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BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

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Monday
April 20

ISSUE #16

Las Vegas Lounge expects to reopen around July 1

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD – The longtime Las Vegas Lounge coffee shop and local music venue plans on reopening around July 1 at 1640 Post Road, which is down the street from its former Unquowa Road location, according to owner Andrew Servetas.

The new spot will be the third for Las Vegas in its 20+ year existence – all in or around downtown on Post Road. Servetas had to look for a new space for the eatery when the landlord of 27 Unquowa Road sent him a letter asking he vacate the premises by April 5. The former lounge site is making way for a 5-story apartment building, which had been the subject of a legal fight. It officially closed its Unquowa Road location on March 31.

Las Vegas, the Fairfield Barber Shop, Catch a Healthy Habit Cafe, Tenth of June for the holidays and Nancy Galasso Interiors had to find new locations as well. They recently all received a letter to vacate by from Dr. Lee Forest, who owns the buildings.

Dr. Forest, a Stratford family doctor doing business as 15 Unquowa Road LLC, worked out an agreement last year with the Town of Fairfield and its Plan and Zoning Commission to allow for the complex to be built with at least

two street level retail shops. Forest had sued the town after the PZC denied the application.

As for Servetas, who was working with a crew to move in to the new location on Friday, April 10, he sees the move as a blessing in disguise.

“I really do think it is orchestrated by the Good Lord because it’s a miracle,” he said. “This guy (the owner of 1640 Post Road) finally came through not to do it with the highest and so he came down to earth and let the local guy go in.

“It couldn’t be too small and it couldn’t be too big. I couldn’t afford 2,000 square feet but I also couldn’t jam it in to 900 square feet.”

Like any homeowner who buys a new home, Servetas sees the opportunity the new location will be for the new Las Vegas Lounge.

“It’s good, right. Declutter, you know. Degrease,” Servetas said. “It’s a way to refresh everything. This is almost 300 square feet bigger just on the front floor. It’s nice and deep. Then we have a full basement. We didn’t have that before at either of the two previous places.”

He plans on still having musicians play at the new location and may even



Las Vegas Lounge owner Andrew Servetas stands in front of the new site for the cafe at 1640 Post Road in downtown Fairfield. Photo by Gary Larkin

Fairfield mainstay starts moving into new Post Road location

have expanded hours to accommodate the music.

“In the early days, we used to have live music probably three times a week,” he said. “Then as years went by, we closed by 3 p.m. Back in the day, we used to open til midnight.”

Since the new lounge will have a nicer stage, Servetas is rethinking the hours of operation. “Maybe we close at 3 and reopen for people to do music,” he added.

Even though he has a dependable core of employees, he said he as a funny feeling that he is going to have to get some more people in to work at the refurbished lounge.

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New Rochelle residents sue to stop 28-story structure

BY BILL HELTZEL / bheltzel@westfairinc.com

Residents of Davenport Lofts in New Rochelle who depict themselves as urban pioneers have sued the city and a developer to restrict a proposed residential tower near their building.

The city planning board failed to consider traffic, parking, pollution, neighborhood density and shadowing, according to a petition filed on March 27 in Westchester Supreme Court, when on Feb. 24 it approved plans by Crossroads Centre LLC to build a 28-story high-rise apartment building.

"After ten years of construction, noise and daily disruption due to the attempted redevelopment of the area," five residents claim, "they reside in an overcrowded and congested neighborhood with quality of life at risk ... by further development."

"It appears that these parties don't

want anything built," the developer's attorney, Mark Weingarten, stated in a brief telephone interview. "It wouldn't matter what we did on this project."

Davenport Lofts is a 6-story structure built in 1914, on Leroy Place, a one-block, one-way street. It originally housed Ware's Department Store and later a Bloomingdales. In 2004, after laying vacant for many years, it was converted to condominiums.

The petitioners – Shaun Wayawotzki, Jim Killoran, Marian Whitaker, Serge Vecher, and Thandiwe Watts-Jones – were among the new residents "serving as pioneers believing in and investing in the revitalization of downtown New Rochelle."

A decade after Davenport Lofts opened, the city approved an ambitious plan to redevelop downtown New

Claim the high-rise will impact their condos

Rochelle with 5,500 residential units. Since then, 25 buildings with more than 5,000 units have been completed, according to the petition.

More than half of the new housing is within 600 feet of the Davenport Lofts, according to the petition, in an area that accounts for only 9% of the development zone.

Crossroads Centre LLC, also referred to as Allstate Ventures, is a developer based in Monroe, Orange County that is associated with Mikel Jeremias. Crossroads' plan is to build a 28-story structure at 570 Main Street, adjacent to the Davenport Lofts, with 504 residences and 371 parking spaces.

The petitioners claim that the high-rise will increase traffic, impede parking, block sunlight, increase pollution, and possibly jeopardize the foundation of their 112-year-old building.

In March 2025, according to the petition, a traffic consultant told the

planning board that a previous study of 29 street intersections determined that 21 would fail if developments were completed. And he said the Crossroads would be about 100 parking spaces short of city requirements.

A 2025 parking study found that in most places downtown the demand for parking is nearly three times higher than the supply.

The 28-story structure would be 30 feet from Davenport Lofts, and on most days put the 6-story building in shadows by noon, the petition states. The plans also call for excavations for a 3-story underground garage, six feet from the Davenport Lofts' foundation.

The petitioners claim that the planning board acted capriciously and arbitrarily by failing to take a hard look "at real-world environmental impacts," as required by the state environmental conservation law.

They are asking the court to annul the planning board's approval of Crossroads' site plan, and prohibit construction until the developer produces a full environmental impact statement.

Weingarten said Crossroads made significant design changes, such as moving the building 30 feet, after public hearings and receiving comments from neighbors. "Despite our efforts, five individuals have decided to try to stop the project."

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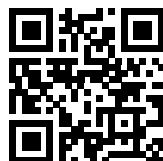
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Apple Store at Trumbull Mall slated to close soon

BY GARY LARKIN / glarkin@westfairinc.com



A temporary closed sign at The Apple Store at the Trumbull Mall on April 9. Photo courtesy of Mike Simon

TRUMBULL – The Apple Store at Trumbull Mall is one of three that will close across the country due to “declining conditions,” the parent company Apple Inc. announced late last week.

For the Trumbull Mall, the closure marks a disappointing trend for the shopping center whose owner has defaulted on a \$152.3 million loan for the 5065 Main St. property and finds itself in bankruptcy court.

The court-appointed receiver of the 62-year-old Trumbull Mall has hired Newmark Group as the company with exclusive rights to seek investors to purchase the financially troubled mall. Creditors foreclosed last year on the property after Namdar Realty Group defaulted on the loan.

The Cupertino, California-based Apple released the following statement April 9 when it announced the planned closures.

“At Apple, we are constantly striving to deliver exceptional service and great experiences for our customers. As we continue investing to expand and enhance our retail stores and offerings worldwide, we remain deliberate about evaluating our exist-

ing locations to ensure that we can meet our customers’ needs in the best way.

“Following the departure of several retailers and declining conditions at Trumbull Mall, the Shops at North County, and Towson Town Center, we’ve made the difficult decision to close our stores at these locations.

“Our team members at Trumbull and North County will continue their roles at nearby Apple Retail stores. Towson employees will be eligible to apply for open roles at Apple in accordance with the collective bargaining agreement. We look forward to continuing to serve customers at nearby stores and on Apple.com [apple.com], the Apple Store app, and at Apple Authorized Resellers and Service Providers throughout the states.”

Once the store closes, Connecticut will be left with fewer Apple locations, with the nearest alternatives in Norwalk, Danbury, and New Haven.

In a written statement posted on the town website, Trumbull First Selectman Vicky Tesoro said she “is deeply disappointed by Apple’s decision to leave the Trumbull Mall.”

“The region has come to depend on the store for technology services and for employment,” she added. “This closure leaves a major gap in services for customers. We will be reaching out to Apple to ask them to reconsider closure of the Trumbull location. Customers can also express their disappointment in the closure directly to Apple at (408) 996-1010 and request them to reconsider their decision.”

A customer walking through the Trumbull Mall last week took video of a closed Apple Store with a sign that read: “

In the summer of 2025, the town updated its plan to transform the Trumbull Mall district when it released its Trumbull Area Market Feasibility and Land Use Study. Tesoro said that the town continues to “stack up potential opportunities for the future as the disposition of the property ownership plays out over the coming months.”

The town hopes to create a new mixed-use district that would encompass the mall and include senior housing, a hotel, a prepared fresh foods grocer, innovation and research employment space, as well as a recreation and wellness area.

HEALTH CARE

Yale New Haven Health expands medical offices in Stratford

BY GARY LARKIN / glarkin@westfairinc.com

STRATFORD – Yale New Haven Health (YNHHS) has opened new medical offices for gastroenterology, internal medicine and family medicine, as well as a blood draw station, at 2909 Main St. in Stratford.

The new offices consolidate several local practices and expand Yale New Haven Health’s footprint at the Stratford location and join existing services at the location, including radiology.

“This consolidation and expansion reflects our commitment to convenience and meeting people where they are,” said Jorge Rodriguez, executive vice president and chief ambulatory officer for YNHHS. “By bringing

more primary and specialty care services directly into the community, we’re making it easier for patients and families to get the care they need, closer to home.”

The addition of these services supports Yale New Haven Health’s ongoing

efforts to promote greater access, continuity of care and convenience for patients throughout the region.

“These new offices reflect our continued investment in the health of our communities and our promise to deliver coordinated, patient-centered care that is accessible, seamless and convenient,” said Dr. Patrick Kenney, chief ambulatory physician executive for YNHHS.



From left, Dr. Patrick Kenney, chief ambulatory physician executive, YNHHS; Dr. Lucy Shamberg; Cynthia Lucero, assistant patient services manager; Christine Hines, director, ambulatory operations, West; Lewis Goodrum, director, ambulatory operations, West; Jorge Rodriguez, executive vice president and chief ambulatory officer, YNHHS; Deirdre Rosado, vice president, regional ambulatory operations, West; Lisa Kesselmark, manager, ambulatory operations, West; Anne Diamond, DBA, JD, president, Bridgeport Hospital; and Margaret Candido, supervisor, ambulatory operations, West. Photo courtesy of Yale New Haven Hospital Health Systems

Tredway closes on Peekskill apartment purchase

BY PETER KATZ / pkatz@westfairinc.com

Westfair's Westchester County Business Journal reported on March 3 that New York City-based real estate developer Tredway, through the entity Peekskill Plaza Owner LLC, was seeking to acquire the Peekskill Plaza Apartments at 901-907 Main St., in downtown Peekskill. On April 8, Tredway announced that it has closed on the purchase.

Peekskill Plaza is a senior affordable housing community. Tredway says that its acquisition and recapitalization of the property will preserve long-term affordability, fund capital improvements and resident services. All units will be maintained as affordable for households earning at or below 60% of Area Median Income (AMI).

As part of the acquisition, Tredway is committing over \$4.5 million in capital improvements, the implementation of a social services program to support residents' health and well-being, a partnership with the City of Peekskill on workforce development

initiatives, and the placement of a full-time, on-site property manager to ensure responsiveness to residents' needs.

The 168-unit senior affordable housing community was constructed in 1980 and has a seven-story brick building and three two-story garden-style buildings. The site also has 11,000 square feet of commercial and retail space. It had been owned by Courtyard Housing LLC.

Will Blodgett, CEO of Tredway said, "This investment will help ensure the senior residents of Peekskill Plaza can continue living with dignity, stability, and security for years to come. We are proud to partner with the City of Peekskill, the PIDA, and our state partners, whose collaboration has been essential in bringing this project to fruition. We look forward to deepening our roots in the community and making investments that enhance residents' day-to-day quality of life."

The project will receive a newly extended 40 year Payment In Lieu of Taxes (PILOT) through the Peek-

skill Industrial Development Agency. The property will also benefit from expanded rental assistance through the City's Section 8 program. As part of the PILOT agreement, Tredway will make a one-time \$3.8 million contribution to the City to support the City's infrastructure repairs. SVN brokered the transaction.

Tredway was founded in 2021 and says that its mission is to create and preserve affordable housing nationwide. The company acquires and rehabilitates existing affordable housing units in addition to developing new housing. Tredway manages a national portfolio of more than 5,300 multifamily units, with an additional 1,500 units in active development.

According to Tredway, the complex had been the site of drug activity and unauthorized entry. The company said as the new owner it would improve building safety by addressing deferred maintenance, eliminating the need for permanent scaffolding, and implementing modern security and management practices. It would restrict building access to residents and authorized visitors through new access control systems, expand and



▲ Peekskill Plaza Apartments. *Satellite photo via Google Maps.*

upgrade security camera coverage to eliminate blind spots, and increase on-site security staffing to ensure consistent monitoring and rapid response.

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

COURTS

Mount Vernon business couple charged with larceny and tax fraud

BY PETER KATZ / pkatz@westfairinc.com

A married couple who are the owners of a Mount Vernon retail business have been arrested and arraigned on tax-related charges, according to Westchester County District Attorney Susan Cacace. The business the couple owns and operates is known as the Mangoville Meat & Grocery store. It functions as a meat market, grocery store and restaurant with a menu of prepared food offerings, often catering to Caribbean or diverse culinary tastes.

According to Cacace, Estrado Willis and Eleanor Willis, 45 and 46 years old respectively, were arraigned on charges of Grand Larceny in the Second Degree, Criminal Tax Fraud in the Third Degree, Criminal Tax

Fraud in the Fourth Degree and Offering a False Instrument for Filing in the First Degree, all felonies. The defendants appeared before Mount Vernon City Court Judge Nichelle Johnson and were released on their own recognizance.

The charges stem from the defendant's alleged failure to report personal income and their failure to remit sales tax funds to the New York State Department of Taxation and Finance collected from sales at their store from March, 2018 through April, 2025.

These funds are said by the District Attorney's Office to amount to approximately \$76,000.

According to the district attorney's office, Eleanor Willis and Estrado Willis also allegedly received income



Mangoville in Mount Vernon. *Photo via Google Maps.*

from Mangoville, as well as income from other sources, but knowingly failed to include all the income they received on tax returns filed with New York state. It's alleged that when the defendants filed personal income tax returns with the New York State Department of Taxation and Finance for tax years 2020, 2021, 2022, 2023 and 2024 they did so with the intent to defraud.

Cacace said, "This arrest sends a clear message: individuals who attempt to evade their tax obligations will be held accountable. Our office is committed to protecting the integrity of the financial system and ensuring fairness to all taxpayers."

The investigation was conducted by the New York State Department of Taxation and Finance with District Attorney Cacace's office handling the prosecution.

AG James names Westchester sites in settlement with NY-Presbyterian

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James on April 13 announced a settlement agreement with New York-Presbyterian Hospital following an investigation into the way the health care provider has treated some patients with mental health issues. NY-Presbyterian is paying \$500,000 for its misconduct and faces a \$10,000 penalty per violation for any future violations of the settlement terms.

The investigation by James' office found a pattern of failures that put vulnerable patients at risk. Failures included not properly evaluating and stabilizing patients in emergency departments, leaving critical psychiatric beds offline during a worsening mental health crisis, and frequently diverting ambulances from bringing mental health patients to the emergency department. The settlement

requires NY-Presbyterian to implement extensive reforms to better serve emergency department patients experiencing mental health and substance use challenges and improve its screening, stabilization, and documentation procedures.

The settlement said that NY-Presbyterian operates 10 hospital campuses in New York City and Westchester and named Hudson Valley Hospital in Cortlandt Manor and NY-Presbyterian Westchester in Bronxville.

“Mental health care is necessary medical care, and hospitals have a legal and moral obligation to treat these crises with urgency and compassion,” James said. “These sweeping reforms will protect patients, strengthen oversight, and help ensure that no one is left without care in their most vulnerable moments.”

The attorney general's investigation found that patients were routinely dis-

charged without the care, stability, or follow-up support they needed, and NY-Presbyterian's records did not always include complete or accurate documentation.

In multiple cases, patients experiencing serious psychiatric symptoms left the hospital before being properly discharged or transferred due to inadequate supervision and safety protocols, putting both patients and the public at potential risk, the investigation found.

The investigation found that NY-Presbyterian failed to bring all of its licensed inpatient psychiatric beds back online after the Covid-19 pandemic, despite clear legal requirements and growing demand for care. The settlement said that 23 beds at NY-Presbyterian Westchester Behavioral Health had been taken out of service as a result of Covid and not timely restored. The settlement requires Westchester Behavioral Health to add two inpatient psychiatric beds, for a total of 235 licensed and operational inpatient psychiatric beds, by December 2026.

“Mental health care is necessary medical care, and hospitals have a legal and moral obligation to treat these crises with urgency and compassion.”

— Letitia James, New York attorney general

The settlement specifies that NY-Presbyterian must strengthen its screening policies to identify risks such as suicide, violence, and substance use, with required follow-up assessments and ongoing reassessment for higher-risk patients. It must also strengthen patient safety and monitoring, including establishing mandatory observation protocols, maintaining monitoring logs, and documenting clinical decisions. If a high-need patient goes missing, staff must immediately escalate the situation, notify leadership, and fully document and review each incident.

Other requirements include NY-Presbyterian improving its electronic health record system to ensure providers have real-time access to complete patient information and can follow care protocols. NY-Presbyterian also is required to ensure that patients with complex needs leave the hospital with appropriate follow-up care, including scheduled appointments and connections to ongoing services.

CONSTRUCTION

Mixed-use 28-story 414-unit building planned for North Avenue in New Rochelle

BY PETER KATZ / pkatz@westfairinc.com

The entity 260 N LLC is proposing to construct a new 28-story, 414-unit apartment building with 7,000 square feet of retail space on the ground floor at 260 North Ave. in New Rochelle. The project would need site plan approval from the city's Planning Board.

The project has been named “260 North” and was designed by Papp Architects, which is based in White Plains.

The building would include a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, onsite parking for 432 cars, and amenities for residents that include a roof deck with a pool.

