



UConn launches \$1.5B capital campaign — largest in university's history

• PAGE 4

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Will the papal conclave have twists and turns like the movie 'Conclave'?

• Page 17

Cardinals are set to begin the conclave that will elect the next pope Wednesday, May 7, in the Vatican's Sistine Chapel. Photograph © Bohdana Havaleshko

ECONOMY

Westchester leaders lambaste 'scary' DHS 'self-deport' letters

OSSINING, NY — Open Arms for Refugees brought a diverse group of speakers to Market Square on Wednesday to highlight the impact of a wrongly emailed letter the U.S... • Page 6

COURTS

Scarsdale contractor told to pay IRS \$828,000

A Scarsdale contractor who evaded personal income taxes from 2006 to 2021 has been ordered to pay nearly \$828,000 to the IRS. • Page 20

REAL ESTATE

Five companies sign leases for Wilton's 187 Danbury Road complex

WILTON — Five businesses have signed long-term leases at 187 Danbury Road, a Class A office complex in town, Cushman & Wakefield (C&W) announced April 21... • Page 21

MONDAY
May 05

ISSUE #18

LEGAL RECORDS: Westchester County & Hudson Valley • PAGE 22

Fairfield • PAGE 26

LEGAL NOTICES: • PAGE 30



Norman Grill



John Shortsleeve

Which tax records can you toss?

BY NORMAN G. GRILL, CPA, AND JOHN SHORTSLEEVE, CPA

After you've filed your 2024 tax return, what records should you keep and what can get rid of? Documents needed to support a tax return may include receipts, bank and investment account statements, K-1s, W-2s, and 1099s. How long must you save these records? Three years is the general rule. But don't be hasty: Failure to keep a paper trail for the information reported on a tax return could lead to problems if the IRS audits it.



THE BASICS

Generally, the IRS's statute of limitations for auditing a tax return is three years from the return's due date or the filing date, whichever is later. However, some tax issues are still subject to scrutiny after three years. If the IRS suspects that income has been understated by 25% or more, the statute of limitations for audit rises to six years. If no return was filed or fraud is suspected, there's no limit on when the IRS can launch an inquiry.

It's a good idea to keep copies of your tax returns indefinitely as proof of filing. Supporting records, such as canceled checks, charitable contribution receipts, mortgage interest payments, and retirement plan contributions, generally should be kept until the three-year statute of limitations expires. These documents may also be helpful if you need to amend a return.

So, which records can you throw away now? Based on the three-year rule, in late April 2025, you'll generally be able to discard most records associated with your 2021 return if you filed it by the April 2022 due date. Extended 2021 returns could still be vulnerable to audit until October 2025. But if you want extra protection, keep supporting records for six years.



RECORDS TO KEEP LONGER

You need to hang on to some tax-related records beyond the statute of limitations. For example:

- Retain W-2 forms until you begin receiving Social Security benefits. That may seem long, but if questions arise regarding your work record or earnings for a particular year, you'll need your W-2 forms to help provide the required documentation.
- Keep records related to real estate or investments for as long as you own the assets, plus at least three years after you sell them and report the sales on your tax return (or six years if you want extra protection).
- Hang on to records associated with retirement accounts until you've depleted the accounts and reported the last withdrawal on your tax return, plus three (or six) years.
- Retain records that support figures affecting multiple years, such as carryovers of charitable deductions or casualty losses, until they have no effect, plus seven years.
- Keep records that support deductions for bad debts or worthless securities that could result in refunds for seven years because you have up to seven years to claim them.



RETENTION TIMES MAY VARY

Keep in mind that these are the federal tax record retention guidelines. Your state and local tax record requirements may differ. In addition, lenders, co-op boards and other private parties may require you to produce copies of your tax returns as a condition of lending money, approving a purchase or otherwise doing business with you.

This column is for information only and should not be taken as advice. Check with your tax advisor before discarding any records.

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"Failure to keep a paper trail for the information reported on a tax return could lead to problems if the IRS audits it."



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Armonk-based IBM announces \$150B investment plan

BY PETER KATZ / pkatz@westfairinc.com

IBM, which is headquartered in Armonk, on April 28 announced plans to invest \$150 billion in America over the next five years. IBM says that the investment will help to fuel the economy and to accelerate its role as the global leader in computing.

IBM said it plans to invest of more than \$30 billion in research and development to advance and continue IBM's American manufacturing of mainframe and quantum computers.

IBM Quantum lab in Yorktown Heights.

"Technology doesn't just build the future, it defines it," said Arvind Krishna, IBM chairman, president and CEO. "We have been focused on American jobs and manufacturing since our founding 114 years ago, and with this investment and manufacturing commitment we are ensuring that IBM remains the epicenter of the world's most advanced computing and AI capabilities."

IBM did not immediately respond to questions from the Business Journal about whether the investment would include new spending on Westchester facilities or personnel.

IBM describes itself as one of the nation's largest technology employers and as ushering in innovations that include

the data processing systems that enabled the U.S. Social Security system, the Apollo Program that put a man on the moon, and power businesses in every industry.

It noted that at its Poughkeepsie facility it manufactures mainframe computers that it describes as the technology backbone of the

American and global economies. It says that more than 70% of the entire world's transactions by value run through the IBM mainframes that are manufactured in the U.S.

IBM also says it operates the world's largest fleet of quantum computer systems, and will continue to design, build and assemble quantum computers in America. IBM says that Quantum computing represents one of the biggest technology platform shifts and economic opportunities in decades and will solve problems that today's conventional computers cannot solve. IBM says that its Quantum Network provides access to IBM's quantum systems for nearly 300 Fortune 500 companies, academic institutions, national laboratories, and startups and is accessed by over 600,000 active users.

IBM said that the investment announcement reaffirms the company's "unwavering commitment to the future of American innovation, igniting new economic opportunity in the

"Technology doesn't just build the future, it defines it."

— Arvind Krishna, IBM Chairman, President and CEO



IBM Quantum lab in Yorktown Heights.

United States and around the world."

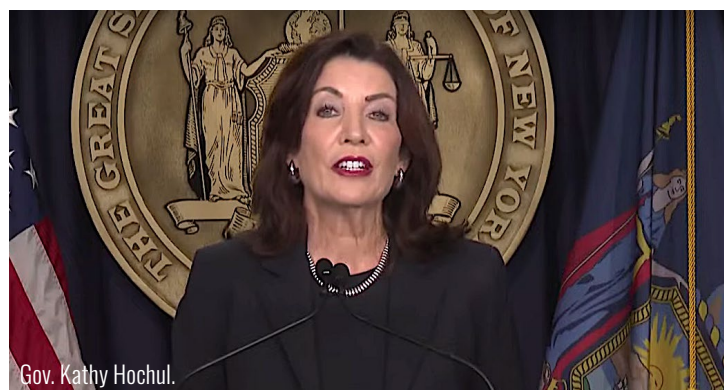
IBM recently reported first quarter 2025 financials that showed revenue of \$14.5 billion. Net cash from operating activities was \$4.4 billion with free cash flow of \$2.0 billion, up \$0.1 billion year to year. IBM reported ending the first quarter with \$17.6 billion of cash, restricted cash and marketable securities, up \$2.8 billion from year-end 2024. Debt, including

IBM Financing debt of \$10.0 billion, totaled \$63.3 billion, up \$8.3 billion year to date. The company continues to expect full-year constant currency revenue growth of at least 5%. The company said it expects second-quarter revenue to be in the range of \$16.40 billion to \$16.75 billion and that it continues to expect about \$13.5 billion in free cash flow for the full year.

ECONOMY

Hochul announces \$254B budget agreement

BY PETER KATZ / pkatz@westfairinc.com



Gov. Kathy Hochul.

In a nighttime announcement on April 28, Gov. Kathy Hochul said that an agreement has been reached with legislative leaders on key priorities in the Fiscal Year 2026 New York State Budget, which is estimated to come in at \$254 billion. The budget is late but now the legislature is expected to fairly quickly passed its elements so it can become law.

"I promised New Yorkers to fight like hell to put money back in their pockets and make our streets and subways safer. That's exactly what this budget will do," Hochul said. "Working with our partners in the Legislature we've reached an agreement to pass a balanced, fiscally responsible budget. Good things take time, and this budget is going to make a real difference for New York families."

Highlights of the Fiscal Year 2026 Budget include:

- A \$1 billion tax cut for middle-class and low-income New Yorkers;
- Increasing the Child Tax Credit by giving eligible families a \$1,000 credit for youngsters younger than 4 years old and a \$500 credit for ages 4-16, effectively doubling the credit for the average family;

- Sending Inflation Refund checks, which will dedicate \$2 billion to provide direct cash assistance to more than 8 million New Yorkers with checks of up to \$400 per family;
- Reducing the Payroll Mobility Tax for small businesses, and eliminating it for self-employed individuals earning \$150,000 or less;
- Providing \$340 million to ensure free breakfast and lunch for every K-12 student in New York;
- Investing a record \$357 million in gun violence prevention programs;
- Investing \$77 million for police officers on every overnight subway train, installing platform barriers and LED lighting and allocating \$25 million for welcome centers to connect homeless individuals with

- services and care;
- Allocating over \$37 billion in total School Aid, while making allocation formula changes;
- Fully funding the Metropolitan Transportation Authority's (MTA's) proposed \$68.4 billion 2025-2029 capital plan;
- Investing an additional \$800 million in the Department of Transportation's 5-year Capital Plan to support core highway and bridge construction projects;
- Modernizing the Hudson Valley Rail System (Metro-North) to reduce travel time, increase connectivity and strengthen economic connections across the region.

Hochul says the FY 2026 Budget does not raise income or statewide business taxes and maintains existing state financial reserves.

UConn launches \$1.5B capital campaign — largest in university's history

BY GARY LARKIN / glarkin@westfairinc.com

“This campaign empowers students to launch innovative ventures, drive economic growth, and honor legacies that shaped UConn’s future.”

— Toni Boucher, Campaign Co-Chair and UConn Alumna

STORRS – The University of Connecticut announced Thursday that it has raised more than \$720 million in a \$1.5 billion fundraising campaign to shore up its endowment, the most ambitious in the University’s history. This comes at a time when the state’s largest university has received \$14 million less in federal funding and stands to lose another \$35 million in research grants under the Trump administration.

“This ambitious campaign is fully aligned with a strategic plan that will lead the way to a bigger, brighter, bolder UConn,” said UConn President Radenka Maric. “It supports students to help them excel in the classroom and post-graduation. ‘Because of UConn’ elevates our aca-

democratic standing and fuels groundbreaking research that moves Connecticut and the world forward. It asks our donors and alumni to invest in a healthier world and our continued excellence in DI sports.”

The quiet phase of the campaign has been led by some of the University’s most generous lifetime donors, whose significant support has set the pace for this effort, including:

- More than \$52 million from alumna Elisabeth DeLuca to build a new state-of-the-art nursing facility at UConn to innovate in the field of nursing and address a statewide nursing shortage.
- \$46.5 million from Peter Werth to establish a legacy of innovation and entrepreneurship by creating an institute that empowers students and faculty to transform ideas into impactful ventures that fuel economic growth and opportunity. Peter has also been generous in his support of UConn student-athletes and their championship pursuits.
- More than \$25 million from alumni Denis and Britta Nayden who have supported initiatives across the University, with a strong focus on student success. Their generosity has helped launch programming in the School of Business, expand scholarship support, and, more recently, advance initiatives in student athlete financial literacy, mental health, and wellness.
- \$15 million from alumna Dr. Trisha Bailey to transform student-athlete support by establishing a world-class facility that advances academic achievement, mental and physical wellness, and athletic excellence.
- More than \$11 million from alumna and Wilton First Selectman Toni Boucher, marked by a lead gift to establish the Boucher Management & Entrepreneurship Department, empowering students across disciplines to launch innovative ventures, drive economic growth, and honor the

entrepreneurial legacy of her late husband, Bud.

The multi-year “Because of UConn” Campaign is comprehensive, spanning all schools, colleges, campuses, and UConn Health. The campaign focuses on four pillars:

- **Students First:** making transformative investments in financial aid, student health, career readiness, and life skills to improve time-to-degree and career outcomes.
- **Academic & Innovation Excellence:** driving investment in top faculty and graduate fellows and building the innovation ecosystem of the state and beyond.
- **Health & Wellness of People & Planet:** focusing on patient care, medical research, and the development of life-changing technologies that improve healthcare outcomes.
- **Husky Pride:** investing in athletic excellence and supporting a thriving UConn Nation that includes more than 290,000 alumni worldwide.

Maric unveiled the campaign at a kickoff event Wednesday night on UConn’s Avery Point campus.

The campaign is by far UConn’s largest and most ambitious to date. The momentum of the campaign has sparked the strongest start to a fundraising year ever, up more than 76 percent compared to this time last year.

The campaign pillars support UConn’s 10-year Strategic Plan, designed to make an education more affordable and a UConn degree more valuable by elevating UConn among its national peers on and off the court.

Putting Students First

The campaign’s top priority is to bolster UConn’s academic mission to create opportunities for our students, including more than 8,550 who are the first in their families to attend college.

The campaign will support efforts to improve student retention and graduation rates. Investing in student success will help UConn reach its goal of increasing its six-year graduation rate from 83 percent to 90 percent by 2030, with a particular focus on first generation students.

Carnegie Research I

As a world-class research institution, UConn encourages students and faculty to ask big questions and find solutions to pressing problems from biotech to advanced manufacturing to

advance the Connecticut and national economy. The campaign will help the University provide fellowships for much-needed graduate researchers, help recruit and retain top faculty and invest in lifesaving and world-changing research at more than 80 centers and 100 state-of-the-art STEM facilities on campus. UConn boasts nearly 300 scientists who are in the top 2 percent of researchers investigating everything from cancer to AI.

It will also invest in UConn’s athletic programs and the health and financial literacy of student-athletes, including the men’s and women’s basketball teams, which have brought home three consecutive NCAA National Championship trophies in the last three years. UConn is proud to have 26 national championships across all sports.

Leading the way to a new era Corporations, including Ever-source, Synchro, Travelers, The Hartford, RTX, Stanley Black & Decker, and Bank of America, have been philanthropically generous in supporting students through scholarships, programming, as well as providing job opportunities.

“Because of UConn will have a profound impact on the University. It will double the number of named scholarships, fund scientific breakthroughs and advanced lifesaving therapies, and engage UConn Nation in the life and mission of the University like never before,” says Amy Yancey, President and CEO of the UConn Foundation. “We are so grateful for the generous support of alumni and friends of the university who are investing in UConn to ensure a thriving Connecticut and success for future generations of Huskies.”

The campaign is led by volunteer alumni co-chairs Toni Boucher, Rich and Joyce Eldh, Doug and Sheila Elliot, and Board of Trustees Chair Dan Toscano. The Eldhs have been generous supporters of full scholarships for students from Bridgeport and the Elliots have been generous across many programs, including Elliot Ballpark, home to the UConn baseball team; the Toscanos, longtime supporters of UConn, have invested in scholarships, faculty, innovative programming such as Hillside Ventures, and UConn Athletics. Honorary co-chairs include Vlad Coric, Denis Nayden, Molly Qerim and Peter Werth. They’re among the more than 30 members of the campaign committee.



◀ Wilton First Selectman Toni Boucher, who also served as state senator for a period of time, has pledged \$11 million to the “Because of UConn” capital campaign.

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Westchester leaders lambaste ‘scary’ DHS ‘self-deport’ letters

BY GARY LARKIN / glarkin@westfairinc.com

“Preying on people’s fears, their desire to abide by the law, with inadequate time to respond, is morally indefensible.”

— Ted Buerger, Open Arms for Refugees



Ted Buerger, co-founder and lead coordinator of Open Arms for Refugees, speaks at rally in Market Square to assail Trump administration “self-deport” letters sent to U.S. residents. Photo courtesy of Open Arms for Refugees

OSSINING, NY — Open Arms for Refugees brought a diverse group of speakers to Market Square on Wednesday to highlight the impact of a wrongly emailed letter the U.S. Department of Homeland Security (DHS) sent to more than 900,000 people, including local asylum seekers, claiming they must “self-deport.”

“Do not attempt to remain in the United States — the federal government will find you,” the letter reads. The message threatens criminal prosecution, civil fines and other penalties for those who do not comply, despite many recipients having legal bases to remain in the United States.

One such recipient, M. (name withheld), received the email while in attendance at this year’s Volunteer

New York! Volunteer Spirit Awards, moments after watching a friend receive an award for her work to support immigrants like M. and others fleeing Afghanistan.

Ted Buerger, Co-Founder and Lead Coordinator of Open Arms for Refugees, was sitting with M. at the time.

“I saw her face turn pale, her joy for her friend replaced with panic,” Buerger said. They were able to confirm with an attorney that M. was not subject to summary deportation because she had legally filed for asylum.

Volunteers from Open Arms read perspectives from recipients of the letter, who stayed away from the event for fear of being targeted by DHS for speaking out. One such testimony said, “That day was very terrible and

dark for me. When I received the email from DHS telling me to leave the United States, I felt completely upset and broken. It was really hard to deal with emotionally — I lost all my motivation and couldn’t focus on anything. It felt like everything was falling apart.”

Rev. Todd Farnsworth of Briarcliff Congregational Church, who spoke at the event, wove spirituality and neuroscience together in his remarks about the psychological impact of the letter. He noted how specific lines seem tailor-made to trigger a response from the amygdala, the brain’s primary “fear center,” particularly for people like refugees, who have experienced violence and other severe forms of trauma.

Rev. Farnsworth called on those assembled to urge leaders to “reconsider this cruel policy and instead make room for healing.”

State Assemblymember Dana Levenberg, a co-founder of Open Arms, reminded attendees that current law pertaining to refugees developed in response to the persecution and displacement that took place during and after World War II. Levenberg’s mother, who survived the Holocaust as a hidden child in the Netherlands, came to the United States as a refugee during the postwar period.

“As we commemorate Yom HaShoah today and tomorrow, I call on everyone to pay attention to the signs that we are about to repeat the mistakes of the past,” said Levenberg. “America can and should be a beacon of safety and hope, but this letter is causing despair. For us to say that we are going to send the most vulnerable people back to the most dangerous places in the world is completely unacceptable. The Department of Homeland Security must do better.”

She called for passage of state legislation ensuring a right to representation in immigration proceedings, the Access to Representation Act, and encouraged attendees to call their state representatives for this.

Karin Anderson-Pozner, director of the Community Law Practice at Neighbors Link, discussed the legal aspects of the message.

“This notice is unlike any I have seen issued by the immigration services in this country in my 25 years of practice. It looks like spam,” she said. She added that it went to people’s emails and phones with no reference to the person for whom it

was intended and without a signature indicating the sender. She highlighted the fact that the message was sent to many people to whom it could not possibly apply, including US citizens and permanent residents.

“DHS needs to make clear that they will respect the law and people’s rights,” Buerger said. “We are a nation of laws, not threats and bullying. Preying on people’s fears, their desire to abide by the law, with inadequate time to respond, is morally indefensible.”

Westchester’s congressmen were unable to attend the event but sent statements of support.

Congressman Mike Lawler (R-17th District) said: “I share the concerns of Open Arms for Refugees, local faith leaders, and advocates regarding the alarming Department of Homeland Security letter that has caused confusion and fear among asylum seekers and others with legal rights to remain in the United States. Such miscommunication undermines trust and stability for vulnerable communities.”

Congressman George Latimer (D-16th District) said: “I want to express my continued support for organizations like Open Arms, Hearts & Homes for Refugees, and Neighbors for Refugees in their efforts to resettle refugee families in our area, particularly those to whom the United States owes a debt of gratitude for their service.

“I will continue within my power to assist this community in helping America’s friends abroad find safe haven, and together, we will do our utmost to keep alive the principles of a freedom loving people who are accepting, value human dignity, and recognize the clear advantages of being able to live and prosper together.”

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Hyatt Regency, Greenwich

TRAVEL TALK WITH JEREMY WAYNE / jwayne@westfairinc.com

Following its reopening in October 2024 after its \$40 million renovation, Westfair's cultural writer and luxury editor Georgette Gouweia wrote at length in the Journal how the major refurbishment represented a new chapter in the life of the 38-year old hotel.

For my occasional series on top local hotels, I recently had the pleasure of being hosted at the Hyatt Regency, where I spoke with its general manager, the dynamic Sherry Hicks Buckles. Here are some highlights from that conversation.

JW: Let's start at the beginning: can you remind our readers about the renovation project?

