



CLASS OF 2026 40 UNDER FORTY A 'THINK TANK' GENERATION

BY GARY LARKIN / glarkin@westfairinc.com • Page 10



Presenting the 2026 Class of Westfair Business Journal's 40 under Forty. Photo by Diana Vollaro

WESTCHESTER COUNTY

Hope for housing heard at Habitat event

"Housing is no just about walls or roofs; housing is about dignity. Housing is about stability. Housing is about whether a family has a chance to build a future," Westchester County Executive Ken Jenkins said when delivering... • Page 32

FAIRFIELD COUNTY

Three decades later, Meryl Moss keeps writing the next chapter

WESTPORT – Ever since Meryl Moss started her eponymous public relations and marketing firm here in 1993, modern literature has been the focal point as she and her team... • Page 33

THE LIST

Top Cleaning and Restoration Services in Fairfield and Westchester Counties

Ranked by reviews • Page 18

Monday
May 4

ISSUE #18



"The Wizard of Oz" was just one of a litany of plays and musicals that were produced at Bridgeport's Downtown Cabaret Theatre. It will close for good in June after "A Chorus Line" finishes its run. *Photo courtesy of Downtown Cabaret Theatre*

ARTS & LEISURE

Bridgeport's Downtown Cabaret Theatre to close after 50 years

BY GARY LARKIN / glarkin@westfairinc.com

Theatre Chair Scinto announces 'A Chorus Line' will be last production in June.

BRIDGEPORT – After 50 years, the Downtown Cabaret Theatre will have its final curtain call after the run of "A Chorus Line" ends in June, according to theater Chair Bob Scinto.

"It is with a heavy heart that I need to inform you we are closing the doors of the Downtown Cabaret Theatre in Bridgeport," Scinto wrote in an open letter posted to his company's website.

While Scinto thanked the local banks and the City of Bridgeport itself for keeping the lights on for so many years, he knew the theatre's survival was not long after the city sold the 263 Golden Hill St. building to a private developer in 2015.

"The city once owned the building and paid the electric bills," Scinto wrote. "Unfortunately, they sold the building to a private developer in 2015, who had economic motives and did not share the same interests the city had. I am a landlord myself and understand that position. However, once this occurred, the economics no

longer worked."

The 86-year-old building is now owned by Golden Hill Street Owner Realty LLC of Great Neck, Long Island, which bought it in 2024 from 263 Golden Street LLC for \$2 million.

The Downtown Cabaret Theatre was established in 1976 under the artistic direction of Claude McNeal. The theatre was a passion project inspired by the success of the Sacred Heart University Cabaret. After witnessing several successful seasons of the cabaret in an academic setting, Mayor Nicholas Panuzio and other business and civic leaders took the initiative to create a resident professional theatre company, deeming it essential for the development of the downtown area.

In 1995, the Cabaret underwent a \$1.3 million renovation to the facility. Renovations included the construction of a fly house over the stage, the remodeling of the backstage bathrooms, lobby, and house, as well as major upgrades to lighting, sound,

and air conditioning equipment. These renovations were funded by a \$900,000 grant from the state of Connecticut and a capital fundraising campaign. The newly renovated theatre now holds 290 people.

"I have been chairman of this theatre for over 40 years," Scinto wrote. "I became chairman for two reasons. First, the Hallinan family, whom I love and respect. We lost our beloved Richard Hallinan in 2006. His wonderful wife, Susan, is still with us and she left such a huge impression in a very gentle and loving way on the theatre and everyone who walked through those doors."

He said the second reason he became chair was that he was "genuinely invested" in the family they created on Golden Hill Street.

"Many weeks, I personally wrote checks to make payroll," he wrote. "At one point, an impressive 80,000 people a year came to see off-Broadway-style productions at night in Bridgeport. I believed I could make a difference in the perception of the city and its development."



No matter what business you're in, we're into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699
EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)
WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan
Fairfield Bureau Chief
& Senior Enterprise Editor • Gary Larkin
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Gary Larkin, Jeremy Wayne,
Pamela Brown
Research Coordinator
Luis Flores, Sebastian Flores

ART

Creative Director
Dan Viteri
Senior Art Director
Diana Vollaro

Metro Sales & Custom Publishing Director
Barbara Stewart Hanlon
Marketing Partners
Mary Connor

AUDIENCE DEVELOPMENT

Research Assistant • Sarah Kimmer

EVENTS DIRECTOR

Marketing & Events Manager
Natalie Holland

ADMINISTRATION

Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.



Developer of Yonkers project seeks reapproval as financing effort continues

BY PETER KATZ / pkatz@westfairinc.com

The entity 636 South Broadway Partners LLC, a related company of Macquesten Development is asking Yonkers to again issue approval of its site plan to build a 160-unit residential building at 632 aka 636 South Broadway in the city with the rental rates for all apartments designated as affordable.

According to Attorney Diana Kolev of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP required variances were obtained from the Zoning Board of Appeals in Feb. 2023 and in June 2023 the Planning Board granted site plan approval with amendments approved a year later.

According to Kolev, "As currently approved, the project consists of a

16-story building containing approximately 244,655 gross square feet with 160 dwelling units, 146 parking spaces and related infrastructure. The unit mix includes 20 three-bedroom units, 64 two-bedroom units, 69 one-bedroom units, and 7 studios, all of which will be marketed and leased to eligible households who earn between 50% and 80% of

the Westchester County Area Median Income."

Kolev noted that because the Planning Board on May 14, 2025, granted a one-year extension to the previous approval, it cannot be extended. So, the developer is asking for a new approval while representing there have been no changes from what was previously approved. The matter may be taken up at the Planning Board's



Rendering of 636 South Broadway Partners LLC's proposed building.

scheduled meeting on May 13.

"The applicant has been working diligently to secure financing for the construction of the project, including seeking assistance from the Yonkers Industrial Development Agency, the New York State Homes and Community Renewal (HCR), U.S. Department of Housing and Urban Development, and the County of Westchester," Kolev said. "Given the complexity of the financing, construction of the project has not yet commenced and site plan approval is required for the project to advance."

Kolev said that the applicant is excited to announce that the project is in the queue with HCR for construction closing this coming October and has recently secured bond financing for the project through Westchester County's New Homes Land Acquisition and Housing Implementation Fund programs.

The
Bristol
ASSISTED LIVING

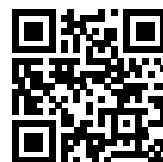
The Confidence of Choosing Right, The Art of Living Well

When people come through our doors, something shifts. Moments of uncertainty transform into a vision of what life can be — warm, unhurried, and entirely their own. For over 25 years, The Bristol has offered families clarity, comfort, and an experience better than they imagined.

Come see what's possible. Schedule your visit today.


The Bristol at Armonk
914.229.2590

The Bristol at White Plains
914.215.5820



thebristol.com



 Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.

County leaders reject Trump administration taking credit for Regeneron expansion

BY PETER KATZ / pkatz@westfairinc.com

Westchester County leaders are rejecting claims made by U.S. Treasury Secretary Scott Bessent that it is Trump's "Big Beautiful Bill" adopted a year ago that is responsible for Regeneron's expansion in Westchester County and elsewhere.

Bessent made his remarks recent during an interview on the cable network CNBC. A few days after Bessent's interview, Regeneron's co-founders and leaders Leonard Schleifer and George Yancopoulos were with President Trump at an April 23 Oval Office meeting that provided information on an agreement between Regeneron and the administration.

County leaders say that it is the decades-long local and state partnership with Regeneron and not relatively recent legislation signed into law by Donald Trump that has driven Regeneron's growth in Westchester County.

Bessent said on CNBC that during a visit to Regeneron in Westchester the company's management told him that a lot of their expansion in Westchester and North Carolina was due to tax benefits in the "Big Beautiful Bill" that allow rapid tax write-off of investments in plant, equipment and

research and development.

"Regeneron's success in Westchester County didn't happen overnight. Bessent's attempt to justify the 'Big Beautiful Bill,' adopted only one year ago, by linking it to Regeneron's success is absurdly misleading and disingenuous," said Westchester County

Executive Ken Jenkins. "It is the product of years of deliberate strategic investment, strong public-private partnerships, and a commitment to fostering innovation right here in our communities. We are proud of the significant role Westchester County has played in providing the support and building an environment where a leader in biotechnology can grow and thrive."

Deputy County Executive and Chair of the county's Industrial Development Agency (IDA) Joan McDonald said, "The Westchester County IDA was pleased to provide sales tax, mortgage recording tax and PILOT benefits to Regeneron as it continued its expansion in Westchester County. The partnership between Regeneron and Westchester County demonstrates, once again, the county's commitment to the bioscience community."

The county officials pointed out that since 2021, the county has part-



Oval Office meeting on April 23, 2026, with Yancopoulos fourth from right and Schleifer third from right.