The plan for retail on the ground floor includes a 4,000-square-foot space intended for a restaurant and 3,000 square feet of miscellaneous retail spaces.

Architect Philip Fruchter told Westfair's Westchester County Business Journal that the location “acts as the gateway into downtown after

crossing the Metro-North overpass on North Avenue. To celebrate the gateway, we designed a building with a curved prominent corner creating a multi-story rotunda featuring a site-specific art installation. To activate the streetscape, we have located retail spaces on all three sides of the building and inserted landscaped perennial

planting beds into the sidewalks and enhanced the traffic island on North Avenue with landscaping.”

According to Fruchter, the site is on a corner of North Avenue at the intersection with Huguenot Street that presently is owned and occupied by Citizens Bank, NA. The bank is in contract to sell the 32,800-square-foot site to 260 N LLC. The existing building on the site is 14,671 square feet and was built in 1926. The bank has committed to reoccupy 3,500 square feet of ground floor space after construction of the new tower is completed. The bank will continue to have a drive-through ATM and street-level parking for bank customers. Citizens Bank will relocate to a temporary location during construction.

“The location acts as the gateway into downtown.”

— Philip Fruchter, Papp Architects

260 North Ave., New Rochelle. Photo via Google Maps.

Fruchter pointed out that the exterior building design features a green-tinted and clear glass and metal curtain wall with Virginia black granite and foamed aluminum wall panels on the ground floor. He explained that the exterior includes recessed accent balconies and that the existing traffic island on North Avenue is proposed to be enhanced with landscaping.

The site for the new building is one block from the New Rochelle Transit Center. New Rochelle has a project to transform the station into a modern, pedestrian-friendly transit hub. The estimated cost of the transformation is \$100 million to \$125 million. It's estimated that the Transit Center project could be completed late next year or early in 2028.

Attorney Anthony B. Gioffre III of the White Plains law firm of Cuddy and Feder is representing the developer as the proposed 260 North building undergoes New Rochelle's review process.

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**Westfair
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Former Rep. Elliot Engel dies at age 79

BY PETER KATZ / pkatz@westfairinc.com

“Eliot Engel devoted his lifetime to public service.”

— George Latimer

Former U.S. representative Elliot Engel, who served 16 terms in Congress and represented part of Westchester and the Bronx, has died on April 10 at age 79. Engel was born on Feb. 18, 1947, in the Bronx. The cause of Engel's death was not immediately announced.

He attended Bronx public schools, Herbert H. Lehman College and New York Law School. He was elected to the New York State Assembly in 1977 and served there through 1988. In November of 1988, he was elected to Congress, serving on Capitol Hill from 1989 through 2021. Engel lost a primary for the Democratic nomination to run for another term to Jamaal Bowman, who was elected in 2020 to the New York 16th Congressional District seat.

Engel was an outspoken liberal voice both in Washington and in his home district. He was often seen at events in Westchester, especially those that advocated liberal causes. Engel was one of the most consis-

tently pro-Israel representatives on Capitol Hill.

U.S. Rep. George Latimer, who now serves in the New York 16th Congressional District seat once held by Engel, said, "Eliot Engel devoted his lifetime to public service - as a teacher and as an elected official in Albany and Washington D.C.

His legacy consists of hard work on issues and kindness to all. His work in helping bring peace to the Balkans in the 1990s was a major accomplishment, among many others. We mourn with his family, and extend to them our deepest condolences. May he rest in peace."

Westchester County Executive Ken Jenkins said, "We are deeply saddened to learn of the passing of former Congressman Elliot Engel, a tireless public servant who devoted more than three decades to representing the people of New York.

"Throughout his career, Congressman Engel was a fierce advocate for his constituents in Westchester and the Bronx. He was a champion of

human rights and as Chairman of the House Foreign Affairs Committee, he helped shape U.S. policy on the global stage while never losing sight of the needs of the communities he represented at home.

"His legacy is one of commitment, conviction and service. He understood that public office is a responsibility to speak up, to stand firm and to deliver for the people who entrusted him with their voice.

"We extend our deepest condolences to his family, friends and all those who had the privilege of working alongside him. His impact will be felt for generations."

U.S. Rep. Ritchie Torres of the Bronx praised Engel as "a giant of New York politics and one of the greatest champions the Bronx has ever had in Congress. He served for more than three decades with unyielding dedication, fighting for his constituents and standing up for democracy around the world. He was a trailblazer for the Bronx in Washington, and a fierce advocate for Kosovo and the Albanian community at a time when few others

were paying attention."

New York Attorney General Letitia James said, "For over three decades, Congressman Elliot Engel dedicated himself to serving New Yorkers in Westchester and the Bronx, and New York is grateful for his service to our state. My deepest condolences to his family and loved ones. May his memory be a blessing."

Gov. Kathy Hochul said, "The son of Ukrainian-Jewish immigrants, Eliot Engel brought the best of the Bronx to Congress. I had the honor of serving alongside Eliot, who fought tirelessly for the people he served. I'm keeping his family and loved ones in my thoughts today."

Senate Minority Leader Chuck Schumer recalled, "Even as he took on the weight of global challenges he carried the Bronx and Westchester with him. From building Mitchell Lama affordable housing to expanding health care coverage, to improving maternity care, to fighting for sensible gun control laws, he leaves behind a rich legacy of advocacy and impact."

SPORTS

Poll: NFL most trusted league, NBA least trusted on integrity

BY GARY LARKIN / glarkin@westfairinc.com

“The NFL clearly stands apart in terms of trust, but it's not without skepticism.”

— Andrew Miller, Sacred Heart University

FAIRFIELD — A new national poll from Sacred Heart University and Great-Blue Research finds that public trust in professional sports leagues varies widely, with the NFL viewed as the most trusted league to protect the integrity of its games.

Meanwhile, the poll found that the NBA draws the most skepticism.

According to the 2026 Sacred Heart University Nationwide Sports Gambling Poll:

- The NFL ranks first as the most trusted league with 31.7% of Americans saying it protects game integrity
- The NBA ranks second in trust (10.6%), but also appears most frequently as the least trusted league, with 19.1% of respondents

selecting it

- The NFL is also cited by 15.6% as least trusted, highlighting polarized views around the nation's most prominent leagues

- MLB was third with 7.5% as most trusted and 7% as least trusted

- The NHL was fourth with 5.1% as most trusted and 3.8% as least trusted

These findings point to a complex and divided public perception of professional sports, emerging at a time when legalized sports betting and league partnerships have become far more visible.

"The NFL clearly stands apart in terms of trust, but it's not without skepticism," said Andrew Miller, director of Sacred Heart's sports communication & media graduate program. "At the same time, the NBA's position on both

ends of the spectrum suggests Americans are more conflicted about its ability to safeguard competitive integrity."

TRUST GAP EMERGES AS BETTING EXPANDS

The data come amid broader concerns about the influence of sports gambling on professional leagues:

- 59.3% of Americans believe sports gambling creates incentives that could compromise competitive integrity
- 48% say gambling has changed how leagues make decisions around rules, scheduling or officiating
- 38.9% report feeling skeptical of injury reports or officiating due to gambling partnerships

Together, these perceptions help explain why public trust varies so sharply across leagues, particularly as betting becomes more embedded in the sports

experience.

With the NFL draft and NBA playoffs drawing intense national attention, the poll suggests fans are watching not just the games, but the systems behind them.

"Moments like the NFL drafts and the NBA playoffs put leagues under a microscope," said Josh Shuart, director and professor of SHU's sport management program. "As betting becomes more integrated into the fan experience, so too does public scrutiny around fairness, transparency and decision-making."

ABOUT THE POLL

The Sacred Heart University 2026 Nationwide Sports Gambling Poll was conducted Feb. 2–5, 2026, among 1,500 U.S. adults. The survey carries a margin of error of +/- 2.43% at a 95% confidence level. The sample was weighted according to age, gender and U.S. Census region.

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Ulster Legislature to take up proposal to ban masks by ICE and other law enforcement

BY PETER KATZ / pkatz@westfairinc.com

The Ulster County Legislature is expected on April 21 to take up a resolution that would schedule a public hearing and allow it to move forward with consideration of a new local law that would ban law enforcement from wearing masks and not showing proper identification in the county.

The legislation is titled the “Baseline Standards for Law Enforcement Identifiability Law.” It would establish a presumption against the use of facial-concealing masks unless there is a specific operational necessity, such as undercover work, emergency protective equipment, or other narrowly defined circumstances. Officers engaged in public-facing law enforcement activity would be required to display visible identification, such as a last name, badge number, or unique identifying number, and to provide that information verbally upon request.

The move to pass the new law follows numerous nationwide complaints

about the Trump administration sending masked ICE agents into U.S. cities and agents who had no visible identification violating the civil rights of people who were acting lawfully.

“Public trust is the foundation of public safety,” said Ulster County Executive Jen Metzger. “When someone is stopped, questioned,

or directed by law enforcement, they should be able to clearly identify who is exercising authority over them.”

Metzger characterized the proposed law as a “common-sense standard that will protect the public and officers, alike, by reducing confusion, preventing impersonation, and strengthening transparency.”

The proposed law gained the endorsement of Ulster County Sheriff Juan Figueroa.

“Anonymity undermines oversight and transparency,” Figueroa said. “While masking can be justified in confidential investigations, it is unnecessary in routine operations.



Ulster County Legislature meeting.

Public trust diminishes when law enforcement creates fear rather than communicating with common sense transparency.”

If an officer or agency fails to comply with the law, the matter would be reviewed through an administrative process. All complaints would be handled by the Ulster County Hu-

man Rights Department. Two independent attorneys would be brought in to hear the complaints. One would serve as administrative counsel and the other would serve as the hearing officer. The attorneys would determine whether a violation occurred and whether a warning, corrective order, or civil penalty is appropriate.

ENERGY

Solar generating and storage development at Croton-Harmon train station acquired

BY PETER KATZ / pkatz@westfairinc.com

Altus Power, which is based in Stamford, has acquired a solar generating and battery storage facility at the Croton-Harmon train station in Croton-on-Hudson from Arevon, an energy company based in Scottsdale, Arizona. Arevon had worked on developing the project with Sol Systems of Washington, D.C., which served as the project developer, construction manager and asset manager.

When asked by Westfair’s Westchester County Business Journal, a spokesperson for Altus declined to disclose the purchase price.

The solar generating project at the train station features canopies with about 10,000 solar panels over certain areas where cars are parked that can produce 4.2 million watts of electricity. There is a battery storage system that can store 15 megawatt hours of electricity, enough to supply a million watts of electricity for 15 hours.

The project will deliver the solar-generated electricity to customers that include

Columbia University, which will be buying it through Con Edison, residential apartment buildings and a local medical center.

“Battery storage is essential to a stable, reliable and cost-effective energy grid,” said Abhi Parmar, chief investment officer of Altus Power. “As the industry rapidly evolves, Altus is committed to the implementation and build out for our stakeholders in New York.”

Altus said that the acquisition reflects a strategy of expanding its portfolio with high-quality assets that combine solar generation with storage. The company now owns and operates more than 80 projects that produce a total of approximately 266 megawatts of electricity in New York state. It has facilities in 30 states and the District of Columbia.

The Croton-Harmon solar project at the train station began

in 2020 when the Village of Croton-on-Hudson released a Request for Proposals for the installation of solar canopies at the station. It was sent to 168 solar contractors. A total of seven proposals were received. Croton-on-Hudson’s Sustainability Committee, village staff and the Village Board of Trustees reviewed the various proposals and ultimately signed a lease agreement with Sol Systems.

Before construction began, the project went through reviews including by the Village Planning Board, Village Zoning Board of Appeals, Village Waterfront Advisory Committee and the New York State Department of Environmental Conservation. Construction was delayed by Covid and began in late 2022. Beginning in December of 2024, Sol Systems and its successor Arevon began making lease payments to the village, which are expected to total about \$12 million over the 25-year lease that covers use of the parking lot site.



1 The 'counterweight' gets heavier

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

New York Attorney General Letitia James on April 13 announced a settlement agreement with New York-Presbyterian Hospital following an investigation into the way the health care provider has treated some patients with mental health issues. NY-Presbyterian is paying \$500,000 for its misconduct and faces a \$10,000 penalty per violation for any future violations of the settlement terms.

When Pope Leo XIV was elected last May 8, becoming the first U.S.-born pontiff, many saw him as a counterweight to President Donald J. Trump, a view that would come to be shared by Trump himself. Perhaps few, however, would have imagined that the two would square off on a global stage over the most existential issues — war and peace, death and life.

Yet that is exactly what has happened. In an excoriating post on Truth Social, the president has accused the pope of being part of the American radical left, weak on crime and terrible at foreign policy. He said he was not true MAGA like Louis Marius Prevost, the U.S. Navy veteran who is the older of the pope's two older brothers, and implied that Pope Leo was ungrateful, since he owed his papacy to the president. (While Roman Catholics believe the Holy Spirit is at work in the College of Cardinals' selection of the pope, the president may have a point, although not in the way he imagines. Again, see the counterweight argument.)

Trump also posted a picture of himself as Jesus that critics quickly labeled blasphemous. Though the president said he was portraying himself as a healer, the image was removed. However, Trump said he will not apologize to Pope Leo.

For his part, Leo — in a manner echoing Jesus before Pontius Pilate —

said on his flight to Algeria, part of a four-country African tour: "I have no fear, neither of the Trump Administration, nor of speaking out loudly about the message of the Gospel. And that's what I believe I am called here to do."

Although even a pope can throw a bit of shade: Asked about Trump's Truth Social post, the pontiff, whose sense of humor tends more toward the nerdy, said: "It's ironic — the name of the site itself. Say no more."

If Leo seems serene in the maelstrom that may be because this is not a fight of his own volition, said Daniel Rober, Ph.D., associate professor of Catholic Studies and chair of the Catholic Studies department at Sacred Heart University in Fairfield, where he contributes to the school's *Cor Ecclesiae* podcast on all things Catholic and papal. Rather, he added, "Pope Leo is enunciating basic ideas from ancient Catholic sources" while also aligning himself with the popes of the modern era, who denounced war. They range from Benedict XV in World War I; to Pope Paul VI in his "Never Again War" speech at the United Nations on Oct. 4 (St. Francis of Assisi's feast day), 1965; to Pope St. John Paul II's pleas in 2003 to the U.S. not to invade Iraq.

In the run-up to the Iraq War, then-President George W. Bush and John Paul agreed diplomatically to disagree, Rober said. The Trump-Leo face-off is unprecedented, but that

doesn't mean it hasn't been building a long time — from initial conservative skepticism about Leo, a registered Republican, after his election to the papacy; through to the pope and U.S. bishops' criticism of the Trump Administration's handling of the migrant situation and wars in Gaza and Iran.

Indeed, Trump's post on Leo — on April 12, Divine Mercy Sunday in the Catholic Church — follows a controversial April 6 article in *The Free Press* that had the Pentagon allegedly threatening the pope via a meeting with then-papal nuncio Cardinal Christoph Pierre that invoked the Avignon Papacy. (The Avignon Papacy, in which the French controlled the Holy See through a succession of seven pontiffs, began with the kidnapping and murder of Pope Boniface VIII in 1303.)

While the Pentagon and the Vatican have said the meeting has been mischaracterized, Rober said that it was "contentious." But he added that the notion that it was what led to Leo's decision not to visit the U.S. for its 250th birthday is the stuff of influencers' fancy. There was never any real chance Leo was going to be here for that anniversary. (He will instead receive the nonpartisan Liberty Medal July 3 via video.)

A more pointed reaction to U.S.-Vatican relations, Rober said, was the pope's decision to visit Lampedusa, an Italian island that is a gateway to



Daniel Rober, chair and associate professor of Catholic Studies at Sacred Heart University in Fairfield. Photograph by Tracy Deer-Miek, 2017.

Europe for migrants, instead on July 4.

What does all this mean for Catholic voters, the majority of whom supported Trump in 2024? Catholics are traditionally swing voters, Rober said, and they are likely to swing again. While the attack on Leo will not be the deciding factor, he added, it helps fuel the growing criticism the president faces on his policies.



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What everyone should know about rabies

BY JEREMY WAYNE



With the Centers for Disease Control and Prevention (CDC) temporarily pausing tests for rabies and pox viruses, the family of viruses that includes smallpox and mpox, and a rabid coyote attacking people and dogs in the Eastchester-Bronxville area on March 9, a discussion of rabies awareness has rarely been more relevant.

The viral disease – which spreads through bites or contact with saliva from infected animals and affects the nervous system – is almost always fatal once a person develops symptoms. Nevertheless, it is preventable if exposure is recognized early and treatment begins promptly. In New York, common wildlife with the potential

for becoming rabid includes coyotes, raccoons, skunks, bats, foxes and ground-hogs. Under New York and Connecticut laws, owners of dogs, cats and ferrets must vaccinate their pets against rabies or face stiff fines – and in Connecticut’s case, even imprisonment. (On Sunday, April 19, Westchester County was scheduled to hold a free rabies vaccine clinic for pets at Stamen Animal Hospital in New Rochelle.)

“To protect yourself and your family, verify that your pets’ rabies vaccines are up to date, and arrange for a free booster shot if needed,” Sherlita Amler, M.D., Westchester County Department of Health commissioner, said in a statement. “If you, your child or your pet is bitten or scratched by someone

“To protect yourself and your family, verify that your pets’ rabies vaccines are up to date...”

— Sherlita Amler, M.D., Westchester County Department of Health commissioner

else’s pet, wash the wound right away, seek medical attention immediately, call the Health Department (914-813-5000) and get the name and address of the owner so that the biting pet’s rabies vaccine records can be verified. That way, the bite victim may be able to avoid a series of rabies shots.”

HOW WILDLIFE ENDS UP ON YOUR PROPERTY

Wild animals seek food, water and shelter. Unsecured trash, food or water bowls, bird feeders and open spaces under decks, porches or in attics make yards and homes attractive and easy for animals to access. When an animal finds a reliable resource, it is likely to visit again, increasing the potential for contact with people and pets, along with health hazards and property damage.