Buckles: "We've had a head-to-toe transformation. We started back in October 2023 with our pool and fitness center and then we went in to the lobby and the transformation of the atrium, as well as a couple of the smaller meeting rooms. Then, summer 2024 was when we went in to the 374 guest rooms and suites guest rooms – in total, a 13-month transformation."

Well, it's a superb transformation, it really is – the hotel is looking spruce and hugely attractive – but in an industry where space is always at a premium, how do you justify the atrium size?

"Coming out of the pandemic we had the opportunity to evaluate our customers and what our true needs are. And the atrium is the perfect amount of space. When conventions are in, the gardens are a great selling feature. (That's to say) it's always summer at Hyatt Regency Greenwich. Even if it's a very, very cold January day, you always enjoy this lush greenery. So, we use it to our benefit and our groups love it. Everyone wants to go to a warm climate, but if they can stay local and have their group or meeting here and go into this wonderful light-filled atrium, it works out really well for them."

You're certainly not short of flora – in fact, I've been enjoying using my "Picture This" plant app to identify some of it.

"We used to have 1,900 plantings, but now there are over 2,500 plantings in the lobby. Some of these trees are 35 years old."

That's exceptional. And now with all this space, I'm guessing you do meetings of all sizes?

"We have 30,000-35,000 square feet of meeting space. And a just-under 10,000-square-foot ballroom. We have meeting rooms, break-out rooms and can host anything from a

large convention to a group of 10 in their own room. Plus, all of the space is on one level."

And groups come in from all over?

"Nationally, from all over the country, and also internationally. We have the lift, the accessibility. We're right off I-95, we have Amtrak at Stamford and Westchester County Airport just a few miles away.

(But) "we cater to the local, non-business market, too. We have day-use arrangements and a choice of family packages. You'll always see families and children in the atrium. And we're excited to be adding a movie theater to the property which will be another facility for families."

And, of course, I know you're on a historic site here. Can you fill our readers in with a bit of background?

"This was the original footprint of Condé Nast Publishing (where they published) from 1929 to the mid-60s. It was an entire campus. The water tower remains – at that point they had offices in the space and the functioning water tower actually served the plant.

After that there were a couple of other entities on the site, between the 1960s and 1980s, and then, in the 1980s, they divided up the campus and said this part will be a hotel, this will be an office building, this will be residences, etc. And in 1986, the Hyatt Regency Greenwich opened and it's been operating here ever since."

Am I feeling a bit of that history here now, with the renovation?

"Absolutely. The designer is Curioso out of Chicago, and they really leaned in to the Condé Nast history, with throwbacks or references to



Hyatt Regency Greenwich water tower. Courtesy Hyatt Regency Greenwich

"It's always summer at Hyatt Regency Greenwich... even if it's a very, very cold January day."

— Buckles,
General Manager

fashion, and rich fabrics throughout the property, using colors that were very popular through the Condé years – a lot of this is visible in the atrium and guest rooms. Plus the design of the atrium is also reflected in the design of the guest rooms. . . .

But now, lastly, please can we talk about the important subject of food? I've been eating so well here, with the salads and sandwiches from Glenna's Market (Hyatt Regency Greenwich's food market and general store.) Can you tell me more?

"We named Glenna's for the Connecticut-born golfer Glenna Collett-Vare. (Born in New Haven in 1903, Collett-Vare was the greatest amateur golfer of her day.) We took the idea as a nod to the heritage, as a nod to golf – a very big thing in the area – and then came up with the name of Glenna's for the market. The Townsend bar occupies the same footprint as the prior bar, but has been modernized, and it has the signature halo (a vast, luminous hoop, suspended above the bar) which gives a beautiful glow throughout the whole lobby."

I have to tell you, and want to put on record, that I've been absolutely bowled over (to use a non-golfing metaphor) by the quality of the food at Glenna's, which I gather is all made in-house, as well as the utterly inviting look of the place. Definitely a roll-out! And following that thought, I know that like great general managers, you yourself started in food and beverage, right?

Hyatt is a brand that has always placed a great deal of emphasis on its food. And we embrace that here, whether it's a cappuccino, a salad or a banquet for 600 people. We've also brought back our famous Sunday brunch – the second Sunday of every month – as well as holiday brunches for Easter, Mother's Day, things like that. It's been very successful. Coming in on a cold Sunday morning for brunch, it's transporting.

I must try it.

You must. And by the way, have you tried our pistachio latte yet? It's... amazing.

I did, and it was.

First reports of Trump tariffs, fund cuts, layoffs show huge impact

BY GARY LARKIN / glarkin@westfairinc.com

“The reporting system unveiled today not only shines a light on the true scope of the damage being done to our economy and our people, but it provides real-time information that allows us to push back.”

— Erick Russell,
Connecticut State
Treasurer



Volunteers sort through vegetables for Connecticut Foodshare. Photo courtesy of Connecticut Foodshare

A handful of Fairfield County area businesses and nonprofits have spelled out the negative impact of federal funding cuts, agency layoffs, and international tariffs with trading partners has already had on their business.

Gov. Ned Lamont decided to create the tool last month as the Trump administration and federal Department of Government Efficiency (DOGE) began gutting such federal agencies as USAID, Department Health and Human Services, and Department of Education.

As of May 1, 28 businesses and nonprofits in the state have used the new Office and Policy Management federal impact reporting online tool. The tool is intended to collect information regarding the impact of federal policy and funding changes on nonprofits, municipalities, and businesses.

Any information submitted through this reporting tool should be considered public information and may be released by the state to interested parties, according to OPM. A press release issued by Lamont stated that the reporting tool serves only to ensure situational awareness to state officials, and no commitments of state action in response to these issues is expressed or implied.

State Treasurer Erick Russell believes the online tool will shed some light on how state businesses and government are being affected by the federal actions.

“The consequences and impact of slashed federal funding are being felt by our citizens every day,” Russell

said. “The reporting system unveiled today not only shines a light on the true scope of the damage being done to our economy and our people, but it provides real-time information that allows us to push back.”

Here are the Fairfield County businesses and nonprofits that listed their problems related to the loss of federal funding and impending tariffs :

BLANDINA BREWSTER OF RIDGEFIELD

“Our company utilizes electric motors and batteries that only have one supply chain: China. There are no domestic options for these parts. These tariffs have happened at our peak sales season and lead to a near 40% loss of sales and a reduction in profit margin down to less than 5%. We have invested into manufacturing here in Connecticut and currently are on track to close our doors within 1-1.5 months if tariffs are not removed. It has become an emergency situation. This is devastating after manufacturing here since 2019.”

CITY OF DANBURY

“The federal funding freeze and stop work orders issued for the Epidemiology and Laboratory Capacity II Grant and the Immunization and Vaccines for Children Grant have had significant consequences on the operations of the City of Danbury Department of Health and Human Services, particularly within the Community Health Division. These grants were critical in addressing the effects of the COVID-19 pandemic,

such as decreased routine childhood immunization rates, and accounted for \$906,072.15 of our Community Health budget.

This funding supported 13 part-time employees holding essential positions, including Public Health Nurses, Community Health Workers, and Immunization Outreach Workers. These individuals played pivotal roles in:

- Infectious disease case investigations.
- Infection prevention and vaccine campaigns, education, outreach, and advocacy.
- Vaccine administration and vaccine records translations.
- Distribution of COVID-19 at-home test kits to local non-profits and healthcare providers.”

The loss of federal funding has placed immense strain on the Community Health Division, limiting our ability to meet the increasing demand for immunization services and public health outreach. These challenges underscore the importance of securing alternative funding sources or reinstating support for these critical programs to sustain the health and well-being of our community.”

CONNECTICUT FOODSHARE

“Connecticut Foodshare experienced three separate federal funding and commodity cancellations out of the LFPA25 and TEFAP programs between Jan. 21, 2026 and March 30, 2026:

Alerted March 11, 2025 – \$1 million cancelled through LFPA25 (USDA, CTDOAG)

Alerted March 17, 2023; March 25, 2025 – 1.4 million pounds of TEFAP Bonus commodities (34 loads) valued at \$1.7 million (USDA, CTDSS)

The total value of these cancellations is approximately \$2.7 million including the value of 1.4 million pounds of scheduled food commodities cancelled for delivery.

LFPA25 funding would have been utilized by the organization to continue Connecticut Foodshare’s ‘Farm to Neighbors’ program utilized federal funds to purchase food grown from Connecticut farms for direct distribution to food pantries and individuals experiencing food insecurity at no cost. Without these funds Connecticut Foodshare cannot continue its Farm to Neighbors program.

Over the two prior rounds of funding for this program Connecticut

Foodshare received around \$2 million and distributed more than 1 million additional meals of locally sourced produce.”

DISCOVERY MUSEUM OF BRIDGEPORT

“To date, we have been unable to receive information from NASA regarding whether our award is subject to reinstatement and have therefore discontinued programming. Despite multiple attempts to reach our program officer and being redirected to other NASA personnel who claim they are the correct contacts, no one will answer our questions as to whether our project falls under the cease and desist or whether we may resume.”

STAMFORD DEPARTMENT OF HEALTH AND HUMAN SERVICES

“Reduced ability to conduct disease surveillance, create and distribute information about respiratory illness and childhood immunizations through multiple channels, and administer vaccines.”

STAR FALLON-O’CONNELL, BUSINESS OWNER IN BRIDGEPORT

“On May 2, the de minimis exemption (the threshold for which tariffs kick in, which is \$800 in the US) will be removed, and this change will significantly impact my business. I sell both handmade and resale clothing and jewelry at festivals in Connecticut. While my handmade items are crafted by me, most of the materials I use — fabrics, charms, findings, and embellishments — are manufactured in China. I also source many of my resale items from China, the EU, and India. Unfortunately, for most of these components, there simply aren’t alternative manufacturers in the U.S. or in countries with lower tariffs.

As a small business, I’ve relied on the de minimis exemption to import these supplies without tariffs, or with manageable fees on larger orders. This flexibility has made it possible to stay in business despite narrow profit margins. Now, without that exemption, I face a sudden and steep increase in the cost of doing business.

Even before the tariffs take effect, the announcement alone triggered a noticeable drop in my online sales, likely due to reduced consumer confidence. Between rising material costs and fewer customer purchases, the outlook is deeply unc



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EVENT INFORMATION: Natalie Holland at nholland@Westfairinc.com

SPONSORSHIP INQUIRIES: partners@Westfairinc.com



Rockland Housing forum.

EVENTS

Rockland holds housing forum

BY PETER KATZ / pkatz@westfairinc.com

For the third time in three years, Rockland County has held a housing forum designed to bring about new strategies for realizing the county's housing potential.

County Executive Ed Day and Community Development Director Alexandra Obremski acted as hosts for the event that had about 200 attendees representing developers, state and county agencies, planning and legal experts.

"There is no doubt that Rockland County faces housing challenges that impact a wide range of residents—from teachers and first responders to seniors and working families—we also see tremendous opportunities," Day said. "By bringing together stakeholders, we can explore innovative, sustainable solutions that ensure everyone has access to safe, affordable housing and can build strong community connections, while preserving the character of neighborhoods our residents love."

Day said that he looks forward to "continuing to work with the County Legislature on this critical challenge, and I urge all of our stakeholders to join me in knocking down one of the biggest barriers our families face. "We are making real progress and we will not stop fighting to improve housing affordability for everyone."

One of the featured speakers was Commissioner RuthAnne Visnauskas of New York State Homes and Community Renewal (HCR).

"We want to make housing affordable for New Yorkers so that they can live up to their best potential here in the state," Visnauskas said. "We are very focused on making sure that we are accessible, that we have programs you can rely on, that we have programs that make sense for communities, and funding things that you want to see getting built."

Obremski said, "Housing that is safe, stable, and affordable across a broad range of incomes is critical to the continued economic growth and stability of Rockland County."

The county's first housing forum took place in 2023 and featured Rockland's first comprehensive community and affordable housing needs assessment. Findings from that assessment included:

- Nearly 60% of homes in Rockland are single-family detached homes that averaged \$700,000 in price;
- The median household income in Rockland was \$100,000, which only qualified for a \$260,000 mortgage;
- A housing deficit of 4,200 units existed for those making under

\$60,000, including essential workers such as teachers, first responders, retail workers, and government employees;

- More than 40% of Rockland

residents spend 30% were spending more of their household income on housing, leaving little extra for all other purchases or emergencies.

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FAIRFIELD AND WESTCHESTER COUNTY MANUFACTURERS

RANKED BY NUMBER OF EMPLOYEES

COMPLETED BY GARY LARKIN / glarkin@westfairinc.com - (973) 722-5642



THE LIST
MAY 5, 2025

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL (S) EMAIL	YEAR FOUNDED	NUMBER OF EMPLOYEES	PRODUCTS MANUFACTURED	PUBLIC OR PRIVATE
PepsiCo www.Pepsico.com 700 Anderson Hill Road, Purchase NY 10577 (914) 253-2000	Ramon Laguarta (CEO) PepsiCoDMKSG@pepsico.com	1965	319,000 (worldwide) 10,000+ (Westchester)	Pepsi Cola, Gatorade, Aquafina, Mountain Dew, Crush, Doritos, Frito-Lays, Lipton, Tropicana, Quaker Oats	Public
IBM www.ibm.com 1 Orchard Road Armonk NY 10504 (877) 426-6006	Arvind Krishna (CEO) ibm.office@ua.ibm.com	1911	293,400 (worldwide)	Analytics, software, IT infrastructure, cybersecurity, AI and ML, data storage, application development	Public
ABB Inc. Force Measurement Product Group www.new.abb.com/us 24 Commerce Drive Danbury CT 06810 800-852-8089	Morten Wierod (CEO of ABB) contact.center@us.abb.com	1988	110,000+ (worldwide)	Electrification and automation, including motion, process automation, robotics and discrete automation	Public (parent company is Swedish and Swiss)
Amphenol amphenol.com/ 358 Hall Ave. Wallingford CT 06492 (Also Danbury, Hamden, Bridgeport) (203) 265-8900	R. Adam Norwitt customerservice@amphenol-aio.com	1932	95,000 (worldwide)	Electronic connectors, cable assemblies, sensors, antenna solutions, raw cables, printed circuits	Public
Regeneron Pharmaceuticals www.regeneron.com 777 Old Saw Mill River Road, Tarrytown NY 10591 (914) 847-7000	Leonard Schleifer (CEO) global@regeneron.com	1988	28,506 (worldwide) 3,800+	Antibody-based therapies, eyecare medications, cardiovascular and metabolic drugs, infectious disease medications	Public
Heineken USA www.Theheinencompany.com 360 Hamilton Ave. White Plains NY 10601 (914) 681-4100	Maggie Timoney (CEO) consumeraffairs@heinenusa.com	1933	85,000 (worldwide) 400+ (Westchester)	Beers: Heineken, Dos Equis, Red Stripe, Tecate, Amstel Light,	Public (subsidiary of Heineken N.V. of Netherlands)
Phillip Morris International-Americas Region and US Division www.pmi.com 677 Washington Blvd. Suite 1100 Stamford CT 06901 (203) 348-1350	Stacey Kennedy (CEO) impact@pmi.com	1847 (England)	82,700 (worldwide)	Cigarette brands such as Marlboro, L&M, and Chesterfield, and smoke-free products	Public



COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL (S) EMAIL	YEAR FOUNDED	NUMBER OF EMPLOYEES	PRODUCTS MANUFACTURED	PUBLIC OR PRIVATE
Boehringer Ingelheim USA www.boehringer-ingelheim.com/us 900 Ridgebury Road Ridgefield CT 06877 (203) 798-9988	Brian Hilberdink (President) marcio.lasaro@boehringer-ingelheim.com	1885 (in Germany) 1971 (in Connecticut)	54,000 (worldwide) 1,900 (Connecticut)	Pharmaceuticals for animals and humans: Spiriva, Pradaxa, Jardiance, Actilyse, Aggrenox	Private
Henkel North America Consumer Goods HQ www.henkel-northamerica.com/ 200 Elm St. Stamford CT 06902 (475) 210-0230	Pernille Lind Olsen (President) info@ir.henkel.com	1876 (parent company is based in Germany)	47,150 (worldwide) 8,000 (North America)	All-free clear laundry detergent, Dial soap, Schwarzkopf hair care, and Loctite, Technomelt and Bonderite adhesives, sealants, and functional coatings	Public (subsidiary of Henkel)
Sikorsky Aircraft, a Lockheed Martin Co. www.lockheedmartin.com/en-us/capabilities/sikorsky.html 6900 Main St. Stratford CT 06614 (203) 386-4000	Paul Lemmo (President) ap-lifeport-enflite.helpdesk@lmco.com	1923	22,645 (worldwide) 8,000 (Connecticut)	Military aircraft, commercial aircraft, Sikorsky Innovations (hybrid-electric demonstrator, roto blown wing)	Public (subsidiary of Lockheed Martin)
Hubbell Inc. www.Hubbell.com 40 Waterview Drive Shelton CT 06484 (203) 799-4100	Gerben Bakker (President and CEO) info@hubbell.com	1888	17,700 (worldwide)	Wiring Device Manufacturing, Smart Meter Manufacturing, Building Lighting Control System Manufacturing and Smart Meter Manufacturing	Public
Terex Corp. www.terex.com 301 Merritt 7 4th Fl. Norwalk CT 06851 (203) 222-7170	Simon Meester (President and CEO) Derek.Everitt@terex.com	1933 (founded as Euclid Co.)	7,700 (worldwide) 3,200+ (North America)	Materials processing machinery, waste and recycling solutions, mobile elevating work platforms (MEWPs), and equipment for the electric utility industry	Public
Crane Co. www.craneco.com 100 First Stamford Place #300 Stamford CT 06902 (203) 363-7300	Max Mitchell (President and CEO) investors@craneco.com	1855	7,000-7,500 (worldwide)	Aerospace and Electronics, Process Flow Technologies, Payment Merchandising Technologies, and Engineered Materials, serving industries like chemical, oil and gas, power, aerospace	Public

FAIRFIELD AND WESTCHESTER COUNTY MANUFACTURERS / RANKED BY NUMBER OF EMPLOYEES

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL (S) EMAIL	YEAR FOUNDED	NUMBER OF EMPLOYEES	PRODUCTS MANUFACTURED	PUBLIC OR PRIVATE
Danone North America www.danonenorthamerica.com/ 1 Maple Ave. White Plains NY 10605 (303) 635-4000	Dan Magliocco (President) NORAM.Suppliers@danone.com	1977 (WhiteWave Foods, Dean Foods, Danone in 2017)	3,800 (nationwide) 400+ (Westchester)	Yogurts: Oikos, Activia, Danimals, YoCrunch, DanActive, Silk milk, plant-based chees	Public (subsidiary of French-based Danone)
ASML US Inc. www.asml.com/en/company/about-asml/locations/wilton-ct 77 Danbury Road Wilton CT 06897 (203) 761-4000	Christophe Fouquet (President and CEO) investor.relations@asml.com	1974 (originally Perkin Elmer, Silicon Valley Group, ASML Wilton in 2001)	3,000+ (worldwide) 1,600 (Fairfield County)	Lithography and inspection systems, metrology for the semiconductor industry	Public (subsidiary of ASML N.V.)
Timex Group USA Inc. www.timex.com 145 Woodward Ave. Norwalk CT (203) 346-5000 6 Armstrong Road Shelton CT 06484 (203) 346-5000	Tobias Reiss Schmidt (President, CEO) communications@timexgroup.com	1854 (formerly the Waterbury Clock Co.)	3,000+ (worldwide)	Designs, manufactures, and markets timepieces and jewelry globally	Private
Paragon Medical www.paragonmedical.com/about/bridgeport/ 1146 Barnum Ave. Bridgeport CT 06610 (203) 336-0121	Will Boren (CEO) privacy@ametek.com	1991 (previously Lacey Manufacturing and Boston Endo Surgical Technologies) Purchased by Ametek	3,000+ (worldwide)	Implants, cases and trays, surgical instruments, spinal surgical knives	Public (subsidiary of Ametek)
Bigelow Tea www.bigelowtea.com 201 Black Rock Tpke. Fairfield CT 06825 (203) 334-1212	Cindi Bigelow (President, CEO) bigtea@bigelowtea.com	1945	450 (nationwide)	Teas, including Black, green, herbal, oolong, chai, Constant Comment	Private
Domino Sugar Yonkers Refinery www.dominosugar.com/ 1 Federal St. Yonkers NY 10705 (914) 963-2400	Brian O'Malley bomalley@dominosugar.com	1901	300+	Baker's sugar, light brown sugar, dark brown sugar, powdered sugar, granulated sugar, turbinado sugar	Private (owned by ASR Group)
Metabolized Carbon Corp. www.Metcar.com 19 S. Water St. Ossining NY 10562 (914) 941-3738	Frank Puentes (President and CEO) sales@metcar.com	1945	51-200	Engineered carbon graphite materials, specializing in solving challenging mechanical and industrial lubrication problems, such as bearing and ring seals	Private