"Regeneron's success in Westchester County didn't happen overnight — it is the product of years of strategic investment and strong public-private partnerships."

— Ken Jenkins

nered with Regeneron on two major expansion projects totaling nearly \$2 billion in investment.

"Regeneron's story is not told in political talking points," Jenkins said. "It's about a county that invested in innovation, supported job creation, and built a foundation for sustainable economic success."

"Westchester County works closely with Regeneron to support their continued growth in Westchester County through talent partnerships and educational programs," said Emily Saltzman, the county's director of operations. "They have remained and grown in Westchester County because of our educated and experienced workforce and high quality of life."

On April 23, Regeneron's co-founders and current leaders Leonard Schleifer and George Yancopoulos joined President Trump and members of his administration in the Oval Office at the White House to announce a new agreement through which Regeneron has responded to requests that were in a letter Trump had sent to Regeneron.

Under the agreement, Regeneron will lower drug prices and also utilize the drug sale platform TrumpRX.gov to allow eligible patients to directly purchase Praluent, Regeneron's PCSK9 inhibitor medicine, at the most-favored nation price. Addition-

ally, Regeneron will offer its gene therapy Otarmeni for free in the U.S. to treat people with severe to profound and profound hearing loss.

"For too long, American patients and taxpayers have shouldered a disproportionate share of the cost of biotechnology innovation — effectively subsidizing lower drug prices for other high-income nations that have not been paying their fair share," said Schleifer. "We hope that today's agreement, coupled with effective trade policy, will lead to closer equilibrium of prices around the globe while preserving innovation and lowering prices for Americans."

Yancopoulos said, "Our decision to provide Otarmeni for free in the United States serves to highlight our belief that the biopharmaceutical industry can be a genuine force for good in the world."

Under the agreement with the Trump administration, Regeneron will not be subject to future pricing mandates and will receive tariff relief for three years through an agreement with the U.S. Department of Commerce under which Regeneron has committed to certain activities and investments to support research and development and manufacturing in the U.S. Additional terms of the agreement with the Trump administration remain confidential.



BRI 80 YEARS BUILDING THE FUTURE

80th Anniversary Gala

THURSDAY, MAY 21, 2026

5:00 PM – Cocktail reception

6:00 PM – Dinner and program

Mamaroneck Beach & Yacht Club

JOIN THE MEMBERS OF THE BUILDING & REALTY INSTITUTE OF THE HUDSON VALLEY FOR THIS SPECIAL MILESTONE EVENT

Purchase tickets:

www.buildersinstitute.org/80thgala

HONOREES:



MARTIN GINSBURG
Ginsburg Development Companies



CYNTHIA KNOX
Caring for the Hungry and Homeless of Peekskill (CHHOP)

MASTER OF CEREMONIES:



REGINA DECICCO

Condo building proposed for Broad Parkway in White Plains

BY PETER KATZ / pkatz@westfairinc.com



Parking lot at 98 Broad Parkway. Satellite photo via Google Maps.

Plans have been submitted to White Plains for the construction of a six-story 27-unit condominium building on land at 98 Broad Parkway that currently is used as a surface parking lot. Attorney Kory Salomone of the White Plains-based law firm Zarin & Steinmetz told the city's Planning Board that the site covers approximately 0.27-acre and the proposed building would be 100% zoning compliant. The applicant is Horizon Technologies Inc.

Salomone said that there would be five one-bedroom units, 21 two-bedroom units and one three-bedroom unit. He said that while the existing parking lot has 43 spaces, the new building would have parking for 44 vehicles.

Architect Max Parangi explained that there would be two levels of below grade parking. He said that the ground floor of the building would have a three-bedroom unit and a two-bedroom apartment with a community room, management offices, utility space and mechanical rooms.

Parangi said that under zoning 40 parking spaces are required but they are providing four additional spaces. He said there would be some green space created on the roof.

"We tried in the color schemes to be mindful of the neighborhood; most of the buildings in our area are from the 1930s, 1940s, red brick mostly," Parangi said.

Paul Sysak of JMC Planning told

the Planning Board that the existing curb cut close to the corner of Broad Parkway and Windsor Terrace that allows access to the current parking lot would be eliminated and there would be two new curb cuts, one on Broad Parkway and the other on Windsor Terrace to allow vehicular access for the new building.

Sysak said that there would be a slight increase in impervious surface created by the development but that system to control stormwater runoff would be installed.

The matter was adjourned to the Planning Board's May 19 meeting and the plans were to be referred to city staff for comments. It was suggested that since no public hearing is required regarding the submission it is possible that a vote could be taken in May on whether to approve the application.

AFFORDABLE HOUSING

County Legislature approves \$5M in bonding to help pay for \$89M housing project

BY PETER KATZ / pkatz@westfairinc.com

The Westchester County Board of Legislators has approved legislation to issue not more than \$5,080,000 in bonds to provide funding for infrastructure improvements needed for the \$89 million project to redevelop the Franklin Courts Public Housing apartments in Tarrytown. At the same time, the Legislature approved an intermunicipal agreement with Tarrytown and developer WBP Development LLC related to the funding. The vote on both pieces of legislation was 16-0.

The Tarrytown Municipal Housing Authority and the Village of Tarrytown own the 7.4-acre site at 50 White St. where the Franklin Courts Public Housing apartments were built

in the 1950s. There are fourteen one- and two-story buildings that contain a total of 70 apartments. The redevelopment project involves constructing 90 rental units in four buildings; two two-story and two four-story buildings. All 90 rental units will be available to households that earn at or below 50% and up to 60% of the Westchester County area median income and will all remain affordable for a period of not less than 50 years.

A separate community building is planned that will include a lounge, fitness center and a game room. There will be on-site laundry services in each building. The grounds will also include seating areas, walking trails, a playground and a multipurpose paved area for sports.



Franklin Courts in Tarrytown. Satellite photo via Google Maps/Google Earth.

Also included will be the construction of 160 parking spaces with 108 spaces on-grade and 52 covered spaces.

The vast majority of the money to be raised through the bonding is to be used for infrastructure improvements

such as paving, grading, curbing, sidewalks, retaining walls, drainage systems, sanitary sewer system, water lines, lighting, signage, landscaping and construction management. The county will receive an administrative fee of \$80,000 to cover its costs.

Westchester County will have an ownership interest in the infrastructure improvements through an easement until the expiration of the term of the bonds. The county will not be responsible for any costs related to the operation and maintenance of the infrastructure improvements.

Among the other funding sources for the project are: the New York State Housing Finance Agency that will hold a first mortgage; a New York State Homes and Community Renewal subsidy; Federal Low Income Housing tax credits; State Low Income Housing tax credits; and New York State Brownfield tax credits.

A modern glass skyscraper with a curved facade is shown on the right side of the image. The building has multiple floors with large windows, some of which are reflecting the sunset. The sky is a mix of blue and orange, with the sun low on the horizon. In the background, a city with green trees and buildings is visible, along with a body of water. The overall scene is a high-angle view of a city at sunset.

NEW ROCHELLE

Partner Insights

2 EXCEPTIONAL COMMUNITIES...1 COMMITMENT TO CARE



THE FOUNTAINS AT RIVERVUE SENIOR LIVING

1 RiverVue Place | Tuckahoe, NY 10707
(914) 768-6000

The Fountains at RiverVue

A hidden gem, continuing our reputation in Tuckahoe for almost 25 years providing quality care in a warm, family-friendly atmosphere.



MONARCH COOPERS CORNER SENIOR LIVING

11 Mill Rd | New Rochelle, NY 10804
(914) 278-7709

Monarch Coopers Corner

Our boutique-style, high-end community where personalized care meets an intimate, elegant setting.

Monarch Communities proudly offer 2 outstanding options for Assisted Living and Memory Care in Westchester, just minutes apart. Each Community is designed to meet your unique needs and lifestyle in a welcoming environment. Continue to stay engaged with our Programs with a Purpose, where we offer a full daily calendar, as well as offsite transportation to local venues. Enjoy a vast array of diverse, seasonal chef-prepared menus. Continue to maintain your independence with the added bonus of additional care services tailored to your individual needs.

Ask about our Mosaic Club specialized programming, designed to enhance the experience for our Memory Care Residents, available at both The Fountains at RiverVue and Monarch Coopers Corner

SCAN HERE TO LEARN MORE



ABOUT OUR COMMUNITIES



INVESTING IN NEW ROCHELLE



247 NORTH AVEUE



3THIRTY3 & ENCORE



ONE & TWO CLINTON PARK

The Cappelli Organization and its subsidiaries, Cappelli Development and LRC Construction, are prominent leaders in real estate development and construction in the Northeast with a 45-year track record of proven excellence. From concept to completion, we bring a unique and well-rounded perspective to every project we oversee.