PRACTICAL STEPS TO REDUCE YOUR RISK

One of the most effective ways to prevent exposure to rabies is to make your property less attractive to wildlife.

- Remove food enticements, securing garbage with tight lids.
- Clean up fallen fruit, bird seed and yard debris.
- Seal gaps, vents and openings around your home.
- Keep lawns trimmed and eliminate hiding spots.
- Supervise pets and children, especially at dawn and dusk when coyotes and other nocturnal animals are most active.
- Eliminate standing water and close off easy water sources (such as pet bowls and unattended bird baths).

LONG-TERM PROTECTION – PROFESSIONAL WILDLIFE EXCLUSION

Using lights, noise and repellents can help keep animals away for a short time. For lasting results, the best approach is to keep animals out of your home and yard. Professional wildlife exclusion services inspect your property, remove animals if needed and seal entry points such as vents, chimneys, eaves and garage edges.

Many homeowners seek permanent, chemical-free solutions that prevent wildlife from returning.

At JP McHale Pest Management LLC, headquartered in Buchanan, our Home Shield Exclusion System uses several types of barriers on the outside of your home to close off common entry points, like eaves, vents, doors, windows and foundation seams. By sealing gaps and cracks from top to bottom, this system creates a strong barrier to keep animals out. It’s a chemical-free approach that is preventive rather than reactive and designed for long-term protection.

BALANCING PUBLIC SAFETY AND WILDLIFE CONSERVATION

Coyotes and other wild animals are part of the local ecosystem. The goal of exclusion and good backyard habits is not to get rid of wildlife, but to reduce the risk of dangerous encounters that can harm people, pets or wildlife. Using humane, preventive measures, staying informed and promptly reporting any exposures help keep both people and animals safe.

For more on JP McHale Pest Management, visit: www.nopests.com.

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Peter Rossi, founder of North Salem-based Professor Detail Auto Care LLC, is AI-proofing his professional life. *Photographs courtesy Professor Detail.*

Eye on Small Business – Professor Detail Auto Care LLC, North Salem

BY JEREMY WAYNE / jwayne@westfairinc.com

“PR not only builds trust but is also cost-effective and reaches a wide audience. In this analogy, PR forms the foundation, paid ads build the house and sales is the roof.”

— Rossi

As AI reshapes the workforce, 23-year North Salem resident Peter Rossi has chosen to leave a traditional white-collar marketing career to pursue a skilled trade he believes is nearly impossible to automate – professional auto detailing.

For Rossi, making the move – and with it launching Professor Detail Auto Care, his mobile car care and detailing business serving Westchester, Fairfield, Putnam and surrounding counties – reflected what has been coined by HR Dive, a human resources website, <https://www.hrdiver.com/as/AIxietyPivot>, a growing movement of Gen-Z workers who are switching careers to hands-on trades in response to AI-related job uncertainty.

Rossi chose his skilled trade perspicaciously. As a college freshman, he had worked at a local detailing garage, while simultaneously running what he calls his own side-hustle, “Pete’s Sac-O-Suds,” so he already had valuable experience in the field, as well as feeling confident about the demand.

In a recent interview, he told the Westfair Business Journal how he had initially wanted to offer three distinct packages (Express, Standard,

Premium), but quickly realized that most customers did not know much about detailing or the benefits of each package. They also tended to anchor to the lowest price package, so he switched to a prescription model instead. This involves asking customers a series of questions about

their vehicle and then prescribing a custom detail, tailored to specific needs. Pricing is benchmarked against local competitors and then adjusted, “based on how dirty each car is.”

Asked about key setup costs and how many jobs a week he will need to break even, Rossi was obligingly forthright. He said that the van, which he is financing over five years to manage cash flow and build business credit, was his biggest purchase. He added that the payment is manageable and that he already had most of the equipment from college, “and it does the job just fine.” He pays van and business insurance each month and most of the products used cost “a modest amount.”

Furthermore, he has been able to save a lot on branding and website design because he has done it himself.

“I designed my website on WIX and created my logo with Google Gemini. I also built out and redesigned the

interior of my van, complete with a generator, water tank, water filter and air compressor, with a family friend helping hook up the plumbing. On a good month, I can break even with about four cars.”

Long-term, Rossi said he wants the business to scale to a point where it can run passively, allowing him to focus solely on growing the “Professor Detail” brand.

“The most important metric in detailing is the lifetime value of a client. Just because someone calls for a one-time detail doesn’t mean they won’t be interested in a ceramic coating or a maintenance plan in the future.”

Customer acquisition cost is an important consideration for Rossi, which is why he is focusing on strategic public relations early on, to build a strong customer base. “PR not only builds trust but is also cost-effective and reaches a wide audience.” Later, he plans to ramp up Meta and Google ads which he believes should help drive more traffic and improve sales conversion rates. “In this analogy, PR forms the foundation, paid ads build the house and sales is the roof,” he said.

Startup costs came from Rossi’s savings. “Detailing has a very low barrier to entry and low startup costs, and I was able to save virtually all of

the money I earned working at the PR agency because I still live at home.” It helped, too, that he had little student loan to pay off and that his father, who owns an accounting firm, will be helping him manage his cash flow and profits and loss account.

Using the Square platform to keep track of customers’ contact information and invoicing and at this point focusing primarily on Westchester County, Rossi said that once he has more clients, he will schedule jobs in a logical sequence that will save gas. He also plans to add another vehicle once his monthly turnover exceeds \$10,000, he said, adding that while currently a one-man-band, he looks forward to adding additional staff, “by midsummer, if Professor Detail continues to grow at the current rate.”

And Rossi had a final word for the Journal, reiterating that while Professor Detail was conceived as a kind of AI-proof business, he naturally uses the digital tool to his advantage. With software called Suno, he has developed an AI-generated jingle for the business, inspired by classic 1970s TV jingles like Band-Aid and McDonald’s. You can listen to it at www.drive.google.com/file/d/1mEaJXFpKlLpKm-8fOeO41gaEU-koV_U0/view.


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Eye on Small Business – Fruition Chocolate Works, Poughkeepsie

BY JEREMY WAYNE / jwayne@westfairinc.com



Dahlia Graham, co-owner with husband Bryan of Fruition Chocolate Works, among the cocoa pods. The pods produce the lightly roasted cacao beans, used in Fruition's chocolate, and the highly roasted cocoa beans, used in most commercial chocolate baking and manufacturing.

After nearly 15 years growing Fruition Chocolate Works from its main factory and retail café in Shokan, New York, chocolatiers Bryan and Dahlia Graham saw an obvious next step – cross the Hudson River and bring the brand closer to a new set of customers in Westfair country.

In a recent interview with the Westfair Business Journal, Bryan Graham explained how expanding to the vibrant Eastdale Village location in Poughkeepsie seemed like a natural progression as Fruition's Hudson Valley business continued to build momentum.

In the first year, he and wife Dahlia are tracking a range of indicators for the new shop – particularly the basics of whether people are discovering Fruition and walking through the door.

“We’re certainly interested in foot traffic and brand awareness,” Graham said. But when it comes to judging early performance, he made clear that the most reliable scorecard

is financial: “Ultimately, we are looking most closely at revenue targets.”

To keep the evaluation grounded, Fruition – already the recipient of 75 national awards for its product, made from ethically sourced Latin American cacao – is benchmarking the Poughkeepsie shop against the established Shokan location.

“We are measuring it against revenue at the factory store in Shokan and, so far, we’re pleased with the trajectory.” But he added cautiously, “Because the store only opened officially on Feb 1, 2026, we will see what the future brings.”

Retail growth is only part of Fruition's broader footprint. On the wholesale side, Graham pointed to one channel as the most repeatable. “Specialty grocers have been the most scalable in terms of our wholesale market,” he said, adding that Fruition's reach now extends well beyond the Hudson Valley. That may be an understatement, as Fruition products can now be found in 600



Bryan Graham, co-owner with wife Dahlia of Fruition Chocolate Works, decorating a mold.



Fruition Chocolate Works' Brown Buttermilk chocolate bar. Photographs courtesy Bryan and Dahlia Graham.



Fruition Chocolate Works' assorted bonbons.

stores nationwide, including Adam's, Bread Alone and Whole Foods in the Northeast.

That expansion hasn't come at the expense of local identity. If anything, Graham views “Hudson Valley-made” as a built-in advantage.

“People love shopping local,” he said, emphasizing that Fruition remains tied to its Catskill Mountains / Hudson Valley identity.

Graham also described a company structure designed to protect that identity and the creative decisions behind the product. He and his wife own the business outright and value the control that comes with it. He said that while the company is exploring opportunities for the future, the team is happy to have built a strong foundation and “to maintain full control over the creative process and pace of growth.”

That preference for control also shaped how Fruition approached the costs of opening in Poughkeepsie. Rather than adding new borrowing for the second shop, the company financed it internally without taking on additional debt.

Earlier in Fruition's growth, however, Graham did make use of local financing support to expand manufacturing capacity. The business received loans from the Ulster County Economic Development Alliance and the Catskill Watershed Foundation to help scale the factory. The trade-off, Graham said, was administrative lift. But he described the terms as “worth it,” citing low interest rates and adding that Fruition was very close to having both paid off in full.

On the people side, Graham acknowledged that staffing can be difficult in chocolate and retail – particularly keeping teams stable. “Turnover is a challenge, especially in our industry,” he said. Fruition's response has been to invest in internal culture and development. “We do a lot of team building,” he added, as the company “incorporate(s) room for growth into our plans with respect to employees.”

Lastly, when asked what most singles out Fruition chocolate in a crowded premium chocolate market – and which marketing levers deliver the best returns – Graham put it down to the product itself.

“Just taste the chocolate, and you will see,” said Shokan's – and now Poughkeepsie's – rightfully proud chocolatier.

Yonkers studies landmarking library branch as 100th anniversary nears

BY PETER KATZ / pkatz@westfairinc.com

Yonkers is considering whether to designate the Crestwood Library at 16 Thompson St., as a landmark. Construction was completed in 1926. An application has been filed with the city's Landmarks Preservation Board, referred to the city's Planning Board and if recommended would be considered by the City Council.

The Crestwood Library building is described as a strong example of early 20th-Century Tudor Revival architecture. It features steeply pitched gables, half-timbered detailing, and textured masonry walls that are said to be characteristic of the Tudor Revival style as it was often adapted for small civic buildings.

The building has a grey slate roof along with a prominent brick chimney rising from a stuccoed base. The central entry bay is framed in carved, beige-colored limestone, featuring an arched surround with ornamental relief panels and a carved inscription "Crestwood Library" set within the gable face. Stonework appears original and secondary facades are finished in smooth stucco, painted a warm cream tone to match the stone. The use of stucco, in combination with brick accents at window sills and surrounds, is typical of Tudor Revival buildings. The doors appear to be original or early replacements consistent with the historic character.

Disrupting the original appearance of the building are several window-mounted air conditioning units that have been installed.

According to Architect Emily Brewer, a member of the Landmarks Preservation Board, "Overall, the building is a well-preserved example of Tudor Revival civic architecture. Alterations primarily reflect modern mechanical, accessibility, and operational updates rather than major sty-

listic changes. Despite these modifications, the building retains strong architectural integrity, with its massing, materials, and decorative program clearly expressing its Tudor Revival origins."

According to a history of the Crestwood Library, after World War I Mrs. Horace Healey convened 50 women to organize the Crestwood Women's Club with one of its purposes being the establishment of a library. The Women's Club formed a six-member Library Committee to pursue the chartering of a "free library" that would be open to the entire community. That led to formation of a Library Association that tried to secure a state charter for its library.

The State Education Department encouraged the Library Association to seek services solely through the City of Yonkers. On July 8, 1921, the Library Association opened a library in a room at Public School 15 with a collection of 800 books, operating three hours a day, two days a week. By September, the collection had grown to 1,100 books. The State Board of Regents on Sept. 9, 1921, granted a provisional charter to the Crestwood Free Library, later followed by the issuance of a Certificate of Registration allowing it to continue operations. In Jan. 1922, a Building Committee was established to construct a permanent home for the Free Library.

On May 22, 1924, the Library Association acquired a site at Thompson Street and Chittenden Avenue at a cost of \$1,200. On Dec. 10, 1924, the Library Association deeded the property to the city with the proviso that title would revert to the Association if the city failed to construct and operate a library within one year. That time period was extended for an additional year. On Dec. 12, 1925, the city awarded the construction contract and



Front of Crestwood Library

"The building is a well-preserved example of Tudor Revival civic architecture that retains strong architectural integrity."

appropriated \$20,000 toward construction. Groundbreaking occurred on Dec. 12, 1925 and the library was completed on Oct. 16, 1926.

Plans for building new library were drafted free of charge by Yonkers architect Otto J. (O.J.) Gette. He was the architect who designed other significant buildings and projects in the city that included the buildings and swimming pool for Tibbetts Brook Park, and the landscaping of Mulford Gardens.

Over the years, increased book circulation coupled with programming demands necessitated the conversion of the basement into a children's room

in Jan. 1961. Six years later the main and basement levels were expanded to provide office space and additional room for the juvenile department.

The 1980s saw repeated efforts to close or curtail operations at branch libraries in Yonkers and in 1981, 1983, 1986, and 1988, the city proposed closing the Crestwood branch but it remained open. In 1991, a 60% cut in service relegated the Crestwood Library to eight hours of operation two days a week. On Sept. 28, 1996, for the first time in 20 years, full-time service, six days a week, was restored and today the Crestwood Library is open seven days a week.



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Lamont submits SEBAC agreement to General Assembly

BY GARY LARKIN / glarkin@westfairinc.com

HARTFORD – Gov. Ned Lamont on Monday, April 13 announced that, following union ratification of agreements reached between his administration and the State Employees Bargaining Agent Coalition (SEBAC), the contracts have been transmitted to the Connecticut General Assembly for its consideration.

“State residents and businesses depend on our state employees, who keep us safe, maintain our roads, educate students, protect our environment, and deliver assistance to our most vulnerable residents,” Gov. Lamont said. “This agreement recognizes their dedication, supports retention and recruitment, and delivers a fair deal for taxpayers. I urge the General Assembly to act quickly to approve this agreement and deliver these reasonable wage increases to our state employees.”

The wage contracts were tentatively agreed upon over the past few weeks and ratified by the respective unions. Pursuant to state statutes, the contracts must now be considered by the state legislature.

The agreements include 2.5% general wage increases retroactive to July 1, 2025, and continuing prospectively on July 1, 2026, and July 1, 2027. In the fourth year, the parties will reconvene to negotiate wages.

The SEBAC 2026 agreement between the state and the SEBAC, which was ratified on April 10, includes all the individual unit agreements made by the separate state employee unions. As required by law, these agreements have been reviewed and approved by the governor's designee for collective bargaining, and the State Office of Policy and Management.

The governor's office released the following statement relating to the agreements: “In accordance with Section 5-278(b) of the Connecticut General Statutes, the Office of Labor Relations hereby files with the Clerks of the House of Representatives and the Senate the SEBAC 2026 Agreement, including all addenda, and including for Attachment C, the cost statements of implementing all the companion unit agreements.”

The agreements

- Agreement between the State of Connecticut and Locals

196,318,355,478,562,610 and 704 of Council 4 AFSCME (NP-3 -Administrative Clerical)

- Agreement between the State of Connecticut and Locals 387, 391 and 1565 of Council 4 AFSCME (NP-4-Correctional Employees)
- Agreement between the State of Connecticut and the Connecticut Police and Fire Union (NP5 - Protective Services)
- Agreement between the State of Connecticut and the New England Health Care Employees Union, District 1199 (NP-6-Paraprofessional Health Care Employees and P-1 - Professional Health Care Employees)
- Agreement between the State of Connecticut and the Connecticut State Employees Association, SEIU Local 2001 (NP-8 - Correction Supervisors)
- Agreement between the State of Connecticut and the Connecticut State Employees Association, SEIU Local 2001 (NP-9-State Police Lieutenants and Captains)
- Agreement between the State of Connecticut and Locals 269, 714 and 2663 of Council 4 AFSCME (P-2 - Social and Human Services)
- Agreement between the State of Connecticut and the Connecticut State Employees Association, SEIU Local 2001 (P-3A-Education Administrators)
- Agreement between the State of Connecticut and the Connecticut State Employees Association, SEIU Local 2001 (P-3B-Education Professionals)
- Agreement between the State of Connecticut and the Connecticut State Employees Association, SEIU Local 2001 (P-4-Engineering, Scientific and Technical)
- Agreement between the State of Connecticut and the Administrative and Residual Employees Union, Local 4200-AFT, AFTCT, AFL-CIO (P-5 -Administrative and Residual)
- Agreement between the State of Connecticut and the American Federation of Teachers Connecticut (P-6 - Assistant Attorneys General and P-7 - Assistant Attorneys General Department Heads)
- Agreement between the State of Connecticut and American



Gov. Ned Lamont

“This agreement recognizes their dedication, supports retention and recruitment, and delivers a fair deal for taxpayers.”