COMPANY NAME, WEBSITE, ADDRESS, PHONE	PRINCIPAL (S) EMAIL	YEAR FOUNDED	NUMBER OF EMPLOYEES	PRODUCTS MANUFACTURED	PUBLIC OR PRIVATE
Zierick Manufacturing of Mt. Kisco www.zierick.com 131 Radio Circle Mt. Kisco NY 10549 (914) 666-2911	Gretchen Zierick (CEO) contactus@zierick.com	1919	51-200	Mounting design for PCB-to-terminal retention, a harsh environment IDC, a mechanical hold-down that increases mounting integrity, solder-wicking prevention technologies, a circuit board parallel stacking system	Private
Zetroz Systems www.zetroz.com 56 Quarry Road Trumbull CT 06611 (888) 202-9831	George Lewis Jr. (President and CEO) choblin@zetroz.com	2009	30	Healing technology via Sustained Acoustic Medicine	Private
Chemlube International www.chemlube.com 500 Mamaroneck Ave. #308 Harrison NY 10528 (914) 381-5800	Robert Nobel (President) rnobel@chemlube.com	1989	30	Blender and distributor of high quality finished lubricants and base oils	Private
Micromold Products www.micromold.com 7 Odell Plaza #133 Yonkers NY 10701 (914) 969-2850	Justin Lukach (President and CEO) mpi@microworld.com	1954	25	Broad line of corrosion resistant plastic products: threaded pipe and fittings, compression fittings, strainers, valves, dip pipes and spargers	Private
NYSCO Products www.nysco.com 211 Saw Mill River Road Hawthorne NY 10532 (718) 792-9000	Barry Kramer (Chief Executive) Info@NYSCO.com	1935	24	Design and manufactures custom and stock point of purchase displays	Private
Bantam Tools www.bantamtools.com 135 N. Water St. 417 Main St. Peekskill NY 10566 (347) 422-6826	Bre Pettis (CEO) support@bantamtools.com	2013 (rebranded Bantam Tools after starting out as Other Machine Co.)	11-50	Manufacturer of rapid prototyping tools and hardware products designed transform digital desktop manufacturing and make in-house prototyping accessible.	Private
Elcan Industries www.elcanindustries.com 20 Marbledale Road Tuckahoe NY 10707 (914) 381-7500	Bob Grotto (President) info@elcanindustries.com	1993	11-50	Advanced screening and sieving technologies	Private
Marval Industries www.marvalindustries.com 315 Hoyt Ave. Mamaroneck NY 10543 (914) 381-2400	Thomas Zimmerman (President) customerservice@marvalindustries.com	1956	11-50	Colorants, additives, compounds and resins for plastics industry	Private

Gerber: Parking Authority never really did much

BY GARY LARKIN / glarkin@westfairinc.com



The downtown Fairfield train station.

FAIRFIELD – First Selectman Bill Gerber has one reason for dissolving the 57-year-old Parking Authority – they really didn't do much.

“The parking authority has never done much at all,” Gerber told the Westfair Journal. “Typically, an authority collects fees and issues revenue bonds. Fairfield has never issued revenue bonds.

“It was never a real parking authority,” he added. “It’s not like in New Haven where they have multiple lots and three or four garages.”

After July 1, the semi-independent Parking Authority will be merged into a town department, Gerber said.

Established in 1968, the authority was created to oversee parking management, including parking lots, train station houses, and the maintenance of train station parking

permit waitlists. But with the advent of train ticket technology and the general lack of maintenance over the past decade the Fairfield and Southport station houses do not have any

personnel.

“We have station houses that are locked most of the time,” Gerber said. “I first became aware of issues (of mismanagement) when I was told by a commuter about lots of trash along the tracks.”

While digging deeper, Gerber found that the Parking Authority was in arrears for a \$340,000 lease payment to the State of Connecticut’s Department of Transportation (DOT) for both station parking lots and houses. The lease the authority had with the state for the station lots expired in 2018 and hasn’t been renewed. It has been month to month ever since.

So, it didn’t seem surprising that

“It was never a real parking authority,” Gerber said. “It’s not like in New Haven where they have multiple lots and three or four garages.”

the Representative Town Meeting overwhelmingly approved the dissolution of the authority during a March 31 meeting and later affirmed that decision on Monday, April 28 in a 30-8 vote. The dissenting votes came from Republicans who had presented a motion to rescind the March 31 decision.

Rep. Jeff Steele, Republican caucus leader, explained his reasons for filing the resolution at Monday’s RTM meeting.

“This resolution I put forward to rescind the decision that dissolved the independent parking authority/parking commission at our March 31 meeting is not about politics,” he said. “It’s not about personalities. It’s about accountability, transparency and process.”

He went on to explain some of the specific concerns he and other RTM members have about the depiction of the Parking Authority by the Gerber administration.

“There has been an incorrect narrative of the lease negotiations between the parking authority and the town, which have been going on for the last seven years, unsubstantiated and incorrect claims of mismanagement, inefficiencies and lack of oversight with no opportunity for the parking authority to respond,” Steele told fellow RTM members.

But the resolution to rescind the decision to dissolve or repeal the Parking Authority was based on procedural errors and “legal deficiencies”, he said. He claimed the motion to dissolve was rushed through the RTM without a chance for residents to review it and weigh in.

“I want to emphasize that rescinding is just the right thing to do so we can restart the process,” he said. “Let’s give an independent commission the power to set the fees and policies for the train station and to represent the public.”

Rep. Dave Rock, District-2, called the resolution an attempt to use misinformation to undo a legal vote by the RTM.

“It’s been very difficult for members of the RTM, specifically people in my caucus, because of the spread of misinformation surrounding the meeting on March 31,” Rock said. “And that was the vote to dissolve the parking authority. Serious accusations about process – and these accusations were false – but they were amplified through public email blasts, social media, and local online vehicles.”

As the RTM prepared to vote on

the resolution after one hour of debate and three unsuccessful amendment votes by Steele himself, it was evident that the resolution was going to fail.

While no one from the Parking Authority Board of Commissioners spoke up at the April 28, RTM meeting, the board did send out an email to residents seeking support, according to an April 9 Nextdoor post by Pamela Stripay Iacono. She wrote: “From the Parking Authority Commissioners in an email sent out today: As you may know, on Monday, March 31, the Fairfield Representative Town Meeting (RTM) voted to dissolve the Fairfield Parking Authority, an independent agency that has successfully served our commuter community for nearly 50 years. This decision means that effective July 1, 2025, the Parking Authority will become a town department, no longer operating independently under State DOT oversight.

“While we do not know any specifics, we hope that there will not be any diminished services to the commuters.”

The email included a link to an online petition that needed to be sent to the town clerk by April 15. While it garnered more than 400 signatures, that was not enough to bring the matter to a town-wide referendum.

Gerber told the Journal with the dissolution of the Parking Authority, the responsibilities of overseeing parking at the town operated lots and station houses will remain in the hands of Director Eileen Flora and her two assistants. They will continue to handle parking passes and the waiting lists for such passes. Any work, such as repaving the lots or repairs to the houses, will fall under the Department of Public Works. Funds for such maintenance will continue to come from the reinvestment fund, Gerber said.

As for the leases with the state, Gerber said his administration is in negotiations with the DOT on a long-term lease.

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Cardinals are set to begin the conclave that will elect the next pope Wednesday, May 7, in the Vatican's Sistine Chapel. Photograph © Bohdana Havaleshko



As accurately depicted in the movie "Conclave," each cardinal processes to Michelangelo's "Last Judgment" and places his twice-folded ballot in a chalice. Photograph © Lukasz Kasperek

Page 1

WILL THE PAPAL CONCLAVE HAVE TWISTS AND TURNS LIKE THE MOVIE 'CONCLAVE'?

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

The papal conclave to elect the successor to Pope Francis, who died April 21 of a stroke and cardiac arrest at age 88, begins Wednesday, May 7. Some 135 cardinals under the age of 80 are eligible to vote for the next pontiff, a process that begins with general congregations, or meetings, at the Vatican. For the conclave itself, the cardinals move to the Sistine Chapel, where they take an oath of secrecy before the doors are sealed.

According to the United States Conference of Catholic Bishops' website, four rounds of voting will be held every day, with each cardinal taking his twice-folded selection up to Michelangelo's "Last Judgment," saying a prayer and dropping the ballot into a large chalice. If no one receives the necessary two-thirds of the vote, the ballots will be burned with a chemical to produce a black smoke, signaling to the outside world that a pope has not been elected. The process continues until a new leader for the world's 1.4 billion Roman Catholics is chosen.

Once the new pope is elected, he will be asked by the dean of the College

of Cardinals, Giovanni Battista Re, if he accepts. When he does, the new pope will select a name and don the white papal robes, while the ballots will be burned to produce a white smoke, signaling that there is a new pope.

All this is portrayed with more or less accuracy in the 2024 multiple Oscar-nominated thriller "Conclave," whose streaming viewership has risen 3,200% in the wake of Francis' passing and the anticipation of the conclave.

"It is quite possible, even likely, that aspects of the politics of the conclave will resemble some of what went on in the movie," said Daniel Rober, Ph.D., associate professor and chair of Catholic Studies at Sacred Heart University in Fairfield, who specializes in theological developments around the Second Vatican Council (1962-65) as well as Roman Catholicism in relation to culture and politics. "Its representation of various factions in the Church and the way candidates serve as avatars for them (offer) a reasonable if broadly drawn facsimile of reality.

"Similarly, the technical process of voting is represented well. What would be quite different is the sorting process. The vetting of candidates and revelations about them will have taken place ahead of the actual entrance into the conclave and with plenty of press participation (not in the conversations but in feeding what goes into them. Candidacies cannot live in the press but can certainly die there.) While the public will not know it, there will likely be a reasonable short list of viable candidates – perhaps quite different than the names being bandied about in the media -- once the conclave actually begins." What has everyone wondering in our politically divisive times – a backdrop of the movie and of the Robert Harris novel (2016) on which it was based – is will the new pope hew to a more conservative line or will he continue in Francis' liberal tradition? It's a question we posed to Rober in an email interview:

"I would caution against setting overly simple categorizations. Vatican-watchers with good information seem to think that the more conservative cardinals are going to



Daniel Rober, associate professor and chair, Sacred Heart University Department of Catholic Studies. Photograph by Tracy Deer-Mirek.

"Conclaves tend to produce surprises, as the Italian saying 'he who walks in a pope walks out a cardinal' gets at."

— Daniel Rober, Ph.D., Sacred Heart University

have a hard time getting a candidate through, but the chances of a more 'institutionalist' candidate than Francis are quite reasonable. The choices as I see them are 1. someone who seeks to build on Francis's achievement through a more structured consolidation and less freewheeling approach; 2. someone who embodies the kind of witness and persona for the papacy that Francis did but in his own kind of way, reflecting his own nationality, background and priorities; and 3. someone who seeks to dial back (likely moderately) the reforms of Francis and make peace with movements such as the rising authoritarianism that he steadfastly opposed."

Of the standouts so far, Rober said, "certainly Pietro Cardinal Parolin (Vatican secretary of state) has emerged as a strong contender for the 'continuity with more structure' lane, though I think there are questions about his charisma. Luis Cardinal Tagle (of the Philippines) would in many ways fit the mold of putting a positive face on the church and continuing the 'spirit' of Francis. But there are likely other names emerging in the congregations that we might not be quite aware of yet."

As for the politicking in those congregations, he added, "It hearkens back to an older era of politics when candidates were expected not to seek office too aggressively, and when 'favorite son' stalking horse candidates were more popular at conventions. I would note that the Electoral College portion of the U.S. presidential system (which was based on the old election system of the Holy Roman Empire) is one of the more closely related bodies to the College of Cardinals, even if it no longer functions quite in this way."

Whatever happens, this conclave is sure to be different from the one in 2013 that saw the election of Francis after the resignation of Pope Bene-

dict XVI, Rober said at a three-part round-table of Sacred Heart University scholars that began Tuesday, April 29, with FRANCIS: A Papacy of the People and continues with a discussion on the conclave Monday, May 5, at 4 p.m. (The round-table concludes with a follow-up once the new pope is elected.)

"It's really important to think about how we got Francis in the first place, which was partially the open conclave that the resignation of Benedict XVI allowed for, precisely, a conclave where you did not have a papal funeral, did not have the need to heap praises upon the predecessor and thus ensure some kind of continuity in a sense, psychologically.

"But rather you had a resignation that opened space for a break and a new way of thinking ... I would also like to point to the first conclave of 1978 and to the election of Pope John Paul I because Albino Luciani, as pope, embodied a lot of the same style and value as Francis did ... But I think if you look at the historical pattern, that election is pretty significant and in terms of seeing the ways that it is not unusual for conclaves to play out in these kinds of reforming ways. At this point, we may end up seeing some stabilization...."

The papal selection in "Conclave" moves along a sinuous path until it arrives at a kicker of an ending. What surprises might the real conclave hold?

"Conclaves tend to produce surprises, as the Italian saying 'he who walks in a pope walks out a cardinal' gets at," Rober said. "I think one thing to watch for is what name the new pope takes, which tends to give a hint as to his pastoral approach based on past popes with that name and/or the name of the most famous saint it calls to mind. It seems unlikely we will see Francis II at this juncture, but another new name – Joseph – is a definite possibility, as is a return to names such as Paul."

More than equine: The Spring Horse Shows return to Old Salem Farm

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Show jumping horses aren't the only four-legged creatures in the spotlight at Old Salem Farm's Spring Horse Shows in North Salem (Tuesday, May 6, through Sunday, May 11, and May 13 through 18).

Therapy horses, rescue dogs and even conserved wolves are among the animals that will have their moment as the Spring Horse Shows – featuring amateur and professional riders of all ages in hunter (emphasizing form) and jumper (timed obstacle) events — share the ring with several philanthropic causes.

“Hosting local charities and giving them added opportunities to interact with the public is one way we can give back and help support the local community,” Scott Hakim, owner and president of **Old Salem Farm**, <https://oldsalemfarm.net/> said in a statement. “Having all these fun family activities available to the public free of charge makes our horse shows more appealing and is a creative way to help introduce what these charities do.”

Spring shows charity partners SPCA of Westchester and A New Chance Animal Rescue will hold dog adoption events on May 10 and 17 respectively. Also on those Saturdays there will be ice cream parties sponsored by

Pegasus Therapeutic Riding (May 10) and South Salem's Wolf Conservation Center (May 17), with the latter also hosting a book signing by Leokadia George. She was inspired by her time as a wolf center volunteer to pen a series of children's books

about a Mexican gray wolf nicknamed Trumpet.

On May 17 and Sunday, May 18 (11 a.m. to 3 p.m.), the EQUUS Foundation – caring for horses through select equine charities --will host games, arts and crafts and a Miniature Horse Meet & Greet with Rising Starr Horse Rescue. Also on hand May 18, Animal Embassy will discuss how it provides sanctuary for more than 100 domestic and exotic species on three acres in Westchester County.

It's not just about the animals, however: The Riders' Closet will be a daily presence, offering new and gently used apparel to riding programs, clubs, charities and individuals in need.

Of course, such philanthropic partners as well as food and retail vendors are but the setting for events like the \$135,000 Grand Prix presented by The Kincaid Group (May 11) and the \$225,000 Empire State Grand Prix presented by Old Salem Farm (May 18). Among the stars you can expect to see in action are two-time gold



The Spring Horse Shows. Courtesy Old Salem Farm

medalist McLain Ward, who owns and operates Castle Farm in Brewster, and fellow Olympians Daniel Bluman (Israel), Nayel Nassar (Egypt) and Rodrigo Pessoa (Brazil).

Added Hakim: “What a great year we have in store at Old Salem, featuring two weeks of our traditional

FEI Spring Horse Shows as well as our second year hosting FEI shows in August and September. We greatly appreciate the support and feedback of our riders to help us make our shows the best they can be. We look forward to seeing everyone again...for the first of several world-class events.”

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\$1
A WEEK

In financially tricky times, Greece remains ready for its close-up

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“No port or inland city, no island is too small or too humble to have a well-appointed, carefully curated archaeological museum.”

It's may not seem like a good omen when Athens, the city that's the first leg of your vacation, is having a taxi strike. But it turns out to be the perfect way to begin a story about the Greek economy.

In our case, we arrived in Athens during a 24-hour taxi strike (to enable cabs to use bus lanes when carrying passengers) as a prelude to Arrangements Abroad and Museum Travel Alliance's "Türkiye to Greece: Heroes, Saints & Emperors Aboard Emerald Azzurra," a cruise of the Aegean Sea that took place April 16 through 26. Eventually, we made our way past a motorcade of taxis and police cars in the city center – creating the kind of traffic jam they wished to avoid – to the Hotel Grand Bretagne, the 150-year-old grand dame of Athenian hospitality, owned by Lampsa Hellenic Hotels S.A, a subsidiary company of the Laskaridis family, and managed by Marriott International Inc. as part of its Luxury Collection.

There the English edition of Kathimerini, the financial and political newspaper that's appended to The International New York Times, a daily fixture in the hotel's palm-dotted Winter Garden Restaurant, was filled with news of Greece's economic outlook, much of it good but some of it challenging to say the least as the Greeks, like everyone else, try to thread the tariff needle.

In Kathimerini, Prime Minister Kyriakos Mitsotakis sounded a bullish note on the economy and working with President Donald J. Trump: "... There is a possibility of finding a win-win situation when it comes to trade, a solution that is mutually beneficial." That was music to the president's ears: "I agree. I know him. He's a

good man. I appreciate his comments."

Think tank KOBE has projected the Greek economy will grow by 2.2% -- down .2% of what was initially expected, due to the anticipated tariff effect. Still,

the national budget saw a 12.1% increase in tax revenues over the winter, passenger traffic was up 6.5%, museum visits increased 14.7% while their revenues soared 22.3% and holiday homes remained a good investment for sale and rental.

But as in many countries, affordable housing for locals continues to be nettlesome, with more than half of tenants saying they spend more than 30% of their income on rent, and the country seeing a decline in revenues from house auctions due to less inventory.

Even tourism -- a continuing bright spot that accounts for 20% of Greece's GDP and employment -- is not without its questions: Will the possible influx of tourists who might otherwise have gone to the United States make up for the anticipated loss of U.S. visitors? And will the looming challenge lead the nation to address the effects of tourism on infrastructure and the environment?

As Greeks enjoyed the two-week Easter holiday, those questions were put on pause. With the taxi demonstration over as the Athenian weather turned suddenly summery, the Grande Bretagne was flooded with Americans looking to take advantage of the pre-tourist season. In the afterglow of a \$93.4 million renovation and its most successful year to date (both 2023), the Bretagne might best be described as a cross between the fanciful place in "The Grand Budapest Hotel," Wes Anderson's

movingly quirky film, and The Plaza in Manhattan. At the Bretagne, traditional elegance (the 320 rooms and suites; the Winter Garden and GB Corner Gifts & Flavors, both off the lobby) meets contemporary sleekness (the GB Spa and the GB Roof Garden Restaurant, with its stunning views of the Parthenon and Acropolis, leafy Syntagma Square, Parliament and Mount Lycabettus) in an institution that's a touchstone in modern Greece's turbulent 195-year history.

Wars, including Nazi occupation; civil war; strikes; demonstrations; terrorist attacks; celebrity sightings; presidential and royal visits: The Grand Bretagne is a symbol of everything that Greece has lost and that has proudly remained. From our room window, we photographed the hourly changing of the guard at the Parliament of the Hellenes, located in the Old Royal Palace. A 10-minute walk put us in the Plaka -- or Plaka, as the Greeks call the neighborhood -- for neoclassical tehotchkas, although for our money some of the best of these souvenirs can be found at Artpoint Pappasotiriou at Athens International Airport.

A 15-minute walk down Greece's version of museum and embassy row led us to the Benaki Museum and the Museum of Cycladic Art, offering excellent overviews of ancient Greek history. (For the Acropolis Museum and the National Archaeological Museum, both musts, you'll need a timed ticket and a cab ride respectively.)