Real Estate Investment / Development Management / Construction Management
General Contracting / Concrete Superstructure



Cappelli Organization, 5 Renaissance Square, 42nd Floor, White Plains, NY 10601
914-769-6500 | WWW.CAPPELLIORG.COM

Get unlimited access



For only \$1 a week

Stay informed with the only
local business news in your area.

westfaironline.com/become-a-member/

SUBSCRIBE TODAY

**Westfair
Business Journal**

Lawmakers push for Metro-North service expansion

BY PETER KATZ / pkatz@westfairinc.com



Metro-North train on Hudson Line.

Eighteen state senators have gotten together to urge Gov. Kathy Hochul to follow-through on a plan for Metro-North to expand service beyond Poughkeepsie that was supposed to have already begun but has been on hold. With Amtrak restoring service between New York City and Albany that has a few stops in the Hudson Valley, Metro-North's planned expansion beyond Poughkeepsie was shelved.

State Sen. Shelley Mayer said, "For so many New Yorkers, our trains are not a luxury but a necessity. It helps New Yorkers get to work, visit family, and experience the beauty, culture, and rich diversity of communities across New York. Access to safe, reliable, sustainable transportation will ensure New Yorkers from New York City to Yonkers and beyond have quality rail service that is easily accessible. The Metro-North expansion must be revived and prioritized."

Sen. Pete Harekham said, "Expanding Metro-North's train service beyond Poughkeepsie would benefit Hudson Valley residents in so many ways in terms of convenience and more transportation options, along with more jobs, increased tourism, boosting local economies. Additionally, it would mean less automobiles on the roadways, leading to cleaner air and decreasing our dependence on fossil fuels for transportation."

In their letter to Hochul, the lawmakers said, "Extending Metro-North would have created a direct line between upstate communities and major hubs like Grand Central Station and Harlem 125th Street, and provided access to the East Side of Manhattan, something Amtrak service does not do. Metro-North is also the most affordable rail service into and out of New York City, making it easier and more economical for residents and visitors alike. The expansion of the Metro-North train would have opened opportunities for more people to travel to New York City, as well as drive economic opportunity to our upstate communities and small businesses."

The state senators expressed confidence that there is a solid demand for Metro-North service beyond Poughkeepsie.

"More public transportation serving and connecting the region is something people have asked for for years," the senators said in their letter to Hochul. "Direct Metro-North service would also create car-free connections between downstate communities and upstate destinations, including access to parks and trails, which we know is a priority of your administration."



THE SUN'S RISING ON SULLIVAN...



Learn more: sullivanyny.gov/departments/Airport
Explore options: call Ryan Brown at 845-807-0325

New \$24M business terminal

Office space for lease

Full-service restaurant coming

6,298 x 150-foot runway

ILS, GPU, AWOS and fuel truck

600 acres with developable space

20 minutes by air from NYC

Daily news delivered to your inbox.

Westchester and Fairfield Counties



Subscribe today
FREE

News@Noon

mailchi.mp/westfairinc.com/newsletter-subscribe



Winfield L. Morse School. Photo via Google Maps.

ENERGY

Hudson Valley schools awarded \$20M+ for clean energy upgrades

BY PETER KATZ / pkatz@westfairinc.com

The school systems in Newburgh in Orange County and Tarrytown in Westchester have each been awarded more than \$10 million from New York state's Clean Green Schools Initiative. The funding was part of the \$100 million that is being made available to make clean energy upgrades in public schools across the state.

The Clean Green Schools Initiative, administered by the New York State Energy Research and Development Authority (NYSERDA), provides funding to projects that help schools reduce energy use and improve the energy efficiency of their buildings while minimizing exposure to extreme heat. Eligible project types include retrofits that reduce energy consumption, electrification readiness projects, and conversion of central heating and/or cooling plants to clean energy technologies, such as heat pumps.

More than \$10 million has been allocated for the Newburgh Enlarged City School District. The district will install ground source heat pump systems at two buildings

to fully electrify the HVAC systems and eliminate fossil fuel usage. The project also includes upgraded ventilation and filtration systems to improve indoor air quality and supports the district in incorporating clean energy educational activities into the curriculum. This project is expected to reduce energy use in the buildings by at least 50%.

The Union Free School District of the Tarrytowns will receive \$10.1 million for work at the Winfield L. Morse School and Washington Irving School. The Tarrytown school district also will install heat pumps to significantly reduce fossil fuel usage at the two buildings. The project also includes electrification of hot water systems and kitchen equipment, lighting improvements, upgraded ventilation and filtration systems to improve indoor air quality, as well as supporting the district in incorporating clean energy educational activities into the curriculum. As in Newburgh, the Tarrytown project is expected to reduce energy use in the buildings by 50%.

"More students in priority school districts across the state will bene-

"More students in priority school districts will benefit from modernized and healthier learning environments as we progress toward a cleaner future."

— Kathy Hochul



Washington Irving School. Photo via Google Maps.

fit from modernized and healthier learning environments as we progress toward a cleaner future for the next generation," Gov. Kathy Hochul said.

According to State Education Department Commissioner Betty Rosa, "Across New York state, schools are making incredible strides toward sustainability by creating healthier spaces for students to learn and grow. The Clean Green Schools Initiative is vital to this work by helping districts invest in improvements that will benefit students for generations to come."

State Sen. Shelley Mayer said, "This investment will help districts modernize their facilities with clean energy technologies that reduce energy use, lower emissions, and create healthier learning environments for students, teachers, and staff without additional financial strain on local communities."

NYSERDA first launched the Clean Green Schools Initiative in April 2022. Since its inception, more than \$82 million has been allocated for 14 installation projects.

Celebrating ★ 250 Years ★

OF BUSINESS & COMMERCE IN AMERICA

*Focused on Westchester County,
the Hudson Valley, NY & Fairfield County, CT*

It's a Living Story. *Be Part of It.*

Westfair Business Journal proudly presents a special editorial section commemorating 250 years of American business and commerce and its enduring impact on our regional economy. Publishing June 1, this visually driven feature will take readers on a journey through time – spotlighting pivotal milestones, defining moments, and compelling factoids that shaped the business landscape of our region.



**Publishes:
June 1**

More than a publication, this edition is designed to become a permanent record of regional business legacy – a keepsake issue readers will revisit for years to come.

**Westfair
Business Journal**

**DEADLINE
EXTENDED:**

**May 1
May 8**

To advertise, contact your Marketing Partner at partners@westfairinc.com

• Page 1

CLASS OF 2026 40 UNDER FORTY A 'THINK TANK' GENERATION

STAMFORD – The Westfair Business Journal's Class of 2026 40 under Forty lived up to its moniker as a “high-concentration think tank” Thursday night at The Stamford Hotel.



CONGRATULATIONS



Patrick J.
McNamara

On being recognized
as one of
Fairfield County's
40 Under Forty



DR Bank congratulates
Alex Lieberman on his
nomination as a 40 under Forty
honoree for the launch of
Attorney Advantage Banking.



The Bank for
Connecticut
Law Firms



The latest honorees, which join a roster of 840 alumni over the past 21 years, include eight founders and people from such industries as financial services (7), attorneys (5), real estate (3), and legislators (2).

Michael Crystal, founder and managing principal of Myriad Development Group and guest speaker, tried to inspire this year's group of winners by reminding them about their responsibility to their business and personal community.

"When I look around this room, I see a high concentration think tank of people who are firmly rewriting the rules of how we work, how we lead and how we give back," Crystal said. "I want to challenge each and every one of you not to think of it (making the Westfair 40 under Forty list) as a finish line, but as a launch pad.

"You have already mastered the 'what' of your career – the technical skills and the great (ability) to stand out. Now as you move into the next phase of your leadership, I want to get into the how and the why."

He added that as true leaders, their job isn't just to hit the targets. "It's turn vision into reality and build cultures where everyone feels like they own a piece of the vision," he said.

Michael Crystal, founder and

managing principal of Myriad Development Group, was the guest speaker at the 40 under Forty event. Photo by Diana Vollaro

The awards ceremony was led by MC Matt Scott, meteorologist/Co-host Fox 61 Morning News, who used his comical schtick to enlighten the audience.

The judges for the awards were Nelson Merchan, business advisor of the Connecticut Small Business Development Center and Dr. Nikki Wingate, associate professor of marketing at Sacred Heart University's Welch College of Business and Technology.

The event, which drew about 300 people, was sponsored by The Stamford Hotel, Martin LLP Counselors at Law, Action Entertainment, CBRE, Citrin Cooperman, DR Bank, Lexus of Westport, Monoco Advisors, Mandelbaum Barrett PC, New England Antique Lumber, the New York Yankees, Sacred Heart University, Share Creative and Yale New Haven Health.

Another message that resonated at the event was delivered by one of the longtime judges.