— Gov. Ned Lamont

- Federation of State, County and Municipal Employees, Council 4, Local 3419 (P-8 - Department of Children and Families Program Supervisors)
- Agreement between the Judicial Branch and AFSCME Council 4, Local 749 (Judicial Employees)
- Agreement between the Judicial Branch and the Connecticut State Employees Association, SEIU Local 2001, CSEA (Supervising Judicial Marshals)
- Agreement between the Judicial Branch and International Brotherhood of Police Officers, Local 731 (Judicial Marshals)
- Agreement between the Judicial Branch and the Union of Professional Judicial Employees AFT/AFT-CT
- Agreement between the Division of Criminal Justice and AFSCME Council 4, Local 749 (Criminal Justice Employees)
- Agreement between the Division of Criminal Justice and the Connecticut Association of Prosecutors
- Agreement between the Division of Criminal Justice and the Connecticut State Employees Association, SEIU Local 2001, Police Inspectors Council
- Agreement between the Connecticut State Board of Education and Local 61, The American Federation of School Administrators, AFL-CIO (AFSA)
- Agreement between the Con-

- necticut State Board of Education and the Connecticut Technical Education and Career System (CTECS) and State Vocational Federation of Teachers, Local 4200A, American Federation of Teachers, AFT-CIO (SVFT)
- Agreement between the Division of Public Defenders Services and the AFSCME Council 4 (Public Defenders Unit)
- Agreement between the Board of Regents for Higher Education and the State University Organization of Administrative Faculty, Local 2836 of Council 4, AFSCME, AFL-CIO (SUOAF)
- Agreement between the State of Connecticut and the Congress of Community Technical Colleges, SEIU
- Agreement between the Board of Trustees for the Connecticut State University System and the State University American Association of University Professors.
- Agreement between the Board of Regents for Connecticut State Colleges and University System and the Connecticut State University American Association of University Professors (CSU-AAUP)
- Agreement between the Board of Regents for Higher Education and the Congress of Connecticut Community Colleges, AFSCME Local 2480, Council 4 and Agreement between the Board of Regents for Higher Education and the Charter Oak State College Professional Bargaining Unit Local 1214, AFSCME, Council 4
- Agreement between the University of Connecticut Chapter of the American Association of University Professors (UConn-AAUP)
- Agreement between the University of Connecticut Professional Employees Association, Local 3695, AFTCT, AFT, AFL-CIO (UCPEA)
- Agreement between the University of Connecticut and the University of Connecticut Health Center Chapter of the American Association of University Professors (UConn-UCHC)
- Agreement between the University of Connecticut Health Center (UConn Health) and the University Health Professionals Local 3837 AFT/AFT-CT/AFL-CIO (UHP).

The Granite program in Georgetown receives bluegrass grant

BY PAMELA BROWN

GEORGETOWN – The Granite is the region's newest church-turned nonprofit community arts and music venue that connects generations through live performance, dance, visual arts, wellness activities, and educational opportunities. It was recently named one of 11 bluegrass programs across eight states and Canada to receive grant funding from the IBMA Foundation to support bluegrass education and community programming initiatives.

“It’s a recognition that the program has gained enough momentum and attention to earn support at the national level,” said Austin Scelzo, program director for bluegrass and Old Time Music at The Granite and founder of the Connecticut Bluegrass Association. “As a lifelong resident of Connecticut, I recognize that this music is not as common or as visible than in the states where it originated – Kentucky, Tennessee, West Virginia.

“So, I feel reinvigorated and inspired to build up the community and continue to educate folks in my home state about this incredible American art form.”

Bluegrass at The Granite, which is located at 5 N. Main St. at the former Granite Church, presents monthly bluegrass nights alongside youth and adult music education programming. A newly developed 2026 series will feature coached and uncoached jam sessions, educational workshops, and performances by professional bands.

The IBMA Foundation awarded a total of \$20,000 in 2026 project grants. The nonprofit organization supports programs that foster the growth of bluegrass music by investing in arts and culture initiatives, education, literary work, and historic preservation. According to its website, its mission is to “build a brighter future for bluegrass music.”

The Granite received a \$2,000 grant from the foundation. The IBMA Foundation was created by the International Bluegrass Music Association in 2007 with a bequest from the Richard Barnhart estate. Barnhart was a musician from northern Virginia who loved bluegrass and wanted to support educational programs for children.

“It’s important to our bluegrass

program and a great vote of confidence in The Granite and the program Austin is building,” said Richard Wenning, executive director of The Granite. “The biggest challenge is raising enough money to keep the lights on. We’re handling this by building The Granite as a true community space with superb programming to build local and regional commitment for sustaining its financial future.”

This is the first time The Granite has received a grant from the IBMA Foundation.

“It’s the largest organization that supports this music. More than just the fiscal support, winning this grant also means recognition at the annual World of Bluegrass Conference, which will be held in Chattanooga Tennessee this year,” Scelzo said. “The conference brings together all the biggest movers and shakers in the bluegrass community.”

Previously, the IBMA foundation has supported public education through “Bluegrass in the Schools” mini grants that have allowed Scelzo to bring educational programming to Ridgefield and South Windsor public schools, and soon to Danbury schools.

“This consistent public work has put Connecticut on the map as a state where the IBMA Foundation’s support is put to good use,” Scelzo added.

According to Trisha Tubbs, IBMA Foundation board chair and president, “We are grateful to donors who continue to support the Foundation. Project grants are the flagship program of the IBMA Foundation, dating back to 2011. We’re especially pleased to help fund important work across the U.S. and beyond with these annual grants that make an enormous difference in lives and communities.”

Nancy Cardwell, IBMA Foundation executive director, noted the foundation is pleased to help support bluegrass programming at The Granite in Redding.

“We’re aware of the rich tradition of bluegrass music in Connecticut from Phil Rosenthal to Austin Scelzo, and we’re proud to be a part of sharing bluegrass with the next generation of new listeners and musicians on a weekly basis in Redding,” Cardwell said.

“The project grant review committee was especially impressed with the edu-



Bluegrass musicians perform at The Granite in Georgetown, located at the former Granite Church. Photo courtesy of The Granite



▲ People dance at The Granite bluegrass music venue in Georgetown. Photo courtesy of The Granite

cation-related aspects of the program at The Granite including workshops, coached jam sessions, mentorships, peer-to-peer learning, and of course the Wernick Method Jam class.”

According to Scelzo, the grant funds will support the production of live concerts and dances in addition to educational and community programming including banjo, fiddle, guitar, dobro, mandolin, bass, and harmony singing instruction. Scelzo has been working with Wenning to create sus-

tainable systems to support additional programming.

“In addition to grants, donations, and fundraisers, we’re building live event ticketing structures that support artists, sustain operations at the Granite, and remain affordable to local families,” explained Scelzo. As Wenning noted, as a public charity, The Granite also relies on memberships and sponsorships to carry out its mission of preserving the national landmark church for future generations.

The town of Redding and neighboring communities have benefitted from the dedicated music and arts space.

“The opportunity to dance, sing, play, clap, or listen intently at The Granite brings new life to the town. We want our venue to become what people feel is their ‘Third Space,’ a term more common these days, especially as more people find themselves working from home,” Scelzo said. “I dream that The Granite becomes the premier center for folk and community arts and culture in Connecticut, much like the School of Jalopy in Brooklyn, Caffè Lena in Saratoga Springs, Club Passim in Boston, and 317 Main in Yarmouth, Maine.”

Much of this vision will be made real with the first coming together of our programming at the Planet Granite Festival this coming Sept. 19-20. Scelzo and Wenning are bringing together folk, country, bluegrass, and old-time music programs.

“We’ll have two step dancing, swing, line dancing, flatfooting, harmony singing instruction, a kids showcase, jamming classes, live music outdoors, food vendors and more. We’re excited to be inviting more folks into this wonderful space,” Scelzo said.

WESTCHESTER

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, April 8 - 14

Fordham North Preferred Investor LLC, Brooklyn vs. Fordham Landing Preferred Sponsor LLC, Mount Kisco, 26-7058-SHL: Adversary proceeding in Fordham Sponsor Chapter 11 (26-22261), Attorney: Michael J. Barrie.

Edward S. Morrison Jr., Lagrangville, formerly doing business as Ted Morrison Photography, 26-35375-KYP: Chapter 7, assets \$359,455, liabilities \$628,165, Attorney: Gregory T. Dantzman.

Slatehill EOM LLC: Slate Hill, Chana Vashovsky, managing member, 6-35383-KYP: Chapter 11, assets and liabilities \$1 million - \$2 million, Attorney: Craig Saunders.

Westchester 3148 LLC, Spring Valley, Mordechai Szoffer, president, 26-22368-SHL: Chapter 11, assets \$1,098,000, liabilities \$1,239,541, Attorney: pro se.

Aetna Orange LLC: Spring Valley, Yechiel Cohen, member, 26-22369-SHL: Chapter 7, assets \$100,000 - \$500,000, liabilities \$500,000 - \$1 million, Attorney: pro se.

Malcolm Patrick Corporation, New Rochelle, Deighton C. Taylor, president, 26-22371-SHL: Chapter 11, assets \$162,500, liabilities \$1,381,302, Attorney: Robert J. Spence.

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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Viola Equities Group LLC, Tallman, Mindy Klein, member, 26-22373-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000, Attorney: pro se.

U.S. District Court, White Plains

Local business cases, April 8 - 14

Image Professionals GMBH, Munich, Germany vs. Bangkok City NY Inc., Pelham, 26-cv-2873-KMK: Copyright infringement, Attorney: Christine R. Zaffarano.

ELQ Industries Inc., New Rochelle, et al vs. AXIS Insurance Co., Alpharetta, GA, 26-cv-2874-KMK: Insurance, Attorney: Michael F. Panayotou.

Best Resources Center Inc., Newburgh vs. Newburgh Enlarged City School District, et al, 26-cv-2881-NSR: Civil rights, removal from Orange Supreme Court, Attorney: Deanna L. Collins.

Westchester County Fair Housing Board, White Plains vs. Half Moon Bay Homeowners Association Inc., Croton-on-Hudson, 26-cv-2926-PMH: Fair Housing Act, Attorney: Christopher J. Inzero.

Savannah Oxenhirt, Wesley Chapel, FL vs. In Flight Inc., Red Hook, et al, 26-cv-2939-NSR: Civil rights, jobs, Attorney: Daniel J. Chavez.

ARASS Middletown Holding LLC, Middletown vs. TPG Hotels and Resorts, Salisbury, MD, 26-cv-3012-NSR: Contract, Attorney: Anthony A. Mingione.

Valerie J. Crown Attorney at Law P.C., New City vs. JPMorgan Chase Bank, Columbus, OH, 26-cv-3019-PMH: personal property, removed from Rockland Supreme Court, Attorney: pro se.

Gabriella DaRoza, California vs. Regeneron Pharmaceuticals Inc., Tarrytown, 26-cv-3041-KMK: Family and Medical Leave Act, Attorney: Rita M. Lenane-Massey.

Nora Gage, Orange County vs. Garnet Health Medical Center, Middletown, et al, 26-cv-3066-JGLC: Labor - Management Relations, Attorney: Jonathan R. Goldman.

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

Westchester County, April 8 - 14

Abbasi, Salman F.: Yonkers, 2020 - 2021, 2023 personal income, \$127,605.

Angelo, Michael J. and Robin: White Plains, 2008, 2014, 2016 personal income, \$140,558.

Bonilla, Xavier: Bedford Corners, 2018 - 2022 personal income, \$15,094.

Bostick, William: Yonkers, 2017 - 2024 personal income, \$59,978.

Brown, Linval: Mount Vernon, 2013, 2017, 2021 - 2024 personal income and civil penalty lien, \$63,179.

Bulling, Andreas: White Plains, 2020 - 2021, 2023 personal income, \$336,495.

DeCicco Enterprises LLC: Pelham, 2021 employer unemployment taxes, \$87,473.

DeClesiis, I. Franco: West Harrison, 2023 - 2024 personal income, \$13,815.

DiMarzo, Harry and Harriet: Pound Ridge, 2024 personal income, \$336,628.

Erich Frank Estate: Larchmont, 2019 fiduciary income tax, \$377,541.

Goldstick Lighting Design Ltd.: Pelham, 2023 quarterly taxes, \$60,385.

Gondolfi, Bruno J.: Somers, 2015 - 2024 personal income, \$197,730.

Hershkowitz, Warren C.: Scarsdale, 2015 - 2016, 2018, 2021 - 2022 personal income, \$224,307.

Jason, Marc: New Rochelle, 2019 personal income, \$117,161.

Lala, Filip: Scarsdale, 2007 - 2009, 2017 - 2019, 2020 - 2023 personal income and restitution, \$1,100,639.

Moysak, Thomas J. and Jane F.: New Rochelle, 2009, 2011, 2023 personal income, \$215,011.

Ogbonuba, Frank: Yonkers, 2025 failure to collect employment taxes, \$21,889.

O'Sullivan, Brendan and Yoko: Yonkers, 2017 - 2018, 2020 personal income, \$362,402.

Payne, Richard and Lauren Rones: White Plains, 2015, 2018 - 2024 personal income, \$92,057.

Plummer, Robert L.: Scarsdale, 2021 - 2022 personal income, \$47,835.

Polanco, Jonathan: White Plains, 20167 - 2018, 2020 - 2023 personal income, \$110,905.

Rivas, Leonel A.: Yorktown Heights, 2017 - 2022 personal income, \$72,865

Rolon, Luis: West Harrison, 2023 - 2024 personal income, \$13,815.

Shin, Linda Unmi: White Plains, 2019 personal income, \$79,510.

Slocum, Michael: Mamaroneck, 2024 personal income, \$66,140.

DEEDS

Above \$1 million

550 Main Street NR LLC. Seller: 550 Main Street LLC. Property: 550 Main St., New Rochelle. Amount: \$1 million. Filed March 18.

873 North Broadway LLC, Ardsley. Seller: 873 LLC, Armonk. Property: 873 N. Broadway, North Castle. Amount: \$1.3 million. Filed March 18.

99 Lafayette Avenue LLC, White Plains. Seller: May 99 Holdings LLC, Mount Kisco. Property: 99 Lafayette Ave., North Castle. Amount: \$1.4 million. Filed March 23.

Avalon Gardens LLC, New Canaan, Connecticut. Seller: Richard J. Vosburg, Danbury, Connecticut. Property: 175 Finch Road, North Salem. Amount: \$2.4 million. Filed March 19.

Calder, Gordon S. III, Harrison. Seller: 1 Ellen LLC, Rye. Property: 1 Ellen Court, Rye City. Amount: \$2.8 million. Filed March 20.

Firpo, James, New York. Seller: 85 Lincoln Avenue East LLC, Mahopac. Property: 87 Lincoln Ave., Harrison. Amount: \$1.2 million. Filed March 17.

Flaherty, Sonia L., Scarsdale. Seller: 307 East 169th LLC, New Rochelle. Property: 44 Alkamont Ave., Eastchester. Amount: \$1 million. Filed March 17.

Gooser LLC, Bedford Hills. Seller: 332-100 LLC, New York. Property: 332 Route 100, Somers. Amount: \$2.8 million. Filed March 19.

Handelman, Dylan K., Hoboken, New Jersey. Seller: TLC Contractors Corp., Rockville Centre, Property: 10 Barnes Lane, New Castle. Amount: \$1.1 million. Filed March 16.

HSBC Bank USA, Mount Laurel, New Jersey. Seller: John Guttridge, White Plains. Property: 59 Crescent Ave., New Rochelle. Amount: \$1 million. Filed March 17.

One Murchison LLC, Greenwich, Connecticut. Seller: John Tortolani, White Plains. Property: One Murchison Place, White Plains. Amount: \$1.4 million. Filed March 17.

Ranavir Farm LLC, Albany. Seller: Avalon Gardens LLC, New Canaan, Connecticut. Property: 955 Peach Lake Road, North Salem. Amount: \$6.2 million. Filed March 23.

Savannah Realty LLC, Scarsdale. Seller: DRG Restaurant Group Inc., Cortlandt Manor. Property: 3889 Crompond Road, Yorktown. Amount: \$4 million. Filed March 17.

Ward Sr., Michael G., Bronx. Seller: Gova Holdings Group LLC, Yonkers. Property: 65 Chelsea Place, Yonkers. Amount: \$1.1 million. Filed March 19.

Below \$1 million

122 South High Street LLC, Mount Vernon. Seller: HSBC Bank USA NA, Coppell, Texas. Property: 122 High St., Mount Vernon. Amount: \$414,000. Filed March 20.

194 Webster Avenue LLC, Yonkers. Seller: Victoria Rice, Greenwood Lake. Property: 194 Webster Ave., New Rochelle. Amount: \$965,000. Filed March 17.

22 Nursery Lane LLC, Rye. Seller: Rye Country Boarding Kennels II Inc., Port Chester. Property: 22 Nursery Lane, Rye City. Amount: \$700,000. Filed March 17.

3038 Crompond Road LLC, Putnam Valley. Seller: Barbara Biele, Yorktown Heights. Property: 3038 Crompond Road, Yorktown. Amount: \$1. Filed March 23.

331 S.Second MV LLC, Freeport. Seller: Nikci Valon, Bronxville. Property: 331 Second Ave., Mount Vernon. Amount: \$215,000. Filed March 19.

3328 Old Crompond LLC, Eastchester. Seller: Elizabeth Martinez, Yorktown Heights. Property: 3326 Old Crompond Road, Yorktown. Amount: \$590,000. Filed March 20.

493 17th Street LLC, Dix Hills. Seller: David M. Rosoff, White Plains. Property: 69 Mitchell Road, Somers. Amount: \$586,000. Filed March 17.

69 Clinton Avenue LLC, New Rochelle. Seller: Carlos A. Petreca New Rochelle. Property: 69 Clinton Ave., New Rochelle. Amount: \$642,000. Filed March 17.

90 Broadway Ossining LLC, Ossining. Seller: Jessie Wilcher, Ossining. Property: 90 Broadway, Ossining. Amount: \$600,000. Filed March 19.

Ahoqui, Franco Itzel, Yonkers. Seller: 131 Beech Street Inc., Yonkers. Property: 129 Beech St., Yonkers. Amount: \$868,000. Filed March 19.

Arzuaga, Albert, Brooklyn. Seller: 168 Seward Street LLC, Buchanan. Property: 168 Seward St., Cortlandt. Amount: \$800,000. Filed March 17.

Evedor LLC, Highland Falls. Seller: DMAC LLC, Carmel. Property: 1343 Lincoln Terrace, Peekskill. Amount: \$28000. Filed March 18.

Iaconis, Michele, Ossining. Seller: Zappico Briar Commons LLC, Hawthorne. Property: 7 Robert Rinaldi Way, Ossining. Amount: \$575,000. Filed March 19.

Meriweather-Wallace, Tiara, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., Yonkers. Amount: \$10,000. Filed March 19.