Of course, you could be forgiven for just wanting to lounge around the Grand Bretagne. Some of our fondest memories -- the impeccable service from everyone; the lobster pasta dish in the Roof Garden; the puréed soups in the Winter Garden, where the pianist seamlessly transitioned from one standard to the next; and the chocolate

hazelnut and chocolate pistachio cookies at GB Corner Gifts & Flavors.

One gesture encapsulated the experience: At the Roof Garden, where the balcony is reserved for bar guests and a different menu, a bird perched on a chair and, seeing an opportunity, stole a cashew from a bowl of mixed nuts and flew off.

Our all-too-brief two-day stay at the Bretagne was but a morsel in time, but like that bird we snatched what prize we could before we, too, flew off to the charming port city of Izmir, Türkiye (as Turkey now wishes to be known), to begin our Aegean odyssey aboard the 100-passenger Emerald Azzurra.

Founded in 2013 by Australian couple Glen and Karen Moroney and sailing out of Nassau under the Bahamian flag, Emerald Cruises has a fleet of Star-Ships for river voyages as well as two luxury yachts, with a third under construction. As at the Grand Bretagne, the service aboard the Azzurra was impeccable, attentive but unobtrusive; the varied menu options, delicious. As we plied the relatively tranquil teal waters of the Aegean under sunny skies but variable temperatures, we were reminded of a banner we saw at Athens airport -- "caring for culture." No port or inland city, no island is too small or too humble to have a well-appointed, carefully curated archaeological museum, to say nothing of many jewel-like Greek Orthodox churches and chapels.

Yet the culture that is so integral to Greece's tourist industry comes with a healthy helping of relaxation, which we discovered while strolling the sinuous cobblestone streets and artisanal shops or savoring coffee in the light-dappled squares of two off-the-beaten-path islands, Skyros and Amorgos.

Mykonos and Santorini, move over.



The Acropolis crowned by the Parthenon -- dedicated to the goddess Athena, patroness of Athens -- as seen from the Roof Garden Restaurant at the Hotel Grande Bretagne. Photographs by Georgette Gouveia.



The Winter Garden Restaurant at the Hotel Grande Bretagne.



Cab drivers in Athens staged a one-day strike Tuesday, April 15, seeking bus lane usage when they carry passengers.



The Plaka -- or Plaka, as the locals call it -- is a place for dining and souvenirs in the heart of Athens.

Scarsdale contractor told to pay IRS \$828,000

BY BILL HELTZEL / bheltzel@westfairinc.com

“Why follow the law if there are no meaningful consequences for flouting it?”

— Assistant U.S. Attorney Jeffrey C. Coffman



A Scarsdale contractor who evaded personal income taxes from 2006 to 2021 has been ordered to pay nearly \$828,000 to the IRS.

U.S. District Court Judge Philip M. Halpern also sentenced Filip Lala on April 24 to two years of supervised release, including 18 months of home confinement. An assistant prosecutor had recommended a prison sentence of no less than 10 months.

Voluntary tax compliance crumbles if businessmen think they can conceal income with impunity, assistant prosecutor Jeffrey C. Coffman stated in a sentencing memorandum.

“A term of imprisonment is indispensable in a case like this one, lest the crime perpetrated by the defendant breed(s) skepticism among honest taxpayers and lead(s) them to ask, Why fol-

low the law if there are no meaningful consequences for flouting it?”

Lala, 51, who is also known as Fatimtar Lala, is an Albanian citizen who immigrated to the U.S. in 1992. He worked as a busboy in restaurants in Yonkers for four years, then started a landscaping business and eventually got into construction.

He owned five construction companies over the years. He also holds a majority ownership in Albanian

Powerplant Construction Co. and has a deal with his native country to build, administer, and maintain three hydroelectric power plants.

Lala disguised his control of the local construction companies so as to evade personal income taxes, according to court records. He registered the businesses in the names of his wife and brother, while claiming he was unemployed. Meanwhile, the government says, he bought multiple houses, invested in the Albanian project, and drove a luxury car.

Some years, he filed no tax returns or claimed no income. From 2009 to 2011, for example, he claimed total income of \$67 for three years, underreporting his actual income by \$705,510.

Lala was arrested in September 2024 and charged with tax evasion and filing false tax returns. He pleaded guilty.

Under non-mandatory federal sentencing guidelines he could have been sentenced up to two-and-a-half years in prison and fined as much as \$95,000. U.S. Probation and Pretrial Services concluded that Lala posed a low risk of recidivism, and recommended a 10-month sentence.

White Plains defense attorneys Lee David Auerbach and Michael P. Kushner recommended no prison time. Their sentencing memo

describes a "role model of a man who unfortunately made poor personal decisions."

They emphasized what they characterized as Lala's heroic side: escaping Communist rule in Albania and realizing the American dream, devotion to family and religion, cooperation with the government's investigation, remorse, and acceptance of responsibility.

Lala has learned his lesson, the defense attorneys stated, and home confinement and monitoring will permit him to work, seek medical attention, and support his family. When the Albanian hydroelectric power plants are completed next year and he begins to receive cash distributions, they noted, he can use the funds to pay his IRS debt.

"Unlike many of the defendants who appear before this court," prosecutor Coffman advised the judge, "Lala has enjoyed significant financial success and material comforts yet committed these serious crimes in spite of those advantages."

Lala does not deserve the benefit of the doubt with respect to the court's judgment of his character, Coffman said.

"Tellingly," he said, "the defendant still has not paid his federal tax obligation."

Eastchester developer disputes work on her own house

BY BILL HELTZEL / bheltzel@westfairinc.com

“Keep the door to the improperly ventilated mechanical room...”

— From lawsuit filed by MacQuesten Construction

Rella Fogliano, a housing developer who knows a thing or two about project management, claims that three HVAC contractors botched a \$732,850 job at her luxury home in Eastchester.

Fogliano and her MacQuesten Construction Management firm accused Mt. Kisco Mechanical Service Corp., Thuesen Mechanical Corp. and Paraco HVAC of breaches of contract in an April 18 complaint filed in Westchester Supreme Court. She is demanding \$530,492 in monetary damages.

A co-generation system that was supposed to cost \$116,000 but ballooned to more than \$165,000, for instance, “is in an utterly useless state and condition,” the complaint states.

The contractors did not reply to messages asking for their sides of the story.

Fogliano has been running MacQuesten Construction, in Pelham, since 2003. She has designed and built affordable housing projects

and commercial properties in the Bronx and Westchester. The company boasts on its website that it delivers high-quality real estate projects “on time and within budget.”

In 2017, Fogliano paid \$2.05 million for a house in Lake Isle Estates, Eastchester, that was built in 1955.

In 2019, she agreed to pay Mt. Kisco Mechanical Service Corp., of Bedford Hills, \$576,000 for mechanical, HVAC, and co-generation systems. She agreed to pay Thuesen Mechanical Corp., Mount Kisco, \$156,850 for

plumbing and fire protection work. (At some point, according to the complaint, Thuesen was acquired by or merged with Paraco HVAC.)

The cost of Thuesen's plumbing and fire protection increased by \$37,695 by February 2024. But four months later, the complaint states, the work still was not done, the contractor had used improper components, and a snow melting system didn't work well.

The cost of Mt. Kisco Mechanical's HVAC and co-generation work, including a portion subcontracted to Thuesen, increased by \$187,233.

The HVAC system still doesn't work right, the complaint says, yet the contractors “have merely suggested to Fogliano that she keep the door to the improperly ventilated mechanical room of her multi-million dollar home open so that the hot air ... could spill

into and heat the lower left wing of the house.”

Everyone met at the house for a walk through on June 20, 2024, as required by the contracts to resolve disputes, according to the complaint, but the meeting was unsuccessful.

Fogliano cancelled the plumbing contract in July 2024 and the HVAC and co-generation contract on Feb. 3.

The contractors allegedly declined to take the dispute to a mediation service, the complaint states, thus creating the conditions for the lawsuit.

Fogliano is demanding \$530,492: including \$100,00 for the HVAC work, \$165,059 for plumbing and fire protection, and \$265,433 for the co-generation system.

White Plains attorney Harry J. Nicolay Jr. represents Fogliano and MacQuesten.

Five companies sign leases for Wilton's 187 Danbury Road complex

BY GARY LARKIN / glarkin@westfairinc.com

WILTON – Five businesses have signed long-term leases at 187 Danbury Road, a Class A office complex in town, Cushman & Wakefield (C&W) announced April 21.

Acting on behalf of the property owner, Time Equities Inc. of New York City, Cushman & Wakefield announced the following leases:

- Strong Start Early Care and Education, 22,000-square-foot lease
- Fairfield Chemical, 12,000-square-foot lease
- Round Rock Advisors (financial planners), 6,000-square-foot lease
- Smith Arnold Partners (recruiters), 3,000-square-foot lease
- Alexander Isley (designers), 2,500-square-foot lease.

The 136,531-square-foot office complex at 187 Danbury Road was purchased by Time Equities in January 2021 for \$10.7 million from Davis Marcus. It will soon feature a new grab & go café with seating, covered parking, a new designed fitness center with bathrooms and showers and onsite security. The property recently underwent renovations resulting in upgrades to the fitness center and café.

“Having acquired 187 Danbury Road during the depths of the

Covid-19 pandemic, Adam (Klimek of C&W) and Steve (Baker of C&W) have done a remarkable job orchestrating the repositioning of the property and helping TEI execute a value-add business plan,” said Max Pastor, COO of TEI.

The property is located on Route 7, less than two miles from Merritt Parkway and minutes to Wilton Center and an array of retail, dining and entertainment options.

Cushman & Wakefield will continue leasing remaining availabilities, including the following units: 4,395 square feet (built), 3,000 square feet (built), 10,700 square feet (built), 6,000 square feet (built), 17,744 square feet (built), 2,509 square feet (raw), 3,478 square feet (raw), 3,427 square feet (built) and 1,600 square feet (built).

“Wilton continues to thrive as a vibrant hub, attracting a diverse mix of businesses drawn to the unique opportunities this area offers,” said Klimek. “We’re excited to welcome each of these tenants to the property. This variety showcases the broad appeal of Wilton and the flexibility of the property to meet the needs of companies of all sizes. It’s an exciting period of growth and evolution for the community.”

Strong Start Early Care and Ed-

“It’s an exciting period of growth and evolution for the community.”

— Adam Klimek, Cushman & Wakefield



187 Danbury Road in Wilton. Photo courtesy of the Davis Companies

ucation, which will take up the first two floors, is dedicated to empowering children to explore, discover, and grow with confidence, creating meaningful experiences and a supportive community to build a strong foundation for lifelong learning and success.

Inspired by the Reggio Emilia philosophy, it emphasizes child-led exploration and inquiry as the founda-

tion of learning. It has the programs available for infants, toddlers, two-year-olds, and pre-schoolers. It also offers enrichment programs that focus on such areas as music and physical education classes to yoga sessions and early literacy activities.

Cushman & Wakefield’s Adam Klimek and Steve Baker represented TEI in the transaction.





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WESTCHESTER COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, April 23 - 29

Syndicate Holdings Ent. Corp., Cornwall-on-Hudson, Abraham Gutterman, corporate financial officer, 25-35422-KYP: Chapter 11, assets \$100,000 - \$500,000, liabilities \$50,000 - \$100,000. Attorney: Joshua R. Bronstein.

PBC Investments Group LLC, Suffern, c/o Haim Segal, Hallandale Beach, Florida, 25-22357-SHL: Involuntary Chapter 7, Petitioner: Israel Farkash, Brooklyn.

Newark Realty Plus LLC, Airmont, 25-22358-SHL: Involuntary Chapter 7, Petitioner: Chaim Stamm, Hallandale Beach, Florida.

358-360 S. Orange LLC, Suffern, 25-22359-SHL: Involuntary Chapter 7, Petitioner: Yoel Weiss, Monsey.

Woodsock Inc., West Hurley, Roman Schreiner, president, 25-35438-KYP: Chapter 7, assets \$7,450, liabilities \$77,628. Attorney: Devon Salts.

U.S. District Court, White Plains

Local business cases, April 23 - 29

Local 806 Structural Steel and Bridge Painters, White Plains, et al, vs. Limnes Corp., Nassau County, 25-cv-3358-NSR: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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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Image Professionals GMBH, Munich, Germany vs. V&A Seafood, d.b.a. Gilligan's, Pomona, 25-cv-3413-JGLC: Copyright infringement. Attorney: Daniel Desouza.

Pyrovision LLC Westchester vs. Banana Studios Entertainment Ltd., Calgary, Alberta, Canada, 25-cv-3433-NSR: Trademark infringement. Attorney: Philip Rosenbach.

Scuderia Cameron Glickenhaus LLC, Sleepy Hollow vs. PGF Technology Group Inc., Rochester Hills, Michigan, 25-cv-3466-CS: Breach of contract. Attorney: Edward J. Phillips.

GS Holistic LLC, Los Angeles, California vs. Broccoli Smoke Shop, New Rochelle, 25-cv-3477-KMK: Trademark infringement. Attorney: Anthony M. Verna III.

Crisoforo Flores, Bronx vs. Westchester Mexican Foods, Yonkers, et al, 25-cv-3485-KMK: Fair Labor Standards Act. Attorney: Michael S. Samuel.

Logan J. Sasse, New Jersey vs. The Derech Shalom Center, Suffern, et al, 25-cv-3500-JGLC: Fair Labor Standards Act. Attorney: Victoria Spagnolo.

First Insurance Funding, Lake Forest, Illinois vs. Highbury Concrete Inc., Pearl River, 25-cv-3505-JGLC: Breach of contract. Attorney: Edward L. Schnitzer.

District Council No. 9 Painting Industry Insurance Fund, White Plains vs. Rici Corp., Garfield, New Jersey, et al, 25-cv-3525: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

Healthspine & Anesthesia Institute, Gosen vs. Anthem Blue Cross Blue Shield, 25-cv-3559: Motion to confirm arbitration award.

Attorney: Debra A. Clifford.

DEEDS

Above \$1 million

109 Market Group LLC, West Harrison. Seller: Shallo Realty Corp., West Harrison. Property: 107-109 Gainsborg Ave., Harrison. Amount: \$1.5 million. Filed April 11.

20 Mamaroneck Holdings LLC, Old Westbury. Seller: 20 Mamaroneck LLC, Yorktown Heights. Property: 20 Mamaroneck Ave., White Plains. Amount: \$2.6 million. Filed April 15.

28 Everett Street Realty LLC, Port Chester. Seller: Linda C. Eisenberg, Rye. Property: 28 Everett St., Rye City. Amount: \$1.2 million. Filed April 10.

Arbor Mountain LLC, New York. Seller: Teresa J. Smith, Pelham. Property: 104 Corona Ave., Pelham. Amount: \$1.9 million. Filed April 14.

Argetim Property LLC, Peekskill. Seller: K&M at 1215 Park Street LLC, Peekskill. Property: 1211 Park St., Peekskill. Amount: \$1.9 million. Filed April 14.

CTCD 23 LLC, Waccabuc. Seller: 352 Willett Realty LLC, Port Chester. Property: 352 Willett Ave Rye Town. Amount: \$1.2 million. Filed April 14.

Goel, Rohit, Scarsdale. Seller: 18 FM LLC, Scarsdale. Property: 18 Fox Meadow Road, Scarsdale. Amount: \$3.2 million. Filed April 10.

Manville-Grove Holdings LLC, Pleasantville. Seller: 325 Manville Associates LLC, Pleasantville. Property: 325 Manville Road, Mount Pleasant. Amount: \$1.8 million. Filed April 15.

Nicolai, Matthew, New York. Seller: Bedford & Clark LLC, Pleasantville. Property: 20 Clark St., Mount Pleasant. Amount: \$2.1 million. Filed April 10.

QPC Management LLC, Yonkers. Seller: James P. Lanza, Suffern. Property: 328 Northrup Ave., Mamaroneck. Amount: \$1 million. Filed April 10.

Underwood, Paul L., Briarcliff Manor. Seller: KM Group Holdings LLC, Briarcliff Manor. Property: 56 Aspinwall Road, Ossining. Amount: \$1.2 million. Filed April 11.

Utzig, Nicholas, Rye. Seller: Dwelling Group Real Estate LLC, Brooklyn. Property: 42 Mount Joy Ave., Greenburgh. Amount: \$1.1 million. Filed April 15.

Weinberg, Joshua, Brooklyn. Seller: 237 Mount Holly LLC, Pound Ridge. Property: 237 Mount Holly Road, Bedford. Amount: \$2.7 million. Filed April 10.

Who DA Thought LLC, Rye. Seller: Johnna D. Ferreri, Mamaroneck. Property: 623 E. Boston Post Road, Rye Town. Amount: \$1.3 million. Filed April 15.

Below \$1 million

11 N. Sixth Avenue Mount Vernon LLC, New City. Seller: 78 Oak Street Yonkers LLC, New City. Property: 78 Oak St., Yonkers. Amount: \$10. Filed April 10.

125 Woodside Ave LLC, Mahopac. Seller: Filomena Villani, Kigman, Arizona. Property: 125 Woodside Ave., Harrison. Amount: \$890,000. Filed April 14.

144 Babbitt LLC, White Plains. Seller: Joel M. Friedberg, White Plains. Property: 144 Babbitt Road, Bedford. Amount: \$540,000. Filed April 15.

16 Sherwood LLC, Yonkers. Seller: Danjing Wu, New York. Property: 16 Sherwood Ave., Yonkers. Amount: \$810,000. Filed April 14.

23 Potomac Street LLC, Mount Vernon. Seller: Samiha Islam, Yonkers. Property: 23 Potomac St., Yonkers. Amount: \$395,000. Filed April 11.

270 New Main LLC, Yonkers. Seller: Rose Siani, Yonkers. Property: 270 New Main St., Yonkers. Amount: \$700,000. Filed April 15.

3630 Hill Boulevard Realty LLC, Jefferson Valley. Seller: GRG Limited, Jefferson Valley. Property: 3630 Hill Blvd., Yorktown. Amount: \$250,000. Filed April 11.

682 Harris LLC, North Salem. Seller: Frank L. Gatto, Bedford. Property: 680 Harris Road, Bedford. Amount: \$630,000. Filed April 10.

9 Park Avenue LLC, Greenwich, Connecticut. Seller: Anna Caruso, White Plains. Property: 9 Park Ave., Eastchester. Amount: \$655,000. Filed April 11.

99 Lockwood Corp., Bronx. Seller: Debbie Paulicelli, Yonkers. Property: 75 Belknap Ave., Yonkers. Amount: \$500,000. Filed April 15.

Alleycat Properties LLC, Yonkers. Seller: Kenneth Chiulli, Yonkers. Property: 11 Putnam Ave., Yonkers. Amount: \$10. Filed April 11.

Aloia, Mario, White Plains. Seller: Broadway By Holland LLC, Bronx. Property: 37 Holland Ave., White Plains. Amount: \$975,000. Filed April 14.

Chavez, Angie, Cornwall-on-Hudson. Seller: 206 Gailmore Drive LLC, New York. Property: 206 Gailmore Drive, Yonkers. Amount: \$705,000. Filed April 14.

DM Ewart LLC, Old Greenwich, Connecticut. Seller: Seisei Medical Ltd, Japan. Property: 81 Ewart St., Eastchester. Amount: \$900,000. Filed April 10.

Eleven Roads End Trust, South Salem. Seller: 11 Roads End Road LLC, South Salem. Property: 11 Roads End Road, Lewisboro. Amount: \$789,000. Filed April 14.

Goldenstone Land LLC, New Rochelle. Seller: 9 Watkins LLC, New City. Property: 9 Watkins Place, New Rochelle. Amount: \$610,000. Filed April 11.

Henry, Horace, Bronx. Seller: BC Park LLC, Spring Valley. Property: 140 Park Ave., Mount Vernon. Amount: \$943,000. Filed April 10.

Kingsland Buyer LLC, White Plains. Seller: Gerald G. Besette Sr., Hastings-on-Hudson. Property: 4 Cedar St., Greenburgh. Amount: \$450,000. Filed April 11.

M&A Abode LLC, Yonkers. Seller: Robert Bula, Yonkers. Property: 62 Vineyard Ave., Yonkers. Amount: \$550,000. Filed April 11.

Melendez, Narciso J., New Milford. Seller: Blauners Paesanos Parkway LP, Yonkers. Property: 6 Water St., Ossining. Amount: \$920,000. Filed April 11.

MJD Contracting Corp., Katonah. Seller: Christopher B. Meagher, White Plains. Property: 70 Chatsworth Place, New Rochelle. Amount: \$642,000. Filed April 14.