"It's not about how the honorees, all of you, are dedicated to your profession and committed to excel-

"Don't think of this as a finish line — think of it as a launch pad."

— Michael Crystal



Michael Crystal, founder and managing principal of Myriad Development Group, was the guest speaker at the 40 under Forty event.



Leadership in Action. Conservation at Heart.

Celebrating Ashley Volkens!

Connecticut's Beardsley Zoo proudly celebrates Ashley Volkens on being named a Westfair 40 Under Forty honoree—a recognition of emerging leaders making a meaningful impact across our region.

Ashley's passion, vision, and boundless energy help drive the Zoo's mission forward every day. Through her leadership, the Zoo continues to expand its reach as a place where conservation, education, and community come together to inspire the next generation of wildlife stewards.

Her work reflects what this honor represents: leadership with purpose and a commitment to making our community—and our natural world—stronger for the future.

Congratulations, Ashley
Your impact is being felt far beyond the Zoo gates.

We proudly join the community in congratulating all 2026 Westfair 40 Under Forty honorees for their impact, leadership, and commitment to our region.



CONNECTICUT'S BEARDSLEY ZOO

Scan to experience Connecticut's Beardsley Zoo.



MARTIN_{LLP}

Counselors at Law



We're proud to congratulate our partner,
Chris Geotes, on being named
a 40 Under 40 honoree

Your achievements reflect not only your talent but your unwavering commitment to making a meaningful difference. We're proud to celebrate this milestone with you.

Martin LLP is a trusted advisor to local and national clients on corporate, litigation, and real estate matters. As a sophisticated law practice, we are particularly valued for our relationships with growth companies and their private equity and venture capital investors. With a proactive approach, we partner with our clients, anticipating their needs and providing practical advice focused on maximizing the value of their business opportunities.

Corporate • Litigation • Real Estate

New York ▼ Connecticut ▼ Pennsylvania ▼ martinllp.net



lence in doing your job,” Wingate said. “But somehow these wonderful honorees find time outside all of their calendar of events to find that positive energy out there and spread it among their community.”

The winners, who were given a couple of minutes to answer questions posed to them by Scott, displayed that spirit as they accepted their awards from the members of their local chamber of commerce.

“I represent not just myself, but 100 girls who I empower and mentor every single day,” said Bobbi Brown, CEO of #100Girlleading Inc. “This is really in their honor for the work that we do for women in the City of Bridgeport.”

When asked who she would love to have dinner with, Brown went right to a legend in TV broadcasting. “If there was someone that I would love to talk to – which is really the reason we started our mentorship program for them to talk to great leaders – it would be Oprah Winfrey,” she said. “As a kid, I have adored the work that she did for her community. And one of the questions I would ask her is, knowing what she knows



Moneco Advisors is proud to recognize
this year's Fairfield County leaders
making an impact in the community



*We extend a special congratulations to
Stephanie Van Albert CFP[®]
for being named a WBJ “40 Under Forty” Honoree*

At Moneco Advisors, we are
committed to helping
individuals, families and
businesses build confident
financial futures through
thoughtful planning and
personalized guidance.

monecoadvisors.com





A Full-Service Law Firm Dedicated to You

Mandelbaum Barrett PC provides strategic, relationship-driven legal counsel to businesses, professionals, and individuals across a wide range of industries. With offices in New Jersey, New York, Connecticut, Florida, and Colorado, the firm serves clients both regionally and nationally.

Our attorneys offer guidance across more than 30 practice areas, including corporate, tax, litigation, real estate, and healthcare, partnering closely with clients to deliver practical, business-focused solutions that support both immediate needs and long-term success.

Known for our responsiveness and commitment to client service, Mandelbaum Barrett PC is dedicated to helping clients navigate complex legal challenges with confidence.

Ivey, Barnum & O'Mara, LLC has officially joined Mandelbaum Barrett PC, marking an exciting expansion of our team and services.

Contact Us Today!



203-661-6000



INFO@MBLAWFIRM.COM



WWW.MBLAWFIRM.COM



170 MASON ST, GREENWICH CT



Attorney Advertising



Sacred Heart UNIVERSITY

Business & STEM Graduate Program Virtual Information Session

May 26 at 7 p.m.

Discover how you can advance your career with a graduate degree from SHU, named a Best Business School by The Princeton Review.

- Master of Business Administration (MBA)
- MS in Accounting
- MS in Business Analytics & Applied AI
- MS in Computer Science & Information Technology
- MS in Cybersecurity
- MS in Digital Marketing
- MS in Finance & Investment Management
- MS in Industrial/Organizational Psychology
- Ph.D. in Organization Development, Change & Effectiveness

REGISTER NOW





“Loyalty is earned through meaningful work, growth opportunities, and strong leadership.”

— Jason Nova

today about the industry, would she still choose the same path?”

Matt Vogt, owner and president of New England Aquatic Services LLC, also cited his work in the community for his success.

“My father told me when I first got involved in the community (Board of Education and Town Building Committee) I never made more enemies trying to help people (than when I didn’t),” Vogt said. “That rings true in a certain way that no matter when you try to give back you’re going to attract negative attention, misinformed attention. But the fact of the matter is there is nothing better than giving back to your community and making meaningful change.”

Jason Nova, communications advisor to Danbury Mayor Roberto Alves, was one of the 40 honorees Thursday night at The Stamford Hotel. Photo by Diana Vollaro

Jason Nova, communications advisor to Danbury Mayor Roberto Alves, believes that good deeds leads to more good deeds in the community, especially among young leaders.

“A common misconception about young professionals is that they lack loyalty,” Nova said. “In reality, many are deeply committed to the organization. The loyalty is earned through meaningful work, growth opportu-

nity and strong leadership. Rather than staying out of obligation, they choose to invest in the organization that invested in them.”

Winners were introduced by chambers of commerce Chamber partners included the Bridgeport Regional Business Council the Connecticut Business & Industry Association, and the chambers of Brookfield, Darien, Fairfield, Greater Danbury, Greater Valley, Greater Norwalk, Greenwich, Stamford, Westport-Weston, and Wilton.

One more task Crystal asked of his “think tank” was to learn to pay their knowledge and experience forward while also nurturing their own careers.

“You’re going want to learn how to be patiently impatient,” he said. “And if you can’t be patiently impatient, then be impatiently patient. We learn a culture of now. I want a promotion now. Expansion now. Results yesterday.

“As you leave here tonight, I want you to remember this: Don’t just be successful. Be significant. Success is about what you accumulate. Significance is about what you contribute. Use your influence to mentor someone who may think or feel very different than you.”

CBRE



Joseph Weaver

Vice President
Stamford, CT

cbre.com/stamford

Realizing potential in every dimension

Fairfield County’s 40 under Forty, 2026

Congratulations to our friend and colleague Joe Weaver, on his well-deserved recognition amongst the exceptional talent enriching Fairfield County. Joe’s professionalism, diligence and innovative spirit raise the standards of excellence within our industry.

Thank you for your continued commitment to the communities in which we live and serve.

Jason Nova, communications advisor to Danbury Mayor Roberto Alves, was one of the 40 honorees Thursday night at The Stamford Hotel.

The improbable, probable papacy of Leo XIV

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

A year after his election, the pope is arguably the most influential American in the world

On Thursday, May 8, Pope Leo XIV marks the first anniversary of a papacy that gives new meaning to the phrase "God moves in a mysterious way."

When the white smoke plumed from a special copper chimney atop the Sistine Chapel roof almost a year ago to the day, signaling a new pope had been elected after the death of Pope Francis almost three weeks earlier, few imagined it would be Cardinal Robert Francis Prevost, the mild-mannered, Chicago-born Augustinian missionary who served as prefect of the Dicastery for Bishops, a top Vatican post with a hand in selecting bishops worldwide. The United States was considered too dominant, the smart money said, for there ever to be an American pope.

Yet there Leo — who took his name from Pope Leo XIII, pontiff during another Gilded Age (1878-1903) of sweeping contrasts — and we were.

And while the new pope has since spoken out clearly but carefully in support of migrants and the victims of wars in places like Gaza and Ukraine, few could've imagined, too, that he would emerge as the passionate leader of not only more than 1.4 billion Roman Catholics — representing about 17.8% of the world's population and growing — but those longing for direction to a life beyond war, materialism and alienation.

And yet, here Leo and we are.

Improbable? Perhaps not to the faithful, who, after all, believe in miracles. But perhaps not also to others who see Leo XIV's particular brand of American equanimity as making him a man of and for our time.

The pope has a net favorability rating in the U.S. of +34, significantly higher than other public figures and a worldwide rating of +24. A Gallup International End of Year Survey (October–December 2025) found that Leo is the only contemporary global leader with a positive net reputation worldwide.