MTGLQ Investors LP, Greenville, South Carolina. Seller: Robert Hertman, Goshen. Property: 42 Union Ave., Mount Vernon. Amount: \$496,000. Filed March 17.

R&R Equities New York LLC, Yonkers. Seller: Olit 2025 HB2 Alternative Holdings LLC, Houston, Texas. Property: 30 Elizabeth Place, North Castle. Amount: \$860,000. Filed March 20.

Rock-Ledge Partners LLC, Bronx. Seller: Rockledge Road LLC, Rye. Property: 15 Rockledge Road, Harrison. Amount: \$690,000. Filed March 19.

SRE Partners LLC, New Rochelle. Seller: N. Brook Road Inc., Tappan. Property: 7 N. Brook Road, Mamaroneck. Amount: \$499,000. Filed March 17.

Stand Realty LLC, Yonkers. Seller: Lorraine Caruana, Patterson. Property: 18 Morgan St., Yonkers. Amount: \$300,000. Filed March 20.

TSPS 1216 LLC, White Plains. Seller: Hope A. Reeser, Yorktown Heights. Property: 444 Milton Road, Rye City. Amount: \$885,000. Filed March 18.

US Bank Trust NA, Scottsdale, Arizona. Seller: Elsie Harris, Bronx. Property: 25 Monterey Place, Yonkers. Amount: \$615,000. Filed March 17.

Uyaguaris LLC, Peekskill. Seller: Magnolia Heights Phase 3 LLC, Peekskill. Property: 614 South St., Peekskill. Amount: \$622,000. Filed March 20.

Vargas, Anthony, Bronx. Seller: ECS Realty World LLC, Yonkers. Property: 26 Ashton Road, Yonkers. Amount: \$900,000. Filed March 20.

Villa, Rashell, Ossining. Seller: MDM Highland Equities LLC, Spring Valley. Property: 143 N. Highland Ave., Ossining. Amount: \$680,000. Filed March 18.

Westchester Home Sale LLC, Tuckahoe. Seller: Natalie M. Murray, White Plains. Property: 205 Royal Place, Mamaroneck. Amount: \$410,000. Filed March 20.

Yonkers Live Poultry Parking LLC, Bronx. Seller: AJG Properties LLC, Yonkers. Property: 16 Park Hill Ave., Yonkers. Amount: \$30,000. Filed March 23.

JUDGMENTS

10 November LLC, New Rochelle. \$35,416 in favor of MGF Group Inc., Yonkers. Filed Feb. 18.

AG Wood Works Inc., Staten Island. \$84,262 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Alawadi, Ali M., Yonkers. \$4,701 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Alvarado, Ellen, Hartsdale. \$3,106 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 5.

Amina Fabric & Cosmetics Corp., New York. \$147,888 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Andujar, Berkeys, Mount Vernon. \$8,982 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 3.

Arango, Zeir, Garden City Park. \$5,091 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 5.

Arroyo, Jose, New York. \$321,275 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Austrie, Leslie, Bedford. \$1,797 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 5.

Bance, Gina C., Cambria Heights. \$116,211 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Barnes, Tina, Mount Vernon. \$1,558 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 6.

Barney, Steve, Port Chester. \$18,453 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 11.

Barrios, Donaldo W., Corona. \$65,303 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Barrow-Rashid, Karriem, Cortlandt Manor. \$3,140 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Bibeca-De-Pena, Mercedes, New York. \$28,881 in favor of LM General Insurance Co., Boston, Massachusetts. Filed Feb. 17.

Boerner, Carol, Pleasantville. \$10,572 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Bogle, Shadae, Mount Vernon. \$5,092 in favor of Lincoln Technical Institute, Parsippany, New Jersey. Filed Feb. 5.

Caputo, Stacy L., Croton-on-Hudson. \$9,264 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 9.

Channer, Lynmore W., New Rochelle. \$6,147 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Channer, Lynmore W., New Rochelle. \$8,532 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Diaz, Nathan, Yonkers. \$1,735 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 5.

Diaz, Samantha, New Rochelle. \$23,960 in favor of Lvnv Funding LLC Greenville, South Carolina. Filed Feb. 17.

Elite Decor Inc., Brooklyn. \$256,990 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Fischer, Simon, Spring Valley. \$71,896 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Garcia, Kev C., Yonkers. \$7,802 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Garcia, Kevin C., Yonkers. \$18,009 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Gazelle 123 Corp., Brooklyn. \$74,904 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Gentilella, Jessica C., Cortlandt Manor. \$5,986 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Global Risk Solutions LLC, Southampton. \$96,327 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Goncalves, Gabriel, Parkland, Florida. \$215,234 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Gonzalez, Berta, Yonkers. \$1,945 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 5.

Gonzalez, Jose A., White Plains. \$9,166 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Goutiere, Evelyn, Katonah. \$9,248 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Granados, Jorge, Thornwood. \$8,458 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Feb. 9.

Griffiths, Yanique, New Rochelle. \$15,019 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Griffiths, Yanique, New Rochelle. \$6,268 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Henry, Chetney, White Plains. \$12,483 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Hernandez, Erickson, Yorktown Heights. \$2,040 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Jacob, Rina A, Valhalla. \$7,266 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 19.

Jokic, Dajana, Bedford. \$10,966 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Knapp, Kyle, Mohegan Lake. \$11,795 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 19.

Leary, Janice R., Mount Vernon. \$13,075 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 9.

Luctama, Saint, Elmsford. \$2,061 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 20.

M2 Contracting Corp, Bayside. \$100,803 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Mastri, Nicholas A., Hartsdale. \$16,056 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 10.

McCoskey, Donald J., Cortlandt Manor. \$11,798 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 11.

Mckenzie, Morlyn, White Plains. \$1,479 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Mendoza, Erica P., New Rochelle. \$11,120 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 20.

Menendez, Esther, Yonkers. \$6,693 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 18.

Mimms, Taylor, New York. \$35,968 in favor of Lcs Capital LLC, Centennial, Colorado. Filed Feb. 6.

Mones, Jorge, White Plains. \$18,603 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 19.

Outar, Rayad, New Rochelle. \$6,328 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 9.

Outten, Jonathan, Bronx. \$105,491 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 9.

Pali, Cristel M., Cortlandt Manor. \$1,975 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Pimentel, Leidy, Ossining. \$2,199 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 4.

Quizhpi, Lauro, Ossining. \$2,685 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 4.

Ramirez, Diana, Port Chester. \$3,167 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 3.

Ramirez, Sandra, Ossining. \$1,778 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 6.

Reyes, Victoria M., Pelham. \$1,482 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Feb. 12.

Sesay, Paula, Mount Vernon. \$1,358 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Feb. 4.

LIS PENDENS

Akter, Salma, as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 30 Acker Ave., Ossining. Filed March 9.

Armand, Randy, as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 423 S. 1 First Ave., Mount Vernon. Filed March 6.

Chandler Willie M.- heir, as owner. Filed by Avail 3 LLC - administrator. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 17 Armstrong Ave., Peekskill. Filed March 4.

Department of the Treasury- IRS, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 114 Sickles Ave., New Rochelle. Filed March 13.

Discover Bank, as owner. Filed by Bank of New York Mellon Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$661,000 affecting property located at 604 Pondsides Drive, Unit 604, White Plains. Filed March 3.

Fazzolari, Angela M., as owner. Filed by Suma Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 12 Thompson St., Larchmont. Filed March 13.

Fazzolari, Franco, as owner. Filed by Suma Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 58 Wainwright St., Rye. Filed March 13.

Figuroa, Beverly, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 20 Indian Trail, White Plains. Filed March 12.

Hennigan, Tara, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,137,500 affecting property located at 14 Dann Farm Road, Pound Ridge. Filed March 13.

Estate of Melvin Lee, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 341 S. Ninth Ave., Mount Vernon. Filed March 11.

Manufacturers & Traders Trust Co., as owner. Filed by Santander Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,200,000 affecting property located at 9 Thorn Brook Lane, Bedford. Filed March 13.

Nayberg, Marina, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 76 Lenox Ave., Mount Pleasant. Filed March 11.

Nunez, Nathali, as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$424,000 affecting property located at 247 Sommerville Place, Yonkers. Filed March 11.

Sundin, Glen R., as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$86,000 affecting property located at 70 W. Garden Road, Larchmont. Filed March 6.

Xgen Properties LLC, as owner. Filed by Avalon Holdings Corp. Action: Foreclosure of a mortgage in the principal amount of \$9,000,000 affecting property located in Eastchester. Filed March 6.

MECHANIC'S LIENS

Fleetwood Court Apartments Inc., Yonkers. \$17,228 in favor of Start Elevator LLC, Bronx. Filed March 24.

Getgen, Jocelyn, New Castle. \$12,678 in favor of Susanacruzdesign.LLC. Filed March 20.

International Business Machines Corp., Yorktown. \$361,518 in favor of Rain for Rent. Filed March 23.

Locust Rye Townhouse Project LLC, Rye. \$30,358 in favor of Mortelliti Contractors Inc., Elmsford. Filed March 24.

Locust Rye Townhouse Project LLC, Rye. \$10,358 in favor of Mortelliti Contractors Inc., Elmsford. Filed March 24.

Martinez, Armando, Pelham. \$18,355 in favor of Innov8tive Environmental Service, Valhalla. Filed March 27.

MT Shaz Realty LLC, Yonkers. \$10,313 in favor of Superior Building Products Inc., Jamaica. Filed March 23.

Ninan, Lorena, White Plains. \$17,720 in favor of Adria Tile Inc., Yonkers. Filed March 31.

NYIP Owner 1.LLC, Greenburgh. \$2,460 in favor of Keep It Cool Inc., Hawthorne. Filed March 19.

Peoples, Caleb, Rye. \$19,138 in favor of RIJI Home Improvements Inc., Elmont. Filed March 23.

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

Questions and comments regarding this section should be directed to:

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

Trump National Golf Club LLC, Ossining. \$14,500 in favor of DECC Corp., New York. Filed March 26.

NEW BUSINESSES

Sole Proprietorships

AM Lawn Sprinklers, 344 P.O. Box, New Rochelle 10802. c/o Adolfo Jerardo Mejia Munguia. Filed March 23.

Amir Practical Ai, 7 Old Pound Road, Pound Ridge 10576. c/o Or Amir. Filed March 17.

Aunty Said It, 40 Lorraine Ave. No. 2a, Mount Vernon 10553. c/o Katina Noland-Ricketts. Filed March 19.

Barrett Enterprise, 2 George Place, First Floor, Mount Vernon 10550. c/o Karen Barrett. Filed March 20.

Bites of Story, P.O. Box 394, Tarrytown 10591. c/o Lyubov Tsoir. Filed March 20.

Blossomsappeal, 64 Lincoln Ave., Ardsley 10502. c/o Jamaica Brown. Filed March 25.

Blue Sapphire Home Inspections, 275 E. Sanford Blvd., Mount Vernon 10550. c/o Inderpal Singh. Filed March 23.

Briannas Dog Walking & Pet Sitting, 2671 Colonial St., Yorktown Heights 10598. c/o. Filed March 25.

Cachito De Cielo, 44 Rathburn Ave., White Plains 10606. c/o Monserrat Galeno Reyes. Filed March 23.

Clergy Community Patrol BK North, 275 E. Sanford Blvd., Mount Vernon 10550. c/o Kevin McCall. Filed March 31.

Cody The Creative, 5 Ross St., Apt. C, White Plains 10603. c/o Cody Goldstein. Filed March 23.

Crazy Cousins Coffee Co., 49 Bellew Ave., Eastchester 10709. c/o Andrea Formisano. Filed March 18.

D1 Synthesis, 260 Webster Ave., New Rochelle 10801. c/o Leon Dewan. Filed March 24.

David Chau Associates, 82 Linden Ave., Ossining 10562. c/o Kok. S. Chau. Filed March 25.

Devyn Mechanics, 129 Gailmore Drive, Yonkers 10710. c/o Yonifer Ricarde Alfonso Garcia. Filed March 23.

DG Coaching, 174 Furnace Woods Road, Cortlandt Manor 10567. c/o Darwin Gramajo. Filed March 27.

Direct Road Operations, 15 Island View Place, New Rochelle 10801. c/o Daniel Rodriguez. Filed March 26.

Fifth & Shore Archive, 1 Landmark Square, No. 514, Port Chester 10573. c/o Kathleen Rico. Filed March 24.

Flor Americano, 34 Morris St., New Rochelle 10801. c/o Byron Estuardo Lopez Gabriel. Filed March 18.

Fresh Start Home Improvements, 444 River Road, Briarcliff 10510. c/o John Paul Perez. Filed March 24.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

HAHY LLC, as owner. Lender: Broadview Capital LLC. Property: 31 Dallas Drive, Monroe. Amount: \$1.6 million. Filed March 16.

Jeff Bank, as owner. Lender: Lynx At River Bend Golf Club Inc. Property: in Deerpark. Amount: \$1.6 million. Filed March 13.

Loan Funder LLC Series 111706, as owner. Lender: Goldview Homes LLC. Property: in Blooming Grove. Amount: \$1.2 million. Filed March 17.

Loan Funder LLC Series 111737, as owner. Lender: 5 Old Town LLC. Property: in Monroe. Amount: \$2.9 million. Filed March 11.

Loan Funder LLC Series 115731, as owner. Lender: Goldview Homes LLC. Property: in Monroe. Amount: \$2.7 million. Filed March 17.

Wallkill Preservation LLC, as owner. Lender: Keybank National Association. Property: 455 Schutt Road, Wallkill. Amount: \$15.7 million. Filed March 16.

Below \$1 million

Homestead Funding Corp., as owner. Lender: Margaret Saldivia. Property: in Amount: \$367,135. Filed March 13.

Kiavi Funding Inc., as owner. Lender: Rotolo & Company Homebuyers Inc. Property: in Warwick. Amount: \$269,800. Filed March 17.

Lendingone LLC, as owner. Lender: Dovoung248386 LLC. Property: in Wallkill. Amount: \$200,750. Filed March 10.

Loan Funder LLC Series 78628, as owner. Lender: Vip Construction Design LLC. Property: 58 Lakelands Ave., Greenwood Lake. Amount: \$100,000. Filed March 12.

DEEDS

Above \$1 million

157 Wayne LLC. Seller: Israel Y. Leifer, Stony Point. Property: 157 Wayne Ave., Stony Point. Amount: \$1.6 million. Filed March 25.

17 Johanna LLC, Orangeburg. Seller: Opal Tavares, Monsey. Property: 17 Johanna Lane, Monsey. Amount: \$1.4 million. Filed March 16.

27 Rockland LLC, Levittown. Seller: KNH Glinsky Associates LLC, Suffern. Property: 27 Rockland Ave., Hillburn. Amount: \$1 million. Filed March 18.

Carlton Ash LLC, Nanuet. Seller: Jay A. Rodin, Monsey. Property: 3 Ash St., Monsey. Amount: \$2.5 million. Filed March 19.

Ernst Valery Revocable Trust, et al, Nyack. Seller: 52 Gedney LLC, Nyack. Property: 52 Gedney St., Nyack. Amount: \$1.1 million. Filed March 17.

Gertner, Naftali J., Brooklyn. Seller: Westgate Estates LLC, Suffern. Property: 466 W. Central Ave., Kaser. Amount: \$1 million. Filed March 19.

Schwimmer, Judith, Spring Valley. Seller: 79 South Madison LLC, Spring Valley. Property: 79 S. Madison Ave., Spring Valley. Amount: \$1.3 million. Filed March 24.

WESTCHESTER COUNTY & HUDSON VALLEY

Stepup Capital LLC, Spring Valley. Seller: BF&W Realty Company LLC, Kew Gardens. Property: 7 Hawk St., Chestnut Ridge. Amount: \$1.2 million. Filed March 19.

Stony Point 380 LLC, Suffern. Seller: 380 SP Holdings LLC, Pomona. Property: 380 Route 210, Stony Point. Amount: \$11 million. Filed March 25.

Weingarten, Joel, Brooklyn. Seller: 79 South Madison LLC, Spring Valley. Property: 79 S. Madison Ave., Spring Valley. Amount: \$1.3 million. Filed March 20.

Below \$1 million

11 King LLC, Spring Valley. Seller: Moische Rothschild, Spring Valley. Property: 11 King Terrace, Spring Valley. Amount: \$525,000. Filed March 26.

15 Kenwood Lane LLC, Orangeburg. Seller: Donald P. Cassidy Irrevocable Trust, New City. Property: 15 Kenwood Lane, New City. Amount: \$610,000. Filed March 18.

23 Sunrise Drive LLC, Brooklyn. Seller: Dolores Daubitz, Stony Point. Property: 23 Sunrise Drive, Stony Point. Amount: \$520,000. Filed March 24.

244 Blauvelt LLC, Monsey. Seller: Menachem Neumann, Monsey. Property: 244 Blauvelt Road, Monsey. Amount: \$10. Filed March 18.

33 35 Central LLC, Monsey. Seller: Giulia Palermo, referee, New City. Property: 33 35 W. Central Ave., Pearl River. Amount: \$790,000. Filed March 26.

35 Old Lane LLC, Pearl River. Seller: R.F. Martinelli Properties LLC, Orangeburg. Property: 35 Old School Lane, Orangeburg. Amount: \$535,000. Filed March 19.

77 North Cole LLC, Spring Valley. Seller: Goldstein, Gitel, Spring Valley. Property: 77 N. Cole Ave., Spring Valley. Amount: \$999,000. Filed March 20.

Balmoral Home LLC, Airmont. Seller: BHY Balmoral LLC, Spring Valley. Property: 13 Balmoral Drive, Spring Valley. Amount: \$530,000. Filed March 24.

Carrigallen LLC, Tappan. Seller: Connor Teahan, Tappan. Property: 20 22 Central Ave., Tappan. Amount: \$600,000. Filed March 16.

Dura Realty LLC, Spring Valley. Seller: Mario J. Merante, New City. Property: 8 Durant Road, New City. Amount: \$710,000. Filed March 18.

Eizikovits, Yitzchok, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$649,000. Filed March 16.