One Twenty-Eight Property Group LLC, Yonkers. Seller: US Bank NA, Boston, Massachusetts. Property: 301 Warburton Ave., Yonkers. Amount: \$419,000. Filed April 10.

Rozakis, Theophanes, New York. Seller: 46 Union 3H LLC, New Rochelle. Property: 46 Union St., New Rochelle. Amount: \$320,000. Filed April 10.

Simonetti, Benjamin, Port St. Lucie, Florida. Seller: MJD Contracting Corp., Carmel. Property: 208 Harris Road, D4-a, Bedford. Amount: \$480,000. Filed April 10.

Super Property Estates LLC, Brooklyn. Seller: Jan Miller, Peekskill. Property: 511 Decatur Ave., Peekskill. Amount: \$158,000. Filed April 10.

TLC Contractors Corp., White Plains. Seller: K&J RE Holdings LLC, Cortlandt Manor. Property: 10 Barnes Lane, New Castle. Amount: \$710,000. Filed April 15.

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

Westchester County, April 23 - 29

Ackerman, Michael A. and Linda Ackerman: New Rochelle, 2018 - 2023 personal income, \$61,733.

ADC Wholesale Fuel Inc.: New Rochelle, 2023 quarterly taxes, \$12,624.

Astrologo, Jeff: Bedford Hills, 2018 - 2020 personal income, \$25,942.

Bartee, K.: Yonkers, 2019 - 2021 personal income, \$28,636.

Basciano, Carmine: Mount Vernon, 2013, 2016 - 2021, 2023 personal income, \$51,958.

Bettonagli, C.L.: Pound Ridge, 2023 personal income, \$61,435.

Boucher, Jacqueline: White Plains, 2023 personal income, \$14,938.

Chino, German R.: Eastchester, 2016, 2019 - 2020 personal income, \$47,207.

Comodore Maintenance Corp.: Bronxville, 2023 - 2024 quarterly taxes, \$12,078,576.

Eckert, Louis: Bedford, 2019 - 2021 personal income, \$269,046.

Francis, Keith: Mount Vernon, 2018 - 2022 personal income, \$48,547.

Friendly Landscaping and Masonry: Peekskill, 2021 - 2024 employer unemployment, quarterly and corporate taxes, \$64,971.

Gang Touring Inc.: White Plains, 2017, 2022 - 2024 quarterly and corporate taxes, \$24,817.

Jabbour, Edward A. and Joyce Jabbour: Hastings-on-Hudson, 2014, 2017 - 2019, 2021 personal income, \$27,406.

Javgen Technologies Inc.: New Rochelle, 2020, 2023 quarterly taxes and failure to file correct information, \$38,542.

Johnson-Bartee, Quenna: Yonkers, 2017, 2019 - 2021 personal income, \$49,607.

Kershaw, Charles J.: Pound Ridge, 2023 personal income, \$61,435.

Koski, Keith E.: Cortlandt Manor, 2018 - 2022 failure to collect employment taxes, \$120,891.

Mallett, Errol C.: Eastchester, 2023 personal income, \$24,310.

Pelham and White Corp.: Rye, 2023 - 2024 quarterly taxes, \$24,822.

Pichiarallo, Joseph and Lisa Pichiarallo: Thornwood, 2016 - 2018, 2021 - 2023 personal income, \$54,612.

Pullano, William E.: Valhalla, 2022 - 2023 personal income, \$93,712.

Rader, Lawrence: Cortlandt Manor, 2019 - 2023 personal income, \$24,699.

Rodriguez, Jesssica: Mount Vernon, 2014 - 2017, 2020 - 2023 personal income, \$357,804.

Rose, Lawrence W. and Lauren Rose: Rye Brook, 2012, 2023 personal income, \$142,430.

Slater, Wesley: Bronxville, 2020 personal income, \$14,648.

Smith-Eckert, Tara: Bedford, 2019 - 2021 personal income, \$269,046.

Team Electric Inc.: Tarrytown, 2022, 2024 quarterly taxes, \$1,064,586.

Walgern, Sandra: White Plains, 2020 - 2021 personal income, \$35,693.

Willard, Steven J.: Chappaqua, 2022 failure to collect employment taxes, \$17,421.

Williams, Joseph C.: Yonkers, 2013 - 2015 personal income, \$24,622.

Williams, Vanessa L.: Chappaqua, 2022 personal income, \$373,533.

JUDGMENTS

730 Rockaway Avenue LP, Brooklyn. \$7,631 in favor of Fleet Pump & Service Group Inc., Rye Brook. Filed April 4.

A. Silkowski Company LLC, Yonkers. \$500 in favor of the city of Yonkers, Yonkers Filed April 2.

Abrams, Aubrey M., Tarrytown. \$7,415 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

Acevedo, Johanna, Yonkers. \$157,738 in favor of MD Leasing LLC, Bellaire, Texas. Filed April 1.

Adofu, Kojo O., Yonkers. \$26,958 in favor of Westlake Services LLC, Los Angeles, California. Filed April 3.

Ambra, New York. \$27,692 in favor of White Plains Coat & Apron Company Inc., Peekskill. Filed April 1.

Bish, Voncliffe, Mount Vernon. \$2,467 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 4.

Cajun Seafood Yonkers LLC, Yonkers. \$250 in favor of the city of Yonkers, Yonkers. Filed April 2.

Capellan, Ivan J., Sleepy Hollow. \$1,652 in favor of Westchester Community College, Valhalla. Filed March 21.

Carmichael, Shamone S., Yonkers. \$3,687 in favor of Westchester Community College, Valhalla. Filed March 26.

Carrillo, Helio M., Harrison. \$1,296 in favor of Westchester Community College, Valhalla. Filed March 21.

Carrion-Sanchez, Priscilla, Yonkers. \$1,467 in favor of Westchester Community College, Valhalla. Filed March 24.

Coby Construction LLC, Yonkers. \$500 in favor of the city of Yonkers, Yonkers. Filed April 2.

Crana Electric Inc., Mount Vernon. \$75,754 in favor of Expressive Lighting Inc., Brooklyn Park. Filed March 31.

De Castro, Natasha P., Mohegan Lake. \$5,412 in favor of Discover Bank, New Albany, Ohio. Filed April 4.

DiMeglio, Silvio, Yonkers. \$1,182,109 in favor of the Estate of Pompeo Dim Eglio, Valhalla. Filed March 26.

Dowdell, Andrew, Ossining. \$5,986 in favor of Capital One NA, Glen Allen, Virginia. Filed March 27.

Fernandez, Winston, Ossining. \$1,872 in favor of Westchester Community College, Valhalla. Filed April 1.

Foy, Helen, Yonkers. \$7,883 in favor of Synchrony Bank, Draper, Utah. Filed April 4.

Gayle, Nakecia, New Rochelle. \$13,326 in favor of Westlake Services LLC, Los Angeles, California. Filed April 3.

Gazzah, Karim, Croton-on-Hudson. \$780 in favor of Garrett Darlene Company Trust, Croton-on-Hudson. Filed April 1.

Gonzalez, Jessica, Scarsdale. \$5,167 in favor of Maybro Realty Corp., Yonkers. Filed April 3.

Grullon, Jose, Sleepy Hollow. \$8,672 in favor of Surgical Specialty Center of Westchester LLC, Harrison. Filed April 2.

Haywood, Timothy O., Yonkers. \$39,953 in favor of Government Employees Insurance Co., Woodbury. Filed March 31.

Hernandez, Isabel M., Yonkers. \$2,138 in favor of Westchester Community College, Valhalla. Filed April 2.

Heyde, Allyson P, Wappingers Falls. \$1,064 in favor of Westchester Community College, Valhalla. Filed April 1.

Huerta, Melia L, Yonkers. \$1,237 in favor of Westchester Community College, Valhalla. Filed April 1.

Jlm Realty Inc., Brooklyn. \$76,438 in favor of Amur Equipment Finance Inc., White Plains. Filed April 3.

Johnson, Clyde, Mahwah, New Jersey. \$52,666 in favor of Valerie Mattison-Johnson, Yorktown Heights. Filed April 3.

Johnson, Jordan B., Port Jervis. \$1,662 in favor of Westchester Community College, Valhalla. Filed April 2.

Kazigo, Lwanga N., Lincoln-dale. \$1,238 in favor of Westchester Community College, Valhalla. Filed April 2.

Lantigua, Jesus A., Yonkers. \$7,201 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 4.

Martin, Kevin, White Plains. \$13,013 in favor of Discover Bank, New Albany, Ohio. Filed March 27.

Martinez, Marina, Yonkers. \$19,995 in favor of Surgical Specialty Center of Westchester LLC, Harrison. Filed April 2.

McCarthy, Susan M, Elmsford. \$3,110 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed April 4.

Munguia, Jason A., Port Chester. \$2,991 in favor of Westchester Community College, Valhalla. Filed April 1.

Napoletano, Joseph A., Peekskill. \$2,751 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 4.

Nass, Sophie J., Chappaqua. \$1,268 in favor of Westchester Community College, Valhalla. Filed April 2.

Nunez, Albert, Bronx. \$21,550 in favor of Rockaway One Company LLC, New Rochelle. Filed April 1.

Ordde, Alfonso M., Staten Island. \$66,023 in favor of Amur Equipment Finance Inc., White Plains. Filed April 1.

Platinum Investigations Inc., Hauppauge. \$79,662 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

Pogyo, Daisy, Elmsford. \$1,717 in favor of Westchester Community College, Valhalla. Filed April 3.

Quezada, Juan, Yonkers. \$6,036 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 18.

Ratliff, Bryce, Yonkers. \$33,054 in favor of Boston University, Boston, Massachusetts. Filed March 19.

Rentoulis, Steve, Yonkers. \$5,784 in favor of Discover Bank, Columbus, Ohio. Filed March 18.

Reynoso, Lino A., New Rochelle. \$15,393 in favor of Capital One NA, Glen Allen, Virginia. Filed March 18.

Riggins, Jaelyn S., Mount Vernon. \$1,328 in favor of Westchester Community College, Valhalla. Filed April 1.

Rivas, Juan, Bronxville. \$4,402 in favor of Capital One NA, Glen Allen, Virginia. Filed March 31.

Rodriguez, Luis, Yonkers. \$8,113 in favor of American Express National Bank, Sandy, Utah. Filed March 17.

LIS PENDENS

The following filings indicate a legal action has been initiated, the outcome of which may affect the title to the property listed.

625 Dobbs Ferry Realty LLC, as owner. Filed by Nancy C. Schellhas Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$2,250,000 affecting property located at 625 Dobbs Ferry Road, Greenburgh. Filed March 19.

Alongi, Margaret, estate, as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$810,000 affecting property located at 17 Joyce Road, Eastchester. Filed March 26.

Aponte, Karen, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$128,000 affecting property located at 636 Kissam Road, Peekskill. Filed March 25.

Banks, Clayton, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$496,000 affecting property located at 35 Brookdale Ave., New Rochelle. Filed March 18.

Beylerian, Hratche K., as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$162,000 affecting property located at 26 Roosevelt St., Yonkers. Filed March 18.

Cach LLC, as owner. Filed by Arcpe 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$43,300 affecting property located at 53 Ogden Ave., Town of Cortlandt. Filed March 26.

Carlos, Francisco, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$403,000 affecting property located at 59 Jackson St., New Rochelle. Filed March 26.

Chalk, Stacy, heir, as owner. Filed by Newrez LLC. Foreclosure of a mortgage in the principal amount of \$285,000 affecting property located at 252-254 Westchester Ave., Cortlandt. Filed March 20.

Collins, John, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$345,000 affecting property located at 3 Dupont Ave., White Plains. Filed March 21.

D'Agostino, Albert, as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$534,000 affecting property located at 50 Fairmont St., Greenburgh. Filed March 18.

Hickey, Jason M., as owner. Filed by Bravo Residential Funding Trust for Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$3,500,000 affecting property located at 2 Ann Lane, Rye. Filed March 19.

Hoshovskyj, Iryna, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$467,600 affecting property located at 45 Hickory Hill Drive, Dobbs Ferry. Filed March 24.

Inamagua, Julia, as owner. Filed by First National Bank of America. Action: Foreclosure of a mortgage in the principal amount of \$255,000 affecting property located in Ossining. Filed March 17.

Parker, Valtisha, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$574,000 affecting property located at 37 S. Eighth Ave., Mount Vernon. Filed March 25.

Perri, Allison, as owner. Filed by Quorum Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 48 Galloway Lane, Valhalla. Filed March 17.

Silvestri, Adeline, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 4 Depew St., Pleasantville. Filed March 26.

MECHANIC'S LIENS

472 Gramatan Owners Inc., Mount Vernon. \$13,577 in favor of Westchester Cleaning Services LLC. Filed April 21.

70 Pier LLC, Yonkers. \$20,000 in favor of DI Flow Tech Inc., Hopewell Junction. Filed April 16.

70 Pier LLC, Yonkers. \$473,279 in favor of Blue Line Drywall & Builders Inc., Brunswick. Filed April 17.

Caccioppoli, Greg, Scarsdale. \$1,500 in favor of Philip Scaramella, Elmsford. Filed April 18.

Caccioppoli, Greg, Scarsdale. \$15,595 in favor of Philip Scaramella, Elmsford. Filed April 18.

Empire South Broadway LLC, White Plains. \$78,291 in favor of All State Plumbing & Heating Corp., Yonkers. Filed April 18.

Empire South Broadway LLC, White Plains. \$65,750 in favor of All State Plumbing & Heating Corp., Yonkers. Filed April 18.

Ipark Studios North LLC, Yonkers. \$80,381 in favor of Langan Engineering Environment. Filed April 16.

Main Enterprise 400 LLC, Peekskill. \$45,000 in favor of Kulka LLC, Hauppauge. Filed April 17.

Mamaroneck White Plains LLC, White Plains. \$28,882 in favor of Kings Building Material LLC. Filed April 22.

North Avenue L/Cal LLC, New Rochelle. \$2,475 in favor of Sunbelt Rentals Inc., Islip. Filed April 17.

SHP VI Mount Pleasant Spe LLC, Mount Pleasant. \$260,407 in favor of US Electrical Services Inc. Filed April 16.

SHP VI Mount Pleasant Spe LLC, Mount Pleasant. \$32,982 in favor of Green Mountain Electric Supply, Colchester. Filed April 18.

The Chateau Condominium, White Plains. \$12,172 in favor of SDK & Son Electric Inc., Bayport. Filed April 21.

Uno Crestwood LLC, Yonkers. \$54,400 in favor of TAVP LLC. Filed April 22.

Warburton Holdings I LLC, Yonkers. \$55,000 in favor of TAVP LLC. Filed April 22.

NEW BUSINESSES

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

Partnerships

Lala Taqueria, 108 Fifth Ave., Pelham 10803. c/o Eloy Torralba, Julio Lazaro and Jaime Navarrete Jimenez. Filed April 3.

Sole Proprietorships

JIS Coyt Landscaping Services, 13 Bent Ave., Apt. D, Port Chester 10573. c/o Jose G. Coyt Gamez. Filed March 25.

JRN Interiors, 27 Sycamore Road, Scarsdale 10583. c/o Judd R. Marmon. Filed April 3.

Kiko Ice Cream, 128 Jennifer Lane, Yonkers 10710. c/o Francisco A. Salcedo. Filed April 3.

Level E, 445 Gramatan Ave., Mount Vernon 10552. c/o Efrain Alberto Gonzalez Moreno. Filed March 26.

Lockmaster, P.O. Box 2692, Peekskill 10566. c/o Dautd Hale. Filed March 25.

Nailas Baklava, 20 Avondale Road, White Plains 10605. c/o Raji Mosa. Filed April 7.

Nunez Financial Consulting Service, 495 Odell Ave., Apt. 5k, Yonkers 10703. c/o Magaly Nunez. Filed March 26.

NY Home Inspections, 11 Nostrand Place, Yonkers 10701. c/o James Alan Gaeca. Filed April 3.

Nyce Vybze Jerk Chicken, 9 South St., 16th Ave., Mount Vernon 10550. c/o Omar Smith. Filed March 27.

Paramount Sales, 5 Sadore Lane, Apt. 7B, Yonkers 10710. c/o Lewis Oppenheimer. Filed March 28.

Pins For People, 731 Old White Place, Mamaroneck 10543. c/o Aaron J. Vaughn. Filed April 2.

Premium Fence, 121 Surrey Drive, New Rochelle 10804. c/o Linda Walter. Filed April 8.

Prince Limo & Luxury Taxi Services, 1 Wiberly Ave., 1B, Peekskill 10566. c/o Rafael Reyes Bernard. Filed March 27.

Rehabcare PT, 1 Wellington Ave., New Rochelle 10804. c/o Anna L. Santos. Filed March 27.

RT Vegas Ink, 74 Alexander Ave., White Plains 10606. c/o. Filed March 21.

Sara Sandler Coaching, 284 Murray Ave., Larchmont 10538. c/o Sara Sandler Greisberg. Filed April 4.

Sassyhomo, 50 E. Hartsdale Ave., Hartsdale 10530. c/o Chris Covell. Filed April 2.

Sebastiano Bulfamante, 99 Colonial Place, New Rochelle 10801. c/o Sebastiano Bulfamante. Filed March 26.

Shauna Lane Productions, 259 Commerce St., No.1, Hawthorne 10532. c/o Shauna Lane. Filed March 24.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 24 Raywood LLC. Property: 24 Raywood Drive, Monroe. Amount: \$2.3 million. Filed April 9.

Northeast Community Bank, as owner. Lender: Excelsior Developers LLC. Property: 97 Acres Road, Palm Tree. Amount: \$2.5 million. Filed April 11.

Northeast Community Bank, as owner. Lender: Bluestone Commons 3 LLC. Property: in Montgomery. Amount: \$9.3 million. Filed April 15.

Below \$1 million

Commercial Lender LLC, as owner. Lender: 205 Maybrook LLC. Property: in Montgomery. Amount: \$230,000. Filed April 9.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Miscellaneous. Amount: \$100,000. Filed April 8.

EH Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Deerpark. Amount: \$100,000. Filed April 18.

Homestead Funding Corp., as owner. Lender: Harold E. Porcher. Property: in Newburgh. Amount: \$245,838. Filed April 14.

Loan Funder LLC Series 94852, as owner. Lender: 84 Avenue LLC. Property: 31 State St., Otisville. Amount: \$105,000. Filed April 7.

Loan Funder LLC Series 94996, as owner. Lender: Ask Housing LLC. Property: 25 Grand St., Warwick. Amount: \$171,600. Filed April 10.

TEG Federal Credit Union, as owner. Lender: Jeffrey P. and Kathleen Roma. Property: in New Windsor. Amount: \$345,000. Filed April 8.

Walden Savings Bank, as owner. Lender: John G. and Paige N. Youngman. Property: in Goshen. Amount: \$819,995. Filed April 16.

DEEDS

Above \$1 million

Sanfree Realty Company LLC, Ridgefield, Connecticut. Seller: Curry Family Partnership, Torrington, Connecticut. Property: in Beekman. Amount: \$1.2 million. Filed March 7.

SBRJ Family LLC, Poughkeepsie. Seller: 2064 Park LLC, Newburgh. Property: in town of Poughkeepsie. Amount: \$1.2 million. Filed March 3.

Silver Spurs New York LLC, Millbrook. Seller: Andrew Heaney, Millbrook. Property: 2 Bontecou Road, Washington. Amount: \$12.6 million. Filed March 5.

Thorne Water LLC, Millbrook. Seller: Felicitas Trust, Millbrook. Property: in Amenia. Amount: \$12.6 million. Filed March 3.

Below \$1 million

BD 50 Noxon LLC, Monroe. Seller: 50 Noxon LLC, Monroe. Property: 50 Noxon St., city of Poughkeepsie. Amount: \$530,000. Filed March 7.

Cao, Jessica, Poughkeepsie. Seller: 31 Terwilliger LLC, Hyde Park. Property: 31 Terwilliger Road, Hyde Park. Amount: \$563,000. Filed March 5.

Capparelli Enterprises Inc., Wappinger Falls. Seller: DiPietro Trust. Property: Old Hopewell Road, Wappinger. Amount: \$200,000. Filed March 10.

Delgado, David, New York. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$470,000. February 28.

Diane I Kang Trust, Niguel Laguna, California. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. February 28.

Dutchess Builders LLC, Hopewell Junction. Seller: Errol Ruschil, Katonah. Property: 32 Meadow View Court, LaGrange. Amount: \$135,000. Filed March 10.

