

Tesla contends that the Level 3

superchargers it wants to install do not require a site plan or special use permit. "Nevertheless," last July, it "filed the application and sought planning board approval."

Tesla presented its plans at public meetings last October and November. Three neighbors who live across the street from the plaza cited concerns about potential noise, loitering, car music, arguments, and police activity.

Tesla representatives said the charging stations are quiet, security cameras could be installed, cars that idle too long are charged a fee that discourages loitering, and there is ample room for the charging stations.

On Nov. 12, the planning board unanimously denied approval for a site plan and special use permit. The board's resolution noted that the proposed location is about 130 feet from houses and apartments. "Having the charging stations open and operational to the public 24 hours a day would produce an undue nuisance and negatively impact the residential land uses in the surrounding areas."

Tesla argues that city law does not require a site plan review or special use permit for charging stations, therefore the planning board had no jurisdiction. And it argues that no evidence supported the planning board's decision.

City spokesperson Christina Gilmarin did not reply to an email asking for the Yonkers' response to the allegations.

20|REAL
26|ESTATE

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COURTS

Walden village manager indicted for tax evasion

BY BILL HELTZEL / bheltzel@westfairinc.com

A Walden lawyer who also serves as the village manager and as a member of the Orange County Legislature has been indicted for allegedly cheating on his taxes.

A federal grand jury charged John J. Revella of subscribing to false tax returns for four years, March 19 in U.S. District Court in White Plains.

"Revella falsely and fraudulently omitted revenue he received from his law practice," the indictment states, "thereby substantially understating his tax liabilities."

Revella, who was licensed to practice law in New York in 2008, runs

a solo practice that focuses mainly on immigration and real estate, according to a profile on the village's website.

From 2018 to 2022, Revella allegedly cashed about 1,700 checks totaling about \$1.1 million, from the firm's

client trust account.

He reported \$109,150 in income from his law practice, for tax years 2019 through 2022, but failed to report \$1,076,832, according to the indictment, thus underpaying federal taxes by \$383,322.

Revella did not reply to an email asking for his response to the allegations. He pleaded not guilty at a March 25 arraignment.

"He reported \$109,150 in income ... but failed to report \$1,076,832."

Dick's opens at Hudson Valley Plaza

BY PETER KATZ / pkatz@westfairinc.com

Dick's Sporting Goods has opened in a new location in the Hudson Valley Plaza in Kingston. The retailer, which had been at the Hudson Valley Mall, has moved to its new location that covers 52,832 square feet.

In May of 2024, the Town of Ulster's Planning Board approved a site plan amendment allowing Dick's to convert the space, which then was vacant and had been occupied by Gander Mountain, for its use. Gander Mountain specialized in hunting, fishing and other outdoor gear.

The owner of Hudson Valley Plaza, MCB Real Estate, which is based in Baltimore, characterized Dick's as an exciting addition to the shopping center that covers 673,000-square-feet and features such national names as Walmart, Lowe's, Sam's Club, and PetSmart.

"Much of MCB Real Estate's retail success is driven by a disciplined ap-

proach to pairing national brands with the needs of the surrounding community," said MCB Principal Drew Gorman. "We don't just fill space but create a total shopping experience. By selecting retailers that resonate with the local demographic and strategically

complement our existing anchors, we maximize asset velocity and create a destination that truly serves the consumer and provides long-term property stability."

MCB says that it now manages 22 million square feet of real estate worth \$4 billion. Its properties include those in the retail, mixed-use, multifamily, industrial, office and health care fields.

MCB expects that the addition of Dick's Sporting Goods will further strengthen traffic at the Hudson Valley Plaza and have a positive economic impact on the Kingston area and the population of 57,356 located within 15 minutes of the center.



Dick's store at Hudson Valley Plaza.

DEMOGRAPHICS

Westchester County population has highest increase in state

BY GARY LARKIN / glarkin@westfairinc.com



Westchester County Executive Ken Jenkins

Westchester County's population experienced the largest numeric population increase in New York state between 2024 and 2025, according to new population estimates from the U.S. Census Bureau. It has reached 1,015,743 residents, marking an increase of 6,578 people in just one year – the highest population ever recorded for the county.

its 2020 Census count, signaling sustained growth over the past five years. In April 2020, the U.S. Census Bureau reported that the county surpassed the million mark. In the 2020 census, Westchester's population came in 1,004,457, an increase of 55,344 or 5.8% from 949,113 in 2010.

The population increase comes at a time when many counties across the state have experienced declines. Recent data shows that 24 counties gained population while 38 lost residents.

The estimates, released as part of the Census Bureau's annual Population and Housing Unit Estimates program, track population changes from April 1, 2020 through July 1, 2025. Each annual release incorporates updated data on births, deaths and migration patterns to provide the most current snapshot of population trends.

"People are choosing Westchester – not just to visit, but to live, build families and invest in their future," said County Executive Ken Jenkins. "When we create housing opportunities and vibrant neighborhoods, people come – and they stay. This jump underscores the county's continued growth and strength as a place to live, work and raise a family."

Overall, the County's population is now approximately 1.1% higher than

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1 In accord with accordions

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

We were chatting in the music studio of Mary Mancini and husband Mario Tacca's Cortlandt Manor home, but we might as well have been at a café on Paris' Left Bank.

Tacca and Don Gerundo were playing an impromptu accordion duet of "Quando, Quando, Quando," which they would follow up with "Under the Sky of Paris." In between, they accompanied Mancini as she paid tribute to chanteuse Edith Piaf by singing two numbers she made famous – "Non, Je Ne Regrette Rien" and "La Vie En Rose." Such is the power of music to transport you to any time anywhere.

We expect there will be more transporting when the three take part in "An Accordion Extravaganza!", presented by The American Accordionists' Association at 2:30 p.m. Sunday, April 26, at Crystal Hall in Yorktown Heights. Gerundo and Tacca are among the 70 members of the 88-year-old organization, with Gerundo, a New Rochelle resident, serving as president and Tacca, a past vice president, receiving the AAA's Lifetime Achievement Award in 2016. The association consists of professional and avocational musicians, primarily on the East Coast.

The first half of the concert will spotlight the Connecticut Accordion Orchestra, in which Gerundo plays, conducted by Peter Peluso. (Marilyn O'Neill serves as director.) The second half will feature Tacca; fellow accordionists Beverly Roberts Curnow, Kevin Friedrich, who will also serve as master of ceremonies, and Alex Chudolij; bassist David Grego; and trumpeter Peter Blume. Mancini will close out the show with a patriotic medley.

The afternoon will be an opportunity to get to know a perhaps surprisingly versatile instrument that has played a distinctive role in American culture and history, Gerundo said.

Believed to have been invented in early 19th-century Germany, the accordion is part of the free reed aerophone family of instruments – famous relatives include the harmonica and the concertina – in

which sound vibrates as air flows past a reed in the frame. The accordion is driven by a bellows that the musician compresses and expands, playing the melody on a right-hand keyboard or buttons and the accompaniment on the left-hand buttons.

This duality gives the accordion a complexity like no other instrument except for the organ. (It's telling that Tacca, who also plays the piano, is not only an accordionist but principal organist at Church of the Assumption in Peekskill where Mancini serves as principal cantor and music coordinator. Once when he was having trouble with the organ, he said, he was able to continue the liturgical music using his accordion.)

"You hear the instrument, and it's so full," Gerundo added. "The melody sings. It sounds like a full orchestra."

That would explain the accordion's adaptability to virtually any kind of music. It's hard to beat an orchestra sound that you can pack into 12 to 20 pounds, which is what an accordion can weigh. (Costs range from \$300 for a beginner's model to more than \$10,000 for certain professional instruments.) But hand in hand with that versatility is the immigrant story. The accordion spread throughout Europe, then went wherever Europeans went, including the Americas.

Those of a certain vintage will remember Lawrence Welk (1903-92), who grew up on a farm in the German-speaking community of Strasburg, North Dakota, and parlayed a \$400 investment in an accordion (more than \$6,500 today) into a career as an accordionist, bandleader and host of "The



Lawrence Welk Show," which aired from 1951 to '82. Among his featured performers was accordionist Myron Floren (1909-2005), Welk's right-hand man, whose photograph hangs in Mancini and Tacca's paneled studio. Tacca once substituted for Floren in a concert at the PNC Bank Arts Center in Holmdel, New Jersey.

Back in the 1940s and '50s, Tacca said, the accordion was associated with waltzes and polkas. Today it moves to a variety of beats, from classical to jazz, Latin American music and Zydeco, the high-energy hybrid of Cajun and Creole Louisiana. Famous accordionists include Ukrainian classical specialist Alexandr Htustevich, French jazzman Richard Galliano, Mexican Norteño Grammy Award winner Ramon Ayala, Finnish folkie Sam Perttula, Celtic creative Tadhg Ó Meachair, French-German composer Lydia Auvray and, of course, "Weird Al" Yankovic.

Like those listed above, Gerundo, Mancini and Tacca earn their livings as musicians – no small feat since only 10% or less of musicians do.

Gerundo began playing at age 5 when he saw a little girl in his kindergarten class at Hamilton School in Mount Vernon and was smitten – with her accordion. He plays accordion and piano in the metro area, ranging from the standards in the Great American Songbook to jazz and rock 'n' roll. Increasingly, he's used Finale (music notation software) for compositions, arrangements, transpositions, workshops, demonstrations and classes.

A coloratura soprano – possessing the highest and most agile female vocal range – Mancini was born and raised in Peekskill where she began singing at Assumption Church at age 10. Her coaches included Carolina Segrera Holden, Luciano Pavarotti's teacher in the United States. Mancini's versatility is such that she sings in eight languages applied to repertoire that embraces everything from opera to sacred music to pop.

Tacca was born in the Abruzzo region of southern Italy and raised there and in Paris, continuing his music education when he came to the United States at age 12. Among the competitions he won was the International

"The love of what we do sustains us. When we make music, it's a joy, and it makes other people happy."

— Mary Mancini

Accordion Competition at Carnegie Hall in Manhattan. He and Mancini met at a concert at Assumption Church and have been making music together for a half-century across the globe, from local restaurants and East Coast resorts to symphony halls in China, sharing the bill with such performers as Paul Anka, Bobby Rydell and Jerry Vale.

In addition, Mancini and Tacca have formed the Hudson Valley Accordion Ensemble of eight accordions, guitar and drums and recorded 10 CDs. They also operate the Tacca Music Teaching and Recording Studio.

For the couple and for Gerundo, music isn't just a career; it's a passion. Mancini told us two stories about that passion. Once in Assumption, she let slip a piece of sheet music that wafted down to the congregation. A woman who had just lost her husband, found it and, reading the words, later told Mancini that it was a message from above – and she didn't mean the choir loft.

Every six weeks, Mancini went on, she and Tacca perform at Rini's Restaurant & Wine Bar in Elmsford where visitor Haley Horner – a 16-year-old art competition winner from South Carolina – was so moved that she sent the couple a card with her pencil drawing of them.

"The love of what we do sustains us," Mancini said. "When we make music, it's a joy, and it makes other people happy."

"An Accordion Extravaganza!" takes place 2:30 p.m. Sunday, April 26, at Crystal Hall, 34 Hillandale Road, Yorktown Heights. For tickets (\$45) and more, contact this email. You can also visit ameraccord.com or call Don Gerundo at 914-261-9320. For more on Mary Mancini and Mario Tacca, visit www.manciniandtacca.com.



An eight-key bisonoric diatonic accordion (circa 1830s) from the collection of Helmi Strahl Harrington at A World of Accordions Museum in Superior, Wisconsin. Photograph by Henry Doktorski (2005).

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Drew Barrymore lists Harrison home that lets nature in

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Drew Barrymore's home consists of a 1747 main house, a finished cottage, a finished pool house and an irregularly shaped pool on one of the largest lots in Harrison. Photographs courtesy Compass.

It's not surprising that Drew Barrymore would buy and refurbish a 1747 house in Harrison.

The Barrymore name itself is historic. The actress, producer and talk-show host (CBS' "The Drew Barrymore Show") is the granddaughter of Broadway and Hollywood legend John Barrymore and grandniece of his acting siblings, Lionel and Ethel Barrymore. (Drew's parents, John Drew Barrymore and wife Jaid, were also actors.)

That legacy was key to the Harrison purchase. With New York City — where her hit daytime series has been renewed for 2027-28 — as her primary residence, the California native told Rue magazine that she "had the urge to find nature." And find it she did on nearly 12 acres at 19 Winfield Ave.

The 7,274-square-foot main house

blends the colonial past with Barrymore's passion for interior design. As you enter the home, you are greeted by a chalet-inspired foyer with a limestone fireplace

that sets the tone for the space. The floor plan allows for flow among the kitchen, dining room, sitting room, conservatory, family room, living room and other spaces, all enhanced by multiple fireplaces. It's a home that lets the outdoors in, perhaps never more so than in the great room, with its 30-foot ceiling, walls wrapped in windows and floor-to-ceiling doors.

The primary suite is a hideaway with a sitting room, walk-in closet, two bathrooms, a Juliet balcony and a large picture window that frames the property, filling it with natural light. Additionally, there are three family bedrooms, two bathrooms and a finished, livable attic. (The

house has six bedrooms and nine bathrooms in all.)

Beyond the main house, you'll find a finished pool house and a separate guest cottage. The pool house offers a spa-like refuge with a living room, bedroom, full bath, soaking tub overlooking the grounds, laundry and full kitchen. The guest cottage is another retreat with a loft, living room, full bath and kitchen. All of these look out onto a landscape of large level lots and wooded areas. The free-form Gunite heated pool is surrounded by wildflower gardens.

Rue magazine describes the house as being in "upstate New York." Well, maybe it just feels like that.

The house lists for \$4,995,000. For more, contact Compass' Kori Sassower at 914-727-0169 or email kori.sassower@compass.com.

CONSTRUCTION

Condo building proposed for North Broadway in White Plains

BY PETER KATZ / pkatz@westfairinc.com

A proposal to construct a 12-unit condominium building on a 0.48-acre site at 510 North Broadway in White Plains has been submitted by developers Eric Abraham and Charles Raspler. They are principals of Comstock Residential Contracting based in Purchase.

The company says that since its founding in 1994, it has "built, renovated, remodeled and restored hundreds of homes in Westchester and Southern Fairfield counties. As our project sizes has grown over the years we have made the strategic decision to keep our company relatively small to provide a level of service and project oversight by our principals which sets us apart from our competition."

According to Attorney Steven Wrabel of the White Plains-based law firm McCullough, Goldberger & Staudt,

LLP, the new building would be three stories in height. It would have parking underneath along with additional at-grade parking in the back to provide 25 spaces, one more than required under zoning. There would be 12 spaces in the garage as well as one space there for handicapped parking.

Wrabel said that the project would take steps to mitigate flooding problems with a new stormwater system. In addition, the building would have rooftop amenities for residents and solar panels. In addition, there would be new landscaping.

The site now has on it a vacant office building that previously had been a residence. The structure would be demolished to make way for the proposed building.

Architect Gregg DeAngelis explained that there would be four units on each



▲ Rendering of building proposed for 510 N. Broadway in White Plains.

floor with each having three bedrooms and two baths and sized at approximately 1,600 to 1,700 square feet each.

"We did get a variance from the Zoning Board to increase the height 3.7-feet ... to get some better ceiling heights in the units for marketability," DeAngelis said. "It's close to the North White Plains train station so it's very convenient."

DeAngelis said there is the required 10-foot buffer along the front and rear

of the site. He said the developers plan to work out an easement with a neighbor that will allow the neighbor to keep using an existing driveway that is partially on the development's property. He said that the planned rooftop deck is designed to have minimal impact on the neighbors and there will be plentiful plantings to provide screening for the neighbors.

Joseph Riina of Site Design Consultants said that stormwater currently drains from east to west through the back of the site for the proposed development and causes flooding of adjoining properties. He said that new piping and a subsurface detention system would mitigate any increase in stormwater attributable to the new building while relieving an existing flooding problem.

Wrabel said that the city does not require any of the units to be priced as affordable housing since they are condominiums and not rental apartments.

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Eye on Small Business – travel writer, and Paris Baguette Hartsdale team leader, Aferdita Boga

BY JEREMY WAYNE / jwayne@westfairinc.com

“Baking is both art and science,” said Aferdita “Day” Boga, a Hartsdale-based travel writer who also works as a team leader in the Hartsdale franchise of the hugely popular Paris Baguette group.

The Albania-born Boga originally came to the United States to promote Albanian tourism and culture, she told the Westfair Business Journal. She has written two best-selling books about her country and, in collaboration with her husband, Cafo Boga, has published a new, expanded guide to Albania.

As financial factors and personal circumstances steer folks towards jobs and careers that may not have been their original choice or intention, Boga’s particular story resonated with “Eye on Small Business,” because it demonstrates how two seemingly disparate career trajectories can combine.

Indeed, taking employment at Paris Baguette was not a random choice but more of a considered progression. Boga had started developing an interest in the food industry in her high school days in Tirana, the capital of Albania. After graduating, she pursued a degree in food engineering.

“In many ways, working in patisserie retail is a natural extension of my academic background,” she explained. “Today, I am happy to be part of Paris Baguette, even though my professional journey later expanded into the tourism industry. Now I am trying to bring those two worlds – food and travel – together.”