Familia Esperanza LLC, Haverstraw. Seller: Paul Deegan Irrevocable Trust, Haverstraw. Property: 10 Dowd St., Haverstraw. Amount: \$240,000. Filed March 18.

Flood, Donald, Patterson. Seller: Balls To the Wall Two Steps From Heaven Realty LLC, Valley Cottage. Property: 1 and 3 Peck St., West Haverstraw. Amount: \$359,502. Filed March 23.

Heartland Homes LLC, New City. Seller: Stephanie A. Garcia, Valley Cottage. Property: 110 Sierra Vista Lane, Valley Cottage. Amount: \$379,000. Filed March 18.

Holland Jr., William, Pearl River. Seller: Daniel J. Holland and Patricia T. Holland Trust, Pearl River. Property: 158 N. Magnolia St., Pearl River. Amount: \$450,000. Filed March 17.

Imladris LLC, New York. Seller: Ward, Markus, Nyack. Property: 52 Glen Byron Ave., Nyack. Amount: \$999,999. Filed March 23.

Katz, Ruchy, Monsey. Seller: Blueberry Holdings I LLC, New City. Property: 210 Kearsing Park Way, Spring Valley. Amount: \$575,000. Filed March 26.

Kohn, Yitty, Spring Valley. Seller: 27 Elish Holding LLC, Spring Valley. Property: 27 Elish Park Way, Spring Valley. Amount: \$899,000. Filed March 26.

Menczer, Shimon, Spring Valley. Seller: Avon Gardens LLC, Brooklyn. Property: 7 Valley Way, Spring Valley. Amount: \$929,000. Filed March 16.

Neuman, Isaac, Airmont. Seller: KS Asset Holding LLC, Brooklyn. Property: 12 Bell Court, Airmont. Amount: \$995,000. Filed March 19.

Nezri, Binyomin M., Monsey. Seller: Arem Associates LLC, Spring Valley. Property: 204 Maple Ave., Monsey. Amount: \$775,000. Filed March 19.

Parnes, Shaindy, Sloatsburg. Seller: Lincoln 5 LLC, Brooklyn. Property: 5 Lincoln St., Sloatsburg. Amount: \$465,500. Filed March 26.

Point 62 LLC, White Plains. Seller: David Castagna, - referee, New City. Property: 3 W. Lawrence Park Drive, Piermont. Amount: \$181,000. Filed March 20.

Post Lane 001 LLC, Monsey. Seller: Daniel E. Bertolino – referee, et al, New City. Property: 6 Post Lane, South Airmont. Amount: \$905,500. Filed March 23.

Schwartz, Chaim, Monsey. Seller: Longo, Nicholas A. Longo Jr., New City. Property: 130 McNamara Road, New Hempstead. Amount: \$711,575. Filed March 25.

Sholom and Sara Green Legacy Trust, Monsey. Seller: Congregation Yehuda and Meir Tzvi, Monsey. Property: 4 W. Maple, Kaser. Amount: \$400,000. Filed March 17.

Sister Evelyn II LLC, Monsey. Seller: Lisa J. Felicissimo, - referee, Monroe. Property: 169 Wayne Ave., Suffern. Amount: \$426,000. Filed March 26.

St. Joseph Group LLC, Montvale, New Jersey. Seller: Norman G. Cooper Estate, Fair Lawn, New Jersey. Property: 360 Western Highway, Tappan. Amount: \$940,000. Filed March 19.

Thirteen Middes LLC, Airmont. Seller: Woodland Estate LLC, Monsey. Property: 13 Woodland Place, Airmont. Amount: \$900,000. Filed March 17.

Werner, Yisroel E., Monsey. Seller: Mary E. Olson Revocable Trust, Suffern. Property: 81 Briar Road, Nanuet. Amount: \$730,000. Filed March 18.

JUDGMENTS

Aguilar, A. Francisco, Middletown. \$8,177 in favor of Citibank, Sioux Falls, South Dakota. Filed March 13.

Alago, John M., Goshen. \$16,064 in favor of Capital One, McLean, Virginia. Filed March 11.

Anthony, Tanya, Middletown. \$2,247 in favor of Capital One, McLean, Virginia. Filed March 17.

Bailey, Jesse J., Middletown. \$7,604 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 13.

Blue Rhino Roofing LLC, Brockton, Massachusetts. \$85,997 in favor of Retro Advance Inc., Westbury. Filed March 13.

Brooks, Jennifer, New Windsor. \$2,946 in favor of Capital One, McLean, Virginia. Filed March 12.

Burlacu, Alexandru D., New Hampton. \$2,462 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

Carley, Willie, Walden. \$5,337 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Ciavardini, Stephanie, Highland Mills. \$3,253 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Coira, Ashton, Walden. \$11,300 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Coyne, Kerry, Warwick. \$5,165 in favor of Capital One, McLean, Virginia. Filed March 12.

Dorm Buys Inc., Meron. \$128,322 in favor of M&T Bank, Buffalo. Filed March 12.

Ekstein, Bracha, Highland Mills. \$4,554 in favor of Capital One, McLean, Virginia. Filed March 17.

Figueroa, Laura M., Slate Hill. \$13,106 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 12.

Gafycz, Victor, Port Jervis. \$8,987 in favor of KeyBank National Association, Buffalo. Filed March 12.

Garcia, Andres S., Newburgh. \$3,379 in favor of Citibank, Sioux Falls, South Dakota. Filed March 12.

Gonzalez, Cesar, Middletown. \$6,914 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 16.

Gonzalez, Shirley, Newburgh. \$8,291 in favor of Citibank, Sioux Falls, South Dakota. Filed March 12.

Grimes, Nicole, Monroe. \$2,638 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 16.

Hernandez, Fernando, Middletown. \$8,178 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Hernandez, Pedro, Slate Hill. \$4,639 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

Jimenez, Jerry, Port Jervis. \$2,765 in favor of Midland Credit Management Inc., San Diego, California. Filed March 16.

Johnson, Dakota W., Port Jervis. \$2,276 in favor of Capital One, McLean, Virginia. Filed March 17.

Johnson, Rodney, Harriman. \$7,319 in favor of American Express National Bank, Sandy, Utah. Filed March 13.

Kenan, Trisha, Newburgh. \$4,555 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 13.

Kids N Color Inc., Monroe. \$130,974 in favor of M&T Bank, Buffalo. Filed March 12.

Kingston Jr., Jake, Port Jervis. \$2,080 in favor of Midland Credit Management Inc., San Diego, California. Filed March 16.

Kohn, Wolfe, Highland Mills. \$19,388 in favor of American Express National Bank, Sandy, Utah. Filed March 16.

Living A Dream Adult Day LLC, Twinsburg, Ohio. \$31,171 in favor of Simply Funding LLC, Chester. Filed March 11.

Magassouba, Mambe, New Windsor. \$4,749 in favor of Capital One, McLean, Virginia. Filed March 13.

Marys Tamales & Food Inc., Burbank, Illinois. \$52,331 in favor of Simply Funding LLC, Chester. Filed March 11.

McDermott, Elizabeth, Goshen. \$4,081 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 12.

McKenzie, Gershwin, Harriman. \$2,517 in favor of Capital One, McLean, Virginia. Filed March 13.

McTarsney, Briona R., Maybrook. \$12,584 in favor of Capital One, McLean, Virginia. Filed March 17.

Mejia, Tatyana, Warwick. \$3,195 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 12.

Neely, Thomas, Port Jervis. \$1,778 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 12.

Olibri E., Langlois, New Windsor. \$3,191 in favor of Synchrony Bank, Draper, Utah. Filed March 12.

Osuba, Pamela N., Newburgh. \$3,354 in favor of Capital One, McLean, Virginia. Filed March 17.

Pagan, Rosemary A., Highland Mills. \$2,883 in favor of Capital One, Mclean, Virginia. Filed March 12.

Paulino, Marleny, Middletown. \$2,144 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

Payne, Ericka, New Windsor. \$1,647 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

Robertson, Shenekqua, Middletown. \$3,392 in favor of TD Bank USA, Portland, Maine. Filed March 16.

Rodriguez, Carmen, Florida. \$3,106 in favor of Synchrony Bank, Draper, Utah. Filed March 12.

Rushing, Eric, New Windsor. \$4,490 in favor of Synchrony Bank, Draper, Utah. Filed March 16.

Salib, Heidi S., Monroe. \$12,882 in favor of Capital One, McLean, Virginia. Filed March 12.

Santana, Melisa, Middletown. \$9,322 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Scott, Aaron D., Newburgh. \$4,871 in favor of Capital One, McLean, Virginia. Filed March 16.

Singh, Manpreet, Middletown. \$4,566 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Sullivan, Alexa M., Middletown. \$4,750 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Tetefsky, Jennifer, Chester. \$3,175 in favor of TD Bank USA, Portland, Maine. Filed March 12.

Thompson, Jason, Newburgh. \$5,426 in favor of Bank of America, Charlotte, North Carolina. Filed March 12.

Vega, Angelica J., Washingtonville. \$15,103 in favor of Midland Credit Management Inc., San Diego, California. Filed March 12.

Villalon, Felix, Bullville. \$2,596 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 12.

Weinstein, Yosef, Monroe. \$5,777 in favor of American Express National Bank, Sandy, Utah. Filed March 16.

Weiss, Tzipora Lea, Monroe. \$23,794 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 13.

Whipland, Jason, Westtown. \$6,901 in favor of Capital One, McLean, Virginia. Filed March 17.

Wickham, Cooper, Middletown. \$7,961 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed March 11.

Xagoraris, Konstadinos, Cornwall-on-Hudson. \$3,038 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 17.

Y&A Sales LLC, Brooklyn. \$273,375 in favor of TD Bank NA, Portland, Maine. Filed March 12.

MECHANIC'S LIENS

Brammer, Nancy, as owner. \$12,494 in favor of Connor Hagadorn. Property: 10 Elm St., Red Hook. Filed Feb. 9.

Carmax Auto Superstores Inc., as owner. \$44,527 in favor of Ryan Sand & Gravel Inc. Property: 1105-1115 Route 9, Wappinger. Filed Feb. 6.

Hassan, Eli, as owner. \$11,850 in favor of AW Mechanical LLC. Property: 49 Pomona Road, Suffern. Filed March 30.

Hickory House Tenants Corp., as owner. \$4,721 in favor of Roto Rooter Services Co. Property: 254 N. Main St., Spring Valley. Filed March 26.

Middle Forest LLC, as owner. \$88,059 in favor of First Rate Landscaping & Construction Inc. Property: 169 N. Middletown Road, Pearl River. Filed March 25.

Mosdos Torah Inc., as owner. \$52,102 in favor of Park Avenue Door & Hardware Inc. Property: 116 Madison Ave., Spring Valley. Filed March 30.

Olivares, Linda L, as owner. \$5,236 in favor of H G Page & Sons Inc. Property: 21 S. Quaker Lane, Hyde Park. Filed Feb. 19.

Rip Van Winkle Preservation LLC, as owner. \$13,130 in favor of Lugia Engineering PLLC. Property: 10 Rinaldi Blvd., city of Poughkeepsie. Filed Feb. 18.

Stephens, Ivan, as owner. \$42,571 in favor of Keldon O. Decoteau. Property: 12 Bayberry Circle, Fishkill. Filed Feb. 3.

Webatuck Mill LLC, as owner. \$39,780 in favor of Laurel Devore Acevado. Property: 204 S. Amenia Road, Amenia. Filed Feb. 6.

NEW BUSINESSES

Sole Proprietorships

Amore Adella Skin Studio, 39 N. Plank Road, Newburgh 12550. c/o Kristine A. Iannella. Filed March 24.

Anderson Investigations Group, 470 Route 211 East St., No. 24, Middletown 10940. c/o Kareem J. Anderson. Filed March 25.

Ascend Authority, 365 Gardnerville Road, New Hampton 10958. c/o Christopher Peter Kraich. Filed March 24.

Bon Voyage Transport, 100 Woodward Terrace, Central Valley 10917. c/o Rose Laure Exantus. Filed March 23.

Bunker Boys Bluegrass, 36 Wileman Ave., Walden 12586. c/o Jonathan T. Randazzo. Filed March 18.

Empire Solutions, 47 Wah Ta Wah Drive, Greenwood Lake 10925. c/o Christian Robert Campbell. Filed March 19.

J&D Family, 13 Jackson St., Highland Mills 10930. c/o Deyci M. Munguia. Filed March 25.

Josephine Premier Care, 15 Oakridge Road, Middletown 10940. c/o Ineh Josephine Ajang. Filed March 19.

Schoolhouse, 502 Hill Ave., Walden 12586. c/o Laura Harr. Filed March 18.

Steve Sollas Photography, 235 Beamer Road, Walden 12586. c/o Steven P. Sollas. Filed March 20.

VV Hospitality Revival Consulting, 10 Gunsch Estate Drive, Newburgh 12550. c/o Vita Vaccaro. Filed March 25.

BUILDING PERMITS

Commercial

All Electric Construction & Communication LLC, Milford, contractor for All-Electric Construction & Communication LLC. Install rooftop solar PV array at 200 Strawberry Hill Ave., Stamford. Estimated cost: \$450,000. Filed March 13.

City of Norwalk, Norwalk, contractor for city of Norwalk. Renovate school and add exterior ramp with platform, steps at 46 Concord St., Norwalk. Estimated cost: \$40,000. Filed Feb. 25.

Connecticut Permit Services, Stamford, contractor for Connecticut Permit Services. Install a standby generator with a 200A ATS, along with three 120-gallon LP tanks at 49 Shady Knoll Drive, Stamford. Estimated cost: \$7,000. Filed March 25.

Earth Smart Solar LLC, Rocky Hill, contractor for Earth Smart Solar, LLC. Remove old shingles and install new roofing materials at 75 Elizabeth Ave., Stamford. Estimated cost: \$10,380. Filed March 18.

Empower Energy Solutions LLC, Darien, contractor for Empower Energy Solutions Inc., to install a roof-mounted solar PV system at 6 Carolina Road, Stamford. Estimated cost: \$21,152. Filed March 10.

Evolve Building Group LLC, Norwalk, contractor for Emily C. Stevens. Remodel existing kitchen, bathroom and place new flooring at 42 Rowayton Woods Drive, No.3/40, Norwalk. Estimated cost: \$58,617. Filed Feb. 26.

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

Exclusive Homes LLC, Stamford, contractor for D.D. DeLuca. Commence construction of a single-family dwelling unit with garage and associated features: deck and condenser unit at 29 Dora St., Stamford. Estimated cost: \$400,000. Filed March 13.

Gikas Roofing, Pearl River, New York, contractor for Gikas Office. Replace existing vinyl siding and aluminum gutters at 41 Dale Place, Stamford. Estimated cost: \$17,695. Filed March 4.

Lametta Construction Company Inc., Norwalk, contractor for 38 Lois LLC. Perform replacement alterations at 38 Lois St., Norwalk. Estimated cost: \$21,500. Filed Feb. 25.

Lametta Construction Company Inc., Norwalk, contractor for One Bishop LLC. Perform replacement alterations at 1 Bishop St., Norwalk. Estimated cost: \$67,000. Filed Feb. 25.

RI Pools Inc., Norwalk, contractor for Sam and Nicole Marciano. Construct new gunite in-ground pool and spa at 3 Arrowhead Court, Norwalk. Estimated cost: \$121,700. Filed Feb. 27.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for 45 Glover Borrower LLC. Renovate the new opening and expand the egress door at 45 Glover Ave., Norwalk. Estimated cost: \$130,000. Filed Feb. 26.

Trademark Construction Inc., Norwalk, contractor for Irene C. and Timothy P. Brennan. Remove existing roof and reroof 9 Rocky Point Road, Norwalk. Estimated cost: \$58,000. Filed Feb. 27.

Residential

23 Oenoke Properties LLC, Stamford, contractor for Katie Wagner. Convert a one-family home to a two-family dwelling by adding two new retaining walls and three new condensers at 23 Oenoke Place, Stamford. Estimated cost: \$450,000. Filed March 20.

AP Construction, Stamford, contractor for Peter Radman. Construct three three-story additions to enhance the existing three-story assisted living facility at 122 Palmers Hill Road, Stamford. Estimated cost: \$14,000,000. Filed March 10.

Abad, Jorge, Stamford, contractor for Jorge Abad. Extend the existing back room to accommodate a new master bathroom at 21 Nichols Ave., Stamford. Estimated cost: \$40,000. Filed March 22.

Adams, James L., Stamford, contractor for Geoffrey Williams. Convert existing house to a three-family house, alter structure to three stories and add new three-story extension at the rear. Include new plumbing for kitchen and bath, install new electrical systems and completely new framing and finishes at 18 Cedar St., Stamford. Estimated cost: \$400,000. Filed March 17.

Adams, James L., Stamford, contractor for Geoffrey Williams. Convert existing house into a three-family dwelling, alter structure to three stories, and add a new three-story extension at the rear. Include new plumbing for kitchen and bath, install new electrical systems, new framing, roofing, windows, doors and finishes at 18 Cedar St., Stamford. Estimated cost: \$400,000. Filed March 25.

Altamura Homes LLC, Stamford, contractor for Luigi Altamura. Construct retaining walls on property at 35 Terrace Ave., Stamford. Estimated cost: \$30,000. Filed March 19.

Andrews, Ashlea, Stamford, contractor for Ashlea Andrews. Illuminate with vibrant channel letters to enhance visibility at 2215 Summer St., Stamford. Estimated cost: \$7,000. Filed March 23.

Andrews, Ashlea, Stamford, contractor for Ashlea Andrews. Install aluminum sign on the west elevation and flat-cut aluminum sign on the east elevation at 909 High Ridge Road, Stamford. Estimated cost: \$3,500. Filed March 26.

Area Renovation Inc., Stamford, contractor for Arsim Hajdari. Alter the exterior deck by constructing a new deck and stairs, maintaining the same size as the existing deck to be demolished at 144 Westwood Road, Stamford. Estimated cost: \$18,000. Filed March 23.