Elliott Squared LLC, Miller-ton. Seller: Joseph F. Owens, New Milford, New Jersey. Property: in NorthEast. Amount: \$150,000. Filed March 3.

Flores, Vanesa P., Jackson Heights. Seller: Double R Capital Inc., Poughkeepsie. Property: in Beekman. Amount: \$550,000. Filed March 12.

Good Property Manager LLC, Albany. Seller: 4 Temby Drive LLC, Dover Plains. Property: 1453-1457 Route 22, Wingdale. Amount: \$350,000. Filed March 7.

Green, Sharainya, Poughkeepsie. Seller: 33 Hoker Avenue LLC, Monroe. Property: 176 Thompson St., city of Poughkeepsie. Amount: \$297,000. Filed March 13.

Hapeman, Charles, Red Hook. Seller: Red Wing Properties Inc., Stormville. Property: in Milan. Amount: \$600,000. Filed March 12.

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

Questions and comments regarding this section should be directed to:

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

Harbutt, Sarah, Rhinebeck. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed March 4.

Hudson Valley Real Estate Team LLC, Fishkill. Seller: Janie Busby, Wappingers Falls. Property: 5 Helen Drive, Wappinger. Amount: \$311,000. Filed March 3.

JMV Builders LLC, Wappinger Falls. Seller: Edward Lafarge, Pine Bush. Property: 40 Reserve Way, LaGrange. Amount: \$165,000. Filed March 12.

Kiselak, John A. II, Danbury, Connecticut. Seller: 2710 Beekman LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$160,000. Filed March 13.

Kudla, Nazarii, Yonkers. Seller: RE Holdings Network LLC, White Plains. Property: in Wappinger. Amount: \$500,000. Filed March 6.

Liu Hang, Wappinger Falls. Seller: HR Edson LLC, Bronx. Property: 23 Kristy Drive, city of Beacon. Amount: \$770,000. Filed March 12.

Mediterranean Xpress Inc., Poughkeepsie. Seller: Arthur Harrison Ford Jr., Wappingers Falls. Property: in Wappinger. Amount: \$90,000. Filed March 11.

MJ Developers Inc. Seller: DK Renovates LLC, Highland. Property: in city of Beacon. Amount: \$275,000. Filed March 3.

MJ Poughkeepsie Holdings LLC, LaGrangeville. Seller: Habitat For Humanity of Dutchess County Inc., Wappingers Falls. Property: 41 Meddaugh Road, LaGrange. Amount: \$321,500. Filed March 5.

Murphy, Francis, Fishkill. Seller: 18 Hooker Avenue LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$787,000. February 28.

Ochoa, Liny Ruquelin, New Rochelle. Seller: Roof Over Your Head LLC, LaGrangeville. Property: in town of Poughkeepsie. Amount: \$340,000. Filed March 5.

Onejohnstreet LLC, Poughkeepsie. Seller: One John Street Management Group LLC, Millerton. Property: in NorthEast. Amount: \$825,000. Filed March 5.

Orsi Property Holdings LLC, Poughkeepsie. Seller: Rawls William Bryant Jr., Pleasant Valley. Property: in Pleasant Valley. Amount: \$550,000. Filed March 10.

Parkour Properties LLC, Hopewell Junction. Seller: Kathryn Zmrzlik, Red Hook. Property: in Milan. Amount: \$10,000. Filed March 7.

Prgyco Upstate A LLC, Roslyn. Seller: Allen Kayla Patricia, Newburgh. Property: 28-30 Davis St., city of Beacon. Amount: \$780,000. Filed March 12.

Profanato, Joseph N., Hopewell Junction. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 4608 Chestnut Ridge Road, Fishkill. Amount: \$585,500. Filed March 11.

Roa, Kelsey L., Poughkeepsie. Seller: Hurricane Homes LLC, LaGrangeville. Property: in city of Poughkeepsie. Amount: \$392,000. Filed March 13.

Skye Mid New York Properties LLC, Fishkill. Seller: Rmac Trust Series 2018 G Ctt, Owensboro, Kentucky. Property: 22 Tamarack Hill Drive, town of Poughkeepsie. Amount: \$333,500. Filed March 12.

Smart Choice Property One LLC, Poughkeepsie. Seller: Three To One LLC, Hyde Park. Property: 848 Violet Ave., Hyde Park. Amount: \$395,000. Filed March 3.

Vanderlee, Mark Adrian, Red Hook. Seller: Parkour Properties LLC, Hopewell Junction. Property: in Milan. Amount: \$460,000. Filed March 7.

Village Victorian LLC, Red Hook. Seller: Richard A. Gordon, Red Hook. Property: 7575 Old Post Road, Red Hook. Amount: \$774,000. Filed March 12.

West, Jason David, New York. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$581,000. Filed March 3.

Westside Building & Restoration Inc., Poughkeepsie. Seller: United Nations FCU, Long Island City. Property: 5760 Route 82, Stanford. Amount: \$325,000. Filed March 3.

Wetland Trust Inc., Syracuse. Seller: Lage Agripino, Scarsdale. Property: in Dover. Amount: \$700,000. Filed March 7.

Wilmington Savings Fund Society FSB, Lewisville, Texas. Seller: John G. Turzik. Property: 27 Franklin Road, Hyde Park. Amount: \$177,000. Filed March 10.

JUDGMENTS

Anderson, David A. Jr., Middletown. \$8,106 in favor of Capital One, Richmond, Virginia. Filed March 24.

Bender, Erika, Newburgh. \$4,308 in favor of Capital One, Glen Allen, Virginia. Filed March 24.

Brinkworth, Michele L., Newburgh. \$2,031 in favor of Discover Bank, Columbus, Ohio. Filed March 25.

Capetillo, Robert A., Middletown. \$13,177 in favor of Capital One, Richmond, Virginia. Filed March 24.

CMN Group LLC, et al, Vienna, Virginia. \$15,119 in favor of Simply Funding LLC, Chester. Filed March 24.

Cyriacks, Christine, Mamaroneck. \$12,814 in favor of TBF Financial LLC, Highwood, Illinois. Filed March 19.

Dabreau, Richard F., Warwick. \$5,421 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

E&S Trailer Repair & Fleet Services LLC, et al, Fairfield, Ohio. \$31,423 in favor of Simply Funding LLC, Chester. Filed March 24.

Edwards, Monique, Middletown. \$15,287 in favor of Sutton Hill II LLC, Livingston, New Jersey. Filed March 25.

Escobar, Alex, Highland Mills. \$6,270 in favor of Citibank, Sioux Falls, South Dakota. Filed March 24.

Evolution Custom 4wd Inc., et al, Orlando, Florida. \$53,271 in favor of Simply Funding LLC, Chester. Filed March 24.

Exterior Home Improvement Corp., Shirley. \$44,555 in favor of TBF Financial LLC, Highwood, Illinois. Filed March 24.

F&F Trading Co., et al, New Orleans, Louisiana. \$32,672 in favor of Simply Funding LLC, Chester. Filed March 19.

Festinger, Adriana, Chester. \$5,346 in favor of Discover Bank, Columbus, Ohio. Filed March 25.

Forchenev, Jamal, Newburgh. \$3,102 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 19.

Fried, Moshe, Monroe. \$31,554 in favor of Citizens Bank, Johnston, Rhode Island. Filed March 21.

Goldman, Jay, Washingtonville. \$12,164 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 19.

Greene, Frederick J. Jr., Middletown. \$7,652 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 24.

Hudson, Kenneth Jr., Middletown. \$4,522 in favor of Walkkill Gardens LLC, Clifton, New Jersey. Filed March 25.

Jab Industries Inc., New York. \$142,144 in favor of M&T Bank, Buffalo. Filed March 19.

Johnson, Ampah Fortune, Middletown. \$9,601 in favor of Citizens Bank, Johnston, Rhode Island. Filed March 21.

Juakali Medical LLC, et al, Baton Rouge, Louisiana. \$25,278 in favor of Simply Funding LLC, Chester. Filed March 24.

Knowles, Daniel, Middletown. \$2,148 in favor of Capital One, McLean, Virginia. Filed March 19.

Kowalewski, Cynthia, Middletown. \$2,639 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 19.

Lombardo, William, Pine Bush. \$11,122 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 19.

Maldonado, Lydia M., New Windsor. \$11,320 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 19.

Martinez, Carlos R., Monroe. \$3,234 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 20.

Mcintosh, Shirley M., Middletown. \$6,645 in favor of Bank of America, Charlotte, North Carolina. Filed March 21.

Mclymore, Mary L., Newburgh. \$5,778 in favor of Capital One, Richmond, Virginia. Filed March 24.

Montanez, Dan J., Wallkill. \$12,422 in favor of Discover Bank, Columbus, Ohio. Filed March 19.

Movrich, Maria, Campbell Hall. \$3,257 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

Oulai, Basile, Bronx. \$11,933 in favor of Asal Realty LLC, New York. Filed March 25.

Padham, Jennifer L., New Hampton. \$1,826 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 19.

Patriotic Clothiers LLC, Montgomery. \$56,589 in favor of Northfield Bank, Woodbridge, New Jersey. Filed March 19.

Pingotti, Dolores J., Middletown. \$12,223 in favor of American Express National Bank, Sandy, Utah. Filed March 19.

Pongnon, Millicent A., Middletown. \$6,189 in favor of Capital One, McLean, Virginia. Filed March 19.

Purdie, Dwaine J., Newburgh. \$4,466 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 25.

Reynoso, Naomi I., Middletown. \$5,649 in favor of Capital One, Richmond, Virginia. Filed March 24.

RJL Home Services LLC, Farmington, Minnesota. \$16,203 in favor of Simply Funding LLC, Chester. Filed March 24.

Schwartz, Rivky, Monroe. \$5,266 in favor of Capital One, McLean, Virginia. Filed March 24.

Siemerling, John C. Jr., Florida. \$4,138 in favor of Capital One, McLean, Virginia. Filed March 21.

Siemerling, John Jr., Florida. \$6,044 in favor of Capital One, McLean, Virginia. Filed March 21.

Southern Cutz Lawn Care Landscaping & Fencing Solutions LLC, et al, Colfax, North Carolina. \$29,087 in favor of Simply Funding LLC, Chester. Filed March 24.

Trauco, Lourdes, Newburgh. \$1,950 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed March 24.

Villeda, Eric G., New Windsor. \$2,089 in favor of Capital One, McLean, Virginia. Filed March 24.

Weiss, Joel, Monroe. \$39,731 in favor of Capital One, McLean, Virginia. Filed March 24.

Williams, Julius J., Newburgh. \$4,832 in favor of Capital One, McLean, Virginia. Filed March 24.

Winn, Keenan, Middletown. \$3,960 in favor of Capital One, McLean, Virginia. Filed March 21.

Wolanski, Marta, Middletown. \$5,047 in favor of Capital One, Glen Allen, Virginia. Filed March 24.

MECHANIC'S LIENS

160 Eckerson Road LLC, as owner. \$60,275 in favor of Suncat Excavators Inc. Property: 150-160 W. Eckerson Road, Spring Valley. Filed March 28.

26 North Myrtle LLC, as owner. \$82,050 in favor of Suncat Excavators Inc. Property: 26 N. Myrtle Ave., Spring Valley. Filed March 28.

West Cole LLC, as owner. \$27,938 in favor of Suncat Excavators Inc. Property: 49 W. Church St., Spring Valley. Filed March 28.

West Cole LLC, as owner. \$28,288 in favor of Suncat Excavators Inc. Property: 80 N. Cole Ave., Spring Valley. Filed March 28.

NEW BUSINESSES

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

Sole Proprietorships

Bennys Pizza, 437 Route 209, Hugenot 12766 c/o Arben Narkaj. Filed March 21.

Black Diamond Jr. Paving, 119 Indian Trail, Maybrook 12543 c/o Juan Mario Mendoza. Filed March 19.

CK & Sons Construction, 4 Sunnyside Ave., Walden 12586 c/o Chandra Kumar. Filed March 20.

Etc & Sons, 2514 State Route 17k, Montgomery 12549 c/o Ruth L. Cooper. Filed March 21.

Ezzies Corner Convenience Store, 130 1/2 Wickham Ave., Middletown 10940 c/o Brooke D. Jones. Filed March 19.

Lonesome Oak Farm, 139 Tally Ho Road, Middletown 10940 c/o Katrina Michelle Roloson. Filed March 19.

Ronin Firearms, 332 Sycamore Drive, New Windsor 12553 c/o Kevin Martin Buriel. Filed March 19.

Will & Trust Consultant, 7 Toltchav Way, No. 102, Monroe 10950 c/o Samuel Weinberger. Filed March 21.

BUILDING PERMITS

Commercial

159-165 Rowayton Avenue LLC, Norwalk, contractor for 159-165 Rowayton Avenue LLC. Perform replacement alterations at 159-165 Rowayton Ave., Norwalk. Estimated cost: \$1,000. Filed March 5.

Alcore LLC, Norwalk, contractor for Alcore LLC. Perform replacement alterations at 168 Connecticut Ave., Norwalk. Estimated cost: \$1,000. Filed March 4.

Barney Burden Realty Connecticut LLC, Norwalk, contractor for Barney Burden Realty Connecticut LLC. Perform replacement alterations at 45 Ely Ave., Norwalk. Estimated cost: \$2,000. Filed March 3.

EMA Construction Services Inc., Norwalk, contractor for 14 Wan LLC. Construct a demising wall at 14 Westport Ave., Norwalk. Estimated cost: \$8,000. Filed March 4.

GR Capital LLC, Stamford, contractor for GR Capital LLC. Renovate the kitchen with the same floor plan, re-rough the sink, install new LED lights, keep the refrigerator and cooktop, replace the electric wall oven, add new cabinets and counters, upgrade switches and outlets and remove ceiling dry-wall and one wall for electrical work at 1086 Long Ridge Road, Stamford. Estimated cost: \$4,500. Filed March 17.

Gunner LLC, Stamford, contractor for Twenty 2 Saint Mary's Street Association LLC Cheryl Parker. Install EPDM rubber roofing and seam tape at 22 Saint Mary's St., Stamford. Estimated cost: \$43,293. 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

Gunner LLC, Stamford, contractor for Stamford Yacht Club. Replace the three existing windows in Room 1 with Anderson casement windows at 97 Ocean Drive West, Stamford. Estimated cost: \$10,800. Filed March 6.

Harbor Drive Acquisitions LLC, Stamford, contractor for Harbor Drive Acquisitions LLC. Replace the roof with one layer removed, install ice shield underlayment, new asphalt shingles, ridge, vent and caps, covering 42 roofing squares over two stories at 208 Harbor Drive, Stamford. Estimated cost: \$60,000. Filed March 20.

IJK Services LLC, Wilton, contractor for Willard Shopping Center Associates. Renovate kitchen at 869 High Ridge Road, Stamford. Estimated cost: \$110,000. Filed March 19.

Ion Solar Pros LLC, Middlebury, contractor for UB Stamford LP. Add an entrance-way off the family room on the first floor to expand the existing 1,234 square feet by 54 square feet, convert one second-floor bedroom into a master suite by raising the roof to create an additional 138 square feet of living space with a new 8' x 5' ft bathroom and walk-in closet, replace the asphalt shingles and update the vinyl siding at 2215 Summer St., Stamford. Estimated cost: \$185,000. Filed March 20.

Italian Center of Stamford Inc., Stamford, contractor for Italian Center of Stamford Inc. Install a roof-mounted solar PV system at 1620 Newfield Ave., Stamford. Estimated cost: \$18,000. Filed March 27.

James Grumberger - Bull's Head Realty, Stamford, contractor for James Grumberger. Install an internally illuminated set of channel letters over rear entrance at 47 High Ridge Road, Stamford. Estimated cost: \$60,000. Filed March 27.

Jewish Community Center Inc., Stamford, contractor for Jewish Community Center Inc. Remove existing asphalt shingles and install a new GAF roofing system with new gutters at 1035 Newfield Ave., Stamford. Estimated cost: \$0. Filed March 31.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Remove the roof to the sheathing and place 30-year architectural shingles at 101 Broad St., Stamford. Estimated cost: \$85,000. Filed March 13.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Wa We Property Management. Remove existing roof layers, inspect the decking for repairs, install appropriate underlayment and lay new shingles at 1 Southfield Ave., Stamford. Estimated cost: \$9,360. Filed March 19.

Magna Construction Limited LLC, Stamford, contractor for 400 Main Street LLC. Repair the exterior siding, window, stair and back door due to fire damage, and remove all living facilities from the attic and cellar at 400 Main St., Stamford. Estimated cost: \$4,700,000. Filed March 28.

McDonald, Thomas J., Estate and Joseph J. Toohier Trust, Stamford, contractor for Joseph J. Toohier Trust and Thomas J. McDonald. Renovate a 1,871 square-foot, 3-bedroom, 3-bathroom apartment, focusing on interior work only on the 15th floor at 777 Long Ridge Road, Stamford. Estimated cost: \$10,000. Filed March 21.

MP Construction LLC, Norwalk, contractor for Brookfield Properties. Construct vanilla box space No. 3450 at 1-101 N. Water St., Norwalk. Estimated cost: \$122,309. Filed March 3.

Ortiz-Pastor, Moises, Brookfield, contractor for Nanos Athanasios and Penelope Nanos Family LLP. Renovate 3.5 bathrooms while maintaining the same layouts, relocate laundry to the second floor, update the kitchen, remove the wall between the dining room and office, create an opening between the family room and living room and replace 22 windows at 79 Atlantic St., Stamford. Estimated cost: SN/A. Filed March 17.

Schultz, Leslie, Stamford, contractor for Leslie Schultz. Install a rooftop railed solar PV system on a detached structure, including a 50' underground trench to home at 35 W. Broad St., Stamford. Estimated cost: \$18,498. Filed March 18.

Wall Street Opportunity Fund LLC, Norwalk, contractor for Wall Street Opportunity Fund LLC. Perform replacement alterations at 83 Wall St., Norwalk. Estimated cost: \$1,000. Filed March 3.

Residential

American Dream Deck LLC, Norwalk, contractor for American Dream Deck LLC. Replace existing exterior stairs and landing at 5 A&B Elm Crest Terrace, Norwalk. Estimated cost: \$58,152. Filed March 4.

Angles, Jose Diestra, Norwalk, contractor for Jose Diestra Angles. Construct superstructure for addition and renovate single-family residence at 18 St. Mary's Lane, Norwalk. Estimated cost: \$250,000. Filed March 5.

Cappiello, John, Norwalk, contractor for Benjamin H. and Paula B. Green. Upgrade electrical and plumbing with minimal sheetrock opening for a 105- square-foot kitchen remodel at 61 Fara Drive, Stamford. Estimated cost: \$80,000. Filed March 11.

Colindres, Mario E., Norwalk, contractor for Mario E. Colindres. Construct a 2-car detached garage at 56 Nursery St., Norwalk. Estimated cost: \$40,000. Filed March 5.

Cormier, John William, Wethersfield, contractor for Hassi Family Trust and David Rivas. Install 15 roof-mounted solar panels with no structural upgrades at 105 Burwood Ave., Stamford. Estimated cost: \$43,213. Filed March 26.

Fletcher Development LLC, Norwalk, contractor for Sally Fine. Expand deck with stairs and install hot tub at 2 E. Beach Drive, Norwalk. Estimated cost: \$50,000. Filed March 3.

Gunner LLC, Stamford, contractor for William G. and Andrea Ritter. Replace the 28-square-roof with Owen Corning duration shingles at 384 Cascade Road, Stamford. Estimated cost: \$28,028. Filed March 12.

Gunner LLC, Stamford, contractor for Michael J. and Mallory E. Ditter. Legalize previously completed improvements to the existing non-conforming structure, including upgraded framing, electrical and plumbing, at 27 Rockledge Drive, Stamford. Estimated cost: \$47,894. Filed March 14.

Gunner LLC, Stamford, contractor for Angela M. Cadavid and Ronald F. Mejia. Renovate the kitchen and stair hall by expanding the kitchen into the adjacent bedroom, removing walls between the dining room and stair hall, installing a new window in the stair hall, and opening the ceiling over the stairs at 52 Dora St., Stamford. Estimated cost: \$33,613. Filed March 18.

Gunner LLC, Stamford, contractor for Philip and Sheryl Gerard. Perform installation of a new in-ground pool with a spa and an auto cover at 77 Van Rensselaer Ave., Stamford. Estimated cost: \$98,745. Filed March 20.