Boga reflected how her education helps her understand process control, ingredient integrity and operational standards at a deeper level. Looking at her writing career, she said that producing such in-depth works required extensive field research – and that research had taught her discipline, attention to detail, documentation skills and the importance of authenticity. Those are qualities, she said, she now uses daily in management, communication and customer engagement.

“The most useful skills from my background? Systems thinking, discipline, communication and problem-solving,” she added.

Instead of carping that her original writing career has not been one she has been able to follow exclusively, she said that her position as a team leader suits her current needs well, adding that she believes she is ready to assume greater responsibility in the food/restaurant industry when the opportunity arises. Meanwhile, one line of work does not preclude the other, and Boga said that she and her husband continue developing their publishing and cultural projects.

And instead of finding any incongruity with “wearing her two hats,” Boga was enthusiastic about the interconnectivity. She explained how she had grown up with Albania’s simple but deeply flavorful Mediterranean cuisine at a time when agriculture was largely clean and based on local cultivars adapted to specific regions.

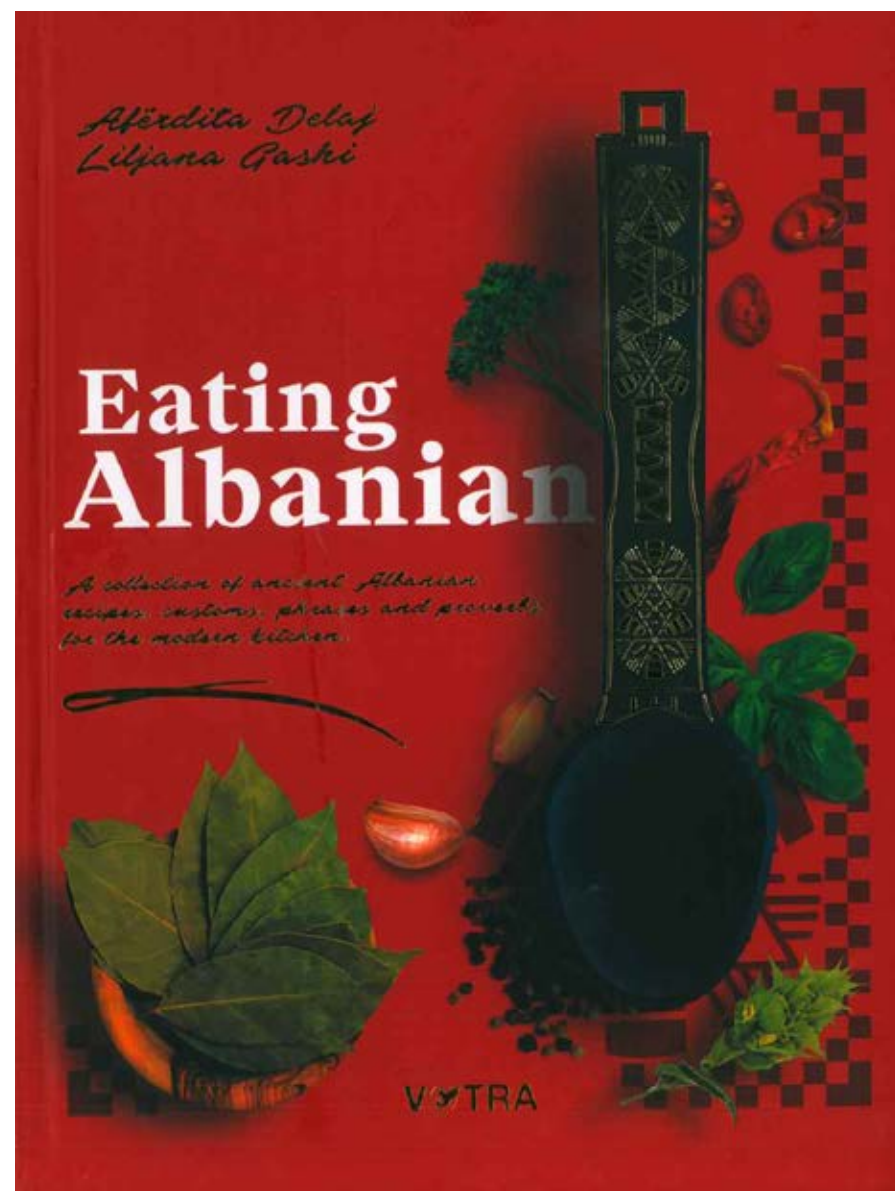
“The connection I feel with Par-

“Combining our interests in food, culture, and travel feels like a natural next step. After all, what could be better than traveling the world and savoring its culinary traditions?”

— Blerina Boga



Interior of Paris Baguette in Hartsdale. Photograph by Jeremy Wayne.



Aferdita Boga is the co-author of “Eating Albania.” Courtesy the author.



Aferdita Boga, travel writer and team leader at Paris Baguette in Hartsdale. Photograph by Cafo Boga.

is Baguette lies in the emphasis on quality ingredients and professional techniques. The company combines high quality ingredients with advanced baking methods. My appreciation for ingredient integrity and freshness is something that naturally aligns with their standards.”

Despite the name, Paris Baguette is not only about bread. It offers pastries, cakes, gourmet sandwiches and an extensive coffee and tea bar. Boga said that some customers will drive the best part of an hour just for coffee and pastry, which gives you some idea of the quality and appeal of the product, including an espresso menu that changes seasonally and for holidays.

And of course, Paris Baguette is not “Parisian” either, but rather a successful South Korean franchise operation – founded in 1988 by the SPC Group – that as of December 2024 numbered more than 3,700 retail stores at home, with 200-plus across the United States and more than 10 in Canada.

In Hartsdale, her direct responsibilities include ensuring the store and her shift team operate smoothly. She said she emphasizes teamwork, accountability and customer satisfaction. During peak hours, the team focuses on preparation, continuous restocking and communication. Training is largely on-the-job, she said, and she constantly reminds her team that customer service must remain a priority – even in stressful moments.

As for her own personal goals, again the distinct “hats” she wears are not exclusive but complementary, or at least she manages to make them so.

“(My husband and I) are currently working on another book about Albania and the Balkans,” she said, “(while) also exploring the idea of launching something food-related – perhaps a magazine or digital portal. Food and travel are passions we share deeply.”

“Combining our interests in food, culture, and travel feels like a natural next step,” she concluded. “After all, what could be better than traveling the world and savoring its culinary traditions?”

Westchester and Fairfield residents join in global 'No Kings' protests

BY PETER KATZ / pkatz@westfairinc.com

Many residents of Westchester and Fairfield were among the millions of people taking part in the March 28 "No Kings" demonstrations. The demonstrations were designed to show displeasure with President Donald Trump's policies, the higher costs of living since Trump took office, the activities of ICE agents including the killing of two U.S. citizens in Minneapolis, and Trump's war against Iran among other issues of the day.

Among the "No Kings" rallies in Westchester were those at: Bloomingdale Road in White Plains in front of the Bloomingdale's department store and the Waterstone senior living complex; at St. Paul's Church in Mount Vernon; at Harbor Island Park in Mamaroneck, at Hudson Fulton Memorial Park in Hastings-on-Hudson and Veterans Memorial Park in Yonkers; at Town Hall in Greenburgh; at Pierson Park in Tarrytown; and at Village Hall in Mount Kisco. In

Connecticut, demonstrations included those at the Board of Education headquarters in Greenwich; and in Stamford and Norwalk, and at the Ash Creek Bridge in Fairfield.

According to Public Citizen, at least 8 million people took part in some 3,300 "No Kings" rallies Saturday, spanning every continent on Earth. Public Citizen Co-President Robert Weissman addressed the crowd of over 200,000 people at the flagship "No Kings" rally

in St. Paul, Minnesota. Texas, Florida and Ohio each had more than 100 events scheduled for Saturday. The flagship rally at the Minnesota State Capitol in St. Paul had at least 100,000 attending with featured performances by singers Joan Baez and Bruce Springsteen as well as an appearance by Jane Fonda and Minnesota Gov. Tim Waltz, U.S. Rep. Ilhan Omar and Vermont Sen. Bernie Sanders.

It was the largest single day of protest in American history.



Some of the demonstrators in White Plains. Photo by Peter Katz.



Connecticut Attorney General William Tong addresses the No Kings rally at the New Haven Green on Saturday. Photo by Gary Larkin

More than 3,100 rallies have been planned for March 28 in the U.S., with others taking place in major cities overseas. Two-thirds of the people who had registered for one of the events live outside of major urban centers, up nearly 40% compared with the first "No Kings" event in June 2025. The No Kings Coalition that was a central organizer of the events sponsored by a variety of groups said almost half of the demonstrations were in either a Republican state or a state that is in play.

In all, there were about 30 events scheduled for the Hudson Valley, ranging from Nyack, Beacon, Newburgh and Poughkeepsie to Middletown in Orange County. At the state capital in Hartford, a large gathering took place that featured speeches by Gov. Ned Lamont, Attorney General William Tong and U.S. Sen. Richard Blumenthal. There were also rallies and a march in New Haven on the green not too far from Yale University that drew hundreds of people.

COURTS

Accountant demands accounting of Harrison CPA firm

BY BILL HELTZEL / bheltzel@westfairinc.com

A Westchester accountant wants a judge to make his former CPA firm appoint an independent accountant to conduct a full accounting of the business.

Larry Holzberg claims that Band Rosenbaum & Martin P.C. and co-owners Hal and Scott Martin have refused to buy out his one-third share of the firm or pay his portion of revenues, in a complaint filed on March 24 in Westchester Supreme Court.

Despite "persistent efforts to reach a reasonable resolution," Holzberg says, his partners have "delayed and obfuscated" and deprived him of remuneration "to which he is entitled."

Defense attorney Julie Pechersky Plitt stated in an email that Holzberg "is well aware that this lawsuit is completely without merit and frivolous."

BRM, as the firm is called, is based in Harrison.

Holzberg was licensed as a certified public accountant in 1983, joined BRM in 1986, and became a shareholder in 1991, according

to the complaint. He holds 33.3% of the shares, Scott Martin, of Fountain Hills, Arizona holds 46.7%, and Hal Martin, of Scarsdale, holds 20%.

Holzberg says he decided to pursue other opportunities in May 2023, and all agreed that he would continue working through September 2023, the end of the fiscal year.

The Martins agreed to redeem his shares, according to Holzberg, and compensate him for work in progress and accounts receivable that had not been billed or collected yet.

The firm paid him for a few months after he left, according to the com-

"I am asking the court to declare that I am a shareholder who still has rights to distribution."

— Larry Holzberg

plaint. Then in January 2024, Hal Martin allegedly asserted that Holzberg was no longer a shareholder, the firm had no legal obligations to him, he no longer had access to billing information, and he should stop asking about the value of BRM shares.

In June 2024, the firm allegedly filed federal and state tax forms that acknowledged Holzberg's shares as of September 2023 but "falsely suggested" that he was no longer a shareholder.

For 18 months, BRM delayed calculating the value of his shares, the complaint states. Then Holzberg threatened legal action.

Hal Martin allegedly replied in an April 2025 email: "You elected to leave so that you could facilitate being bought out and we supported your decision. I and the firm will continue to work on our dissolution, as we have

been since you left as a continued show of support."

But other than offering \$36,000 for Holzberg's shares, an "amount made up by Hal Martin in an arbitrary manner," the complaint states, BRM has not redeemed his shares or compensated him for work completed or in progress before he left.

Holzberg claims he is entitled to at least \$564,500. He is asking the court to declare that he is a shareholder who still has rights to distributions; order BRM to provide access to records; and make the firm conduct an independent accounting.

Defense attorney Plitt said BRM and the Martins "plan to file a legal response and countersuit in due course."

Holzberg is represented by attorney Jonathan Ohring, of Yankwitt LLP, White Plains.

New WestConn president offers hope for students in tough economic times

BY GARY LARKIN / glarkin@westfairinc.com

DANBURY – At a time in this country where many are questioning the importance of a college education at a time when more graduates cannot find jobs, pay down steep student loans or afford to live on their own, newly installed Western Connecticut State University President Jesse Bernal has a message of hope.

“What are universities for? It’s a fair question,” Bernal told those gathered at his inauguration March 27 at the Hagman Concert Hall Visual & Performing Arts Center. “It deserves a real honest answer.

“Here’s mine: When I just turned 18, I bought a one-way ticket to California. I had just enough money for the ticket there. That bus was carrying this young kid from South Texas, who already tried college once and left. Who didn’t have a plan. But who believed because his family taught him to believe that education had the power to change a life.”

He told an audience of nearly 300, which included Gov. Ned Lamont and Danbury Mayor Roberto Alves, that when he steps on the WestConn campus he sees students who are not just choosing a college. “They are choosing to believe that something different is possible,” he said. “That’s what universities are for and that’s what WestConn is for.”

According to a New York Times story Sunday, March 29, the writer Noam Scheiber reported that recent college graduates are having a harder time finding work. From 1990-2018, it was almost unheard of for the unemployment rate of recent college graduates to exceed the country’s overall rate. But that has been the case for five straight years, Scheiber wrote.

That has led to graduates having to take service jobs at Starbucks or Target as they return home to live with their parents as they prepare to repay student loans that can run upwards of \$70,000.

Bernal, who comes to Western Connecticut via Grand Valley State University in Michigan, laid out his plan for one of the state’s four regional state universities during his tenure.

“The model for higher education that most of us inherited was designed

for a world that no longer exists and in many cases for students that look like that students we have on our campus,” he said. “We’re not those people anymore and, quite honestly, thank goodness for it.

“My job is not to defend a model that leaves too many people out; it’s to become one that leads people where they are, tells them the truth about what is possible and

walks with them until they get there.”

Mayor Alves reiterated the need for a strong symbiotic relationship between WestConn and Greater Danbury when it comes to education, jobs and the local economy.

“As I have gotten to know Dr. Bernal in the short time he has been here, he has already articulated a clear vision – a plan to continue moving WestConn forward,” Alves said. “WestConn and the City of Danbury have a storied history going back 120 years, when this institution was founded as Danbury Normal School.

“Over the years, our relationship has continued to develop as WestConn grew with more academic offerings and through it all the university continues to share the same mission of service and of community.”

Gov. Lamont, who helped swear in Bernal during his investiture Friday, specified some of the business relationships that exist between the university and Danbury.

“I remember our conversation (with Bernal) like it was yesterday,” Lamont said. “(He said) this is part of something bigger. We’re going to make sure that Western is part of the broader community. We’re going to have programs as part of Boehringer Ingelheim. We’re going to have programs over at Danbury Hospital. We’re going to make sure that you are taking courses at where jobs are. Make sure that the jobs come to you.”

Grand Valley State University President Philomena Mantella, who has worked with Bernal for five years, called her former colleague’s ascension to his own presidency one that will benefit WestConn in the years to come.

“Students today are navigating rising costs, working family responsibilities, new workforce demands and an uncertain economic future,” she said.

“When I step on the WestConn campus I see students who are not just choosing a college. They are choosing to believe that something different is possible. That’s what universities are for and that’s what WestConn is for.”

— Jesse Bernal



New Western Connecticut State University President Jesse Bernal speaks during his investiture ceremony Friday, March 27. Photo by Gary Larkin

“Communities are asking whether higher education is a reliable pathway to mobility and purpose. Employers are looking for graduates who are adaptable, prepared and grounded in ethical leadership.

She called this moment a bold one that needs a leader that WestConn can get behind for “intentional leadership and shared resolve.”

“That’s why President Jesse Bernal is the right leader for the moment,” she added. “I’m speaking not only as a colleague but as someone who has the privilege of working alongside Jesse for five years at Grand Valley State University where he served as vice president and chief of staff.”

Bernal, who has a Ph.D., is the 10th president in WestConn’s history, having replaced the late John Clark who died in January. Earlier in his career, the new WestConn president was chief executive GVSU Public Charter Schools and served in state and system-level roles in California.

He serves on the boards of the Center for the Advancement of Pro-

fessional Students and the President’s Alliance on Higher Education and Immigration. He also chairs the REP4 President’s Council.

He earned his Ph.D. in education from the Gervitz Graduate School of Education at the University of California, Santa Barbara.

“When I think about WestConn, I think about threads,” Bernal said. “Every student who arrives here carries one. Every faculty member, every alum, every donor, every partner, every family member is hoping it will help someone they love. Every university is woven from a thousand threads, a living tapestry of people, ideas and possibilities.”

Past WCSU presidents

John Clark (2015-2022)
James Schmotter (2004-2015)
James Roach (1992-2004)
Stephen Feldman (1981-1992)
Robert Bersi (1975-1981)
Ruth Haas (1946-1975)
Ralph Jenkins (1935-1946)
Lothrop Higgins (1923-1935)
John Perkins (1903-1923)

RN is the ‘Nurse Next Door’ in western Connecticut

BY PAMELA BROWN

MONROE – Allison Hulme, a registered nurse for 15 years with more than a decade of experience in home healthcare, knows the importance of putting a patient’s medical problems in the hands of someone experienced and knowledgeable, and who offers thoughtful, attentive, and highly individualized care.

She has put that knowledge to work as she helps to find the right healthcare professional to address people’s specific medical needs.

“I saw a growing need for high-quality, personalized, concierge-level nursing support for families throughout Western Connecticut,” said Hulme, BSN, RN, owner of Nurse Next Door, part of an international franchise with over 200 branches in the United States. Hulme’s office is the first Nurse Next Door in Connecticut.