"Pope Leo's first year shows us the next step for the church — a commitment to prayerful conversation in continuity with Pope Francis, bold statements against war and the importance of the pope as a unifier for a polarized church and world," Charles A. Gillespie, Ph.D., assistant professor of Catholic Studies at Sacred Heart University in Fairfield, said recently on TribLive.

The bridge builder

Leo often wears the mozzetta — the short red cape — favored by the conservative, scholarly Pope Benedict XVI and eschewed by the liberal, galvanizing

Pope Francis. He has eased restrictions on the Traditional Latin Mass (TLM) — which has also endeared him to conservatives. (It should be noted here that the church never entirely abandoned Latin in the liturgy. For example, the seasonal cycle of Marian Antiphons, sung before the final hymn, are in Latin.)

At the same time, Leo has kept faith with mentor Pope Francis, advocating for the environment, the rights of migrants and refugees and synodality, a greater role in the church for laymen — and particularly laywomen, who nonetheless cannot become deacons or priests. (In an extraordinary gesture, Pope Leo XIV — who last October prayed with King Charles III, head of the Church of England, and Queen Camilla — prayed on Monday, April 27, with the Most Rev. Sarah Mullally, the first woman to lead the Anglican Communion as archbishop of Canterbury. It's a reminder that the world "pontiff" — from the Latin "pontifex," the name of Leo's X handle — means "bridge builder.")

"Pope Leo XIV's first year set a clear vision rooted in unity, peace and social justice," said Michelle Loris, Ph.D., Psy.D., professor of Catholic Studies at Sacred Heart. "From the start, he emphasized a missionary, synodal Church grounded in dialogue, listening and bridge-building. His message of 'Peace be with you' became a defining theme, calling for 'unarmed and disarming' peace. This vision shaped his actions, including outreach to Orthodox Christians and a focus on unity within the global Church.

"His Apostolic Exhortation 'Dilexii Te' highlights concern for all forms of poverty — material, social, cultural and spiritual — continuing the legacy of both Pope Francis and Leo XIII."

And yet, these very qualities — springing from the teachings of Jesus and the Gospels, experts have stressed — put him on a collision course with the Trump Administration. As an Augustinian, with a Bachelor of Science in mathematics from Villanova University outside Philadelphia, a Master of Divinity from Catholic Theological Union in Chicago and a Doctorate in Canon Law (JCD) from the Pontifical

University of St. Thomas Aquinas in Rome, Leo is well-versed in St. Augustine's advocacy for a life lived in community with others in which war is justifiable only under certain conditions..

"War divides; hope unites," Leo noted in his reflection from the worldwide Prayer Vigil for Peace on April 11, which included the antiwar sentiments of other recent popes. "Arrogance tramples upon others; love lifts up....My dearest friends, all it takes is a little faith, a mere 'crumb' of faith, in order to face this dramatic hour in history together — as humanity and alongside humanity."

Amid pushback from President Donald J. Trump and Vice President JD Vance, a Catholic convert, for his condemnation of the Iran War, the pope stood firm while also speaking out against tyrannical leadership around the globe and the use of religion for political gain. In Cameroon, part of a four-nation African tour that included Algeria, Angola and Equatorial Guinea, the pope said:

"The world is being ravaged by a handful of tyrants, yet it is held together by a multitude of supportive brothers and sisters."

He added: "Woe to those who manipulate religion and the very name of God for their own military, economic and political gain, dragging that which is sacred into darkness and filth."

Leo later told the papal press corps that he had written that speech weeks before the Trump contretemps that exploded at the outset of the African tour, Monday, April 13. Still, he might've modified the homily. He chose not to.

A native son who belongs to the world

Ever the pacifist — though not a pacifier — Leo also said that while he was "not afraid" of the Trump Administration, it was "not in my interest" to get into a fight with the president.

The disagreement has dented Trump's approval among Catholics — the largest Christian sect in the country (20% to 22% of the adult population) and a key group of swing voters that helped him win in 2024 — but only slightly. As of late April, Trump's approval rating among American Catholics had fallen from 55% to 51%, rebounding nonetheless from a low of 48%. In contrast, Leo has an 84% approval rating among American Catholics.

Still, the first U.S.-born pope will not be celebrating the 250th birthday of his native land in his native land. Contrary to recent reports that said the pope decided against the visit after a "contentious" January meeting only recently made public between Christophe Pierre — then papal nuncio, or ambassador, to the U.S. — and Elbridge A. Colby, a Pentagon undersecretary and Catholic convert, it was never Leo's intention to come here for the special Fourth, said Dan Rober, Ph.D., associate professor of Catholic Studies at Sacred Heart, where he, Charlie Gillespie and Michelle Loris take part in the "Cor Ecclesiae" podcast with professor emeritus and moderator Michael W. Higgins.

Instead, the pope will receive the Liberty Medal from the National Constitution Center in Philadelphia in a virtual July 3 ceremony recognizing, the center said, "his lifelong work promoting religious liberty and freedom of conscience and expression around the world."

On the actual Fourth, he'll visit Lampedusa, the Italian island that serves as a gateway for migrants seeking entry to Europe. Migrants have been close to Leo's heart. So are this former math and physics teacher's concerns about the uses and abuses of AI.

"Leo's forthcoming encyclical 'Magnifica Humanitas' (May 15) should give us some insight into his expressed concerns about artificial intelligence in relation to human dignity and the dignity of work in particular," Rober said. "This is an area where his insights may break through outside the church, given the rising levels of concern in this area. Like his namesake Leo XIII with the Industrial Revolution, Leo clearly sees the church as having something important to offer in an era of what may turn out to be epochal technological change."

On Wednesday, May 6, the "Cor Ecclesiae" podcast will host Christopher Lamb, CNN Vatican correspondent and author of the new "American Hope: What Pope Leo XIV Means for the Church and the World" (Headline Publishing Group Ltd., \$32, 284 pages).

Also just out is Elise Ann Allen's "Pope Leo XIV: The Biography" (Penguin Random House Christian Publishing Group, \$28, 290 pages).

Business Lists

Top Cleaning and Restoration Services

WESTCHESTER AND FAIRFIELD COUNTIES

Wf Westfair
Business Journal

westfaironline.com



2026 Top Cleaning and Restoration Services in Fairfield and Westchester Counties

RANKED BY REVIEWS - Completed By Gary Larkin / glarkin@westfairinc.com - (973) 722-5642

Rank	Company name Address Phone Website	Principal(s) Email	Reviews	Services	Company description	Year Founded
1	Performance Environmental Services 111 Kendall St., East Haven, CT 06512 (203) 624-3200 peservicegroup.com	Steve Sadler, CEO, Owner	None, A+	Janitorial services, carpet and rug cleaning, window cleaning, green cleaning, day cleaning, construction cleaning, emergency services, carpet and hard floor cleaning, specialty cleaning; mold removal, water and fire damage, asbestos removal, air quality services, sewage backup cleanup, seasonal disaster response, disinfection, demolition, reconstruction.	The company conducts periodic wellness checks and documented site inspections for the life of the contract. With a focus on finding and resolving potential issues BEFORE they emerge, we ensure consistency and 100% contract compliance.	1990
2	New Crystal Restoration 109 S Regent St., Port Chester, NY 10573 (914) 937-0500 newcrystalrestoration.com	Lisa Cordasco, Owner Lisa@crystalrestoration.com	4.4 (11 reviews), A+	Mold removal, water and fire damage, asbestos, air quality, sewage backup, seasonal disasters, disinfection, demolition, reconstruction.	Full-service green restoration company serving commercial, industrial, and residential properties damaged by fire, water, smoke, and sewage.	1960
3	PuroClean 110 Hunyadi Ave., Fairfield, CT 06824 (203) 763-1155 puroclean.com/fairfield-ct-puroclean-fairfield	Francis Fiolek, Owner ffiolek@puroclean.com	4.4 (612 reviews), No BBB rating 5.0 (59)	Commercial restoration services including water, fire, mold, bio-hazard, and storm damage recovery; emergency board-up, structural drying, and reconstruction services.	PuroClean of Fairfield delivers 24/7 emergency restoration services with a focus on fast response, compassion, and customer satisfaction. Led by owner Francis Fiolek, the team is professionally trained, insured, and certified in water damage restoration and environmental safety standards. Serving Fairfield and surrounding areas, PuroClean provides reliable, ethical, and efficient solutions to restore homes and businesses quickly and safely.	2019
4	Gemini Restoration 725 Lehigh Ave., Union, NJ 07083 (908) 686-7777 geminirestoration.com	Guy Abrahamson, President info@geminirestoration.com	4.4 (21 reviews), A+	Building restoration, commercial cleaning, custom home building, disaster remediation, fire restoration, new construction, reconstruction services, water restoration.	Operates under the philosophy of being a "company that cares," emphasizing personal attention while handling residential and commercial fire and water damage restoration and reconstruction.	1973
5	Westfair Restoration 34 1st St., New Rochelle, NY 10801 (800) 442-1976 westfairrestoration.com	Kathryn Godoy, CAO help@westfair1.com	5.0 (6 reviews),	Water, fire, and smoke damage restoration, odor removal, HVAC and duct cleaning, draperies and carpet cleaning, moving and storage, specialty cleanup.	Specializes in residential and commercial restoration involving fire, smoke, soot, mold, water, vandalism, and odor damage.	1963
6	Restoration One of Southern Connecticut 70 High Rock Rd., Sandy Hook, CT 06482 (203) 456-8806 restoration1.com/southern-connecticut	Thomas O'Hara, Owner tom.ohara@restoration1.com	5.0 (3 reviews), No BBB rating	Water and fire damage restoration, mold remediation, air duct cleaning, crime scene and trauma cleanup, carpet cleaning, vandalism and graffiti removal.	A national property restoration company providing 24/7 emergency services for residential and commercial properties. Specializes in cleanup, remediation, and structural drying, often working directly with insurance carriers.	2015