Beckwith, Rachel, Stamford, contractor for Rachel Beckwith. Set up a 40'x20' tent outside the JCC on the patio for the summer at 1035 Newfield Ave., Stamford. Estimated cost: \$N/A. Filed March 18.

Better Living Construction LLC, Old Greenwich, contractor for Katie Wagner. Combine two condominium dwelling units into a single dwelling at 98 Southfield Ave., Unit JP5, Stamford. Estimated cost: \$2,400. Filed March 9.

Blackwell Construction LLC, Fairfield, contractor for Carla Valencia. Staircase infill of floor slab on 14th and 15th floors at 400 Atlantic St., Stamford. Estimated cost: \$80,000. Filed March 26.

Braun, Lou, Stamford, contractor for Lou Braun. Install tent for private events at 777 Long Ridge Road, Stamford. Estimated cost: \$25,000. Filed March 25.

Brown Roofing Company Inc., Seymour, contractor for Kimberly Grace Watkins. Remove the existing roofing to the roof decking. Install new sheathing, where rotted or damaged, as needed. Install a new asphalt shingle roofing system at 20 Ocean Drive East, Stamford. Estimated cost: \$22,708. Filed March 10.

Brown Roofing Company Inc., Seymour, contractor for Kimberly Grace Watkins. Remove the existing roofing. Install and install a new asphalt shingle roofing system at 24 Oakdale Road, Stamford. Estimated cost: \$15,825. Filed March 18.

Canna Tea, Stamford, contractor for Canna Tea. Finish basement of which 633.3 square feet will be storage or closet space and 60 square feet will be one new bathroom at 48 Waterview Way, Unit 5A, Stamford. Estimated cost: \$35,000. Filed March 18.

Carroll, George Val, Brookfield, contractor for George Carroll. Remove siding from home, install house wrap and tape seams, install 1/2 foam insulation, install vinyl siding and soffit custom wrap fascia, rake window and door frames with aluminum at 38 Brushwood Road, Stamford. Estimated cost: \$34,995. Filed March 21.

Clavijo, Luis Tacuri and Maria V. Lema, Stamford, contractor for Maria V. Lema and Luis Clavijo. Perform replacement alterations at 33 Nichols Ave., Stamford. Estimated cost: \$13,150. Filed March 3.

Connecticut Basement Systems Inc., Seymour, contractor for Henry Jackson. Finish basement for an office at 22 Barholm Ave., Stamford. Estimated cost: \$46,000. Filed March 25.

Croft-Moore, Ashley, Stamford, contractor for Ashley Croft-Moore. Build wall to make additional bedroom at 104 North St., Unit 804, Stamford. Estimated cost: \$3,000. Filed March 31.

Cullen, Brian, Stamford, contractor for Brian Cullen to construct an illuminated cabinet sign at 36 Atlantic St., Stamford. Estimated cost: \$3,500. Filed March 16.

Cuscuna Jr., Rocco B, Stamford, contractor for Rocco Cuscuna. Install a 26kw Generac generator and install three 120 gallon above-ground propane tanks to service the new generator at 100 Rockridge Lane, Stamford. Estimated cost: \$20,000. Filed March 5.

Custom Builders Group LLC, Stamford, contractor for Pedro Valdez. Build a full bathroom in the existing finished basement at 82 Edward Place, Stamford. Estimated cost: \$20,000. Filed March 31.

Davidoff, Lawrence, Stamford, contractor for Lawrence Davidoff. Replace burned and demolished auto bodyshop, same size and square footage at 21 Saint Mary's St., Stamford. Estimated cost: \$900,000. Filed March 27.

Deric, Zaphire, Stamford, contractor for Zaphire Deric. Construct a one-story rear addition at 73 Weed Hill Ave., Stamford. Estimated cost: \$50,000. Filed March 31.

Frattaroli Jr., Frank A., Stamford, contractor for Frank Frattaroli. Replace asphalt shingle roof at 26 Brodwood Drive, Stamford. Estimated cost: \$18,000. Filed March 24.

Frattaroli Jr., Frank A., Stamford, contractor for Frank Frattaroli. Replace architectural asphalt roof shingles on residential home at 298 Erskine Road, Stamford. Estimated cost: \$19,000. Filed March 19.

Fulcrum Contracting LLC, Norwalk, contractor for Michelle Ross. Remove existing siding and replace with new vinyl siding at 11 Chipmunk Lane, Norwalk. Estimated cost: \$38,000. Filed Feb. 27.

Giant Siding & Windows Inc., White Plains, New York, contractor for Chris Ciccio. Install James Hardie siding at 30 Field St., Stamford. Estimated cost: \$43,625. Filed March 20.

Gikas Roofing, Pearl River, New York, contractor for Gikas Office. Replace shingles, damaged sheathing and install ice and water shield at 41 Dale Place, Stamford. Estimated cost: \$28,465. Filed March 16.

Goncalves, Mario J., Norwalk, contractor for Mario J. Goncalves. Repair east side of timber bulkhead at 1 Island Drive, Norwalk. Estimated cost: \$700,000. Filed Feb. 27.

Guilin Construction LLC, Waterbury, contractor for Diego Rodriguez. Finish basement and create a new apartment in the existing finished area at the rear of 489 Newfield Ave., Stamford. Estimated cost: \$75,000. Filed March 16.

Kassimis, Christopher M., Norwalk, contractor for Christopher M. Kassimis. Remove existing siding and replace with new vinyl siding at 7 Dairy Farm Road, Norwalk. Estimated cost: \$15. Filed Feb. 27.

Kruk, Wojciech and Marta Kruk, Norwalk, contractor for Wojciech and Marta Kruk. Renovate kitchen at 8 Live Oak Road, Norwalk. Estimated cost: \$35,000. Filed Feb. 25.

Pasard Construction Inc., Norwalk, contractor for Saintoine and Marie T. St. Fleur. Construct superstructure for addition of a single-family residence at 7 Burlington Drive, Norwalk. Estimated cost: \$150,000. Filed Feb. 26.

Scott, Sasha-Kaye and Monica Brown, Norwalk, contractor for Sasha-Kaye Scott and Monica Brown. Renovate single-family residence at 4 Ridge St., Norwalk. Estimated cost: \$50,000. Filed Feb. 26.

Tomas Brothers LLC, Norwalk, contractor for Emilio and Natalia Tomas. Remove and replace kitchen cabinets, countertop and install back rear deck and stairs at 17 Thistle Road, Norwalk. Estimated cost: \$70,000. Filed Feb. 25.

Tomas, Joseph F., Norwalk, contractor for Jack A. Smith. Install stand-by generator at 3 Gull Road, Norwalk. Estimated cost: \$5,000. Filed Feb. 26.

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.

City of Stamford, et al, Stamford. Filed by Dorotea Hernandez, Stamford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the public sidewalk maintained by the defendants, when she was caused to fall allegedly due to the uneven condition of the sidewalk, thereby causing her to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6156603-S. Filed Feb. 17.

Cohen, Gabriel Isaiah, et al, Westport. Filed by Susan M. Waldstein, Monroe. Plaintiff's attorney: Roger C Agatston, Easton. 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-26-6156962-S. Filed Feb. 25.

Hagans, Jawan Maurice, et al, West Haven. Filed by Alberty Vallejo, Bridgeport. Plaintiff's attorney: Renehan & Rossetti LLP, Waterbury. Action: the plaintiff was present as a customer on the premises controlled by the defendants. During this time, Jawan Maurice Hagans also appeared at the same location. Hagans engaged in a verbal confrontation with plaintiff, which escalated, leading Hagans to allegedly physically assault plaintiff multiple times. As a result, the plaintiff sustained injuries and losses. The injuries were attributed to the defendants' negligence, by failing to exercise reasonable care during their interaction. 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-26-6156996-S. Filed Feb. 26.

Danbury Superior Court

Blanchard, Joanne, Milford. Filed by Danbury Care Center LLC, Danbury. Plaintiff's attorney: Goldman Gruder & Woods LLC, Norwalk. Action: The plaintiff provided medical services to the defendant and the defendant allegedly failed to pay for these services. The plaintiff seeks monetary damages greater than \$5,000 but less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057617-S. Filed Jan. 6.

Ganea, Andrie, et al, Boca Raton, Florida. Filed by Franca Group LLC, Ridgefield. Plaintiff's attorney: Patrick J. Walsh, Ridgefield. Action: The plaintiff furnished materials and rendered labor in the construction of improvements for the defendants. The sum due the plaintiff for said labor and materials remains unpaid. As a result, the plaintiff has suffered damages 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-26-6057695-S. Filed Jan. 13.

Miller, Ashlie, Ridgefield. Filed by Albright Credit Union, Bethel. Plaintiff's attorney: Grady & Riley LLP, Waterbury. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant allegedly has failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-26-6057692-S. Filed Jan. 13.

Spencer, Duane, et al, Danbury. Filed by Pennymac Loan Services LLC, Westlake Village, California. Plaintiff's attorney: McCalla Raymer Leibert Pierce LLP, Hartford. Action: The plaintiff was assigned the mortgage property of the defendants who have allegedly defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, 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-26-6057521-S. Filed Dec. 23.

Stamford Superior Court

Dougherty, Anne M., Weston. Filed by Citibank, N.A., Sioux Falls, South Dakota. Plaintiff's attorney: Rubin & Rothman LLC, Islandia. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant allegedly failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. FST-CV-26-6078305-S. Filed Jan. 20.

Guillaume, Polinsky, et al, Stamford. Filed by Vilma Rios, Bridgeport. Plaintiff's attorney: Wool Leydon LLC, 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. FST-CV-26-6078853-S. Filed Feb. 11.

Pardo, Phyllis, et al, Norwalk. Filed by Dilanna Gonzalez, Norwalk. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6078462-S. Filed Jan. 27.

Samaniego, Joan T., Wilton. Filed by Capital One, N.A., McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant allegedly failed to make payments and the plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. FST-CV-26-6078449-S. Filed Jan. 27.

DEEDS

Commercial

828 Sasco Hill Road, Fairfield. Seller: Eugene Fox III and Janis P. Fox, New Canaan. Property: 828 Sasco Hill Road, Fairfield. Amount: \$9,050,000. Filed March 10.

Bean, Alan P. and Rocio Lomeli, Stamford. Seller: Avenue 3L LLC, Stamford. Property: 213 W. Broad St., Stamford. Amount: \$899,000. Filed March 2.

Bobbi Jones LLC, Glastonbury. Seller: Ralph Day and Krystal L. Stone, Stamford. Property: 223 Hillandale Ave., Stamford. Amount: \$1. Filed March 3.

Broadbery, Michael and Angelo Umali, Stamford. Seller: 424 Taconic Road LLC, Oradell, New Jersey. Property: 424 Taconic Road, Stamford. Amount: \$1. Filed March 4.

Cruice, Halley H. and Martin M. Enis, New York, New York. Seller: Church Street Property LLC, Greenwich. Property: 50 Church St., Unit 5, Greenwich. Amount: \$10. Filed March 17.

Dajani Properties Limited Liability Co., Glastonbury. Seller: Christopher Fisher and Ava Fisher, Fairfield. Property: 117 Forest Road, Fairfield. Amount: \$1,309,000. Filed March 9.

Estatico, Michael A. and Genoeffa D. Estatico, Pelham, New York. Seller: Express CT Home Buyers LLC, Glastonbury. Property: 295 Haviland Road, Stamford. Amount: \$1,405,000. Filed March 2.

JOGSR, LLC, Stamford. Seller: Jose Gomez, Newington. Property: 1148 Hope St., Stamford. Amount: SN/A. Filed March 3.

Malma Design LLC, Riverside. Seller: Harold D. Doshan, Dunwoody, Georgia. Property: 18 Griffith Road, Riverside. Amount: \$10. Filed March 19.

Nutmeg Revocable Real Estate Trust, Westport. Seller: Austin Smyth and Bonnie Guthrie, Fairfield. Property: 169 Hulls Highway, Southport. Amount: \$800,000. Filed March 10.

O&O Treehouse LLC, Greenwich. Seller: Salvatore Gigante and Juana Gigante, Greenwich. Property: 4 Banksville Road, Greenwich. Amount: \$2,990,000. Filed March 17.

Patterson, Gretchen M. and Michael D. Patterson, Fairfield. Seller: Gretchen M. Patterson, Fairfield. Property: 140 Sherley Place, Fairfield. Amount: \$10. Filed March 11.

Providence Trust Property II LLC, Trumbull. Seller: 100 Tunxis Hill Road LLC, Fairfield. Property: 100 Tunxis Hill Road, Fairfield. Amount: \$575,000. Filed March 12.

Rosen, Katelyn, Norwalk. Seller: Tierny AMP LLC, Fairfield. Property: 338 Hunyadi Ave., Unit 2, Fairfield. Amount: \$1,100,000. Filed March 13.

Ruparell, Birju and Jinal Thosani, Stamford. Seller: Sugarplum LLC, Fairfield. Property: 12 Sugar Plum Lane, Fairfield. Amount: \$1,275,000. Filed March 12.

The Hamilton Reiner Revocable Trust, Westport. Seller: Lucky. 13 Farm LLC, Westport. Property: 1120 Hulls Highway, Southport. Amount: \$1. Filed March 12.

The Lantern Group LLC, Fairfield. Seller: SCR Developments LLC, Fairfield. Property: 183 Vesper St., Unit 1, Fairfield. Amount: \$749,000. Filed March 11.

Weil, Greg, Stamford. Seller: 180Glenbrook35 LLC, Stamford. Property: 180 Glenbrook Road, Unit 35, Stamford. Amount: \$675,000. Filed March 4.

Residential

Alifimoff, Alexander and Ashley Reich, Chicago, Illinois. Seller: Dongmei Li, Stamford. Property: 185 Interlaken Road, Stamford. Amount: \$1,400,000. Filed March 3.

Argevani-Zaff, Ziva, Mamaroneck, New York. Seller: Laura K. Sapirstein, Stamford. Property: 50 Glenbrook Road, Unit 4B, Stamford. Amount: \$410,000. Filed March 2.

Barbaro, John A. and Lauren Barbaro, Fairfield. Seller: Denis McCarthy and Barbara McCarthy, Fairfield. Property: 774 Fairfield Woods Road, Fairfield. Amount: \$1,379,000. Filed March 12.

Bopp, Jonathan Seth, Fairfield. Seller: Evan Tuozzoli and Gina Imperati, Fairfield. Property: 245 Unquowa Road, Unit 6, Fairfield. Amount: \$499,000. Filed March 10.

Brewer, Matthew Isaac and Christine Brewer, Cos Cob. Seller: Veronica P. Cranny, Cos Cob. Property: Lot 2, Map 1135, Cos Cob. Amount: \$10. Filed March 20.

Castellana, Joseph and Linda Castellana, Greenwich. Seller: J. David Heap and Margaret L. Heap, Redding. Property: 302 W. Lyon Farm Drive, Greenwich. Amount: \$1,825,000. Filed March 20.

Chaar, Randa and Cassius Iyad Ochoa Chaar, Fairfield. Seller: Amber A. Papastavros and John H. Mastrony, Fairfield. Property: 245 Unquowa Road, Unit 2, Fairfield. Amount: \$701,000. Filed March 9.

Claflin, Colleen and Sean Hallisey, Fairfield. Seller: Syed Muneeb Alam and Mary Elizabeth Goetz, Fairfield. Property: Lot 117, Map 171, Cambridge St., Fairfield. Amount: \$1,200,000. Filed March 11.

Cloutier, Jacqueline and Thomas Winschel, Stamford. Seller: Campbell Houston and Michelle Neves, Southport. Property: 915 S. Pine Creek Road, Fairfield. Amount: \$1,115,000. Filed March 10.

Dober, Max, Fairfield. Seller: James M. Eastwood, Fairfield. Property: 41 Pepperbush Lane, Fairfield. Amount: \$750,000. Filed March 13.

Dugandzic, James and Elizabeth Dugandzic, Golenbock and Alexandria Golenbock, Stamford. Property: 191 Mountain Wood Road, Stamford. Amount: \$1,626,000. Filed March 2.

Fenno, Craig P., Armonk, New York. Seller: Kim L. Charlton, Greenwich. Property: 48 Spring St., Unit 14, Greenwich. Amount: \$10. Filed March 20.

Fillet, Nolan and Kelly Anne Tremaine, Fairfield. Seller: Lauren Barbaro and John Barbaro, Fairfield. Property: 25 Helen St., Fairfield. Amount: \$1,005,000. Filed March 12.

Izzo, Michael and Catherine Capolongo, Stamford. Seller: Joseph A. Farrell and Heather S-B Farrell, Stamford. Property: 35 Davenport Farm Lane East, Stamford. Amount: \$1,460,000. Filed March 3.

Kemp, Andrew and Leanne Kemp, Darien. Seller: Lloyd S. Glidden and Jane E. Glidden, Fairfield. Property: 40 Toll House Lane, Fairfield. Amount: \$735,000. Filed March 11.

Kumar, Dinesh, Westport. Seller: Leonardo O. Garcia-Berg and Veronica Calomarde, New Canaan. Property: 300 Broad St., Unit 607, Stamford. Amount: \$305,000. Filed March 2.

Lin, Chao Yun, Fairfield. Seller: Helen Cleary, Fairfield. Property: 1 Garden Drive, Fairfield. Amount: \$650,000. Filed March 11.

Liongson, Percival D. and Sheila I. Liongson, Old Greenwich. Seller: Elizabeth C. Cotter, Cos Cob. Property: 11 River Road, Unit 119, Cos Cob. Amount: \$896,000. Filed March 20.

Madruaga, Enit, Stamford. Seller: Saint Mary Parish Corporation of Stamford, Stamford. Property: 21 Saint Benedict Circle, Stamford. Amount: \$560,000. Filed March 3.

Magan, Gonzalo and Gina A. Garzon, Stamford. Seller: Khoeut Chan and Sara Som, Stamford. Property: 24 Haig Ave., Stamford. Amount: 1,200,000. Filed March 6.