“The foundation of any successful healthcare organization is trust,” she added. “I provide only certified, licensed, and registered caregivers to ensure the best possible care. By maintaining high standards of professionalism, investing in compassionate caregivers, and staying committed to people-first care, we can continue to provide meaningful support to families throughout the region.”

Initially, Hulme, a graduate of Sacred Heart University with a clinical background that spans geriatric care and chronic care management, operated from a home office to build her practice within the community. As she saw the demand for personalized in-home care increasing, earlier this year she opened an office space at 755 Main St. in Monroe, which serves other nearby communities such as Newtown.

“Healthcare needs continue to evolve, particularly as more families seek ways to support loved ones at home,” she said. “Growth allows us to expand our team, increase availability of services, and better serve the community with reliable, professional care.”

Newtown Economic and Community Development Director John Voket pointed out that Nurse Next Door will help address the rapidly escalating demand for the type and level of services Hulme and her team

deliver locally.

“According to my sources, Connecticut is going to need approximately 54,000 direct health care workers by 2030 to meet the rising demand,” said Voket. “This requirement represents a 20% increase from the 44,000 direct care workers in the state in 2020, so Allison’s entry into this critical service marketplace is well-timed. It’s great that

Newtown can claim its place as the first New England location for this expanding nationwide healthcare service network.”

Nurse Next Door’s approach combines professional nursing expertise with a philosophy called Happier Aging™ – helping people continue living meaningful lives at home.

“While we support medical and daily care needs, we look beyond to understand what truly brings a person joy. By learning about a client’s interests, hobbies, and personal goals, our caregivers and nurses help create care experiences that support both health and quality of life,” Hulme said.

Clients receive personalized care plans based on their specific medical

needs, lifestyle, and personal goals. “We want every client to feel respected, supported, and able to continue living life on their own terms,” she added. “Our goal is to provide not only clinical support but also emotional connection and encouragement.”

Services include private-duty nursing and certified nurse’s aides for personal care services. In addition, it offers personalized care plans for each patient.

Nurse Next Door operates on a private-pay basis. “Operating as a private-pay service allows families greater flexibility and quicker access to care,” Hulme added. “Without the limitations that can sometimes accompany insurance-driven models, care can be tailored to the individual’s unique needs and preferences.”

The business’ services are complementary rather than competitive as Nurse Next Door supports patients in their homes after they are initially treated by urgent care centers and clinics. “We help bridge the gap between hospital or physician visits and day-to-day recovery by providing skilled nursing oversight, medication management, and personalized support,” she said.

“The foundation of any successful healthcare organization is trust. I provide only certified, licensed, and registered caregivers to ensure the best possible care.”

— Allison Hulme

Hulme’s path into nursing and opening Nurse Next Door was shaped by personal experiences.

“As a child, I grew up watching my mother struggle with alcoholism, which exposed me at a young age to the challenges families face when someone they love is unwell,” Hulme said. “That planted the early seeds of compassion and caregiving in my life.”

Later, her mother rebuilt her life with the help of Alcoholics Anonymous and spent decades as a private duty caregiver in Connecticut.

“Watching the pride, grace, and compassion she brought to caring for others had a profound impact on me and reinforced how meaningful thoughtful care can be,” Hulme said. “Toward the end of her life, she developed Alzheimer’s disease, and I had the opportunity to care for her during that journey, which gave me a personal understanding of what families experience when a loved one needs support at home.”

In 2014, after tragically losing her sister, Wendy, Hulme established Wendy’s Heart LLC in her honor when she purchased a Nurse Next Door franchise. “I hope to be able to help women at risk for domestic abuse when my business is successful,” she said.

“The mission of our team at Nurse Next Door is not simply to provide medical or daily assistance, but to ensure that every person we care for feels supported, respected, and genuinely valued. We strive to help people continue living rich, meaningful lives in the comfort of their own homes.”



From left, Carolyn Finch, Southbury resident and step-mother of Nurse Next Door owner Allison Hulme; Bruce Walczak First Selectman of Newtown; Lisa Lavach, Office Manager; Patrick Roy, First Selectman of Roxbury; Joanie Dearborne, 97-year-old volunteer at office; Allison’s rescued Great Pyrenees dog Marchella; Hulme, Jacob Pedroza, CNA and Allison’s son.

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, March 25 - 31

Valentina B. Nikityuk, Monroe, re. VN Painting & Trimwork Corp., 26-cv-35315-KYP: Chapter 11, assets \$230,450, liabilities \$736,811. Attorney: Alla Kachan.

Bryan Peguero, Yorktown Heights, re. Awkward Apples Inc., 26-22320-DSJ: Chapter 13, assets \$2,899, liabilities \$99,718. Attorney: Anne J. Penachio.

Bethune Suites LLC, Spring Valley, Mark Taub, chief restructuring officer, 26-22323-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Joel Shaffer.

U.S. District Court, White Plains

Local business cases, March 25 - 31

Carlos A. Orellana, Tarrytown vs. Lafferis Gyro Inc., Tarrytown, et al, 26-cv-2455-NSR: Fair Labor Standards Act. Attorney: Michael S. Samuel.

People USA, Poughkeepsie vs. town of Carmel, 26-cv-2485-PMH: Civil rights, accommodations. Attorney: Maurizio Savoardo III.

Mahamad Abazaid, Westchester vs. Yorktown Station Inc., Yorktown Heights, et al, 26-cv-2549-PMH: Fair Labor Standards Act. Attorney: Clifford R. Tucker.

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

Questions and comments regarding this section should be directed to:

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Westfair Communications Inc.
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Mount Kisco, NY 10549
Phone: 914-694-3600

Salvatore Milio vs. Reis Management Corp., Monsey, et al, 26-cv-2565-PMH: Fair Labor Standards Act. Attorney: Raymond Nardo.

Jonathan Vasquez, Mount Vernon vs. 783 Palisade Pizza & Pasta Corp., Yonkers, et al, 26-cv-2566-JGLC: Fair Labor Standards Act. Attorney: Raymond Nardo.

Toll Northeast Building Inc., Fort Washington, Pennsylvania vs. Hudson Valley Realty Corp., Carmel, et al, 26-cv-2591-JGLC: Breach of contract. Attorney: Michael Kibler.

Roberto Gomez, Orange County vs. Zafar Produce Inc., New Windsor, et al, 26-cv-2615-PMH: Job discrimination. Attorney: Maureen Hussain.

DEEDS

Above \$1 million

12 SWL LLC, Mamaroneck. Seller: Jordan Dubbs, Mamaroneck. Property: 12 Stonewall Lane, Mamaroneck. Amount: \$8.8 million. Filed March 6.

40-42 Kisona LLC, Bronx. Seller: Rosemar Development LLC, Bronx. Property: 42 Kisona Road, Mount Kisco. Amount: \$1.7 million. Filed March 5.

41 West Lane LLC, New York. Seller: Neal Brickman, South Salem. Property: 41 West Lane, Lewisboro. Amount: \$1.2 million. Filed March 2.

73 Ewart LLC, Scarsdale. Seller: Nakamura Kenichi, Tokyo, Japan. Property: 73 Ewart St., Eastchester. Amount: \$1.1 million. Filed March 6.

Beglan, Catherine, Bronx. Seller: 108 Evolve Properties LLC, Ossining. Property: 65 Red Oak Lane, New Castle. Amount: \$1.1 million. Filed March 3.

California Investment Partners LLC, Portland, Maine. Seller: Archdiocese of New York, New York. Property: 1 Pryer Manor Road, New Rochelle. Amount: \$2.3 million. Filed March 3.

Feehery, Brendan B., Cortland Manor. Seller: Suede Strap LLC, Harrison. Property: 263 Locust Ave., Cortlandt. Amount: \$1 million. Filed March 6.

Jueying LLC, Eastchester. Seller: River Towns Estates LLC, Huntington. Property: 25 Carriage Trail, Greenburgh. Amount: \$3.4 million. Filed March 3.

Katsougrakis, Maria, Bronxville. Seller: Suburban Builders LLC, Purchase. Property: 95 Clarence Road, Eastchester. Amount: \$1.3 million. Filed March 5.

Keeler Coastal Property Holdings LLC, Latham. Seller: County Realty Co., Saratoga Springs. Property: 151 Saw Mill River Road, Mount Pleasant. Amount: \$26.5 million. Filed March 2.

Kumbullaj, Kristian, Elmsford. Seller: United Yonkers LLC, Great Neck. Property: 6 Payne Road, Greenburgh. Amount: \$1 million. Filed March 3.

Mildenhall, Mathew R., Chappaqua. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing 425, Mount Pleasant. Amount: \$2 million. Filed March 4.

Singh, Adeepa D., Ossining. Seller: 9 Gualtiere Realty LLC, Ossining. Property: 9 Gualtiere Lane, Ossining. Amount: \$1.3 million. Filed March 4.

Station Lofts Owner LLC, New York. Seller: New Broad Development LLC, Greenwich, Connecticut. Property: 67 New Broad St., Rye Town. Amount: \$11.2 million. Filed March 2.

SWTF LLC, New York. Seller: SK Irvington Owner LLC, South Orange, New Jersey. Property: 49 Main St., Greenburgh. Amount: \$2.4 million. Filed March 2.

US Bank Trust Company NA, Mount Laurel, New Jersey. Seller: Robert D. Ryan, Cross River. Property: 301 Kensington Way, Mount Kisco. Amount: \$1 million. Filed March 9.

WP 9 LLC, Croton-on-Hudson. Seller: Katherine Roman, New Rochelle. Property: 5 Renaissance Square Ph9e, White Plains. Amount: \$2.5 million. Filed March 9.

Below \$1 million

1270 North Condo Board of Managers, Tarrytown. Seller: Frank Lombardi, Mahopac. Property: 1270 North Ave., 21, New Rochelle. Amount: \$100. Filed March 2.

157 Depew Street LLC, Croton-on-Hudson. Seller: Buttonwood 7-19-23 LLC, Yorktown Heights. Property: 157 Depew St., Peekskill. Amount: \$600,000. Filed March 5.

17 Edward LLC, White Plains. Seller: Paul S. Cartularo, West Harrison. Property: 17 Edward St., Harrison. Amount: \$975,000. Filed March 6.

17 Richardson Place LLC, Eastchester. Seller: Pompei William, New City. Property: 17 Richardson Place, Eastchester. Amount: \$875,000. Filed March 2.

201 Long Ridge LLC, Brewster. Seller: Los Mass Real Estate LLC, Bedford. Property: 201 Long Ridge Road, Bedford. Amount: \$650,000. Filed March 3.

22 Edward Street LLC, West Harrison. Seller: Giuliano Fuca, Pleasantville. Property: Edward Street, Harrison. Amount: \$500,000. Filed March 5.

56 Stormy Town Road LLC, Montrose. Seller: Zadrina Alexander, Thornwood. Property: 56 Stormy Town Road, Ossining. Amount: \$700,000. Filed March 5.

Abba 613 LLC, White Plains. Seller: Jannie Robinson, Bridgeport. Property: 37 Jefferson Ave., White Plains. Amount: \$361,000. Filed March 5.

Beckford, Jaanai, White Plains. Seller: 1 Crescent Court Inc., Peekskill. Property: 1 Crescent Court, Peekskill. Amount: \$560,000. Filed March 5.

Bedford Real Estate Associates LLC, Bedford Corners. Seller: 20 Boutonville LLC, Miami, Florida. Property: Sarles Street, Bedford. Amount: \$895,000. Filed March 2.

Boateng, Ernest K., Bronx. Seller: 537 S. Sixth Avenue LLC, Mount Vernon. Property: 537 South Sixth Ave., Mount Vernon. Amount: \$900,000. Filed March 6.

Cintron, Ray, Bronx. Seller: BHY 132 Holmes Avenue LLC, Glendale. Property: 132 Holmes Ave., Greenburgh. Amount: \$885,000. Filed March 2.

Dumas Legacy LLC, Stormville. Seller: Michael T. Dumas, Stormville. Property: 2414 Villa at the Woods D214, Peekskill. Amount: \$55,000. Filed March 5.

Elinor Place LLC, Cos Cob, Connecticut. Seller: Buchanan Kendall, Ossining. Property: 5-7 Hill St., Ossining. Amount: \$120,000. Filed March 4.

Josh 123 Realty LLC, Yonkers. Seller: Herbert Hoffman, Yonkers. Property: 4 Gerri Lane, Yonkers. Amount: \$425,000. Filed March 4.

Lucero Property Group LLC, Elmsford. Seller: Kafeel Khan, Yonkers. Property: 51 Bainton St Yonkers. Amount: \$500,000. Filed March 2.

MJD Contracting Corp., Carmel. Seller: Barry Salman, New Rochelle. Property: 133a Columbia Court, Yorktown. Amount: \$346,000. Filed March 6.

Nationstar Mortgage LLC, Lewisville, Texas. Seller: Meagher Christopher, White Plains. Property: 197 Lincoln Place, Eastchester. Amount: \$660,000. Filed March 2.

Nicky Boy LLC, Yonkers. Seller: Valtisha Parker, Mount Vernon. Property: 37 S. Eighth Ave., Mount Vernon. Amount: \$420,000. Filed March 2.

RMJB LLC, Mamaroneck. Seller: Du So Realty Inc., Hopewell Junction. Property: 584 Mamaroneck Ave., Mamaroneck. Amount: \$875,000. Filed March 5.

Studio Revival Inc., Pound Ridge. Seller: Lance LoSapio, South Salem. Property: 145 Smith Ridge Road, Lewisboro. Amount: \$699,000. Filed March 3.

US Bank Trust NA, New York. Seller: Donna M. Mills, Pelham. Property: 26 California Road, Mount Vernon. Amount: \$772,000. Filed March 9.

Z House LLC, Flushing. Seller: US Bank Trust NA, Dallas, Texas. Property: 42 Stratford Road, Eastchester. Amount: \$670,000. Filed March 3.

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

Westchester County, March 25 - 31

Alexis, V.: White Plains, 2023 -2024 personal income, \$215,452.

Bellande, Reginald: White Plains, 2023 -2024 personal income, \$215,452.

Boyd, James P. Jr.: New Rochelle, 2012 - 2014, 2016 - 2017, 2019 - 2024 personal income, \$62,590.

Carbone, John: Pound Ridge, 2020 - 2023 failure to collect employment taxes, \$1,951,674.

Cordova, Djenane: Yonkers, 2022 - 2024 personal income, \$46,116.

Cymrot, David and Jill Cymrot: Scarsdale, 2024 personal income, \$84,291.

Ferreira, Elbio and Gail Ferreira: Ossining, 2016 - 2019, 2021 - 2024 personal income, \$270,037.

Gomez, Billy J.: Yonkers, 2020 - 2021, 2023 personal income, \$43,046.

Mason, Michael and Linda Mason: Scarborough, 2021 - 2024 personal income, \$409,129.

Obzud, Michael: Bedford, 2019, 2021 - 2023 personal income, \$69,279.

Ogbonuba, Frank: Yonkers, 2024 failure to collect employment taxes, \$36,945.

Pearl, Dawn: Bedford, 2019, 2021 - 2023 personal income, \$69,279.

Perito, Laurie: Harrison, 2019 - 2024 personal income, \$53,414.

Quinones, Yamil and Sylvia Quinones: Port Chester, 2021 personal income, \$261,466.

Ross T. Morgan DDS PC: White Plains, 2025 quarterly taxes, \$10,960.

Young, Nathalee: Hartsdale, 2014 - 2015, 2022 - 2023 personal income, \$34,548.

Young, Jason M.: Hartsdale, 2011, 2014 - 2015, 2022 - 2023 personal income, \$59,003.

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

Westchester County, March 25 - 31

Alexis, V.: White Plains, 2023 -2024 personal income, \$215,452.

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Young, Nathalee: Hartsdale, 2014 - 2015, 2022 - 2023 personal income, \$34,548.

Young, Jason M.: Hartsdale, 2011, 2014 - 2015, 2022 - 2023 personal income, \$59,003.

JUDGMENTS

23 Banks Design Group LLC, Bedford. \$64,693 in favor of Circulent Inc. Filed Feb. 18.

Abreu, Henry, Yonkers. \$3,044 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 18.

Arriola, Roberto, Yonkers. \$18,382 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 20.

Augustin, Jean E., Spring Valley. \$36,928 in favor of Allstate Fire and Casualty Insurance Company, Tarrytown. Filed Feb. 12.

Baptiste, Gaelle M., Yonkers. \$6,521 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 12.

Barrios-Alvarez, Gersen J., Port Chester. \$4,457 in favor of Credit Acceptance Corp. Filed Feb. 10.

Belhajjarbi, Walid, New Rochelle. \$4,603 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 18.

Bello-Cornejo, Omar, Yonkers. \$16,884 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Beltran, Concepcion J., Yonkers. \$5,329 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 18.

Bendana, Luana P., Hastings-on- Hudson. \$410 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 6.

Blumenthal, Philip, Harrison. \$3,807 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 3.

Borrelli, Linda, Ossining. \$7,900 in favor of American Express National Bank, Sandy, Utah. Filed Feb. 9.

Brijmohan, Ray R., Yonkers. \$15,401 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 19.

Brodsky, Ashley, Yonkers. \$2,403 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 13.

Brown, Arianna M., New Rochelle. \$2,633 in favor of Capital One NA, McLean, Virginia. Filed Feb. 20.

Burton, Marie, White Plains. \$11,283 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 20.