2026 Top Cleaning and Restoration Services in Fairfield and Westchester Counties / Ranked by reviews

Rank	Company name Address Phone Website	Principal(s) Email	Reviews	Services	Company description	Year Founded
7	Westchester Cleaning Services PO Box 8511, Tarrytown, NY 10591 (914) 357-5780 westchestercleanings.com	David Guerrero AIA, Managing Member Juan Rodriguez, owner	4.0 (8 reviews), No BBB rating	Janitorial services, office cleaning, condo and co-op cleaning, porter services, post-construction cleaning, strip and wax floor care, specialty and one-time services.	A commercial cleaning company focused on consistency, helping property managers maintain safe, clean, and manageable buildings.	2015
8	All-Pro Cleaning & Restoration (A Belfor Company) 75 Virginia Rd., North White Plains, NY 10603 (914) 592-2849 allprorestoration.com	Thomas Avezzano, President Tom@allprorestoration.com	4.0 (3 reviews), No BBB rating	Water and fire damage restoration, mold remediation, structural repairs and replacement, detailed cleanup and repair, infection control.	A one-stop shop for commercial and residential emergency restoration needs with over 35 years of industry experience.	1987
9	Paul Davis Restoration of Fairfield County and Westchester County 14 Finance Dr., Danbury, CT 06810 (203) 403-3724 westchester-county.pauldavis.com	Subsidiary of FirstService Brands) Barry Floyd, CFO	3.0 (4 reviews), A+	Biohazard cleanup, content restoration, document restoration, electronics restoration, emergency response, fire and flood damage restoration, industrial restoration, large loss restoration, mold remediation, reconstruction, remodeling, sewage cleanup, smoke and storm damage restoration, water damage restoration.	An industry leader that helped shape restoration standards through advanced estimating systems and close collaboration with the insurance industry.	1995
10	Bowerman Cleaning & Restoration 7 Intervale St., White Plains, NY 10606 (800) 638-4799 bowermanrestoration.com	Michael Bowerman, President info@bowerman.us.com	3.3 (16 reviews), A+	Carpet and rug cleaning, mold removal, fire and water damage restoration, water damage restoration, fire cleanup.	A family-rooted business with decades of experience in carpet cleaning and restoration services, originating in New Rochelle, NY.	2008
11	Sano Office Care 21 Union Ave., Tarrytown, NY 10591 (914) 497-3902 sanoofficecare.com	Kevin Aguiar, President kevinw.aguiar@gmail.com	None, A	Commercial cleaning, carpet and rug cleaning, window cleaning, janitorial services.	Focused on delivering a higher standard of cleaning specifically for office environments, backed by decades of combined industry experience.	2024
12	CCLEAN 480 Bedford Rd., Chappaqua, NY (914) 340-0213 cclean.it	Joe Pizzimenti, LEED AP joe@cclean.it	N/A	Commercial cleaning, construction cleaning, commercial kitchen deep cleaning, labor support, cleaning for health, floor and specialty services, carpet cleaning.	CClean provides reliable, highly trained cleaning professionals with a 50% lower turnover rate than the industry average. Serving Westchester County, New York City, and Fairfield County, the company offers flexible commercial janitorial and sanitizing services, including daytime, evening, and week-end scheduling. Known for a proactive, cost-effective approach and strong quality control, CClean delivers consistent results for both one-time and ongoing cleaning needs.	1982



MEET THE 2026 HONOREES

The C-Suite Awards recognizes and celebrates the outstanding leadership and achievements of senior executives and organizations in Fairfield and Westchester Counties, bringing together C-suite leaders and decision-makers to recognize the strategic visions and innovative initiatives that have significantly impacted businesses and communities.

**NETWORKING AND
AWARD PRESENTATION**

**Wednesday, June 10
5:30 – 8 PM**

TO REGISTER VISIT:

events.westfaironline.com/c-suite-awards



**Westfair
Business Journal**

Sponsorship inquiries: Anne Jordan Duffy anne@westfairinc.com
Event information: Natalie Holland nholland@westfairinc.com



The wait is over. We are proud to introduce the 2026 C-Suite Awards winners, recognizing the executives whose leadership, vision and results continue to shape the future of business across Fairfield and Westchester Counties.

DEIRDRE CHILDS

Chief Marketing Officer
Moneco Advisors

SCOTT DAVIS

Chief Executive Officer
FLIK International Corporation

PETER FERRARO SR.

Chief Executive Officer
New York Self Storage Association

TIMOTHY FOLEY

Chief Executive Officer
The Building and Realty Institute of the Hudson Valley

ANTHONY B. GIOFFRE, III

Managing Partner
Cuddy & Feder LLP

TIM KANE

Chief Executive Officer
Goodway Technologies

REGGINALD L. JORDAN

Vice President Clinical Services
Montefiore Mount Vernon Hospital

GLEN LEBLANC

Chief Commercial Lending Officer
Fairfield County Bank

CORINE E. LURRY-MABIN

Chief Executive Officer
Andrus

MARTIN G. MORGADO

Chief Executive Officer
Ives Bank

CHARLES OKYERE

Chief Financial Officer
Mutual Security Credit Union

AMIE PARIKH

Chief Executive Officer
Hudson Valley Care Coalition

ANTHONY PILI

Chief Innovation Officer
Orange Bank & Trust Company

EREIDA SPAHO

Chief Operating Officer
Landwehr & Spaho CPAs, LLC

TIFFANY STEWART

Chief Executive Officer
BirthWrite Consulting Group

MARISSA WEIDNER

Chief Corporate Responsibility Officer
Webster Bank

**NETWORKING AND
AWARD PRESENTATION**

**Wednesday, June 10
5:30 – 8 PM**





LEXUS OF WESTPORT

Now Under New Ownership

Keeler
Est. 1967

**Designed for
life.**

(and anything else you throw at it)

Bedford Post Inn accuses chef of cybersquatting

BY BILL HELTZEL / bheltzel@westfairinc.com

The owner of the Bedford Post Inn has accused a former chef of the acclaimed dining destination of cybersquatting.

Kasu Bedford IP accused Roxanne Spruance of trademark infringement in a lawsuit filed on April 16 in U.S. District Court, White Plains.

Spruance "continues to engage in unlawful and infringing activities," the complaint states, to "trade off the goodwill in the Bedford Posts marks and divert customers and potential customers to (her) own websites and services."

"This is a classic David vs. Goliath bullying attempt," Spruance stated in an email. "Their allegations are frivolous."

The Inn traces its history to 1762 when it served as a stagecoach stop for travelers on Old Post Road. In 2006, actor Richard Gere and business partner Russell Hernandez bought the property for \$2.7 million, according to a property record.

They renovated the site and used trademarks to promote the Inn and restaurants such as The Farmhouse, The Barn and The Tavern. "Today," according to the complaint, "Bedford Post Inn is known for its timeless elegance, exceptional hospitality, and elevated tavern fare."

Last year, Kasu, represented by restaurateur Adam Landsman, of Piermont, acquired the Bedford Post and Bedford Post Inn trademarks and began operating the Inn. This past December, Kasu bought the property for \$15.5 million.

Spruance, a chef, was a tenant of Bedford Post Inn and operated restaurants there from 2020 to 2023, according to the complaint.

The Inn operates the bedfordpostinn.com website, the complaint states, and Spruance was never given the right to use its trademarks.

In 2019, Spruance registered the similarly-named bedfordpostdining.com website. It connects to a landing page titled "Dining At Bedford Post," and links to her personal website where she promotes culinary, beverage, teaching, and consulting services.

Since August 2023, she has had no affiliation with the Inn, according to the complaint, but her computer domains and social media accounts allegedly portray her as affiliated and divert internet traffic to her personal website.