Gunner LLC, Stamford, contractor for Margaret M. and Kirk K. MacLennan. Add a 12'x13' master bathroom with block foundation, featuring a shower, toilet and vanity at 132 Harpsichord Turnpike, Stamford. Estimated cost: \$30,406. Filed March 25.

Gunner LLC, Stamford, contractor for William J. and Judith A. Nizolek. Propose a second-floor addition, interior renovation, basement finishing, new entry porch, siding, patio, new doors and windows, roof replacement, and gas conversion, with an addition square footage of 1,000 square feet at 405 Eden Road, Stamford. Estimated cost: \$44,785. Filed March 27.

Gunner LLC, Stamford, contractor for Thomas Todd D. and Christina C. Jeshurun. Install vinyl siding with necessary accessories and underalignments at 41 Erickson Drive, Stamford. Estimated cost: \$27,342. Filed March 31.

Gunner LLC, Stamford, contractor for Mary P. and John B. Hanafin. Remove and replace the existing roof, inspect the deck for suitable sheathing, install seam tape according to code, and add a water and ice barrier, underlayment, asphalt shingles, and proper ventilation at 1492 Hope St., Stamford. Estimated cost: \$11,401. Filed March 31.

Gunner LLC, Stamford, contractor for Ashton C. Galya and Nicole Lynn Hynds. Remove and replace the existing roof, inspect the roof deck for suitable sheathing, and install seam tape, water and ice barrier, underlayment, asphalt shingles and proper ventilation at 43 Arlington Road, Stamford. Estimated cost: \$26,506. Filed March 31.

Haggerty, Roger W., Norwalk, contractor for Herbert F. Gretz III and Julianne M. Dunne. Perform interior alterations, replace millwork and change doors at 45 Sagamore Road, Stamford. Estimated cost: \$190,000. Filed March 20.

Handy, Luigi, Stratford, contractor for Donald Jacinthe. Convert the front porch area into additional living room space for the first-floor unit by removing the storm windows, framing new walls, installing double-hung windows, insulating walls, covering with drywall, painting and extending the flooring into the new interior area at 24 Raymond St., Stamford. Estimated cost: \$12,000. Filed March 3.

Hogan Construction Inc., Bridgeport, contractor for Richard and Andrea Greenburg. Replace two windows at 15 Mayapple Road, Stamford. Estimated cost: \$18,390. Filed March 12.

Home Depot USA Inc., Atlanta, Georgia, contractor for Sharon C. Coke. Remove and dispose of the old deck to build a new 28' x 14' deck at 28 Linden Place, Stamford. Estimated cost: \$3,209. Filed March 12.

Home Exteriors LLC, Bethel, contractor for Barathan Kulothongan and Nethrah Ayyaswami. Reroof and replace any rotted plywood with 12 linear steps of a GAF certified roof at 6 Stanton Drive, Stamford. Estimated cost: \$24,400. Filed March 6.

Imbrogno, Enrico Jr. and Dawn Imbrogno, Stamford, contractor for Dawn and Enrico Imbrogno Jr. dining room at 51 Newfield Drive, Stamford. Estimated cost: \$50,000. Filed March 7.

Imperium Builders LLC, New Haven, contractor for Ridge Park Avenue LLC. Revamp the interior of the existing UPS store at 65 High Ridge Road without changing its use or footprint at 115 Ridge Park Ave., Stamford. Estimated cost: \$200,000. Filed March 27.

Infinity Solar Systems LLC, Norwalk, contractor for Dylan Rapoport. Remove and reroof 81 Chestnut Hill Road, Norwalk. Estimated cost: \$16,000. Filed March 5.

Infinity Solar Systems LLC, Norwalk, contractor for Lawrence M. Sesmer. Remove roof and reroof 198 Scribner Ave., Norwalk. Estimated cost: \$18,000. Filed March 5.

Integrity Construction Services LLC, Norwalk, contractor for Jane A. Burley. Replace four windows and associated siding at 35 Silver St., Stamford. Estimated cost: \$8,000. Filed March 1.

Kintzer, Bonnie, Stamford, contractor for Bonnie Kintzer. Issued a stop work order for completed basement renovations due to a mouse infestation at 129 Long Close Road, Stamford. Estimated cost: \$60,000. Filed March 28.

Kling Brothers Builders LLC, Newtown, contractor for Kathryn G. and Brendan J. Thomas. Renovate and reconfigure part of the first floor at 61 Blackwood Lane, Stamford. Estimated cost: \$167,646. Filed March 6.

Livingston Builders LLC, Greenwich, contractor for Eric Coffield and Yolanda Seals-Coffield. Transform an empty commercial office into a spacious open area of approximately 8,546 square feet for tenant Waste Harmonics & Keter on the fifth floor at 188 Dogwood Lane, Stamford. Estimated cost: \$100,000. Filed March 14.

LT Home Improvement Contracting LLC, Danbury, contractor for Angela Caba. Perform conversion of finished basement to storage-only at 169 Shelter Rock Road, Stamford. Estimated cost: \$38,350. Filed March 10.

Lucherini Jr., Richard F. and Brittney Waitowitz, Stamford, contractor for Richard F. Lucherini Jr. and Brittney Waitowitz. Construct a 24' x 11'6" dining room on the existing deck and add a 22'9" x 12' closet off the west side of the bedroom at 17 Sherwood Road, Stamford. Estimated cost: \$5,000. Filed March 9.

Luna, Jupiter and Dana Marie, Stamford, contractor for Jupiter and Dana Marie Luna's new single-family house at 143 Alpine St., Stamford. Estimated cost: \$15,000. Filed March 17.

Major Homes Corp., Bayside, New York, contractor for Jesse Chaim and Katie Kroik Lifshitz. Install a 44' X 83' tent space for employees to relax and eat lunch with lights at 38 Morgan St., Stamford. Estimated cost: \$29,000. Filed March 21.

Malik, Elena and Tomas Malik, Stamford, contractor for Elena and Tomas Malik. Legalize the downstairs bathroom at 1089 Rock Rimmon Road, Stamford. Estimated cost: \$N/A. Filed March 28.

Mancini Jr., John, Wolcott, contractor for Iovieno Gaetano and Christine Living Trust. Undertake interior renovations by adding a new ceiling, lights and dressing rooms at 38 Elaine Drive, Stamford. Estimated cost: \$35,794. Filed March 21.

Marciczkiewicz, Adam, Stamford, contractor for Adam Marciczkiewicz. Install photovoltaic roof-mount system at 70 Albin Road, Stamford. Estimated cost: \$11,750. Filed March 16.

Margia Development Inc., Greenwich, contractor for Angelo and Tracy Andersen Schiano. Remove the old roof, apply ice and water shield and lay new asphalt shingles at 35 Euclid Ave., Stamford. Estimated cost: \$85,000. Filed March 25.

Reimagine Roofing LLC, Norwalk, contractor for Dowe Hensley and Ulander Jones-Dowe. Remove roof and reroof 35 Pettom Road, Norwalk. Estimated cost: \$4,856. Filed March 3.

Sullivan, Brian, Norwalk, contractor for Betsey J. Ward. Remodel existing kitchen at 22 Lockwood Lane, Norwalk. Estimated cost: \$36,000. Filed March 5.

Varela, Cristian and Dilanna Gonzalez, Norwalk, contractor for Cristian Varela. Create adult day care in existing basement at 179 Pillow St., Norwalk. Estimated cost: \$60,000. Filed March 3.

COURT CASES

Bridgeport Superior Court

Beaujour, Pierre, et al, Bridgeport. Filed by Fahad Khan, Norwalk. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6144978-S. Filed March 31.

Covenant Insurance Company, et al, Hartford. Filed by Juan Rodriguez, Bridgeport. Plaintiff's attorney: Delucia & Levine LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6144720-S. Filed March 25.

Fico, Catherine Mary, et al, Stamford. Filed by Ann McElroy, Norwalk. Plaintiff's attorney: Wesley Mark Malowitz, Stamford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6144330-S. Filed March 17.

Martin, Joshua, et al, Stratford. Filed by Kachina Goldburne, Bridgeport. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. FBT-CV-25-6144981-S. Filed March 31.

Danbury Superior Court

Bethel Housing Authority, Bethel. Filed by Jessica Magyar, Bethel. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff suffered flooding in its property allegedly caused by the defendant performing extensive excavation and demolition work on its property due to topographical changes and blocked drains. The plaintiff seeks more than \$15,000 monetary in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053301-S. Filed Feb. 4.

Primark US Corp., Manchester. Filed by Diane Calamar, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: the plaintiff was lawfully on the premises controlled by the defendant when she was caused to trip and fall due to a collapsible shopping cart/bag on the store floor, thereby causing her to suffer the injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053447-S. Filed Feb. 18.

Sefl, Jan, et al, Danbury. Filed by RTLf-CT LLC, Moorpark, California. Plaintiff's attorney: Berchem Moses PC, Westport. Action: the plaintiff duly and properly filed a Certificate of Lien for the defendant's unpaid property taxes with interest, fees and charges. The plaintiff is assigned the Certificate of Lien and claims strict foreclosure of the lien, immediate possession of the encumbered premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053057-S. Filed Jan. 14.

Thompson, Harry Lee, et al, Danbury. Filed by Lauren Nicole Silva, Bradenton, Florida. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053356-S. Filed Feb. 11.

Stamford Superior Court

Albano, Brittany A., Cos Cob. Filed by Felipe Otalvaro Jaramillo, Stamford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072058-S. Filed March 4.

Coelho, Samuel, et al, South Yarmouth, Massachusetts. Filed by Samuel Martinez, Selden, New York. Plaintiff's attorney: Ronald M. Scherban PC, New Haven. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072328-S. Filed March 17.

Kavallines, Marina, et al, Norwalk. Filed by Mileyda Ruiz, Norwalk. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072647-S. Filed April 1.

Lee, Eric Joshua, et al, Norwalk. Filed by Blanca Soto, Stamford. Plaintiff's attorney: Miller & Morilla LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072517-S. Filed March 25.

McLean, Rondique, et al, Hamden. Filed by Nataly Balahura, New Canaan. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072434-S. Filed March 20.

DEEDS

Commercial

15220 River Road LLC, Greenwich. Seller: Melisa Pelikan, Greenwich. Property: 15 River Road, Unit 220, Greenwich. Amount: \$955,000. Filed March 31.

269 Pemberwick Road LLC, Greenwich. Seller: Christopher Frattaroli, Greenwich. Property: 269 Pemberwick Road, Greenwich. Amount: \$2,700,000. Filed April 3.

28 Old Field Point LLC, Greenwich. Seller: Old Field Associates LLC, Greenwich. Property: 28 Old Field Point Road, Greenwich. Amount: \$1,000,000. Filed March 31.

337-339 Greenwich Avenue LLC, New York, New York. Seller: Revivo Realty Corp., Greenwich. Property: 337-339 Greenwich Ave., Greenwich. Amount: \$10. Filed April 2.

623 Reef LLC, Monroe. Seller: Thomas Pechkis, Fairfield. Property: 623 Reef Road, Fairfield. Amount: \$1,175,000. Filed March 31.

76 Rugby Road LLC, Fairfield. Seller: 208 Wilson LLC, Fairfield. Property: 76 Rugby Road, Fairfield. Amount: \$N/A. Filed April 4.

AOP LLC, Stamford. Seller: Anand Ogale and Asmita Ogale, New Canaan. Property: 140 Grove St., Unit 6G, Stamford. Amount: \$213,000. Filed March 28.

Haendler, Alex and Rachael Pesce, Stamford. Seller: JTH Construction Company LLC, Norwalk. Property: 6 Jama Lane, Stamford. Amount: \$1,829,000. Filed March 25.

Huberty, Kathryn, Greenwich. Seller: Old Mill Properties LLC, New York, New York. Property: 103 Old Mill Road, Greenwich. Amount: \$2,356,500. Filed April 4.

Hyat, Syed and Allis Bhimanpommachak, Fairfield. Seller: Tribe II LLC, Fairfield. Property: 20 Longdean Road, Fairfield. Amount: \$1,625,000. Filed March 31.

Kingdom Full Tabernacle International Ministries, Stratford. Seller: Robert Englander and Nancy Englander, Fairfield. Property: 1610 Hillside Road, Fairfield. Amount: \$3,649,000. Filed April 2.

Reyes, Elisandro A. and Jefferson Veliz, Stamford. Seller: Lincoln Avenue Investments LLC, Stamford. Property: 40 Lincoln Ave., Stamford. Amount: \$425,000. Filed March 26.

Shen, Tong and Baihua Wang, Berkley Heights, New Jersey. Seller: US Bank Trust NA, Dallas, Texas. Property: 1611 Washington Blvd., Stamford. Amount: \$560,000. Filed March 26.

Starfish Henry Street LLC, Greenwich. Seller: Sheridan D. Liongson and Thelma Liongson, Greenwich. Property: Lot 22, Henry St., Greenwich. Amount: \$1,305,000. Filed April 3.

Veksler, Samantha, Fairfield. Seller: Flagpole Holdings LLC, Newtown. Property: 126 Edge Hill Road, Fairfield. Amount: \$1,100,000. Filed April 2.

Residential

Allen, Nathan and Stephanie Allen, New York, New York. Seller: Steven E. Braus, Stamford. Property: 22 Fieldstone Road, Stamford. Amount: \$850,000. Filed March 26.

Andreou, Lenna, Riverside. Seller: Nelson G. Vasquez and Elsa I. Vasquez, Stamford. Property: 77 Havemeyer Lane, Unit 306, Stamford. Amount: \$900,000. Filed March 24.

Auray Jr., Delbert L., Fairfield. Seller: Delbert L. Auray Jr., Fairfield. Property: 1245 Old Academy Road, Fairfield. Amount: \$0. Filed April 1.

Bailey, Chase, Fairfield. Seller: Maryfrances Desteno, Fairfield. Property: 1215 Unquowa Road West, Fairfield. Amount: \$865,000. Filed March 31.

Broadbin Jr., George and Mairead Broadbin, Anna Maria, Florida. Seller: Linda S. Tors, Southport. Property: 10 Harbor Road, Fairfield. Amount: \$2,650,000. Filed March 31.

Cargill, Stephen and **Amy Cargill**, Fairfield. Seller: Simon A. Hughes and Chloe Hughes, Fairfield. Property: 863 Old Academy Road, Fairfield. Amount: \$2,350,000. Filed April 2.

DiSorbo, Angelo, Stamford. Seller: Leone A. DiSorbo, Stamford. Property: 320 Strawberry Hill Ave., Unit 32, Stamford. Amount: \$705,000. Filed March 26.

Ehrlich, Francine, Greenwich. Seller: Paul K. Gudelis and Dawn E. Gudelis, Augustine, Florida. Property: 351 Pemberwick Road, Unit 925, Greenwich. Amount: \$640,000. Filed March 31.

Elsas, Michelle and **Kevin Burt**, New York, New York. Seller: Gregory Alfred Zannella and Karin Elizabeth Zannella, Fairfield. Property: 32 Blaine St., Fairfield. Amount: \$1,850,000. Filed April 2.

Fischetti, Tara, Fairfield. Seller: Thomas McBride and Elizabeth McBride, Haddonfield, New Jersey. Property: 64 Woodside Ave., Fairfield. Amount: \$860,000. Filed April 1.

Fitts, Benjamin J. and **Emily Lou Fitts**, Darien. Seller: Thomas J. Lusita and Carmela D. Lusita, Shelton. Property: 259 Knickerbocker Ave., Stamford. Amount: \$810,000. Filed March 26.

Frankel, Amy W. and **Glenn A. Frankel**, Stamford. Seller: Judith Custodio and Rogerio Custodio, Stamford. Property: 91 Lawton Ave., Stamford. Amount: \$1,305,000. Filed March 28.

Fuchs, Kim Macavery, Westport. Seller: Gregory C. Conover and Laura A. Conover, Fairfield. Property: 133 Smedley Road, Fairfield. Amount: \$950,000. Filed April 4.

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

Gaston-Kim, Jacqueline F. and **Jungkyum Kim**, Stamford. Seller: Kamil Szczawinski, Stamford. Property: 53 Waterbury Ave., Stamford. Amount: \$900,000. Filed March 28.

Grajewski, Aleksandra and **Krzysztof Grajewski**, Wilton. Seller: Yanan Du and Yongmei Shen, Darien. Property: Unit 138-3C Woodside Green Condominium, Stamford. Amount: \$265,000. Filed March 28.

Harkness, Cari L., Newport, Rhode Island. Seller: Sophia Katherine Ross, New York, New York. Property: 218 Lower Farm Road, Lot 5, Fairfield. Amount: \$1,899,000. Filed April 1.

Horn Douglas and **Theresa Horn**, Stamford. Seller: Douglas Horn and Theresa Horn, Stamford. Property: 157 Dogwood Lane, Stamford. Amount: \$0. Filed March 25.

Huberty, Kathryn and **James Wilson**, New York, New York. Seller: Alysa M. Stafford, Greenwich. Property: 101 Old Mill Road, Greenwich. Amount: \$3,910,500. Filed April 4.

Kapanadze, Irma, Stamford. Seller: Ketevan Gelashvili, Stamford. Property: 140 Grove St., Unit 1E, Stamford. Amount: \$240,000. Filed March 25.

Kocaj, Veneranda L. and **Richard Bistrong**, Greenwich. Seller: Lauren E. Mattson and Thomas E. Kelly III, Greenwich. Property: 14 Anderson Road, Greenwich. Amount: \$10. Filed April 4.

Laman, Robert and **Elizabeth Ann Ingrassia**, Brooklyn, New York. Seller: Matthew Ralph Goolsby and Mary Catherine Goolsby, Greenwich. Property: Lot 12, Wesskum Wood Road, Riverside. Amount: \$10. Filed March 31.

Langlais, Scott and **Jennifer Langlais**, Fairfield. Seller: David C. Pechkis and Tracy A. Pechkis, Milford. Property: 172 Nichols St. Fairfield. Amount: \$885,000. Filed April 4.

LeDonne, Gina T., Shelton. Seller: Esther Hsieh Hou, Burlingame, California. Property: 278 Woodrow Ave., Fairfield. Amount: \$975,000. Filed March 31.

LeMieux, Mikael and **Olivia LeMieux**, Greenwich. Seller: Rodolphe Costanzo and Tiffany Costanzo, Greenwich. Property: 14 Lincoln Ave., Greenwich. Amount: \$10. Filed April 4.

Maher, Robert and **Koren Maher**, Stamford. Seller: John J. Liongson and Glaiza C. Liongson, Stamford. Property: 6 Richards Ave., Stamford. Amount: \$650,000. Filed March 25.

Mao, Qian Yu, Norwalk. Seller: Christina Reppas, Stamford. Property: 59 Hope St., Unit 21C, Stamford. Amount: \$220,000. Filed March 28.

Moore, Allison, Woodside, New York. Seller: Lorenz Sprotowski and Janice Kim, Fairfield. Property: 873 Black Rock Turnpike, Fairfield. Amount: \$490,000. Filed April 2.

Pedraza Rayo, Andres, Stamford. Seller: Emtethal Rabadi and Murray Rabadi, Stamford. Property: 23 Hanover St., Stamford. Amount: \$725,000. Filed March 26.

Plachtyna, Steven and **Morgan Plachtyna**, New York, New York. Seller: Paul A. Hinlicky Jr. and Suzanne Hinlicky, Middletown, Delaware. Property: 73 Chestnut Hill Lane, Stamford. Amount: \$1,153,250. Filed March 27.

Pomer, Kelly and **Kevin McCormack**, Fairfield. Seller: Elaine J. Brown, Fairfield. Property: Lot 165 Papurah Road, Fairfield. Amount: \$808,000. Filed April 1.

Proffitt, Andrew R. and **Aditya S. Gokhale** Easton. Seller: Robert Rosenthal and Barbara Rosenthal, Stamford. Property: 68 Saddle Hill Road, Stamford. Amount: \$1,065,000. Filed March 24.

Rishar, Toni L., Stamford. Seller: Lars Anthony Pedersen, Stamford. Property: 1515 Summer St., Unit 601, Stamford. Amount: \$657,500. Filed March 25.

Rota, Robert J., et al, Greenwich. Seller: Frank L. Rota, Greenwich. Property: 86 Havemeyer Place, Greenwich. Amount: \$1. Filed April 2.

Smith, David Moreau and **Leigh Daily Smith**, Southport. Seller: Anthony Joseph Masucci and Natasha Mari Casanova, Southport. Property: 71 Osborne Place, Southport. Amount: \$1,389,000. Filed April 2.