Campbell, Jermaine M., North Salem. \$4,532 in favor of Capital One NA, McLean, Virginia. Filed Feb. 18.

Carrillo, Jeanett, Scarsdale. \$5,003 in favor of Capital One NA, McLean, Virginia. Filed Feb. 18.

Cisneros Sr., Victor M., Cortlandt Manor. \$4,028 in favor of Cavalry Spv I LLP, Greenwich, Connecticut. Filed Feb. 18.

Darwish, Dalal A. H., New Rochelle. \$16,248 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Davidson, Gary B., New Rochelle. \$4,519 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 18.

Dominello, Stephen, Croton-on- Hudson. \$7,628 in favor of Capital One NA, McLean, Virginia. Filed Feb. 18.

Dunlap, Treash, Mount Vernon. \$2,178 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 5.

Duran, Carolina, Yonkers. \$5,984 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Federico, Phil, Yorktown Heights. \$3,002 in favor of Capital One NA, McLean, Virginia. Filed Feb. 13.

Findley, Tamaya, Mount Vernon. \$3,671 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Findley, Tamaya, Mount Vernon. \$3,397 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Fullerton, Robyn N., Yonkers. \$10,199 in favor of Capital One NA, McLean, Virginia. Filed Feb. 19.

Gabriel, Christian A., Port Chester. \$2,055 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 13.

Gara, James O., Pound Ridge. \$25,114 in favor of Bank of America NA, Charlotte, North Carolina. Filed Feb. 20.

Gara, James O., Pound Ridge. \$18,521 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Garcia, Juan D., Bronxville. \$8,606 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 18.

Hansen, Ralph S., Kaysville, Utah. \$13,219 in favor of 420 E. 78th LLC. Filed Feb. 13.

Haughton, Barrington, New Rochelle. \$4,565 in favor of Capital One NA, McLean, Virginia. Filed Feb. 18.

Heras, Marcario, Ossining. \$821 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 13.

Jean-Marie, Morille, White Plains. \$18,886 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Feb. 5.

John Falvella Inc., Montgomery. \$207,052 in favor of Timothy Cowen. Filed Feb. 18.

Kelton, Theodore D., Ossining. \$36,694 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Korn, Amy F., Briarcliff Manor. \$2,886 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 3.

Kossivi, Masha, Bronxville. \$21,103 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 18.

Loja, Christian R. M., New Rochelle. \$3,215 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Londono, John M., Cortlandt Manor. \$17,478 in favor of Capital One NA, McLean, Virginia. Filed Feb. 13.

Maldonado, Delmary, Mount Vernon. \$3,132 in favor of Absolute Resolutions Investments LLC. Filed Feb. 9.

Mayer Jr., Frederick G., Pleasantville. \$11,785 in favor of Bank of America NA. Charlotte, North Carolina. Filed Feb. 20.

Mayus, Catherine, Bedford. \$15,479 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 18.

Mendez, Susana, New Rochelle. \$3,350 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Feb. 20.

Nevers, Roxanne, Cortlandt Manor. \$3,690 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 11.

Perez, Victor R., Yonkers. \$8,058 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 6.

Pugliatti, Frank, Mamaroneck. \$6,147 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Feb. 11.

Singh, Annabella A., Yonkers. \$3,190 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Feb. 6.

LIS PENDENS

Americas Wholesale Lender, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 81 Hobart Ave., Port Chester. Filed Feb. 20.

Asset Acceptance LLC, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 11 Seventh St., Verplanck. Filed Feb. 18.

Baggio, Alexia, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$448,000 affecting property located at 263 Cherry Road, Yorktown. Filed Feb. 25.

Barragan, Irma, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 214 S. Fifth Ave., Mount Vernon. Filed Feb. 27.

Doull, Ian A., as owner. Filed by Wells Fargo USA Holdings LLC. Action: Foreclosure of a mortgage in the principal amount of \$879,000 affecting property located at 50 Florence Drive, Chappaqua. Filed Feb. 25.

Empire Funding, as owner. Filed by Banc of America Funding Corp. 2007-6. Action: Foreclosure of a mortgage in the principal amount of \$430,000 affecting property located at 20 Linden Ave., Ossining. Filed Feb. 18.

Forster Danielle M., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$795,000 affecting property located at 223 Sunny Ridge Road, Harrison. Filed Feb. 24.

Greenidge Tony D. as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$273,000 affecting property located in New Rochelle. Filed Feb. 26.

Griffin Audrey, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 5 Birch Court, Ossining. Filed Feb. 18.

Knaust Christian G., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$720,000 affecting property located at Aberfoyle Road, New Rochelle. Filed Feb. 25.

Lowe Miriam V., as owner. Filed by Servbank NA. Action: Foreclosure of a mortgage in the principal amount of \$848,000 affecting property located at 33 Sycamore Ave., Mount Vernon. Filed Feb. 20.

Sobers-Hyndman Suzette -Executor, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 738 Pelhamdale Ave., New Rochelle. Filed Feb. 26.

Tassone, Joseph Jr., as owner. Filed by State Of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of \$177,000 affecting property located at 4 Agnew Farm Road, Unit C2, North Castle. Filed Feb. 23.

Williams, Constance, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 408 Dyckman St., Peekskill. Filed Feb. 20.

Winthal, Perlita D., as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 130 Webster Ave., Yonkers. Filed Feb. 27.

MECHANIC'S LIENS

Broadway Terrace Associates LP, Yonkers. \$148,761 in favor of Maxxum Construction Corp., Islip. Filed March 16.

Coaxum, Kimberly D., Mamaroneck. \$22,831 in favor of DTF Rosemount LLC, Cos Cob. Filed March 12.

Crocco, Chris, White Plains. \$11,295 in favor of R. Drakefords LLC, Stamford, Connecticut. Filed March 12.

Francis, Leala, Rye. \$12,333 in favor of Palette Pro Painting & Renovation, Port Chester. Filed March 4.

Kurtill, Fjolla, Bedford. \$4,500 in favor of Drywall Resolution Inc., Highland. Filed March 4.

Lepore, Frankee Luca, Greenburgh. \$3,700 in favor of Rick Galletti, Yorktown Heights. Filed March 4.

LT Eastchester LLC, Eastchester. \$56,627 in favor of Vanguard Construction & Development, New York. Filed March 6.

LT Eastchester LLC, Eastchester. \$77,243 in favor of JMC Planning Engineering Landscaping, Armonk. Filed March 6.

Marsha A. Jamil Recovable Trust, White Plains. \$99,393 in favor of Francesco Andreoli, New Rochelle. Filed March 16.

Matias, Danielle, Scarsdale. \$23,960 in favor of Tudor HVAC Mechanical Inc., Ridgewood. Filed March 6.

Murphy, Erin, New Rochelle. \$8,152 in favor of Yost & Campbell Inc., Mount Vernon. Filed March 6.

One P Way LLC, Bedford. \$8,300 in favor of Aces HVAC & Plumbing Corp. Filed March 6.

Priority Super Construction Corp., Mount Vernon. \$350,000 in favor of Velaris Consulting Inc., Mount Vernon. Filed March 12.

Rye Country Day School, Rye. \$95,538 in favor of RDD Homes LLC, New Canaan, Connecticut. Filed March 9.

Sound View Apart Development Fund Co., New Rochelle. \$285,000 in favor of Maxxum Construction Corp., Islip. Filed March 16.

NEW BUSINESSES

Sole Proprietorships

Bemac Glow, 123 E. Lincoln Ave., Mount Vernon 10552. c/o Immacula Besean. Filed March 16.

Bouquet, Jemz, 9 Edward St., Ossining 10562. c/o Jewels Cherry. Filed March 10.

Canteen At 210, 210 Warburton Ave., Yonkers 10701. c/o Michael A. Whitney. Filed March 13.

Cheatcodes64, 600 North Ave. No. 515, New Rochelle 10801. c/o Naniloa Keyes. Filed March 12.

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

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

Daily Grace Construction, 17 Amsterdam Place, Mount Vernon 10553. c/o Joel Sanweis. Filed March 10.

End Music Production, 111 Grasslands Road, Valhalla 10595. c/o Michael L. Rock. Filed March 13.

Fidel Rivera Landscaping, 14 Hunt Place, White Plains 10606. c/o Fidel Rivera. Filed March 11.

Froggys Landscaping, 215 Woodworth Ave., Yonkers 10701. c/o Marcial Dominguez Davila. Filed March 10.

Garcia Green Landscaping, 18 Italy Ave., Apt. 2, Bedford Hills 10507. c/o Willian Emilio. Filed March 12.

Jason Alpert Development, P.O. Box 112, Rye 10580. c/o Jason Philip Alpert. Filed March 13.

Jose V. Landscaping, 13 Maurice Ave., Apt. 1, Ossining 10562. c/o Jose A. Vilorjo Ochoa. Filed March 16.

Josemines Paradise Group Family Daycare, 258 Woodworth Ave., 2E, Yonkers 10701. c/o Ladis Elina Villafranca. Filed March 6.

Katules Boutique, 519 English Place, Mamaroneck 10543. c/o Kristen Carelli. Filed March 12.

Lazaro Landscaping, 237 Smith St., Apt. 1, Peekskill 10566. c/o Transito Lazaru. Filed March 13.

Lous Outdoor Sports, 4 Orchard Place, Harrison 10528. c/o Louis J. Zacchio. Filed March 12.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

EH Capital LLC, as owner. Lender: Minisink Valley Home Builders LLC. Property: in Deerpark. Amount: \$1 million. Filed Feb. 11.

Walden Savings Bank, as owner. Lender: Lindsay and Michael Rizzo. Property: in Greenville. Amount: \$1 million. Filed Feb. 10.

Loan Funder LLC Series 109004, as owner. Lender: 2 Kingsville LLC. Property: 14 Lee Ave., Blooming Grove. Amount: \$2 million. Filed Feb. 10.

Below \$1 million

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$100,000. Filed Feb. 13.

Kiavi Funding Inc., as owner. Lender: Christian Brothers Construction Inc. Property: 80 Beattie Ave., Middletown. Amount: \$215,700. Filed Feb. 18.

Kiavi Funding Inc., as owner. Lender: C&E Remodelings Group LLC. Property: 15 Fleetwood Drive, Newburgh. Amount: \$295,800. Filed Feb. 13.

Kiavi Funding Inc., as owner. Lender: JL Forest LLC. Property: 6 Lannis Ave., New Windsor. Amount: \$352,100. Filed Feb. 18.

Walden Savings Bank, as owner. Lender: Keith Gumaer and Kelliann Hoey. Property: in Wallkill. Amount: \$465,000. Filed Feb. 10.

Primelending, as owner. Lender: Anna Marissa Estep. Property: in New Windsor. Amount: \$508,000. Filed Feb. 18.

EH Capital LLC, as owner. Lender: Minisink Self Storage LLC. Property: in Minisink. Amount: \$900,000. Filed Feb. 18.

DEEDS

Above \$1 million

123 Nyack Development LLC, Spring Valley. Seller: Old 123 LLC, Monsey. Property: 123 Old Nyack Turnpike, Chestnut Ridge. Amount: \$3.7 million. Filed March 2.

17 Jay LLC, Spring Valley. Seller: Gold, Abraham, Spring Valley. Property: 17 Jay St., Spring Valley. Amount: \$1.5 million. Filed March 4.

2 Zeissner LLC, Spring Valley. Seller: Genud Legacy Trust, Spring Valley. Property: 2 Zeissner Lane, Spring Valley. Amount: \$1.4 million. Filed March 5.

44 Phyllis LLC, Suffern. Seller: Cong Khal Bais Shmiel, Monsey. Property: 44 Phyllis Terrace, Kaser. Amount: \$1.5 million. Filed March 5.

53 S. Main Street LLC, Spring Valley. Seller: 53 S. Main Estates LLC, Monsey. Property: 53 S. Main St., Spring Valley. Amount: \$4.5 million. Filed March 4.

95 99 Route 59 Estates LLC, Monsey. Seller: 95 99 Route 59 LLC, Monsey. Property: 95 99 Route 59, Monsey. Amount: \$4.2 million. Filed March 2.

Glaz Estates LLC, Airmont. Seller: Sandra L. Garelick, Airmont. Property: 16 Twin Lakes Drive, Airmont. Amount: \$1.1 million. Filed March 5.

Knobloch, Chaim, Spring Valley. Seller: 13 Elener Lane LLC, East Orange, New Jersey. Property: 13 Elener Lane, Spring Valley. Amount: \$1.8 million. Filed March 2.

Koenig, Chaya, Monsey. Seller: 17 Wallenberg LLC, Airmont. Property: 17 Wallenberg Circle, Monsey. Amount: \$2.5 million. Filed March 5.

MG 1 11 Trust, Brooklyn. Seller: 120 Union LLC, Monroe. Property: 23 Northbrook Road, Monsey. Amount: \$1.4 million. Filed March 10.

Pomona Owner LP, et al, Maryland. Seller: Henry Gardens LP, et al. Property: 1 Crystal Hill Drive, Pomona. Amount: \$63.7 million. Filed March 6.

Weinberger, Avraham Z., Spring Valley. Seller: Ridge Street Services Properties LLC, Monsey. Property: 15 Ridge Ave., Spring Valley. Amount: \$1.3 million. Filed March 10.

Below \$1 million

10 Crest Unit 104 LLC, Brooklyn. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$669,000. Filed March 10.

12 Paiken LLC, Spring Valley. Seller: Harriat Equity Holdings LLC, Brooklyn. Property: 12 Paiken Drive, Spring Valley. Amount: \$999,000. Filed March 2.

219c Kearsing Parkway LLC, Monsey. Seller: Blueberry Holdings II LLC, Nanuet. Property: 219 Kearsing Parkway, Spring Valley. Amount: \$590,000. Filed March 2.

22 South Street BH LLC, Spring Valley. Seller: Hastings Group LLC, Spring Valley. Property: 22 South St., Haverstraw. Amount: \$562,594. Filed March 3.

267 York Estate LLC, Monsey. Seller: Kristine A. Ciganek, referee, et al, New City. Property: 38 Heritage Drive, New City. Amount: \$360,000. Filed March 9.

32 Twin Avenue Realty Inc., Spring Valley. Seller: Michael L. Tumicki, Garnerville. Property: 10 Moorea Court, Garnerville. Amount: \$700,000. Filed March 2.

36 Fairway Oval LLC, Spring Valley. Seller: Marjorie Daher, Spring Valley. Property: 2 E. Willow Tree Road, Wesley Hills. Amount: \$835,000. Filed March 10.

39 Third Street BH LLC, Spring Valley. Seller: North Yorkshire LLC, Spring Valley. Property: 39 Third St., Haverstraw. Amount: \$225,000. Filed March 3.

478 West Central Avenue Unit 102 Trust, Spring Valley. Seller: Westgate Estates LLC, Suffern. Property: 478 W. Central Ave., Spring Valley. Amount: \$470,000. Filed March 10.

5 Interstate LLC, Monsey. Seller: Joseph DeSerio, Suffern. Property: 5 Interstate St., Suffern. Amount: \$460,000. Filed March 6.

66 S. Monsey LLC, Airmont. Seller: Geiger, Brian W. Geiger, Airmont. Property: 62 S. Monsey Road, Monsey. Amount: \$885,000. Filed March 5.

74 Sharp Street BH LLC, Spring Valley. Seller: 74 Sharp LLC, Spring Valley. Property: 74 Sharp St., Haverstraw. Amount: \$562,594. Filed March 3.

Brull, Gitty, Brooklyn. Seller: Ridge Street Services Properties LLC, Monsey. Property: 15 Ridge Ave., Spring Valley. Amount: \$999,000. Filed March 11.

Center 5 LLC, Monsey. Seller: 5 Center Lane LLC, Monsey. Property: 5 Center St., Suffern. Amount: \$475,000. Filed March 9.

Esker Management Company Inc., Brooklyn. Seller: CGSH Development LLC, Tappan. Property: 576 Route 303 Blauvelt., Amount: \$830,000. Filed March 2.

Gurnee LLC, Spring Valley. Seller: Gurnee Avenue New York LLC, Monsey. Property: 97 Gurnee Ave., Haverstraw. Amount: \$535,000. Filed March 10.

Horowitz, Zev, Monsey. Seller: 32 N. Saddle River LLC, Monroe. Property: 32 Saddle River Road, Monsey. Amount: \$870,000. Filed March 2.

Jean Baptiste, Hevel, Scarsdale. Seller: Tikva Partners LLC, White Plains. Property: 166 Halgren Crescent, Haverstraw. Amount: \$317,000. Filed March 10.

JLC Ventures LLC, Warwick. Seller: Estate of Rose Schulz, New City. Property: 18 Braemar Court, New City. Amount: \$410,000. Filed March 5.

Kraus, Chana G., Monsey. Seller: 45 Grove LLC, Monsey. Property: 45 Grove St., Monsey. Amount: \$875,000. Filed March 6.

Neutov Holdings LLC, Spring Valley. Seller: Aaron Guttman, Monsey. Property: 3 Horizon Court, Monsey. Amount: \$130,000. Filed March 6.

Nice Realty New York LLC, Spring Valley. Seller: Yosef Goldman, Spring Valley. Property: 6 Paquin Lane, Spring Valley. Amount: \$2,773. Filed March 4.