Kasu says Spruance has refused to stop using names that are confusingly similar to the Bedford Post trademarks. Instead, on March 4, she registered bedfordpost.com, a domain that is "legally identical" to Kasu's Bedford Post trademark.

WOMEN INNOVATORS IN OUR REGION 2026

AWARDS PRESENTATION:

September 2026 | 5:30 - 8:00 PM

events.westfaironline.com/WOMEN-INNOVATORS



**CELEBRATE
WOMEN**
SHAPING OUR REGION

**NOMINATE
HER NOW**

Westfair Business Journal's 2026 Women Innovators celebrates the transformative power of female leadership, connecting outstanding women who take initiative, drive positive change, and redefine the workplace across industries.

NOMINEE MUST

Work

in Fairfield County,
Westchester
County, and/or the
Hudson Valley

Exhibit

remarkable
problem-solving
skills

Be

a true inspiration to
those around her

Have

exceptional
communication skills

SUBMISSION DEADLINE:

June 26, 2026

PRESENTED BY

SPONSORSHIP INQUIRIES: Anne Jordan Duffy at anne@westfairinc.com
EVENT INFORMATION: Natalie Holland at nholland@westfairinc.com

**Westfair
Business Journal**



For some 250 years, Americans have found a home in London

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



The Lanesborough, London. Courtesy Oetker Hotels.

It's an irony too delicious to be lost on anyone: Almost 250 years after the American colonies broke up with King George III, his great-grandson five times removed, King Charles III, was being feted in the United States for four days in April.

Ironic yet not surprising. Despite American independence, or maybe because of it, the United States has long had a “special relationship” with Great Britain. As a Brit who has lived nearly half his life in America, my conclusion is that the special relationship is alive and well.

That's because the same spirit of recognition and ease flows, as it has always done, in the opposite direction as well. For Americans arriving in London, the city – with its curious Britishisms, its quirky street names, its weird parking rules and, dare I say it, its unpredictable weather – is going to feel different to wherever it is you call home. Nevertheless, it is immediately familiar, both culturally and socially, in a way that the rest of Europe isn't. Instead, London reveals itself as a place filled with echoes of home – subtle at times, unmistakable at others.

Walk through London and you encounter American touchstones all over. I recently wrote in the *Westfair Business Journal* about London's swankiest new hotel, The Chancery Rosewood, located in the former U.S. embassy on Grosvenor Square. It was on Grosvenor Square that the first U.S. minister to the Court of St. James (and the second president of the United States), John Adams, lived from 1785 to '88, and where Dwight D. Eisenhower, later the 34th American president, set

up his military headquarters during World War II.

There is a statue of Eisenhower in the square, as well as statues of presidents Franklin D. Roosevelt and Ronald Reagan. The United Kingdom's 9/11 Memorial is situated in the small garden on the east side of the square. (In Manhattan, Charles and Camilla visited

the National September 11 Memorial & Museum, ahead of the 25th anniversary of the terrorist attacks that killed 67 Britons, more than any other terrorist attack.) And just a couple of hundred yards away, on not-so-pretty Oxford Street, stands the famous Selfridges department store, founded in 1909 by an American, Harry Gordon Selfridge. No wonder the area came to be known as Little America, or the American Quarter.

London hotels have always provided a home away from home for visiting Americans, too. Conrad Hilton didn't build one, but he did oversee the development of the London Hilton on Park Lane, the first Hilton hotel in the United Kingdom and, for a brief period after it opened in 1963, London's tallest building. One of America's richest women, the philanthropist and hotelier Caroline Hunt, scion of the Texas oil family, owned the five-star Lanesborough London for 20 years between 1991 and 2011, making the hotel the watering-hole of its day for wealthy Americans. (It still is for many.)

And while you don't have to be American to visit The Savoy hotel's American Bar – opened all the way back in 1893 to make its transatlantic visitors welcome and still mixing what many Americans claim is the driest martini in London – American accents

“It's an irony too delicious to ignore — nearly 250 years after independence, the ‘special relationship’ is still alive and well.”

abound there, gently reassuring this born Londoner.

London restaurants, inspired by American ones or actually launched by them, have come to define whole areas of London as American.

“The Great American Disaster has struck London,” *The New York Times* reported in August, 1970. “Berkeley co-eds, Boston hippies and even the British stand on Fulham Road to push into the tiny, wood-paneled restaurant that offers Great American Milkshakes, Great American Apple Pie and, of course, the Great American Hamburger. Mia Farrow, André Previn, Warren Beatty and Roman Polanski have already bitten into the hamburgers with relish.”

A year later, the Disaster's 22-year-old co-founder, Peter Morton, opened the first Hard Rock Café at Hyde Park Corner, where, 55 years later, it is still going strong. (The Disaster eventually became the Texas Lone Star Café, with Boston University and Ithaca College opening London outposts just along the street.)

Up in leafy St. John's Wood, a tony district just north of Regents Park, sits the American School in London (ASL), a pre-kindergarten through 12th grade private day school where despite yearly tuition costing \$62,000 (for the high school), getting a place is nevertheless extremely difficult, due to the high number of expatriates applying and the school's high academic bar.

If their pocketbooks can stand it, village-y St John's Wood, with its handsome brick and stucco houses, is where most American expatriate families in London would like to live, I daresay. But you don't have to be a permanent resident to take the bus or Tube here from the West End to shop at Panzer – the upscale delicatessen catering to the local expat community and selling hard-to-find American ingredients like Hershey's chocolate, Pepperidge Farm cookies and crackers and Old Bay seasoning.

Come by cab, though, and you'll likely drive through Regents Park, where Winfield House is situated. This was “poor little rich girl” Woolworth heiress Barbara Hutton's London mansion, which she sold to the United States government after the Second World War for the token sum of \$1. Set back from the road and well-shielded by trees, the house has been the official residence of the United States ambassador to the Court of St. James (as in the United Kingdom) since 1955. Al-

though closed to the public, the grand house nevertheless imbues this part of the vast, beautiful park with a kind of American flavor. In other words, it feels good just to know Winfield House is here.

From T.S. Eliot to Henry James, famous Americans have always enjoyed setting up home in London.

It's been a particular haven for American music stars. “Mama” Cass Elliot lived (and died) in London; ditto Jimi Hendrix. Paul Simon lived in London in the mid-1960s. Madonna and John Legend call London home. And Bob Dylan currently lives in Crouch End – a modest suburb of North London. (To put this in context, the equivalent might be Mick Jagger, who lives primarily in Manhattan, moving to a small townhouse in Tuckahoe.)

One particular American who actually might not receive a rapturous welcome should she choose to return to her husband's native city, is the former Meghan Markle, Duchess of Sussex, now living with said husband, Prince Harry, and children in Montecito, California. But never say never, because she may yet be back, and I've no doubt that in time the easy-going Brits would warm to her again – well, quite a lot of time, if I'm being honest. (And don't even get me started on the Peltz-Beckhams.)

But to conclude, I would say London offers Americans a quiet reassurance: Come here, and you will not feel entirely abroad. The city reflects back a familiar identity, refracted through what's left of British tradition, yet unmistakably American in its presence.

And, just as Washington opened its arms to a visiting king, London, in its own way, continues to extend its standing welcome to American visitors – proud to have them explore a city where their own story has long been part of the landscape.

It's an irony too delicious to be lost on anyone: Almost 250 years after the American colonies broke up with King George III, his great-grandson five times removed, King Charles III, was being feted in the United States for four days in April.

Ironic yet not surprising. Despite American independence, or maybe because of it, the United States has long had a “special relationship” with Great Britain. As a Brit who has lived nearly half his life in America, my conclusion is that the special relationship is alive and well.



The **GREAT**
American
BBQ Co.

BBQ Catering for Social and Corporate Events

SMOKE. SIZZLE. CELEBRATE.

HOST 50 FRIENDS
OR 500 COLLEAGUES
— WE BRING THE FIRE!

- **Slow-Smoked BBQ**
- **Pig Roast**
- **Backyard Surf & Turf**
- **Barbacoa Taqueria**

(914) 686-2277

www.thegreatamericanbbq.com



Spring lawn renewal

BY MELINDA MYER

“Water is critical — newly seeded lawns won’t establish or survive without it.”

Spring is a time of renewal in our landscapes, but a weather-worn lawn may need your help to regain its health and beauty. Overseeding thin and sparse lawns can help jump start your way to an attractive lawn that’s better able to outcompete the weeds.

Keep in mind water is critical to get newly seeded and overseeded lawns to establish and survive. So be prepared to help nature along with your lawn’s recovery.

Have the soil tested as you get started. Your University Extension Service may have a soil testing lab or can recommend a reliable one. The test report will tell you how much fertilizer is needed, if any. This can also help you determine if fertilization or nutrient deficiencies are the cause of your lawn’s decline.