Tompkins III, Richard P. and **Emma Kate Goldstein**, Norwalk. Seller: Sylvain J. Blanchard and Deborah L. Blanchard, Fairfield. Property: 80 Brookridge Ave., Fairfield. Amount: \$730,000. Filed April 2.

Visconti, Heather, Fairfield. Seller: Michael J. Visconti and Heather Visconti, Fairfield. Property: 205 Fern St., Fairfield. Amount: \$0. Filed March 31.

Widdowson, Andrew Phillip and **Emma Widdowson**, Greenwich. Seller: William Guo and Ying Long, Greenwich. Property: 72B Havemeyer Place, Greenwich. Amount: \$10. Filed April 1.

LIS PENDENS

Arango, Alessandra, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Chesterfield Condominium Association Inc. Property: Unit A, Bldg. 37, Chesterfield Condominium, Stamford. Action: foreclose defendants' mortgage. Filed March 12.

Azana, Luis E., et al, Stamford. Filed by Mark Sank & Associates LLC, Stamford, for Myrtle Manor Condominium Association Inc. Property: Unit 7, Myrtle Manor, Stamford. Action: foreclose defendants' mortgage. Filed March 19.

Jackson, Josephine M., et al, Stamford. Filed by Gerald S. Knopf, Stamford, for Richmond Hill Town House Condominium Association Inc. Property: 92 Richmond Hill Ave., Stamford. Action: foreclose defendants' mortgage. Filed March 20.

Mirash Dedvukai, et al, Greenwich. Filed by Leopold & Associates PLLC, Armonk, New York, for Newrez LLC. Property: 70 Bedford Road, Greenwich. Action: foreclose defendants' mortgage. Filed April 8.

Mustafa, Nahin, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 63 Houston Terrace, Stamford. Action: foreclose defendants' mortgage. Filed March 12.

Robotti, Molly, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 33 Amherst Place, Stamford. Action: foreclose defendants' mortgage. Filed March 20.

Seward, William, Fairfield. Filed by Jenna R. DeMartino, Westport, for Robin Seward. Property: 320 Warner Hill Road, Southport. Action: foreclose defendant's mortgage. Filed April 14.

Sinclair, Andrew, et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for The Bank of New York Mellon. Property: 51 Dandy Drive, Cos Cob. Action: foreclose defendants' mortgage. Filed April 11.

Spaeth, Daniel J., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Citibank NA. Property: 94 Mianus Road, Stamford. Action: foreclose defendants' mortgage. Filed March 14.

Tomczyk, Lucille G., et al, Stamford. Filed by Halloran & Sage LLP, Hartford, for Secretary of Housing and Urban Development. Property: Lot 15, Barmore Drive East, Stamford. Action: foreclose defendants' mortgage. Filed March 13.

Waite, Duane, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for PNC Bank NA. Property: 14 Beacon View Drive, Fairfield. Action: foreclose defendants' mortgage. Filed March 28.

MORTGAGES

81 Pine Hill Ave, LLC, Stamford, by Antoinette R. Kaine. Lender: Cardinal Financial Company, 3701 Durrant St., Stamford. Property: 81 Pine Hill Ave., Stamford. Amount: \$416,500. Filed March 6.

Aleo, Trevor and **Lindsey Aleo**, Fairfield, by Karen A. McCormack. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 86 Chatham Road, Fairfield. Amount: \$695,000. Filed March 4.

Allen, Nancy, Milford, by Joseph J. Mager Jr. Lender: Guaranteed Rate Affinity LLC, 1800 W Larchmont Ave., Chicago, Illinois. Property: 1442 Melville Ave., Fairfield. Amount: \$252,000. Filed March 3.

Amezquita, Camilo and **Lisandra Amezquita**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 63 Clearview Ave., Stamford. Amount: \$110,000. Filed March 7.

Araujo, Narcisa and **Ronald Araujo**, White Plains, New York, by Joshua F. Gilman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 100 Maple Tree Ave., Apt. 11, Stamford. Amount: \$380,000. Filed March 7.

Banquer, Douglas S. and **Maria Banquer**, Fairfield, by Tenneil Bailey. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 103 Fairfield Place, Fairfield. Amount: \$75,000. Filed March 6.

Bingham, Katherine and **Damir Babic**, Fairfield, by Douglas Seltzer. Lender: Alliant Credit Union, 11545 W. Touhy Ave., Chicago, Illinois. Property: 29 S. Pine Creek Court, Fairfield. Amount: \$325,000. Filed March 3.

Bochicchio, Vincenzo M. and **Jenifer M. Bochicchio**, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 391 Cascade Road, Stamford. Amount: \$300,760. Filed March 6.

Bogucki, Daniel and **Maria Bogucki**, Stamford, by Mario Coppola. Lender: Total Mortgage LLC, 185 Plains Road, Milford. Property: 69 Bouton Street West, Stamford. Amount: \$771,214. Filed March 5.

Bowling, Craig and **Theresa Bowling**, New Canaan, by Marissa L. Florio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 37 Old Well Road, Stamford. Amount: \$1,400,000. Filed March 5.

Boyle, Austin and **Alicia Marraffa**, Norwalk, by Brian A. Lema. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 320 Knapps Highway, Unit E3, Fairfield. Amount: \$412,920. Filed March 4.

Burke, Kathleen and **Marcus Burke**, Brooklyn, New York, by Mario P. Musilli. Lender: Ives Bank, 220 Main St., Danbury. Property: 23 Eljays Lane, Stamford. Amount: \$871,200. Filed March 3.

Camacho Bueso, Diego and **Dennise Camacho**, Greenwich, by Jeffrey Weiner. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 75 Summit Road, Riverside. Amount: \$157,351. Filed Feb. 26.

Casa Tua LLC, Greenwich, by Jonathan J. Martin. Lender: The Loan Store Inc., 6340 N. Campbell Ave. No. 100, Tucson, Arizona. Property: 255 Valley Road, Cos Cob. Amount: \$960,000. Filed Feb. 26.

Ceci, Louis and **Eileen M. Rooney**, Greenwich, by Karen Y. Silpot. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 1415 King St., Greenwich. Amount: \$500,000. Filed Feb. 26.

Ciaburro, David T. and **Nicole Nieporent-Ciaburro**, Southport, by Thomas Moore. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 259 Barberry Road, Southport. Amount: \$300,000. Filed March 5.

Cohen, Claudine Margaret and **David A. Rabins**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 31 Glen Ridge Road, Greenwich. Amount: \$600,000. Filed Feb. 28

Conte, Jessica Lee, Greenwich, by Brett S. Lando. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 192 Putnam Park, Unit 192, Greenwich. Amount: \$300,000. Filed Feb. 27.

DiCamillo, Noelle and **Calvin Peterson**, New York, New York, by Philip V. D'Alessio. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 137 Knox Road, Stamford. Amount: \$630,000. Filed March 3.

Dooley, Patrick R. and **Christine R. Dooley**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 485 Galloping Hill Road, Fairfield. Amount: \$175,000. Filed March 3.

Elgart, Alan Marcos, Fairfield, by Kevin G. Sanidad. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 35 Knapps Highway, Fairfield. Amount: \$74,000. Filed March 7.

Ferreras, Franklin A. and **Belgica Yasira Ferreras**, Stamford, by Robert E. Colapietro. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 14 Court St., Stamford. Amount: \$48,500. Filed March 5.

Flanagan, Ryan and **Tess A. Bauer**, Rehoboth Beach, Delaware, by Jeffrey M. Wasikonski. Lender: Wilmington Savings Fund Society, 801 W. Lancaster Ave., Bryn Mawr, Pennsylvania. Property: 273 Oldfield Road, Fairfield. Amount: \$688,000. Filed March 4.

Frattaroli, Jeffrey J. and **Diane Frattaroli**, Fairfield, by N/A. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 56 Alvin St., Fairfield. Amount: \$200,000. Filed March 3.

Goldman, John R. and **Wendy Petta-Goldman**, Westport, by Lisa S. Broder. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 627 Hoydens Hill Road, Fairfield. Amount: \$870,000. Filed March 7.

Guerrero, Celeste and **Jader Tuiran Laras**, Greenwich, by Tracey Ann N. Plummer. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 11 Rex St., Greenwich. Amount: \$27,544. Filed Feb. 25.

Gugliimoni, Ruth Q., Fairfield, by Kevin G. Sanidad. Lender: PHH Mortgage Corp., 2000 Midlantic Drive, Suite 410-A, Mount Laurel, New Jersey. Property: 157 Crane St., Fairfield. Amount: \$697,500. Filed March 6.

Harrison, Gregory and **Kayla Harrison**, Newtown, by Michelle Kukk. Lender: SoFi Bank NA, 2750 E. Cottonwood Parkway, Suite 300, Cottonwood Heights, Utah. Property: 180 Glenbrook Road, Apt. 39, Stamford. Amount: \$303,360. Filed March 6.

Herrera, Bhanca M., Stamford, by Jason J. Morytko. Lender: M&T Bank, 1 M&T Bank, Buffalo, New York. Property: 88 Campfield Drive, Fairfield. Amount: \$350,000. Filed March 4.

Hillenmeyer, Edward F. and **Eileen D. Boyce**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 977 Sunset Road, Stamford. Amount: \$555,000. Filed March 6.

Irvine, Pamela F., Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 15 Settlers Trial, Stamford. Amount: \$315,000. Filed March 5.

Kelly, Peter A. and **Lorraine M. Ryan**, Greenwich, by Carolyn Elizabeth Smith Brown. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1 Old Farm Lane, Old Greenwich. Amount: \$200,000. Filed Feb. 24.

Kizhakekara, Mani Cherian and **Mini Cherian Kizhakekara**, Stamford, by Daniel Pagana. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 113 Redmont Road, Stamford. Amount: \$880,000. Filed March 4.

Laria, Lucas, Stamford, by John A. Cassone. Lender: Ives Bank, 220 Main St., Danbury. Property: 503 Pepper Ridge Road, Stamford. Amount: \$400,000. Filed March 4.

Levin, Maria and **Greg Busch**, Stamford, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 150 Hope St., Apt. 9, Stamford. Amount: \$408,000. Filed March 3.

Lewis, Marc K. and **Katharina Lewis**, Greenwich, by N/A. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 45 Zaccheus Mead Lane, Greenwich. Amount: \$1,499,950. Filed Feb. 27.

Leykikh, Amber and **Alexander Leykikh**, Southport, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 325 Morehouse Lane, Southport. Amount: \$100,000. Filed March 4.

Marte, Ana, Stamford, by Michelle Hanover. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 102 Hirsch Road, Stamford. Amount: \$150,000. Filed March 7.

McDermott, Maxwell and **Alyssa Vesco McDermott**, Stamford, by Jillian A. Judd. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 44 Settlers Trail, Stamford. Amount: \$700,000. Filed March 6.

McGuire, Ryan James and **Barbara Jean McGuire**, Bayside, New York, by Descera Daigle. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 1510 Stillson Road, Fairfield. Amount: \$600,000. Filed March 4.

Miller, Davis, Stamford, by Jonathan T. Hoffman. Lender: Total Mortgage Service LLC, 185 Plains Road, Milford. Property: 19 Lindale St., Unit E, Stamford. Amount: \$342,000. Filed March 3.

Moore, Elizabeth Carr and **Kevin Pierce Moore**, Fairfield, by Scarlett A. Almonte. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 488 S Pine Creek Road, Fairfield. Amount: \$50,000. Filed March 6.

Moss, Matthew and **Andrea Moss**, Fairfield, by Patrick Q. Mitchell. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 3360 Sturges Highway, Fairfield. Amount: \$95,974. Filed March 6.

Murphy, Michael J. and **Elizabeth M. Murphy**, Stamford, by William J. Zorzy. Lender: Guaranteed Rate Affinity LLC, 1800 W Larchmont Ave., Chicago, Illinois. Property: 66 Stamford Ave., Stamford. Amount: \$864,800. Filed March 5.

Nabi, Mukter and **Mozaher M. Salim**, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 25 Hanrahan St., Stamford. Amount: \$603,860. Filed March 6.

Ozyck, Stephen M. and **Andrea L. Ozyck**, Southport, by Scarlett A. Almonte. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 267 Southgate Lane, Southport. Amount: \$200,000. Filed March 5.

Pajer, Robert Michael and **Yu Janet Cao**, Greenwich, by Ruben Flores Jr. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 150 Prospect St. Unit 27, Greenwich. Amount: \$190,560. Filed Feb. 28.

Paredes, Ronal A., Stamford, by Mayra M. Rios. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 22 Courtland Ave., Unit 3, Stamford. Amount: \$154,850. Filed March 3.

Pergant, Farah, New York, New York, by Anne Fralin. Lender: Race City Capital LLC, 106 Langtree Village Drive, No. 301, Mooresville, North Carolina. Property: 37 Sheep Hill Road, Unit 12, Riverside. Amount: \$220,000. Filed Feb. 25.

Pope, Owen M. and **Courtney Pope**, Fairfield, by Chris Barreto. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 42 Norcliff Lane, Fairfield. Amount: \$1,828,000. Filed March 7.

Rabassa, Ana and **Kevin McOsker**, Stamford, by Seth J. Arnowitz. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 7 Fourth St., Unit 2H, Stamford. Amount: \$202,500. Filed March 3.

Reynolds, Lin and **Asa Reynolds**, Greenwich, by Vicki K. Johnson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 69 Calhoun Drive, Greenwich. Amount: \$2,300,000. Filed Feb. 27.

Rizzo, Dennis and **Enid Rizzo**, Fairfield, by Mark N. Clarke. Lender: United Wholesale Mortgage LLC, 585 South Blvd. E, Pontiac, Michigan. Property: 162 Glengarry Road, No. 162, Fairfield. Amount: \$310,000. Filed March 7.

Saad, Michael G. and **Jennifer Marie Yoguez**, Trumbull, by Sharon M. Jones. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 235 Rowland Road, Fairfield. Amount: \$750,000. Filed March 3.

Salmon, Barbara E., Stamford, by Geeta Narine-Sankar. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 85 Riverside Ave., Apt. B7, Stamford. Amount: \$280,000. Filed March 4.

Salomon, David R. and **Kimberly B. Salomon**, New York, New York, by Kimberly Anne Cavallaro. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 107 Clapboard Ridge Road, Greenwich. Amount: \$1,300,000. Filed Feb. 24.

Scotfield Enterprises LLC, Stamford, by Jonathan T. Hoffman. Lender: Housing Development Fund Inc., 100 Prospect St., Suite 100, Stamford. Property: 56 Scofield Ave., Stamford. Amount: \$550,000. Filed March 4.

Sperrazza, Gregory C. and **Amy J. Sterrazza**, Fairfield, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 322 Brambley Hedge Circle, Fairfield. Amount: \$584,842. Filed March 7.

Sullivan, Melissa and **Shawn Sullivan**, Fairfield, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 86 Ronald Drive, Fairfield. Amount: \$200,000. Filed March 7.

Vora, Anish and **Thanya Vora**, Cos Cob, by Robert E. Murray Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 19 Montgomery Lane, Greenwich. Amount: \$4,125,000. Filed Feb. 27.

Warburton, Bradford T. and **Kelli E. Warburton**, Greenwich, by Robert V. Sisca. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 95 Valleywood Road, Cos Cob. Amount: \$1,532,000. Filed Feb. 25.

Williams, Ezra W., Stamford, by John M. Eichholz. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 61 Seaton Road, Apt. 3, Stamford. Amount: \$136,000. Filed March 5.

Woods, Christopher and **Jacqueline A. Woods**, Fairfield, by Gina Marie Davila. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 47 Millard St., Fairfield. Amount: \$300,000. Filed March 5.

NEW BUSINESSES

C.O.R.N.E.R.S. Inc., 24 Hillside Ave., Stamford 06902, c/o C.O.R.N.E.R.S. Community. Filed March 20.

C+C Cordova, 80 Highview Ave., Stamford 06907, c/o Carlos Cordova. Filed March 18.

Charlie Health, 456 Glenbrook Ave., Unit 2-6, Stamford 06906, c/o Ch MH Services LLC. Filed March 13.

Classic Renovations, 25 Forest St., Apt. 12D, Stamford 06901, c/o Robert Adama. Filed March 26.

D.R. Handyman Construction, Stamford c/o Deny Rivas. Filed April 15.

Diageo Americas Supply Inc., 200 Elm St., Stamford 06902, c/o Stoop Dayz Co. Filed March 21.

Diamond Detailing, 112 Dean Drive, Stamford 06905, c/o Anthony Rabita. Filed March 7.

Doggie Grandparents, 47 Wake Robin Lane, Stamford 06903, c/o Francine Garb. Filed March 7.

Dreams Cleaning Company, 802 E. Main St., Stamford 06902, c/o Eliana D. Astudillo. Filed March 18.

Elevate Power Washing, Stamford c/o Mark Lovishuk. Filed March 27.

Elite Life Blue Print, 296 Glenbrook Road, Stamford 06806, c/o Joseph T. Pellicci. Filed March 26.

Fairchester Custom Windows LLC, 421 West Ave., Building 1, Stamford 06901, c/o Andersen of Westchester & Fairfield County. Filed March 18.

Forty/Love Ltd., 2389 Main St., Suite 100, Glastonbury 06033, c/o Kitchen Guard of Fairfield & Westchester. Filed March 21.

Fred Astaire Dance Studios, Stamford c/o Dior Ballroom LLC. Filed March 31.

Gala Cleaning, Stamford c/o Rusiana Galagoza. Filed March 27.

Good Life Property Group LLC, 6 Landmark Square, Suite 400, Stamford 06901, c/o Good Life Properties. Filed March 21.

Legal Notices

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: VENNTURE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on January 29th, 2025. 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: VENNTURE LLC, 409 Scarborough Rd, Briarcliff, New York 10510, principal business location of VENNTURE LLC. Purpose: To provide engineering and logistics consulting services, specializing in gap analysis and process optimization for shipyards and maritime companies, and to facilitate strategic partnerships between businesses with complementary capabilities #63788

Notice of Formation of Cuenca Express LLC. Arts. of Org. filed with SSNY on 02/28/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 17 e Main Street, Elmsford, NY 10523. Purpose: any lawful act or activity. #63789

Notice of Formation of Nine and Seven Eighths, LLC. Arts of Org. filed with the SSNY on 3/12/2025. Office location: Westchester County. SSNY designated as an agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to ZenBusiness Inc. at 41 State Street, Suite 112, Albany, New York 12207. Purpose: Any lawful act or activity. #63790

Notice of Formation of LLC. Ubiquistim LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 3/27/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Sayed Emal Wahezi, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63793

Notice of Formation of Mount Vernon Truck Repair, LLC. Arts. of Org. filed with SSNY on 3/24/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Mount Vernon Truck Repair LLC, 136 E. 3rd Street, Mt Vernon, NY 10550. Purpose: any lawful act or activity. #63794

Notice of Formation of CAFE LINA LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 02/01/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to MARLINA GOMEZ, 98 WESTFIELD RD, WHITE PLAINS, NY 10605. Purpose: Any lawful act or activity. #63795

Notice is hereby given that a Food & Beverage Business Liquor License, NYS Application ID NA 0340 24 145048 has been applied for by 602 North Ave 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 at 602 North Avenue New Rochelle NY 10801 2614. #63799

Notice of Formation of DAVIGO LLC. Articles Of Org filed with SSNY on 03/26/2025. Office Location: Westchester County NY. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to:804 Bronx River Road, 4D, Bronxville NY 10708. Purpose: any lawful purpose. #63800

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: docshay1, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/7/2023. Office location: WestchesterCounty. 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: docshay1 LLC, 777 white plains road unit 4a Scarsdale NY 10583, principal business location of the LLC. Purpose: any lawful business activity. #63801

Kara Wilson Art LLC. Arts. of Org. filed with the SSNY on 9/22/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 34 Wells Ave., Croton on Hudson, NY 10520. Purpose: Any lawful purpose. #63802

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: American Track, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/21/2025. Office location: Westchester County. Cogency Global, Inc has been designated as agent of

the LLC upon whom process against it may be served. Cogency Global, Inc. shall mail a copy of process to: The LLC, 3950 Fossil Creek Blvd, Suite 106, Fort Worth, Texas 76137 principal business location of the LLC. Purpose: any lawful business activity. #63803

Notice of Formation of Julie Russell, LLC Art. Of Org. filed with SSNY on 4/25/25. 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, 75 Island Drive, Rye, NY 10580. Purpose: any lawful purpose. #63806



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