Nice Realty Services LLC, Spring Valley. Seller: Shifra Goldman, Spring Valley. Property: 17 Columbus Ave., Spring Valley. Amount: \$4,175. Filed March 5.

Regina River LLC, Spring Valley. Seller: Einsum Incorporated, Pomona. Property: 124 Park Ave., New City. Amount: \$190,000. Filed March 2.

Schmelczar, Pinchus, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$560,000. Filed March 5.

Steinberg, Richard, New City. Seller: Wam Kid LLC, Spring Valley. Property: 313 N. Main St., Spring Valley. Amount: \$475,000. Filed March 3.

William Helmke Homes LLC, Nanuet. Seller: SMC Realty LLC, Valley Cottage. Property: 570 Kings Highway, Valley Cottage. Amount: \$275,000. Filed March 6.

Zaks, Abraham, New City. Seller: New Wagon Wheel LLC, Brooklyn. Property: 16 Wagon Wheel Drive, New City. Amount: \$912,000. Filed March 2.

JUDGMENTS

Alcantara, Isaac, Harriman. \$3,515 in favor of Capital One, McLean, Virginia. Filed March 5.

Bilik, Michael R., Whitestone. \$123,941 in favor of American Express National Bank, Sandy, Utah. Filed March 9.

Buxton, Tiffany, Newburgh. \$28,347 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 9.

Cerna, Gabriela, Newburgh. \$15,012 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 3.

Chavez, Lauro Olivera, Chester. \$1,733 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Feb. 25.

Christine, Debra, Washingtonville. \$3,376 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 25.

CJ Builders LLC, North Attleborough, Massachusetts. \$53,855 in favor of Simply Funding LLC, Chester. Filed Feb. 3.

Clifton, Chantysa, Florida. \$5,242 in favor of Capital One, McLean, Virginia. Filed Feb. 6.

Delvalle, Debbie, Montgomery. \$2,801 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

DeMeo, Anthony III, Warwick. \$17,002 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

DeSilva, Allison, Middletown. \$9,063 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 24.

Desposito, Derek A., Highland Mills. \$3,746 in favor of Capital One, McLean, Virginia. Filed March 5.

Diaz, Edwin, New Windsor. \$4,628 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 4.

Dolan, Erica, Walden. \$3,327 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 27.

Duran, Andy, Cornwall-on-Hudson. \$1,502 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Feb. 26.

Ebnetter, Danny, Middletown. \$1,647 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

Ezell, Hicks Marva, Newburgh. \$3,331 in favor of Bank of America, Charlotte, North Carolina. Filed March 2.

Ferrari, Crystal, Middletown. \$3,349 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 25.

Garcia, Bello Maricela, Newburgh. \$3,012 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 4.

Giraud, Mark T., Middletown. \$7,075 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Feb. 27.

Gomez, Hesler O., Monroe. \$1,848 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 4.

Halpin, Jovan L, Chester. \$3,711 in favor of Bank of America, Charlotte, North Carolina. Filed March 2.

Hill, Nicolas Edward, New Windsor. \$3,145 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 4.

Hill, Paula, Harriman. \$19,505 in favor of Capital One, McLean, Virginia. Filed Feb. 5.

Independent Choice Inc., Monroe. \$34,682 in favor of TD Bank, Brooklyn Park, Minnesota. Filed Feb. 26.

Irizarry, Samantha N., Slate Hill. \$2,682 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 25.

Johnson, Gunner, Washingtonville. \$1,479 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 4.

Kaufman, David, Monroe. \$12,526 in favor of Bank of America, Charlotte, North Carolina. Filed March 3.

Lespinasse, Stephan, Middletown. \$3,583 in favor of Meenan Oil Company LP, Woodbury. Filed Feb. 25.

Liriano, Alfred, Newburgh. \$3,274 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 25.

McDermott, Elizabeth H., Goshen. \$30,789 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 6.

McKinney, Kim, Montgomery. \$1,421 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

Mitchell, Jasmin Gilmore, Montgomery. \$1,769 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 25.

Morales, Antolin Cedeno, Goshen. \$6,519 in favor of American Express National Bank, Sandy, Utah. Filed March 9.

Mullings, Adonie C., New Windsor. \$23,256 in favor of American Express National Bank, Sandy, Utah. Filed March 2.

Nichols, Brian, Otisville. \$3,911 in favor of Capital One, McLean, Virginia. Filed Feb. 4.

Paul Saint, Roosevelt J., Middletown. \$13,063 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

Payne, Ericka, New Windsor. \$1,513 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 27.

Pemberton, Maryanne, Walden. \$1,679 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 4.

Philo, Frederick, Newburgh. \$12,547 in favor of American Express National Bank, Sandy, Utah. Filed March 3.

Quinonez, Vanessa, Middletown. \$5,292 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 25.

Reed, Jennifer, Chester. \$6,637 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 6.

Reyes, Milvia Lopez, Newburgh. \$3,892 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 4.

Robinson, Shamen Nya Ra Borno, Middletown. \$3,678 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 25.

Rodriguez, Librada, Middletown. \$1,373 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Feb. 4.

Rogers, Randolph, Middletown. \$6,389 in favor of Discover Bank, Columbus, Ohio. Filed Feb. 4.

Rose, Laura, Walden. \$3,803 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 24.

Samet, Menachem, Monroe. \$21,605 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed Feb. 5.

Samuels, Jacqueline T., Highland Mills. \$11,106 in favor of Bank of America, Charlotte, North Carolina. Filed Feb. 25.

Smith, Beverly S., Walden. \$3,152 in favor of Citibank, Sioux Falls, South Dakota. Filed Feb. 26.

Smith, Christopher, Bush Sparrow. \$2,959 in favor of Capital One, McLean, Virginia. Filed Feb. 5.

Smith, Styvens, Newburgh. \$2,117 in favor of Capital One, McLean, Virginia. Filed Feb. 6.

Spartan Machine LLC, New Paris, Ohio. \$100,090 in favor of Vox Funding LLC, New York. Filed Feb. 24.

Thomas, Sancha, Monroe. \$5,874 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 5.

Titan Fence Company LLC, Hernando, Florida. \$83,639 in favor of Mint Funding Inc., Monroe. Filed Feb. 24.

Top Hop Inc., Lauderdale Lakes, Florida. \$72,254 in favor of Retro Advance Inc., Westbury. Filed March 2.

Vargas, Roberto, Montgomery. \$1,629 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 5.

Vergona, Jennifer, Walden. \$4,967 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 24.

Wilson, Beatrice, Middletown. \$6,556 in favor of Capital One, McLean, Virginia. Filed March 2.

Wooten, Mia, Middletown. \$1,656 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 26.

MECHANIC'S LIENS

15 Albert LLC, as owner. \$38,063 in favor of Suncat Excavators Inc. Property: 15 Albert Drive, Monsey. Filed Feb. 25.

1581 Holding NY LLC, et al, as owner. \$15,586 in favor of CV Plumbing Heating and Air Conditioning LLC. Property: 1581 US 202, Pomona. Filed Feb. 3.

51 Saddle River LLC, as owner. \$37,311 in favor of Total Property Care Inc. Property: 51 Saddle River Road, Monsey. Filed Feb. 26.

51 Saddle River LLC, as owner. \$50,118 in favor of Bucket Enterprises LLC. Property: 51 Saddle River Road, Monsey. Filed Feb. 26.

Ferrao, Stanley F. and Lorna Gomes, as owner. \$30,099 in favor of All General Contracting L Corp. Property: 4 Brettman Circle, New City. Filed Feb. 18.

Lus Licensing LLC, as owner. \$5,875 in favor of Lomupo Materials Inc. Property: 37 Route 303, Tappan. Filed Feb. 23.

Mosdos Torah Inc., as owner. \$178,030 in favor of Swift Mechanics Inc. Property: 116 Madison Ave., Spring Valley. Filed Feb. 26.

Neil Road Holdings LLC, as owner. \$30,891 in favor of DHD Windows & Doors LLC. Property: 17 Neil Road, Spring Valley. Filed Feb. 6.

OCI LLC, as owner. \$106,395 in favor of Truagh Holdings LLC. Property: 527 NY Route 303 Orangeburg. Filed Feb. 17.

Schwartz, Aron Z and Rachele Lichtenstein, as owner. \$5,289 in favor of Hindustan Granites Inc. Property: 6 Soundview Drive, Spring Valley. Filed Feb. 3.

NEW BUSINESSES

Sole Proprietorships

845sneakerman Net, 40 Underhill Road, Middletown 10940. c/o Douthett Lamont Arnett. Filed March 3.

Above & Beyond Renovations, 25 Woodward Terrace, Central Valley 10917. c/o Darlen Y Palacios. Filed March 9.

AGM Makeup Artistry, 249 S. Pland Road, Trail 7, Newburgh 12550. c/o Abilene Marin. Filed March 9.

Cakes By Mari, 270 Round Hill Road, Florida 10921. c/o Marianna Meyer. Filed March 3.

Chriss Auto N Truck Repair, 189 Snider Ave., Walden 12586. c/o Christopher A. Mazer. Filed March 12.

D&M Remodeling Specialist, 66 Carson Ave., Newburgh 12550. c/o Joel David Vasquez Angulo. Filed March 9.

Divine Perfume, 44 East Ave., Middletown 10940. c/o Martha Martinez. Filed March 11.

Frank Hoeffner Jr. Farm, 374 Dunn Road, Montgomery 12549. c/o Hoeffner Frank C Jr. Filed March 5.

Jahirthabarber, 2 Lake Road, 301, Monroe 10950. c/o Jahir Castillo. Filed March 3.

Kipps Bin Cleaning, 1130 State Route 17k, Montgomery 12549. c/o Venetis Kyle Paul. Filed March 4.

Las Touch Painting, 14 Palantine Ave., Newburgh 12550. c/o Castillo Luis E. Filed March 6.

Pine Island Tap House, 682 Circle 1, Pine Island 10969. c/o Brian D. Ford. Filed March 4.

Pretty Parlor, 2428 State Route 17k, Montgomery 12549. c/o Jada Smallwood. Filed March 11.

Simon Jacob Accounting & Tax, 19 Rovna, Unit 412, Monroe 10950. c/o Jacob Simon. Filed March 4.

THC Freight Services LLC, 2002 Hawthorne Way, New Windsor 12553. c/o Juan Percy Abregu. Filed March 11.

BUILDING PERMITS

Commercial

194 Main Norwalk LLC, Norwalk, contractor for 194 Main Norwalk LLC. Perform replacement alterations at 194-196 Main St., Norwalk. Estimated cost: \$10,000. Filed Feb. 9.

200 Route One Realty LLC, Norwalk, contractor for 200 Route One Realty LLC. Perform replacement alterations at 200 Connecticut Ave., Norwalk. Estimated cost: \$30,000. Filed Feb. 10.

ADI East Inc., Norwalk, contractor for Golden Waters LLC. Perform replacement alterations at 18 Stephen Mather Road, Norwalk. Estimated cost: \$16,000. Filed Feb. 10.

Balderrama & Sons LLC, Norwalk, contractor for Joseph L. Sepuca. Renovate the basement at 28 Yew St., Norwalk. Estimated cost: \$160,000. Filed Feb. 11.

Dorce, Cynthia, Norwalk, contractor for Cynthia Dorce. Remove second-floor unit, revert to single-family residence at 12 Sention Ave., Norwalk. Estimated cost: \$2,500. Filed Feb. 12.

Fischer Roofing LLC, Norwalk, contractor for Norwalk Realty LLC. Reskin flat roofs leaving existing insulation and remove the membrane at 34 Midrocks Drive, Norwalk. Estimated cost: \$32,000. Filed Feb. 6.

HandyCT.com LLC, Norwalk, contractor for HandyCT.com LLC. Construct two A/C platforms at 20 Morehouse Lane, Norwalk. Estimated cost: \$5,000. Filed Feb. 11.

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

King School Inc., Stamford, contractor for King School Inc. Schedule the inspection at 1450 Newfield Ave., Stamford. Estimated cost: \$10,000. Filed Feb. 11.

Lanese Construction Inc., Bridgeport, contractor for Stamford Hospital. Complete the interior demolition of approximately 7,800 square feet on the third floor at 1 Hospital Plaza, Stamford. Estimated cost: \$225,000. Filed Feb. 18.

M&M Constructions LLC, Wilton, contractor for UB Newfield Green LLC. Transform the space to accommodate a new ice cream shop located at 565 Newfield Ave., Stamford. Estimated cost: \$200,000. Filed Feb. 24.

M&M Constructions LLC, Wilton, contractor for Naji Mohammed LLC. Begin the phase 1 renovation by focusing on interior framing along with plumbing, electrical and HVAC for the deli located in the first-floor prep/storage area of the basement, while a two-bedroom apartment is situated on the second floor. Prepare for Phase 2 of the project, which will start after MEP plans are completed, including the installation of the grease trap, hood and kitchen equipment at 1110 E. Main St., Stamford. Estimated cost: \$275,000. Filed Feb. 27.

Magna Construction Limited LLC, Stamford, contractor for Canal Street Partners LLC. Alter the commercial space on the third and fourth floors to accommodate tenant improvements at 850 Canal St., Stamford. Estimated cost: \$450,000. Filed Feb. 2.

Magna Construction Limited LLC, Stamford, contractor for East Metro Center LLC. Transform interior spaces to accommodate a new tenant fit out at 429 Washington Blvd., Stamford. Estimated cost: \$800,000. Filed Feb. 5.

Marquez Roofing LLC, Stratford, contractor for M&T Bank. Perform construction at 110 Erskine Road, Stamford. Estimated cost: \$20,000. Filed Feb. 6.

Myano West LLC, Stamford, contractor for Myano West LLC. Renovate the interior of a pharmacy, approximately 820 square feet at 30 Myano Lane, Stamford. Estimated cost: \$80,000. Filed Feb. 25.

New England Artisans Remodeling & Design Group LLC, Norwalk, contractor for Arthur J. and Amy M. Conley. Renovate single-family residence at 232 Silvermine Ave., Norwalk. Estimated cost: \$30,000. Filed Feb. 6.

PHF II Stamford LLC, Stamford, contractor for PHF II Stamford LLC. Transform spaces by reconfiguring rooms, relocating walls and fixtures at 242 Fairfield Ave., Stamford. Estimated cost: \$75,000. Filed Feb. 8.

Premier Building Associates LLC, North Branford, contractor for the city of Stamford Davenport Ridge Elementary School. Lift HVAC units, disconnect and reconnect electrical and plumbing, replace structural steel, ensure a complete roof replacement, and provide a 30-year full-system warranty at 1300 Newfield Ave., Stamford. Estimated cost: \$3,371,000. Filed Feb. 17.

RJM Brothers LLC, Stamford, contractor for GEMD LLC. Finish approximately 1,000 square feet of the existing basement. Insulate and frame the existing block walls with 2x4s, add electrical plugs and lights, sheetrock the walls, and paint and install vinyl flooring over the existing cement floor at 29 Flint Rock Road, Stamford. Estimated cost: \$26,500. Filed Feb. 24.

Westview Electric LLC, Norwalk, contractor for Margaret L. and Marshall Breines. Renovate the laundry room at 29 Heron Road, No. 15, Norwalk. Estimated cost: \$11,000. Filed Feb. 9.

Residential

1 2 3 Construction 1 Corp., Norwalk, contractor for Ten Jia Mang. Construct a foundation only for a single-family residence at 7 Michael St., Norwalk. Estimated cost: \$50,000. Filed Feb. 6.

17 Woodlawn LLC, Norwalk, contractor for 17 Woodlawn LLC. Renovate single-family residence at 17 Woodlawn Ave., Norwalk. Estimated cost: \$100,000. Filed Feb. 9.

Brown Dog GC LLC, Norwalk, contractor for Keith R. Bedell and Suzanne M. Bedell. Finish attic area into recreation room at 33 Myrtle St., Norwalk. Estimated cost: \$30,000. Filed Feb. 11.

Curtis, Jade A., and Matthew Pogoreski, Norwalk, contractor for Jade A. Curtis. Convert a single-family residence to a two-family residence at 11 Auburn St., Norwalk. Estimated cost: \$20,000. Filed Feb. 9.

D'Aconto Construction LLC, Norwalk, contractor for Sean H. Dejager and Elizabeth A. Reda. Renovate the kitchen and install a load-bearing beam at 19 Pumpkin Lane, Norwalk. Estimated cost: \$40,000. Filed Feb. 9.

Estradas Construction LLC, Norwalk, contractor for Rosario F. Corona. Replace roof shingles at 69 Fort Point St., Norwalk. Estimated cost: \$5,000. Filed Feb. 9.

Geremia, Cynthia, and Brad W. Geremia, Norwalk, contractor for Cynthia Geremia and Brad W. Geremia. Replace existing deck at rear of the home at 175 E. Rocks Road, Norwalk. Estimated cost: \$26,000. Filed Feb. 5.

Gunshor, Robert I., Ridgefield, contractor for Brendan Hutchings. Transform the garage into three bedrooms at 19 Berkeley St., Stamford. Estimated cost: \$25,000. Filed Feb. 23.

Home Depot USA Inc., Norwalk, contractor for Dorothy Chiamonte. Remove and replace seven windows, same size, at 230 Sunrise Hill Road, No. L102, Norwalk. Estimated cost: \$8,152. Filed Feb. 11.

LGL Construction LLC, Norwalk, contractor for Brolota Shea Owens. Remove existing roof and reroof 240 W. Norwalk Road, Norwalk. Estimated cost: \$12,600. Filed Feb. 11.