McAward, Maura J. and Cathy S. Swan, Stamford. Seller: Kevin B. Fiske and Lisa A. Fiske, Stamford. Property: 49 Shady Knoll Drive, Stamford. Amount: \$1,250,000. Filed March 3.

McGill, Jenny A. and Dimitri Paleokrassas, Westport. Seller: David W. Griffin and Diane Griffin, Fairfield. Property: 341 Crestwood Road, Fairfield. Amount: \$1,682,000. Filed March 9.

Merli, Luigi and Jennifer Merli, Stamford. Seller: Shanmugam Kumar and Swapnapriya Rajagopalan, Stamford. Property: 143 Hoyt St., Unit 1A, Stamford. Amount: \$488,000. Filed March 5.

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

Molden, Sandee, Bridgeport. Seller: Tracy Keim, Rolling Hills, California. Property: 197 Southport Woods Drive, Southport. Amount: \$490,000. Filed March 13.

Snowdon, Janet, Stamford. Seller: Scott Michael Spector, Stamford. Property: 180 Turn of River Road, No.5D, Stamford. Amount: \$900,000. Filed March 5.

Tager, Matthew G., Greenwich. Seller: Barbara Gross, Mamaroneck, New York. Property: 104 Ritch Ave., Unit 12, Greenwich. Amount: \$1,055,000. Filed March 20.

Tommasi, Bruno and Vivian de Freitas Pio Tommasi, Stamford. Seller: Matthew Ferullo Villanueva and Larissa Diaz Villanueva, Stamford. Property: 34 Bradley Place, Unit 2, Stamford. Amount: \$630,000. Filed March 4.

Yearley, Andrew and Suzanne Yearley, Scarsdale, New York. Seller: Anne Marie Thompson, Greenwich. Property: 17 Pintail Lane, Greenwich. Amount: \$10. Filed March 16.

MORTGAGES

335 Greenwich CB Owner LLC, New York, New York, by Danielle Chera. Lender: East West Bank, 535 Madison Ave., Eighth floor, New York, New York. Property: 335 Greenwich Ave., Greenwich. Amount: \$4,100,000. Filed March 3.

67 Richmond Hill Road LLC, Greenwich, by Vincent T. D'Amore. Lender: Deutsche Bank Trust Company Americas, 1 Columbus Circle, 18th floor, New York, New York. Property: 67 Richmond Hill Road, Greenwich. Amount: \$4,875,000. Filed March 4.

Aanerud, Ryan and Kimberly Aanerud, Stamford, by Charles P. Abate. Lender: The Joseph M. Rogers Family LLC, 14 Harstrom Place, Norwalk. Property: 83 Wood Ridge Drive South, Stamford. Amount: \$1,000,000. Filed Feb. 18.

Allardt III, Frederick E., Cos Cob, by Autumn Ames. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 78 River Road, Unit 8, Cos Cob. Amount: \$735,500. Filed March 3.

Arias, Jennifer and Francisco Medina, Greenwich, by Carissa N. Kandilou. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 14 Harold Ave., Unit 4, Greenwich. Amount: \$438,750. Filed March 3.

Batista, Kevin and Truman R. Keys, Stamford, by Antonio Faretta. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 2853 High Ridge Road, Stamford. Amount: \$290,000. Filed Feb. 20.

Berger, Gregory J. and Elana F. Berger, Southport, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 85 Evelyn St., Southport. Amount: \$1,288,700. Filed Feb. 27.

Brown, Susan M., Fairfield, by John M. Eichholz. Lender: PHH Mortgage Corp., 2000 Midlantic Drive, Suite 410-A, Mount Laurel, New Jersey. Property: 2010 North St., Fairfield. Amount: \$1,425,000. Filed Feb. 27.

Calderone, Joe, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 106 Woodside Gardens, Apt. 3D, Stamford. Amount: \$110,800. Filed Feb. 20.

Carl, Philip and Stephanie Carl, Fairfield, by Raquel A. Ortiz. Lender: Newtek Bank NA, 200 S. Orange Ave., Suite 1175, Orlando, Florida. Property: 240 Jennie Lane, Fairfield. Amount: \$300,000. Filed Feb. 27.

Cavalea, Nicholas James and Carly Sullivan-Cavalea, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 75 Pratt St., Fairfield. Amount: \$977,600. Filed Feb. 25.

Collantes, Alvaro de Lucas and Adriana Alaix Climent, Greenwich, by Cynthia M. Saleme-Riccio. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 6 Dingtletown Road, Greenwich. Amount: \$1,925,000. Filed March 4.

Coon, Jason and Alyssa Coon, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 193 Roseville Terrace, Fairfield. Amount: \$630,000. Filed Feb. 27.

CT Real Estate Ventures LLC, Stamford, by Anthony E. Schwartz. Lender: H1H2 LLC, 645 Madison Ave., 19th floor, New York, New York. Property: Ricki-Beth Lane, Greenwich. Amount: \$2,250,500. Filed March 4.

Davlatov, Adham, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 105 Roseville St., Fairfield. Amount: \$200,000. Filed Feb. 24.

De Lucia, Joseph J., Weston, by Jessica Washburn-Gonzalez. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 2101 Fairfield Beach Road, Fairfield. Amount: \$2,643,750. Filed Feb. 25.

Ecker, Michael, Stamford, by Lauren J. Mashe. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 95 Columbus Place, Unit 6, Stamford. Amount: \$230,000. Filed Feb. 18.

Fanelli, Daniel G. and Regina Fanelli, Stamford, by Cynthia M. Saleme-Riccio. Lender: Fourleaf Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 22 Dann Drive, Stamford. Amount: \$225,000. Filed Feb. 17.

Firmender, Kyle and Melissa Firmender, Fairfield, by John M. Eichholz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 50 Woods End Road, Fairfield. Amount: \$365,000. Filed Feb. 24.

Francis, Elizabeth W., Fairfield, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 175 Brookridge Ave., Fairfield. Amount: \$461,400. Filed Feb. 24.

Graham, John B. and Kathleen Boon Graham, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 647 Lake Ave., Greenwich. Amount: \$3,600,000. Filed March 2.

Herrera Penso, Jose A. and Ana Y. Roa Bustamante, Stamford, by Maria C. Miller. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 45 Dora St., Apt. C, Stamford. Amount: \$88,000. Filed Feb. 17.

Huiyi, Jay Chua and Yin Yue Qian, Hoboken, New Jersey, by Robert V. Sisca. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 48 Meyer Place, Greenwich. Amount: \$1,100,000. Filed March 4.

Hycliff SNGC LLC, New York, New York, by Thomas A. Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 14 Hycliff Road, Greenwich. Amount: \$2,180,000. Filed March 5.

Jacobovitz, Andre and Elizabeth Roth, Stamford, by Regina Volynsky. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 99 Silver Hill Lane, Stamford. Amount: \$947,280. Filed Feb. 20.

Jusino, Elvin and Karyn M. Jusino, Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 30 Shetland Road, Fairfield. Amount: \$640,000. Filed Feb. 24.

Kelly Ryan and Marguerite Rix, Norwalk, by Seth J. Arnowitz. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 877 S. Pine Creek Road, Fairfield. Amount: \$1,000,000. Filed Feb. 27.

Koorbusch, Daniel and Tracey Koorbusch, Greenwich, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 167 Riverside Ave., Riverside. Amount: \$500,000. Filed March 4.

Kretovics, Amy and Michael D. Nazzaro, Stamford, by Rosalba Fajardo Marinero. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 43 Autumn Lane, Stamford. Amount: \$150,000. Filed Feb. 17.

Legutko, Steven Walter, Stamford, by Trory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 96 Crestwood Drive, Stamford. Amount: \$200,000. Filed Feb. 18.

Li, Chunhua and Ai Yang, Greenwich, by Cynthia M. Saleme-Riccio. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 23 Old Kings Highway, Old Greenwich. Amount: \$850,000. Filed March 5.

Lowry, Daniel James and Alexandra RoseSotiros-Lowry, Stamford, by George M. Xylas. Lender: Truist Bank, 1001 Semmes Ave., Richmond, Virginia. Property: 312 Towne House Road, Fairfield. Amount: \$1,320,000. Filed Feb. 26.

Makatsaria, Vladimir and Patricia Makatsaria, New York, New York, by M. Cassin Maloney Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 35 Sterling Road, Greenwich. Amount: \$5,000,000. Filed March 2.

Mapplethorpe, Nikki Danielle and James Andrew Mapplethorpe, Sleepy Hollow, New York, by Philip J. Toohey. Lender: Originpoint LLC, 1800 W. Larchmont Ave., Suite 305, Chicago, Illinois. Property: 22 Elderberry Lane, Fairfield. Amount: \$1,036,000. Filed Feb. 27.

Marchione, Ryan and **Molly Marchione**, Fairfield, by N/A. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 28 Alberta St., Fairfield. Amount: \$150,000. Filed Feb. 26.

Matsumoto, Sho and **Marei Matsumoto**, Old Greenwich, by Russell A. Giorno. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 65 Halsey Drive, Old Greenwich. Amount: \$1,140,000. Filed March 5.

McCarthy, Bethany and **Mitchell McCarthy**, Stamford, by Antonio Faretta. Lender: Figure Lending LLC, 650S Tryon St., Eighth floor, Charlotte, North Carolina. Property: 106 Downs Ave., Stamford. Amount: \$52,125. Filed Feb. 19.

McCarthy, Michael and **Maura McCarthy**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Acrisure Mortgage LLC, 189 S. Orange Ave., Suite 970, Orlando, Florida. Property: 80 Henderson Road, Fairfield. Amount: \$740,200. Filed Feb. 24.

Melendez, Silvia A. and **Nelson A. Cardenas Alvarado**, Fairfield, by Michael C. Sahan. Lender: Connecticut Housing Finance Authority, 999 West Street, Rocky Hill. Property: Unit 244, Greenfield Street Commons One, Fairfield. Amount: \$25,000. Filed Feb. 25.

Mencoff, Samuel and **Lauren Mencoff**, Greenwich, by Philip J. Toohey. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 11 Winterset Road, Greenwich. Amount: \$6,371,250. Filed March 6.

Mihalov, Gabriela C. and **David Mihalov**, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 33 Golf View Circle, Stamford. Amount: \$149,000. Filed Feb. 17.

Mirabella, Holly-Jaye, Greenwich, by Shetal Nitin Malkan. Lender: East Coast Capital Corp, 2 Corporate Center Drive, Suite 110, Melville, New York. Property: 7 Buena Vista Drive, Greenwich. Amount: \$750,000. Filed March 3.

Mora Rodriguez, Monica, Stamford, by Timothy C. Kaiser. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 27 Glendale Circle, Stamford. Amount: \$468,500. Filed Feb. 19.

Morrow, Craig R., Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 133 Rosemere Ave., Fairfield. Amount: \$225,700. Filed Feb. 25.

Ondis III, Albert and **Barbara G. Ondis**, Fairfield, by Shetal Nitin Malkan. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 515 Beach Road, Fairfield. Amount: \$1,000,000. Filed Feb. 25.

Pai, Sara, New Haven, by Erin Spiess Chang. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1 Milbank Ave., Unit 1A, Greenwich. Amount: \$2,136,000. Filed March 3.

Property 193 SB LLC, Old Greenwich, by Stephen M. Spedalibre. Lender: TD Bank NA, 6000 Atrium Way, Mount Laurel, New Jersey. Property: 193 Sound Beach Ave., Old Greenwich. Amount: \$1,200,000. Filed March 2.

Prosser, Scott and **Thais Fulgoni Cardoso**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 186 Saddle Hill Road, Stamford. Amount: \$864,000. Filed Feb. 20.

Ragonese, Andrew and **Alexandra Cavalea Ragonese**, Fairfield, by Albert T. Strazza. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 236 Sturges Road, Fairfield. Amount: \$500,000. Filed Feb. 25.

Ratki, Jonathan and **Julita Ratki**, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 490 Hunting Ridge Road, Stamford. Amount: \$400,000. Filed Feb. 17.

Roman, Elvira R. and **Vanessa Roman**, Stamford, by Thomas More. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 80 Briarwood Lane, Stamford. Amount: \$100,000. Filed Feb. 18.

Romans, Caroline W., Greenwich, by Ricky M. Capozza. Lender: First County Bank, 117 Prospect St., Stamford. Property: 8 Osee Place, Greenwich. Amount: \$500,000. Filed March 4.

Salvatore, Madison Rose, Stamford, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 232 Little Hill Drive, Stamford. Amount: \$275,000. Filed Feb. 17.

Salvatore, Massimo, Stamford, by Jeremiah N. Ollenu. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 94 Seaside Ave., Stamford. Amount: \$80,800. Filed Feb. 19.

Santella, Richard A. and **Sally Santella**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 15 Renchy St., Fairfield. Amount: \$350,000. Filed Feb. 24.

Stugart, Ryan P. and **Lisa N. Stugart**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 56 Riverside Ave., Riverside. Amount: \$1,000,000. Filed March 4.

Tabaczynski, Andrew and **Misha Daha**, Fairfield, by Douglas E. LaMonte. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 180 Merwins Lane, Fairfield. Amount: \$1,643,000. Filed Feb. 26.

Tarczali, Lisa R. and **Michael A. Tarczali Sr.**, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 306 Church Hill Road, Fairfield. Amount: \$140,000. Filed Feb. 27.

Thyagarasan, Pugazholi, Stamford, by Robert E. Colapietro. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 108 Seaside Ave., Stamford. Amount: \$596,250. Filed Feb. 19.

Uhl, Thomas J. and **Linda Uhl**, Cos Cob, by Gelucia Salamone. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 318 Valley Road, Cos Cob. Amount: \$300,000. Filed March 2.

Vanderhorn, Colin, et al, Tarrytown, New York, by M. Cassin Maloney Jr. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 3 Bolling Place, Greenwich. Amount: \$960,000. Filed March 6.

Vanegas, Carlos A. and **Angela M. Carmona**, Fairfield, by Francia E. Miranda. Lender: Carlos A. Holguin, 32 Rosano Road, Stamford. Property: 198 Castle Ave., Fairfield. Amount: \$10,000. Filed Feb. 27.

Vanhell, Hans W., and **Elizabeth Van Hell**, Old Greenwich, by Antonio Faretta. Lender: Figure Lending LLC, 650S Tryon St., Eighth floor, Charlotte, North Carolina. Property: 58 Park Ave., Old Greenwich. Amount: \$200,000. Filed March 2.

Vitti, Melissa, Fairfield, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 21 Valley Road, Fairfield. Amount: \$500,000. Filed Feb. 26.

Wilke, Susanne, Old Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 15 Arnold St., Old Greenwich. Amount: \$300,000. Filed March 6.

Wilson, John M. and **Erin M. Wilson**, Greenwich, by Antonio Faretta. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 33 Rockmere Ave., Old Greenwich. Amount: \$200,000. Filed March 6.

Yudowitch, Michael and **Stephanie Yudowitch**, Greenwich, by Aleksandr Y. Troyb. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1 Caroline Place, Greenwich. Amount: \$1,499,999. Filed March 3.

NEW BUSINESSES

All About Kids Dentistry, 26 Belden Ave., Norwalk 06850, c/o Michael Skolnick. Filed March 4.

B&F Building Fund LLC, 60 Baldwin Terrace, Fairfield 06824, c/o Sophia B. Freitag. Filed March 3.

Cleaner Magali, 10 Leslie St., Stamford 06902, c/o Emma Jimenez Garcia. Filed April 9.

Coinme, 6 Landmark Square, Fourth floor, Stamford 06901, c/o Coinme Inc. Filed April 7.

Embossed Signing Services, 131 North St., Stamford 06901, c/o Unflawed Melanin LLC. Filed April 8.

Forti Auto Group, 680 E. Main St., Suite A, Stamford 06901, c/o Forti Group LLC. Filed April 6.

Forti Med Logistics, 680 E. Main St., Suite A, Stamford 06901, c/o Forti Group LLC. Filed April 6.

Higgs Consulting, 4 Ledge Brook Road, Stamford 06903, c/o Joseph W. Higgs. Filed April 8.

Kirwan Plastic Surgery, 10 Mott Ave., Suite 1-A, Norwalk 06850, c/o Laurence A. Kirwan. Filed March 4.

Legend Cigars, 75 Research Drive, Stamford 06906, c/o Stamford Cigar Lounge Inc. Filed April 7.

Norwalk Shoe Repair, 61 Van Zant St., Norwalk 06855, c/o Konstantinos Koutsimanis. Filed March 2.

Pachamami, 68 Woodside St., 1A, Stamford 06902, c/o Carla Caballero. Filed April 7.

Uncorked Stamford, 111 High Ridge Road, Stamford 06905, c/o Uncorked Stamford LLC. Filed April 8.

Uncorked, 111 High Ridge Road, Stamford 06905, c/o Uncorked Stamford LLC. Filed April 8.

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Legal Notices

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

LLC Name: Hudson & Shannon Group, LLC County: Westchester Date of Formation: 01/05/26 Principal Office Address: 200 Parkway North, Yonkers, NY, 10704 Registered Agent / Service of Process: Secretary of State of New York (SSNY) Business Purpose: Consulting #63992

Notice is hereby given that an On Premises Tavern Full Liquor License, Application ID NA 0370 26 104625 has been applied for by The Rye Pub Restaurant Group LLC d/b/a The Rye Pub serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a tavern for the premises located at 3 Elm Place Rye NY 10580. #63993

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Soleil Global Enterprise LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 04/02/2026. 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: Soleil Global Enterprise LLC, 41 Carpenter Ave Apt. A, Mt Kisco, NY 10549, principal business location of the LLC. Purpose: Any lawful activity. #63994

Notice is hereby given that an On Premises Food & Beverage Business Liquor License, NYS Application ID: NA 0370 26 106210 has been applied for by SSP America Westchester County Airport LLC to sell liquor, beer, wine and cider at retail in an on premises Food & Beverage Business liquor establishment. For on premise consumption under the ABC Law located at 240 Airport Rd West Harrison NY 10604 1315. #63995

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