Lifetime Quality Roofing LLC, Norwalk, contractor for Teodora and Juan Fernandez. Remove existing roof and reroof 6 Woodlawn Ave., Norwalk. Estimated cost: \$7,000. Filed Feb. 12.

Michael Stadler Construction LLC, Norwalk, contractor for Sarah Chering. Renovate three bathrooms and complete the basement bathroom and kitchen renovation at 120 Willowbrook Ave., Stamford. Estimated cost: \$50,000. Filed Feb. 13.

MLR Homes Corp., Monroe, contractor for Shanika Uduwana. Construct a building with a walk-out basement, totaling 4,029 square feet on two floors and a 700-square-foot finished basement at 165 S. Brook Drive, Stamford. Estimated cost: \$1,526,000. Filed Feb. 11.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Ariel Bustamante. Install rooftop railed solar modules at 142 Old Long Ridge Road, Stamford. Estimated cost: \$37,939. Filed Feb. 11.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Tony and Clorinette Lesperance. Remove and dispose of old roofing material, install new EPDM and install new Owens Corning Duration shingles, completing a full roof replacement at 66 Toms Road, Stamford. Estimated cost: \$18,430. Filed Feb. 24.

Mr. Enterprises LLC, Stamford, contractor for Michael Tonetti and Katherine Cullen. Construct a bathroom addition in the basement, 64 square feet at 92 Coolidge Ave., Stamford. Estimated cost: \$12,000. Filed Feb. 4.

MR Enterprises LLC, Stamford, contractor for Jarrett Afkari. Renovate two bathrooms and a kitchen at 25 Forest St., Stamford. Estimated cost: \$165,000. Filed Feb. 23.

NGL Transclean and Painting LLC, Norwalk, contractor for Adrian Cardone. Renovate existing full bathroom, remove tub and install shower at 50 Aiken St., No. G/241, Norwalk. Estimated cost: \$9,000. Filed Feb. 6.

Paltin, Jose, Port Chester, New York, contractor for Handa and Mei Lin. Remove existing asphalt roof and replace with new asphalt shingles at 22 Richmond Place, Stamford. Estimated cost: \$14,500. Filed Feb. 4.

Parallel Construction Management LLC, Old Greenwich, contractor for David Scherff. Transform the kitchen and pantry with a renovation and create a bar/coffee station at 50 Spring Hill Lane North, Stamford. Estimated cost: \$200,000. Filed Feb. 19.

Pedone, John F., et al., Stamford, contractor for John F. Pedone, et al. Add approximately 160 square feet to the second floor, relocating bedroom No. 1 and the laundry room with storage at 23 Westwood Court, Stamford. Estimated cost: \$42,788. Filed Feb. 5.

Pensiero, Mary, Stamford, contractor for Mary Pensiero. Construct an accessory dwelling unit of one story frame construction at 188 Quarry Road, Stamford. Estimated cost: \$80,000. Filed Feb. 5.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Terry and Darlene C. Angotto. Remove existing siding and replace with Tribuilt house wrap and form-fitted insulated vinyl at 67 Diamondcrest Lane, Stamford. Estimated cost: \$51,912. Filed Feb. 12.

Riga Home Pro LLC, Wilton, contractor for Laura Casale and Terrence S. Martin. Install vinyl siding and replace eight windows at 30 Pellom Place, Stamford. Estimated cost: \$64,500. Filed Feb. 19.

Rocco, Michael, Stamford, contractor for Michael Rocco. Construct a single-family home containing three stories, with a total square footage of 7,073 square feet at 174 S. Brook Drive, Stamford. Estimated cost: \$950,000. Filed Feb. 10.

Rocksolid Construction LLC, Stamford, contractor for Robin Fischel. Revise the first floor by removing both weight-bearing and non-weight-bearing walls, expand the kitchen, relocate the existing deck, and replace the current slider to the deck with a single French door. Construct a new front porch while moving the washer and dryer on the second floor, transform the existing closet in the hallway into a dedicated laundry room at 72 Old North Stamford Road, Stamford. Estimated cost: \$335,000. Filed Feb. 2.

Roofix Technologies LLC, Windsor, contractor for Jose A. and Monica V. Velez. Remove modified bitumen and replace it at 143 Fairfield Ave., Stamford. Estimated cost: \$8,200. Filed Feb. 5.

Santos, Anthony D. A., Norwalk, contractor for Anthony D.A. Santos. Renovate a single-family residence at 11 Devon Ave. Norwalk. Estimated cost: \$150,000. Filed Feb. 11.

Trademarc Construction Inc., Norwalk, contractor for Thomas and Lauren Murray. Remove existing cedar shingle roof and replace with new cedar shingle roof at 1 Yarmouth Road, Norwalk. Estimated cost: \$52,000. Filed Feb. 5.

Yecaco LLC, Norwalk, contractor for Yecaco LLC. Renovate existing kitchen and replace bathroom fixtures only at 85 Soundview Ave., Norwalk. Estimated cost: \$30,000. Filed Feb. 10.

COURT CASES

Bridgeport Superior Court

Arevalo, Carlos Antonio, et al, Stamford. Filed by Maria Burgos, Stamford. Plaintiff's attorney: Philip E. Berns, Stamford. 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-26-6156713-S. Filed Feb. 18.

Bogue, Peter, et al, Fairfield. Filed by Stephanie Elevado, East Greenwich, Rhode Island. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff was lawfully on the defendants' property when she was allegedly bitten on the face by the defendants' dog, Lacey, causing her to suffer personal injuries and losses. 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-26-6156132-S. Filed Feb. 4.

Preferred Air Systems Inc., et al, Danbury. Filed by Jorge Rengifo, Bridgeport. Plaintiff's attorney: Levy Leff DeFrank & Armas 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. FBT-CV-26-6156642-S. Filed Feb.

Webb, Anette. Norwalk. Filed by Brandon Ford p.p.a. Shakita Hudson, Norwalk. Plaintiff's attorney: Daly Wehing & Bodell, Bridgeport. Action: the plaintiff was a passenger on a school bus owned by Norwalk Public Schools. A motor vehicle operated by the defendant allegedly suddenly and without warning, turned in front of and collided and crashed into the school bus in which the plaintiff suffered personal injuries and damages. 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-26-6156565-S. Filed Feb. 17.

Danbury Superior Court

Echavarria, Adriano, Danbury. Filed by Damaris Solano, New York. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff lent defendant \$30,000, pursuant to a written promissory note. The defendant allegedly breached the terms of the note by failing to pay the loan. The defendant has not made any payments on the loan, leaving the balance due in the amount of \$30,000. The plaintiff is entitled to interest, costs and attorney's fees pursuant to the note. As a result of the defendant's failure to pay the subject note, the plaintiffs has been damaged and 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-26-6057575-S. Filed Dec. 31.

Marano, Morgan C., et al, Whetersfield. Filed by Marisol V. Lucero-Salinas, Danbury. Plaintiff's attorney: Bert McDowell Injury Law LLC, Bridgeport. 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-25-6057245-S. Filed Dec. 3.

The Ridgewood Country Club Inc., Danbury. Filed by William Salomon, Danbury. Plaintiff's attorney: Walsh Woodard LLC, West Hartford. Action: the plaintiff was lawfully present on the premises controlled by the defendant. The plaintiff attempted to enter the public men's restroom inside the clubhouse. Upon entering the men's restroom, the plaintiff was caused to slip and fall due to the wet, slick condition of the floor, which the plaintiff could not anticipate or avoid. Due to the defective and unreasonably dangerous condition of the restroom floor, the plaintiff was caused to fall hard to the ground, sustaining serious injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057970-S. Filed Feb. 2.

Tranquilli, K. A., Sandy Hook. Filed by JPMorgan Chase Bank, N.A., Wilmington, Delaware. Plaintiff's attorney: Rubin & Rothman LLC, Islandia. Action: the plaintiff is a banking association, which he defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6057314-S. Filed Dec. 9.

Stamford Superior Court

23 Green Meadow Lane LLC, et al, New Canaan. Filed by Amy McCartney, New Canaan. Plaintiff's attorney: Lerner Guarino & Foodman LLC, Westport. Action: the plaintiff is the owner and in possession of a property and defendants' property abuts the property of the plaintiff. The defendants unlawfully and without license or permission, entered upon the land of the plaintiff and allegedly intentionally cut down, destroyed and removed some 42 large trees that were on the plaintiff's property in ways including, but in no way limited to, destroying trees, destroying landscaping, destroying understory habitat, negatively disturbing soil, negatively altering hillside stability, negatively impacting drainage, destroying vegetation and causing the loss of inter alia, shade, privacy, security, sound insulation. 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-26-6078703-S. Filed Feb. 4.

KR Comm LLC, et al, Buffalo, New York. Filed by Legendary Funding Group LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff entered into an agreement with the defendants whereby it will pay defendants for future receivables and other fees. However, defendants breached the agreement and plaintiff suffered damages. 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-26-6078820-S. Filed Feb. 10.

O'Brien Energy Resources Corporation, et al, Portsmouth, New Hampshire. Filed by Sparrow Advance LLC, Westport. Plaintiff's attorney: Gene Rosen's Law Firm, Garden City. Action: the plaintiff and defendant entered a written contract whereby the defendant sold plaintiff accounts and contract rights. Payment was to be made to the plaintiff from 25% of defendants' revenue. If defendants defaulted on the contract, the full uncollected purchased amount and all related fees would be immediately due to the plaintiff. The plaintiff paid the purchase price, minus applicable fees, with proof of funding provided. The defendant breached the contract by defaulting on its representations and warranties and by obstructing the plaintiff's ability to collect the purchased amount. 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-26-6078703-S. Filed Feb. 4.

Zhang, Bo, et al. Filed by Dr. Amal Lattouf, DMD. Plaintiff's attorney: Self. Action: the plaintiff previously provided formal notice disputing the authority of defendants to use the names "Wilton Collective" and "Wiltonians" in connection with public events and fundraising activities. The notice expressly raised concerns regarding continued public representation and potential donor and community confusion. Despite that notice, defendants allegedly continued to publicly promote and represent the event. The plaintiff is likely to suffer irreparable harm absent temporary injunctive relief. The plaintiff seeks prohibiting defendants from using the name and 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-26-6078629-S. Filed Feb. 2.

DEEDS

Commercial

169 Mason Street, Unit 3B LLC, Greenwich. Seller: Sridhar Dhandayutham, Trumbull. Property: 169 Mason St., Unit 3B, Greenwich. Amount: \$760,000. Filed March 6.

172 Alden LLC, Fairfield. Seller: Phoenix Construction of New England Corp., Fairfield. Property: 172 Alden St., Fairfield. Amount: \$675,000. Filed Feb. 24.

250 Szot Drive LLC, Milford. Seller: James F. Plucker, et al, Bridgeport. Property: 250 Szot Drive, Fairfield. Amount: \$716,590. Filed Feb. 25.

335 Greenwich CB Owner LLC, New York, New York. Seller: Fairstone Properties LLC, Greenwich. Property: 335 Greenwich Ave., Greenwich. Amount: \$5,225,000. Filed March 3.

415-417 Greenwich Ave LLC, Riverside. Seller: 415 GA Acquisition LLC, Greenwich. Property: 415-417 Greenwich Ave., Greenwich. Amount: \$10. Filed March 2.

49 John Street LLC, Fairfield. Seller: Incubator Associates Limited Partnership, Bridgeport. Property: 49 John St., Southport. Amount: \$3,250,000. Filed Feb. 24.

Clohessy, James and Helia Clohessy, New Haven. Seller: Dejoridy Investments LLC, Southport. Property: 1207 Stillson Road, Fairfield. Amount: \$1,545,000. Filed Feb. 24.

Huiyi, Jay Chua and Yinyue Qian, Hoboken, New Jersey. Seller: Ranby LLC, Greenwich. Property: 38 Meyer Place, Riverside. Amount: \$1,975,000. Filed March 4.

MBMB Tampa III LLC, Greenwich. Seller: Forethought Life Insurance Company, Farmers Branch, Texas. Property: 42 Union St., Stamford. Amount: \$670,000. Filed Feb. 20.

Mencoff, Lauren and Samuel Mencoff, Greenwich. Seller: 11 Winterset LLC, New Milford. Property: 11 Winterset Road, Greenwich. Amount: \$8,495,000. Filed March 6.

MFD LLC, Fairfield. Seller: Tierney AMP. LLC, Fairfield. Property: 336 Hunyadi Ave., Fairfield. Amount: \$30,000. Filed Feb. 25.

Mirianthopoulos, Odisseas, Stamford. Seller: Newfield 543 LLC and Suzanne Malloy Zaleski, Stamford. Property: 543 Newfield Ave., Stamford. Amount: \$10. Filed Feb. 20.

Property 193 SB LLC, New Rochelle, New York. Seller: Thomas Bennett and Danae Bennett-Miller, Greenwich. Property: 193 Sound Beach Ave., Greenwich. Amount: \$2,701,000. Filed March 2.

Vanderhorn, Colin, et al, Greenwich. Seller: Reed Norlin Family Trust, Greenwich. Property: 3 Bolling Place, Greenwich. Amount: \$10. Filed March 6.

Residential

Aanerud, Kimberly and Ryan Aanerud, Stamford. Seller: Christopher Jacobs and Amelia Jacobs, Stamford. Property: 83 Wood Ridge Drive South, Stamford. Amount: \$1,080,000. Filed Feb. 18.

Arias, Jennifer and Francisco Medina, White Plains, New York. Seller: Sheila Z. Rothman and Jerry N. Rothman, Greenwich. Property: 14 Harold Ave., Unit 4, Greenwich. Amount: \$585,000. Filed March 3.

Branca, Brennan, Greenwich. Seller: Sarah McEvoy, Greenwich. Property: Unit 210, Palmer Point Condominium, Greenwich. Amount: \$860,000. Filed March 5.

De Lucia, Joseph J., Bridgeport. Seller: Richard J. Levy, Palo Alto, California. Property: 2101 and 2102 Fairfield Beach Road, Fairfield. Amount: \$3,525,000. Filed Feb. 25.

DiBona, Michael, Greenwich. Seller: Theresa K. Freccia, Bath, Maine. Property: 41 Henry St., Greenwich. Amount: \$10. Filed March 3.

Ecker, Michael, Stamford. Seller: Monica Mora, Stamford. Property: 95 Columbus Place, Unit 6, Stamford. Amount: \$630,000. Filed Feb. 18.

Gjuraj, Gjon Krist, Stamford. Seller: Marsha D'Agostini, Stamford. Property: 46 Todd Lane, Stamford. Amount: \$650,000. Filed Feb. 17.

Haertel, Lawrence J. and **Michele E. Haertel,** Greenwich. Seller: Lawrence J. Haertel and Michele E. Haertel, Greenwich. Property: 5 Rockwood Lane, Greenwich. Amount: \$0. Filed March 3.

Kieffer, Joseph W. and **Veronica J. Campbell,** Stamford. Seller: Joseph W. Kieffer and Veronica J. Campbell, Stamford. Property: 110 White Oak Lane, Stamford. Amount: \$0. Filed Feb. 18.

Levy, Jonathan L., Greenwich. Seller: Jonathan Levy, Greenwich. Property: 50 Londonderry Drive, Greenwich. Amount: \$10. Filed March 5.

Lewis, Timothy and **Jacqueline Lewis,** Stamford. Seller: Lucas A. Rossi and Aline L. Rossi, Stamford. Property: 69 Maple Tree Ave., Unit 2, Stamford. Amount: \$535,250. Filed Feb. 17.

Luzuriaga, Rita and **Felipe Erick Tapia,** Port Chester, New York. Seller: Stephen Monahan, Stamford. Property: 71 Strawberry Hill Ave., Unit 118, Stamford. Amount: \$320,000. Filed Feb. 17.

Makatsaria, Patricia and **Vladimir Makatsaria,** New York, New York. Seller: Michael Mary Broadbery and Teodoro Angelo San Juan Umali, Greenwich. Property: 35 Sterling Road, Greenwich. Amount: \$7,150,000. Filed March 2.

Polley, Sean and **Madeleine Livingston,** Southport. Seller: Matthew Liam Richardson, Fairfield. Property: 180 Main St., No. 2, Southport. Amount: \$922,500. Filed Feb. 25.

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Questions and comments regarding this section should be directed to:

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Rix, Marguerite and **Ryan Kelly,** Norwalk. Seller: Valerie S. Daniels and Richard D. Daniels, Fairfield. Property: 877 S. Pine Creek Road, Fairfield. Amount: \$1,250,000. Filed Feb. 27.

Schwabe, Paul, Greenwich. Seller: Brian Patrick Rhone and Brenna Diane Rhone, Greenwich. Property: 227 Riverside Ave., Riverside. Amount: \$1. Filed March 2.

Sobh, Omar, Shelton. Seller: Robert Reif and Catherine Lynn Conners, Stamford. Property: 25 Forest St., Unit 8-A, Stamford. Amount: \$650,000. Filed Feb. 19.

Yudowitch, Stephanie and **Michael Yudowitch,** Greenwich. Seller: Preston T. Scherer and Taylor A. Morton, Greenwich. Property: 1 Caroline Place, Greenwich. Amount: \$1,900,000. Filed March 3.

MORTGAGES

2281 Redding Road LLC, Fairfield, by John K. Cohane. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 2281Redding Road, Fairfield. Amount: \$3,000,000. Filed Feb. 10.

32 Cassidy LLC, Old Greenwich, by David M. Singer. Lender: Citizens Bank NA, 1301 Avenue of the Americas, Second floor, New York, New York. Property: Cassidy Street.

Ahmetaj, Alij, South Salem, New York, by Albert T. Strazza. Lender: NQM Funding LLC, 4800 N Federal Highway, Building E, Suite 200, Boca Raton, Florida. Property: 101 Brambley Hedge Circle, Fairfield. Amount: \$580,000. Filed Feb. 13.

Apollo 13 Remodeling LLC, Fairfield, by Jessica M. Dornelas. Lender: Global Funding Group LLC, 1622 Main St., East Hartford. Property: 33 Melville Ave., Fairfield. Amount: \$500,000. Filed Feb. 9.

Arieta-Araunabena, Maria Elisabeth, New York, New York, by Shira Glouberman. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 145 Beaumont St., Fairfield. Amount: \$240,000. Filed Feb. 12.

Barrese, Patricia and **Frank Barrese,** Fairfield, by Antonio Faretta. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio N., San Diego, California. Property: 89 Silliman St., Fairfield. Amount: \$26,713. Filed Feb. 10.

Benjamin-Smith, Amanda, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Danbury. Property: 16 Perna Lane, Stamford. Amount: \$717,500. Filed Feb. 3.

Cara, Paris and **Jessica Cara,** Greenwich, by Shetal Nitin Malkan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 11 Benders Drive, Greenwich. Amount: \$800,000. Filed Feb. 17.

Carozo, Christian and **Andrea Cornachio,** Oyster Bay, New York, by James Kavanagh. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 36 Ettl Lane, Greenwich. Amount: \$1,075,000. Filed Feb. 19.

Carr, Taylor and **Patrick Healy,** Fairfield, by Cheryl A. Carolan. Lender: CMG Mortgage Inc., 304 Federal Road, Suite 106, Brookfield. Property: 55 Catherine Terrace, Fairfield. Amount: \$730,000. Filed Feb. 9.

Chatel, Elizabeth and **Ryan Thomas Sanangelo,** North Haven, by Carmen Rivera. Lender: Connex Credit Union, P.O. Box 477, North Haven. Property: 15 May St., Fairfield. Amount: \$65,000. Filed Feb. 9.

Cook, Andrew T., Fairfield, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 202 Alden St., Fairfield. Amount: \$500,000. Filed Feb. 12.

Corrente, Matthew L. and **Heather Corrente,** Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 12 Blue Rock Drive, Stamford. Amount: \$250,000. Filed Feb. 3.

DeCarlo, Michael and **Marlene DeCarlo,** Greenwich, by James Kavanagh. Lender: Champions Funding LLC, 365 E. Germann Road, Suite 140, Gilbert, Arizona. Property: 45 Rodwell Ave., 1/2 A, Greenwich. Amount: \$500,000. Filed Feb. 17.

Defusco, Matthew and **Paige Costigan Defusco,** New York, New York, by Thomas A. Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 100 Mine Hill Road, Fairfield. Amount: \$3,000,000. Filed Feb. 10.

Desmond, Heather B., Fairfield, by Timothy A. Malvaso. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 131 Old Dam Road, Fairfield. Amount: \$300,000. Filed Feb. 11.

DiAngelo, Michael John and **Jennifer Wnorowski,** New Hyde Park, New York, by Matthew L. Corrente. Lender: Ives Bank, 220 Main St., Danbury. Property: 78 Fawn Drive, Stamford. Amount: \$600,000. Filed Feb. 6.

Fanning, David and **Yeaji Shin,** Fairfield, by Scott Rogalski. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 51 Cynthia Drive, Fairfield. Amount: \$671,000. Filed Feb. 12.

Forte, Francis L. and **Maureen M. Forte,** Stamford, by Brenda Roca. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 209 Ocean Drive E, Stamford. Amount: \$300,000. Filed Feb. 5.

Ganow, Kyle and **Katherine Bucheli Melo,** Greenwich, by John A. Cassone. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 31 Wascussee Lane, No. 65, Stamford. Amount: \$506,400. Filed Feb. 5.

Gilman, Daniel Robinson, et al, Newtown, Pennsylvania, by Seth J. Arnowitz. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 110 Erskine Road, Stamford. Amount: \$934,400. Filed Feb. 5.

Grecci, Monica and **Antonio Braccia,** Greenwich, by Benjamon A. Gyadu. Lender: Liberty Bank, 315 Main St., Middletown. Property: 10 Maple St., Greenwich. Amount: \$125,000. Filed Feb. 17.

Guillen, Hector and **Kathryn Engle,** Fairfield, by Jessica Venditto. Lender: Connex Credit Union, P.O. Box 477, North Haven. Property: 80 spruce St., Southport. Amount: \$50,000. Filed Feb. 10.

Hagan, Michael F. and **Johanne E. Hagan,** Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 318 South St., Fairfield. Amount: \$100,000. Filed Feb. 12.

Hanlon, Michael, Stamford, by Alexander Zulucy. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 91 River View Drive, Stamford. Amount: \$716,000. Filed Feb. 6.

Hansen, Glenn J. and **Patricia R. Hansen,** Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 94 Rowland Road, Fairfield. Amount: \$700,000. Filed Feb. 10.

Hojjat, Faranak, Stamford, by Maria P. Rivera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 330 W. Hill Road, Stamford. Amount: \$400,000. Filed Feb. 4.

HPIV Fairfield LLC, Milwaukee, Wisconsin, by Jenna Wilson. Lender: Zions Bancorporation NA, 1717 West Loop South, Houston, Texas. Property: Lot A, Map 7782, Black Rock Turnpike, Fairfield. Amount: \$11,500,000. Filed Feb. 9.

Imkhanitsky, Boris, Stamford, by Adam J. Hirsch. Lender: First World Mortgage Corporation, 127 Prospect Ave., West Hartford. Property: 12 Glenville St., Unit 108, Greenwich. Amount: \$558,750. Filed Feb. 18.

Jacob, Jisha and **Lonai Anthraper,** Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 254 Stanwich Road, Greenwich. Amount: \$1,912,000. Filed Feb. 19.

Jacoby, Robert Joseph and **Kara Keeley Jacoby,** Fairfield, by N/A. Lender: Guild Mortgage Company LLC, 5887 Copley Drive, San Diego, California. Property: 206 Catamount Road, Fairfield. Amount: \$776,500. Filed Feb. 11.

Jentgen, Ian J. and **Lauren B. Lapolice,** Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 355 Thornridge Drive, Stamford. Amount: \$100,000. Filed Feb. 2.

Jossick, Daniel and **Brigid Jossick,** Stratford, by Christian W. Bujdud. Lender: Ives Bank, 220 Main St., Danbury. Property: 327 Meadowbrook Road, Fairfield. Amount: \$560,000. Filed Feb. 13.

Keeler Coastal Property Holdings LLC, Ridgefield, by Tyler J. Medeiros. Lender: Toyota Financial Savings Bank, 2485 Village View Drive, Suite 200, Henderson, Nevada. Property: 332 and 360 Meadow St., Per Survey Fairfield. Amount: \$41,310,000. Filed Feb. 13.

Kendall, Bernice, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 59 Courtland Ave., Apt. 1X, Stamford. Amount: \$259,000. Filed Feb. 6.

Krolian, Emily, Port Chester, New York, by Brooke Cavaliero. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 1157 Hope St., Stamford. Amount: \$973,875. Filed Feb. 4.

Leist, Zachary C. and **Danielle Fugazzi,** Stamford, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 95 Malibu Road, Stamford. Amount: \$812,000. Filed Feb. 4.

Lewis III, Eugene H. and **Myra Lewis,** Fairfield, by Natasha H. Rose. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 125 Oyster Road, Fairfield. Amount: \$544,000. Filed Feb. 10.

Liongson, Percival D. and **Sheila L. Liongson**, Old Greenwich, by Besnike Tunprenkaj. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1535 E. Putnam Ave., Apt. 304, Old Greenwich. Amount: \$300,000. Filed Feb. 17.

Longo, Christopher M. and **Judith K. Longo**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 89 Valley Road, Cos Cob. Amount: \$70,000. Filed Feb. 19.

Madera, Vincent, Fairfield, by Paul L. Shafir. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 95 Brighton View Road, Fairfield. Amount: \$747,000. Filed Feb. 12.

McPadden, Shaena, West Palm Beach, Florida, by Descera Daigle. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 2180 Kings Highway, No. 1, Fairfield. Amount: \$648,750. Filed Feb. 11.

Mitchell, Malvika D. and **Donald Mitchell**, Cos Cob, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 59 Dandy Drive, Cos Cob. Amount: \$1,000,000. Filed Feb. 19.

Morton, Evan and **Adele Morton**, Stamford, by Shetal Nitin Malkan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 16 Hedge Lane, Stamford. Amount: \$595,000. Filed Feb. 2.

Mousa, Peter and **Sally H. Mousa**, Montvale, New Jersey, by T'Angelo J. Magee. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 2 Nelson St., Stamford. Amount: \$250,000. Filed Feb. 3.

Murray, Brian J. and **Lynn A. Murray**, Stamford, by Rosetta Walton. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 22 Morgan St., Stamford. Amount: \$250,000. Filed Feb. 5.

Nieves, Beatriz and **Ruben Crespo**, Stamford, by Antonio Faretta. Lender: Mission Loans LLC, 18200 Von Karman Ave., Suite 550, Irvine, California. Property: 14 Martin St., Stamford. Amount: \$100,000. Filed Feb. 5.

Oliver Jr., James Alfred and **Kimberly Horan Oliver**, Fairfield, by William V. Gambardella. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 27 Centerbrook Place, Fairfield. Amount: \$1,206,000. Filed Feb. 11.

Ortiz, Norberto and **Stephanie Ortiz**, Fairfield, by Scott Rogalski. Lender: Planet Home Lending LLC, 321 Research Parkway, Suite 303, Meriden. Property: 213 Knapps Highway, Fairfield. Amount: \$438,385. Filed Feb. 12.

Palma, Marvin and **Maria Catalan Mayen, Stamford**, by Adam J. Hirsch. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 81 Amherst Place, Stamford. Amount: \$438,000. Filed Feb. 4.

Patterson, Kevin J. and **Casey A. Patterson**, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 196 Idlewood Drive, Stamford. Amount: \$175,000. Filed Feb. 3.

Pergjoni, Pashke, Stamford, by Thomas B. Lynch. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 85 Camp Ave., Stamford. Amount: \$250,000. Filed Feb. 6.

Peterson, Connor Michael and **Emily Anne Peterson**, Greenwich, by Benjamin McEachin. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 495 Den Lane, Greenwich. Amount: \$810,000. Filed Feb. 19.

Pomfret-Pudelsky, Julian and **Jessica Pomfret-Pudelsky**, Greenwich, by Cynthia M. Saleme-Riccio. Lender: Affinity Federal Credit Union, 73 Mountainview Blvd., Basking Ridge, New Jersey. Property: 26 Baldwin Farms S., Greenwich. Amount: \$500,000. Filed Feb. 17.

Reynolds, Charles W. and **Deborah G. Reynolds**, Fairfield, by Joann T. Sterling. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 86 Fawn Ridge Lane, Southport. Amount: \$250,000. Filed Feb. 13.

Richard, Jelena, Greenwich, by Margaret E. Luboy. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 453 E. Putnam Ave., Apt. 4H, Cos Cob. Amount: \$680,000. Filed Feb. 18.

Righter, Wayne and **Robin Righter**, Fairfield, by Chris Barreto. Lender: Homexpress Mortgage Corp., 1936 E. Deere Ave., Suite 200, Santa Ana, California. Property: 10 Barrister Lane, Fairfield. Amount: \$300,000. Filed Feb. 9.

Rovero, Todd and **Stephanie Rovero**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 275 Rolling Hills Drive, Fairfield. Amount: \$400,000. Filed Feb. 9.

Schechter, Robert K. and **Cynthia E. Nacson-Schechter**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 10 Selby Place, Stamford. Amount: \$85,000. Filed Feb. 2.

Schulz, Andrea and **Andrew Kasim**, Fairfield, by Andrew L. Wallach. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 442 Joan Drive, Fairfield. Amount: \$1,030,093. Filed Feb. 11.

Shafi, Kassem and **Natacha El Noweiri**, Old Greenwich, by Jonathan J. Martin. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 8 Park Ave., Old Greenwich. Amount: \$3,430,000. Filed Feb. 20.

Speter, Joseph L., Stamford, by Gerald M. Fox III. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 22 Hastings Lane, Stamford. Amount: \$600,000. Filed Feb. 2.

Strickland Shores LLC, Old Greenwich, by David M. Singer. Lender: Citizens Bank NA, 1301 Avenue of the Americas, Second floor, New York, New York. Property: Strickland Road, Old Greenwich. Amount: \$4,725,000. Filed Feb. 17.

Szanto, Terence and **Louise Szanto**, Fairfield, by Tracey Ann N. Plummer. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 211 Rock Ridge Road, Fairfield. Amount: \$67,073. Filed Feb. 13.

Tormey, Carolyn L. and **Christopher Tormey**, Fairfield, by Jamie K. Gerard. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 93 Greenfield Hill Road, Fairfield. Amount: \$665,000. Filed Feb. 9.

Trautz, Hunter, Stamford, by Charles D. Ottara Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 78 Warren St., Stamford. Amount: \$650,000. Filed Feb. 3.

Varian, Keith S. and **Melanie Varian**, Fairfield, by Zane A. Thompson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 292 Hemlock Hills Road N., Fairfield. Amount: \$450,000. Filed Feb. 11.

Villacis, Raul and **Vivian Villacis**, Flint, Michigan, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 15 Blackberry Drive East, Stamford. Amount: \$155,000. Filed Feb. 6.

Wenig, Bruce M. and **Ana Urrutia-Wenig**, Tampa, Florida, by Eileen M. Pate. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 14 Constance Lane, Stamford. Amount: \$744,500. Filed Feb. 4.

Zar, Safwan and **Neha Siddiqui**, Stamford, by Michael P. Lynch. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 91 W. Broad St., Unit 11, Stamford. Amount: \$750,000. Filed Feb. 2.

Corporate Krav Maga, 295 Westport Ave., Norwalk 06851, c/o Gustavo Bottazzi. Filed March 26.

Cummings Construction Services, 61 Greenwich Ave., Stamford 06902, c/o Cummings Construction Services LLC. Filed March 20.

El Hornito Chapin, 170 Selleck St., Unit 1, Stamford 06902, c/o Group LM Inc. Filed March 18.

Golf Lounge 18, 78 Topaz Lae, Monroe 06468, c/o Golf Lounge Stamford LLC. Filed March 20.

Gretels Home Daycare, 110 Sutton Drive East, Stamford 06906, c/o Kleyvelin Alvarez Sajmolo. Filed March 26.

Lil' Booty Pocket Drinks Co., 200 Elm St., Stamford 06902, c/o Diageo Americas Supply Inc. Filed March 26.

New Image Nail Salon, 414 W. Main St., No. 2, Stamford 06902, c/o New Image Nail Salon 88 Inc. Filed March 23.

Pcera, 128 East Ave., Suite 3, Norwalk 06851, c/o Eison Howard. Filed Feb. 26.

Retail by Mona, 375 Park Ave., New York, New York 10152, c/o Mona Retail Holdings LLC. Filed March 25.

Tullabee, 100 N. Water St., Suite 1500, Norwalk 06854, c/o Nick Kleinenz. Filed March 26.

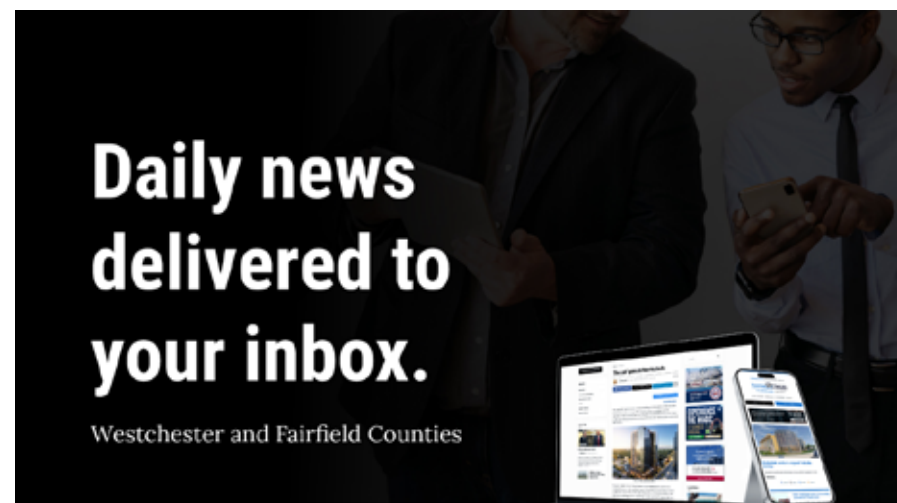
NEW BUSINESSES

Altard State at Home, 100 N. Water St., Suite #1500, Norwalk 06854, c/o Nick Kleinenz. Filed Feb. 26.

Altard State Kids, 100 N. Water St., Suite #1500, Norwalk 06854, c/o Stand Out for Good Inc. Filed March 26.

Arsens Gym, 316 Courtland Ave., Stamford 06906, c/o arsensgym6 LLC. Filed March 20.

As Revival, 100 N. Water St., Suite #1500, Norwalk 06854, c/o Stand Out for Good Inc. Filed March 26.



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Legal Notices

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

Notice of Formation of PB Golf Shop LLC Art. Of Org. filed with SSNY on 02/24/26. 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 PB Golf Shop LLC, 1195 North Ave, New Rochelle, NY 10804. Purpose: any lawful purpose. #63974

Notice of Formation of Avieul Media LLC Art. Of Org. filed with SSNY on 2/4/26. 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 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63981

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kristen N. Gizzi, Esq., 12 Paulding Street, Pleasantville, NY 10570. Purpose: any lawful act or activity. #63982

Notice of Formation of CauseLink, LLC Arts. of Org. filed with SSNY on 1/26/26. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Holly Alexander, 41 Todd Hill Circle, Goldens Bridge, NY 10526 Purpose: any lawful act or activity. #63985

Notice of formation of Simplify with Amy, LLC. Arts. Of Org. filed with SSNY on 3/15/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Simplify with Amy, LLC, 80 Burr Farms Road, Mt. Kisco, NY 10549. Purpose: any lawful purpose. #63986

Notice of Formation of ESSENCE HAUS PILATES, LLC. Articles of Organization filed with SSNY on 02/21/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gloria LaCourse, 15 Lincoln Avenue, Apartment 1, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63987

Notice of Formation of VELARE PHOTOGRAPHY, LLC. Articles of Organization filed with SSNY on 01/13/2026. 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, Suite N, Albany, NY 12207. Purpose: any lawful purpose. #63988

Notice is hereby given that a license, No. NA 0340 25 123410, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 6 Church St., City of White Plains, Westchester County, for on premises consumption. A&R Hospitality Group LLC DBA La Bocca Ristorante & Vineria 6 Church St. White Plains, NY 10601 #63989

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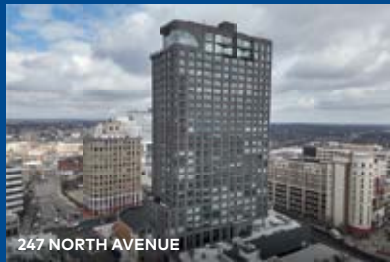
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**JOAN MCDONALD**

Deputy County Executive
Westchester County

Joan McDonald is an experienced executive in public management, transportation, economic and community development, public finance, and public policy. After serving as Westchester County director of operations since 2018, County Executive Kenneth W. Jenkins appointed Joan deputy county executive on Feb. 1, 2026, with unanimous approval by the Board of Legislators on Feb. 9. As second-in-command, she helps guide public policy and oversees the county's \$2.5 billion budget. She also serves as chair of the Westchester County Industrial Development Agency and Local Development Corp. boards. Joan has led major initiatives including the Downtown Investment Grant (DIG) program, Housing Flex Fund, Landlord Tenant Assistance Program (LTAP), capital program improvements, and the county's COVID-19 response, which included funding for small businesses, food insecurity programs, and remote learning centers. Her financial strategy helped restore Westchester's triple-A bond rating from Fitch and Standard & Poor's. Previously, Joan served as commissioner of the New York State Department of Transportation (2011-2015), overseeing 8,300 employees and a \$4 billion budget, and as commissioner of the Connecticut Department of Economic and Community Development (2007-2010), where she guided economic growth during the Great Recession. She currently serves on the New York State Bridge Authority board of commissioners, the Thruway Authority board of directors, and the board of NY CREATES. Joan has also held senior leadership roles with the City of New York, Metro-North Railroad, and the New York State Assembly. Joan earned a Bachelor of Arts from Le Moyne College and a Master of Public Administration from Harvard University's John F. Kennedy School of Government.

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RONALD ROSADO ABAD

CEO

Community Housing Innovations

Ron Abad is a speaker and thought leader focused on helping individuals and families move from poverty to self-sufficiency. He has more than 30 years of executive leadership experience in government and nonprofit organizations, specializing in housing and community-based health care. Ron is CEO of Community Housing Innovations Inc. (CHI), a nonprofit housing provider with an operating budget of nearly \$125 million and approximately 700 employees. CHI operates homeless shelters, affordable and supportive housing, homeownership programs, eviction and foreclosure prevention services, financial literacy programs, and other supportive services across Westchester, Long Island, the Hudson Valley and New York City. He previously served as senior vice president and chief operating officer at nonprofit housing organizations in New York City and as assistant commissioner for capacity planning and development at the New York City Department of Homeless Services. Ron holds a Juris Doctor from Boston College Law School and a Bachelor of Arts from Howard University. He also completed executive education programs at Harvard Law School, Harvard Kennedy School and New York University's Real Estate Institute. He serves on several boards, including president of Nonprofit Westchester, and has been recognized by City & State, Crain's New York Business, NYN Media and 914INC for leadership in affordable housing and community development. Ron is married with four daughters and six grandchildren.

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**BILL BALTER***President*

WBP Development, LLC

Bill Balter brings more than 30 years of experience in the real estate industry. As president of WBP Development LLC and principal of its construction and property management affiliates, Griffon Associates LLC and WB Residential Communities Inc., he has led the development, construction and management of a diverse portfolio of residential properties across the Hudson Valley and Long Island. Over the course of his career, WBP has delivered nearly 5,000 homes, and WB Residential continues to manage more than 40 properties developed by the firm. Prior to co-founding WBP Development with Bob Wilder, Bill was sole shareholder of Balter Properties Inc., which he founded in 1990 and focused on repositioning underperforming and distressed developments throughout the New York metropolitan area. Bill holds a bachelor's degree from Skidmore College and a master's degree in real estate development from Columbia University. He resides in Mount Kisco, New York, with his wife, Jane. They have three adult daughters and one grandchild.



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BRUCE BERG

CEO

Cappelli Development Company

Bruce Berg is chief executive officer of Cappelli Development Company and has more than 40 years of experience in real estate development. He joined the Cappelli Organization in 1999 as executive vice president and now oversees the acquisition, approvals, development, management, leasing, dispositions and marketing of the firm's mixed-use, office, residential and retail projects. Notable developments include White Plains City Center, a \$700 million, 1.2 million-square-foot mixed-use project; The Ritz-Carlton Hotel and Residences, Westchester, a \$750 million, 900,000-square-foot hotel, office and condominium project; Atlantic Station in Stamford, a \$350 million development with two residential towers and restoration of a historic post office; 333 Huguenot and Encore in New Rochelle, two multifamily towers with 525 units; and Hamilton Green in White Plains, a four-building development featuring 603 residential units, 300,000 square feet of office space and 50,000 square feet of retail space. Prior to joining Cappelli, Berg held development roles with AMF Bowling Inc., Disney Development Co. and Xerox Realty Corp., and was a founding member of Halpern Real Estate Ventures. He holds a Bachelor of Arts from Trinity College and a Master of Business Administration from Columbia University Graduate School of Business and received the 2018 Real Estate Award from the Westchester Division of the March of Dimes.

**J. RYAN HARVEY***CEO & President*

The Ashforth Company

Ryan Harvey is chief executive officer and president of The Ashforth Co., where he oversees the company's investments, operations and strategic planning, and serves on the executive, investment, compensation and audit committees. Prior to joining Ashforth, he served as deputy associate counsel at the White House in Washington, D.C. He began his legal career at Debevoise & Plimpton in New York City and later clerked for the Honorable Gilbert S. Merritt of the U.S. Court of Appeals for the Sixth Circuit. He also served in the Office of the Federal Public Defender in Nashville and was an adjunct professor at Vanderbilt Law School. Ryan earned a Bachelor of Arts with honors in history from Brown University, a Juris Doctor and Master of Arts in legal history from the University of Virginia, where he was a member of the Virginia Law Review, and a Master of Business Administration from Columbia Business School's executive program. He serves as treasurer and chief financial officer of the Foundation for Society, Law and Art in South Africa and is admitted to the Connecticut and New York state bars.



SARAH JONES-MATURO

President

RM FRIEDLAND

Sarah Jones-Maturo has served as president of RM Friedland LLC since November 2015, overseeing the firm's brokers, salespeople and staff. RM Friedland is the largest privately held commercial real estate brokerage and consulting firm headquartered in Westchester County. She led a complete rebranding of the company and launched its investment sales division, which has completed more than \$2.4 billion in transactions. She also initiated the firm's consulting division, advising clients including Westchester County government, and led business development on key projects. Prior to joining RM Friedland, Sarah spent 11 years as an office broker at CBRE, where she and her partners were recognized by Real Estate Forum as one of the top office brokerage teams in the country. She represented major clients including Sony, Sprint and Dow Jones and completed more than 1 million square feet of transactions during her final 18 months at CBRE. Her honors include the 2025 GlobeSt. Women of Influence award, the Business Council of Westchester Women in Business award, Real Estate Weekly's "Tomorrow's Leaders" recognition and CBRE's Associate of the Year award.



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A privately held company based in Mount Kisco, New York, Westfair Communications Inc. is the publisher of the Westchester County Business Journal and the Fairfield County Business Journal, providing readers with a variety of business news and features. Westfair also publishes the popular News @ Noon and Morning Brief e-newsletters for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, the business journals have been the only weekly countywide business newspapers. They were founded by former Westchester resident David Moore, a grandson of New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business communities in Fairfield, Westchester, and the Hudson Valley, offering breaking news, trends, tips, and behind-the-scenes profiles of professionals and entrepreneurs. Their expanded content delves beyond the business world to explore food, travel, health and wellness, and home topics, while the entertainment-focused calendar suggests where readers should be and when. The papers and newsletters have gained credibility and respect in the region for their accurate and timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions, and debates. For more, visit westfaironline.com or call 914-694-3600.



A prominent leader in real estate development and construction in the Northeast, The Cappelli Organization has a proven 45-year track record of excellence. Centrally located in Westchester County, New York, the company has successfully completed over 20 million SF of development including mixed-use, retail, waterfront, residential, hotel, restaurants, office, industrial, laboratory and parking facilities, representing a value in excess of \$8 billion. The company has a current development and construction pipeline in New York and Connecticut of over four-million square feet. The Cappelli Organization and its wholly owned subsidiaries, Cappelli Development Company and LRC Construction, offer a fully vertical development and construction team with a staff of proven professionals covering every discipline of development and construction including but not limited to: design, architecture, site planning, engineering, estimating, construction services, finance, scheduling and cost control, project management and supervision, as well as residential sales, residential and office leasing and property management. The Company is also capable of self-performing excavation, high-rise concrete, curtain wall and sitework (including foundations, SOE—Support of Excavation, and remediation). Personalized involvement, attention to detail, creativity, concern for scheduling, safety, quality control and cost containment are all essential components of a successful development and are the hallmarks of the Cappelli Organization philosophy.



At Action Entertainment, we understand that every business is defined by its competence, experience, and attention to detail. We recognize the importance of these elements in ensuring the success of your special occasion, particularly when it comes to entertainment. Our dedicated team asks the right questions during the planning stages, tailoring our services to enhance your event according to your specific tastes. Based in Rockland County, New York, Action Entertainment has brought joy and excitement to countless events, ranging from innovative bar and bat mitzvahs to elegant weddings. We proudly serve New York, New Jersey, Connecticut, and Pennsylvania, with the capacity to entertain at up to six events simultaneously. Our extensive experience includes large-scale celebrations such as bat and bar mitzvahs and Sweet 16 parties, while our sister division, Just DJs, specializes in more intimate gatherings for when you just need a DJ. We look forward to collaborating with you to create an unforgettable experience for your next party!

The Building and Realty Institute of the Hudson Valley is a trade association in Westchester County and the Hudson Valley. We advocate for the best interests of the realty industry to government and the community, provide knowledge and resources to our members, and create opportunities for our members to build relationships and improve their businesses. Our trade association brings together business leaders from across the real estate industry, including home builders, commercial builders, and remodelers on the building side, and multifamily apartment building owners, co-ops and condo boards, and property managing agents on the realty side. We are proud to be celebrating our 80th year of building the future of Westchester.



Caperberry Events is known for seamlessly blending exceptional cuisine, refined design, and thoughtful planning. With a collaborative team of culinary professionals, creative designers, and experienced event planners, Caperberry Events transforms gatherings into elevated, memorable experiences. It's culinary team of chefs are passionate about crafting menus that are both innovative and approachable. From artfully presented hors d'oeuvres to curated multi-course dinners, every dish is designed with intention, seasonal inspiration, and impeccable attention to detail. Caperberry's design team brings each event to life through a distinct visual identity. Together, the Caperberry Events team delivers more than just events—they create experiences defined by flavor, beauty, and flawless execution.



CClean is trusted by owners, developers, end users, and facilities directors to maintain our region's leading healthcare, education, and commercial properties. Clients include hospitals and health systems, private and therapeutic schools, college campuses, luxury residential and mixed-use buildings, and private clubs. Every day, we meet complex schedules, high standards, and rigorous inspections with consistent results and responsive service. Serving Westchester and Connecticut for 45 years with a 98% client retention rate, CClean provides janitorial maintenance, post-construction cleaning, floor care and restoration, window washing, commercial kitchen deep cleaning, supplemental labor, and more. 914-340-0220 | CleanIsHealthy.com



Cuddy & Feder LLP proudly serves clients in real estate law; land use, zoning & development; litigation; trusts, estates & elder law; public and private finance (including tax-exempt and taxable bond financing); corporate law; telecommunications; energy & environmental law; cannabis law; and non-profit organizations. Our firm was founded on the strengths of our real estate practice with a focus on real estate transactions, land use, affordable housing, and economic incentive packages and sustainability measures. For over 50 years, we have established ourselves as the leading law firm serving a vast region that includes Westchester, New York City, Connecticut and the Hudson River Valley. Our foundation is local, and we enjoy enduring relationships with leaders, institutions and decision-makers in the communities we serve.

RXR is an innovative real estate investment manager, operator, developer, and place-maker committed to applying a customer and community-centered approach to acquiring, operating, and building properties and to providing services and products that create enduring value for all stakeholders. Headquartered in New York with a nationally-scaled platform, RXR is an approximately 450-person, vertically integrated investment manager with expertise in a wide array of value creation activities, including acquisitions, asset and portfolio management, property operations, development, construction, leasing, and technological innovation. RXR is an active investor in real estate credit, rental housing, commercial property, and property technology through value-added and opportunistic investment strategies. The RXR platform manages 108 commercial real estate properties and investments with an aggregate gross asset value of approximately \$16.4 billion, comprising approximately 30.9 million square feet of commercial properties, a multi-family residential portfolio of approximately 9,400 units under operation or development, and control of development rights for an additional approximately 3,000 multi-family and for-sale units as of September 30, 2025. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.

SUPPORTERS



Simone Development Companies is a privately owned, full-service real estate investment firm specializing in the acquisition, development, and management of healthcare, mixed-use, retail, office, industrial, and residential properties. The company's reach extends across New York City and its suburbs including Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. Over nearly five decades, this third-generation, family-owned business has built a portfolio exceeding 7 million square feet. The organization's vertically integrated team manages every stage of the project lifecycle, from finance and construction to leasing and property management. Simone Development Companies is set apart by this comprehensive approach, a commitment to long-term asset ownership, and a proven track record of transforming vacant and underutilized sites into vibrant developments that elevate communities. Learn more at simonedev.com



Spinnaker Real Estate Partners LLC owns, develops, and manages mixed-use, commercial and multi-family properties throughout the United States. They have built over 7500 housing units nationally with concentrations in Connecticut, Charlotte, North Carolina, and Portland, Oregon. Spinnaker's portfolio also includes over 4,000,000 sf office, industrial, hotel, and adaptive re-use projects. Guided by a steadfast commitment to responsible building practices and place-making, the company's development projects focus on creating vibrant communities.



Stagg Group is a vertically integrated development, construction, and management company with a 30-year track record of delivering high-quality, affordable and market-rate housing throughout the Bronx, Westchester County, and the greater New York metropolitan area. Founded in 1996 by Mark Stagg, the company is committed to building communities that elevate quality of life and support long-term neighborhood growth. Since completing its first project in 1998, Stagg Group has grown into one of the region's most trusted real estate firms, with a portfolio of over 5,000 residential units with 3500 additional units in production. Today Stagg Group specializes in high-rise residential and mixed-use projects, each of which reflects the company's dedication to excellence, sustainability, and the long-term success of the residents and communities it serves.



Turner Construction Company, incorporated in the State of New York, was established in 1902 by Henry C. Turner who continued his active direction of the company as President and Chairman of the Board until his retirement in 1946. Turner Construction Company is a subsidiary of The Turner Corporation and is currently under the direction of Peter J. Davoren, Chairman and CEO. With a staff of 14,000 personnel Turner has shown remarkable growth over the past 124 years. From the beginning, we have had an undeniable influence on the construction industry by pioneering the practical use of what was then the newly developed reinforced concrete design concept. We have demonstrated the capabilities of this construction method by building the station stairs for the New York City Subway system in 1904 and the Robert Gair Building in New York in 1905, which was the largest reinforced concrete building in the United States at the time. Turner New York has a professional staff of more than 800 employees and completes more than \$1.7 billion in annual construction volume. For more than 124 years, we have contributed to the construction of many landmark projects in New York City including the United Nations Secretariat, Madison Square Garden, Lincoln Center and Yankee Stadium.



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