Mow the lawn shorter than normal, 1½ to 2 inches, and remove the clippings and any other debris

by sweeping or raking. This helps expose the soil, allowing the seeds to reach the soil for better seed-to-soil contact needed for sprouting.

Remove thatch, the layer of dead grass at the soil surface. This also increases the seed-to-soil contact when overseeding the lawn. A vertical mower, power rake or other type of dethatching equipment is usually needed to manage this task.

Core aeration is another way to increase success when overseeding a lawn, especially on compacted soil. Core aeration removes plugs of soil, creating holes in the lawn to allow water and fertilizer to reach the soil and plant roots. These holes also provide an excellent environment for seeds to sprout and grow. Make three to four passes to ensure enough holes for adequate seed-to-soil contact. The process is easier and most effective when the soil is slightly moist.

Select a grass seed mix suited to your growing conditions. Kentucky bluegrass is the popular lawn grass for this part of the country. It is cold tolerant, thrives in cool weather, goes dormant during extended drought but greens up once rainfall returns.

Consider using one of the coated grass seeds like Outsidepride’s Kentucky bluegrass with OptiGrowth to increase your success. Its natural coating provides uniform size for easier spreading. The red color allows you to see where it’s been applied, and the added weight helps the seed reach the soil surface. This natural water absorbing coating makes it more forgiving if you miss a watering.

Use a spreader to sow the seeds and gently water after planting and often enough to keep the soil and seed slightly moist. You will likely need to water at least once—and possibly several times—a day as temperatures rise.

Continue to mow the lawn slightly shorter than normal, about half the recommended height, to reduce competition with the seedlings. Be

patient as it generally takes anywhere from three to four weeks for bluegrass seeds to germinate. Once the seedlings grow that tall, gradually begin increasing the mowing height until you reach the recommended 3 to 3-1/2 inches for your Kentucky bluegrass lawn.

With proper maintenance and a bit of cooperation from nature you can help transform your lawn from an eyesore to an asset in your landscape.

Melinda Myers has written more than 20 gardening books, including “The Midwest Gardener’s Handbook, Second Edition” and “Small Space Gardening.” She hosts “The Great Courses” “How to Grow Anything” instant video and DVD series and the nationally-syndicated “Melinda’s Garden Moment” TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com/>

Clear Books. Smart Decisions. Stronger Business.

Professional Bookkeeping for Busy Business Owners

What We Handle for You

- Monthly bookkeeping & reconciliations
- Accounts payable & receivable
- Payroll support
- Year-end preparation for your tax professional

Why Choose Us

- Monthly bookkeeping & reconciliations
- Accounts payable & receivable
- Payroll support
- Year-end preparation for your tax professional

Perfect For

- Small businesses
- Freelancers & consultants
- Startups
- Service-based businesses
- Contractors & trades

LET'S MAKE
YOUR NUMBERS
WORK FOR YOU



14 Depot Place, Suite 3 | Bethel, CT 06801
203.290.1783
karla@kgcconsultinggroup.com
www.kgcconsultinggroup.com

 **KGC**
CONSULTING



Get organized. Get clarity. Get back to doing what you do best. Contact us today!

Travel Talk — bueno Buenos Aires

BY JEREMY WAYNE / jwayne@westfairinc.com

If there's one topic that's been gripping thespian circles on both sides of the Atlantic these past few months, it's "Evita," Andrew Lloyd-Webber and Tim Rice's musical, which has not been seen on Broadway since 2012.

All sorts of theater people are asking when Michael Harrison's new production, which wowed audiences in London during its run last year, is coming to the Great White Way. And will Rachel Zegler, the New Jersey-born actress and Golden Globe winner, resume the title role, namely of Eva Perón, the woman who rose from poverty in Argentina to become the most powerful woman in Latin America in the 1950s. All of which leads Travel Talk to suggest that if the oil keeps flowing, planes keep flying and the American trend for traveling longer distances for shorter periods continues (despite dipping in the first quarter of 2026), Argentina — and especially its capital, Buenos Aires — is about to become a hot travel destination.

There are numerous reasons to visit this massive, pulsating, cosmopolitan city — the second largest in South America after São Paulo, Brazil, with its metropolitan population of 16 million — about 10 ½ hours flying time from New York City.

Most famously, perhaps, Buenos Aires is the home of tango, the passionate, wildly suggestive dance still indulged in social halls (and tourist restaurants) around the city, while for meat-lovers, Buenos Aires' steakhouses have to be the finest in the world. And those red wines — predominantly Malbec but they run the gamut — aren't half bad either.

Then there is soccer — not merely fútbol but a religion to the Argentinians — while the city's strong café culture, with grand, 19th century establishments like Café Tortoni, El Federal and Las Violetas, all still gloriously intact, could have you drinking coffee all day, instead of getting out and seeing the city.

Buenos Aires' wide boulevards and public and private residences took their inspiration from Georges-Eugène Haussmann's Paris rather than anything in the mother-country (Spain), so much so that Buenos Aires is often referred to as the Paris of South America. And while I don't usually care for jejune equivalences, the moniker is certainly a fair one.

Hop-on Hop-Off buses — in my

view, a great way to familiarize yourself with any new city — leave from outside the city's landmark Cabildo, on the city's central square, Plaza de Mayo. Finished in 1610, the Cabildo has served as a town hall, court of appeals, public library and prison. Declared a National

Historic Monument in 1933, it was opened to the public five years later.

Facing it, on the opposite side of the huge square, is the Casa Rosada, or "Pink Palace," where the sainted Evita, to quote from Lloyd-Webber's lyric, appeared on the balcony to address her supporters, who were known as the descamisados ("shirtless ones"). Nowadays, it's the seat of the Argentine national government and houses the president's office. The Pink Palace also houses a museum.

Indeed, Buenos Aires has many museums, including the Museum of Latin American Art (MALBA), the Museum of Decorative Art and the Museum of Modern Art. It also boasts magnificent civic buildings, like the National Congress, the National Library of Argentina and the colossal Bank of London and South America, besides being home to one of the world's great opera houses, Teatro Colón. Its famous Recoleta cemetery, is another major site attraction, on account of its elaborate family tombs.

As for where to hang your hat, the five-star Alvear Palace, with its vast marble halls and white-gloved butlers, is the city's "grande dame" hotel, the one for traditionalists, while the stylish Palacio Duhau Park Hyatt Buenos Aires effortlessly evokes 1930s glamour. The in-crowd, though, flocks to Hotel Faena, hotelier and real estate developer Alan Faena's contemporary gem (which has a sister hotel in Miami). With its deep-buttoned Chesterfields, Aubusson-style rugs, grand piano and candelabra with drop glass petals in the otherwise masculine bar, the Faena combines an old-world atmosphere with a touch of camp. Liberace meets New York City's University Club, if you will.

But my choice is Four Seasons Hotel Buenos Aires, 25-years-old this year but still lording it over the competition. On the edge of the tony Recoleta district, the subtly horsey, polo-themed property — polo and the raising of polo stars and ponies being another national pastime — has a swimming pool that's a treasure (and the only heated outdoor pool in Recoleta). That alone might be reason enough to stay here.



▲
Presidential Suite at La Mansión Álzaga Unzué.
Courtesy Four Seasons.

Another, though, would surely be La Mansión Álzaga Unzué, a perfectly-proportioned Belle Époque mansion built in the early 20th century by aristocrat Félix Alzaga Unzué, president of the Buenos Aires Jockey Club, as a wedding present for his wife, Elena Peña. Adjoining the main hotel, with its meticulous renovation now complete, the mansion pays respect to each of the seasons with extensive murals in the public rooms, while the guest rooms — some "period," some more contemporary — are exquisite.

Four Seasons Hotel Buenos Aires gets big points, too, for its drinking and dining outlets. Linger for an hour or

two in the Four Seasons' polo-themed Pony Line bar, and it seems the whole world, or at least the Buenos Aires beau monde, passes through, while the hotel's adjacent Elena restaurant serves what most agree is the best hamburger in Buenos Aires — made from 45-day-aged beef.

Then, there's the Four Seasons' swish Nuestro Secreto restaurant, housed in a conservatory in the gardens, where Patricia Ramos wears the chef's whites. Although Ramos is credited with being the only female chef of a gourmet grill in the country, I mused that she is certainly not the first Argentinian woman to have fanned the flames.

So, as speculation continues as to when "Evita" the musical will come to New York, and frustrated would-be producers are throwing up their hands and exclaiming, "Oh What a Circus, Oh What a Show!," if you're hungry for an "Evita" fix, then why not forget the show for now and settle down for an evening in with the 1996 movie Evita, starring Madonna and Antonio Banderas and available on Amazon Prime Video, instead.

Accompanied, it goes without saying, by a great steak and a glass or two of Malbec.



WESTFAIRONLINE.COM

HOW WESTCHESTER & FAIRFIELD WORK

\$1/week

Subscribe



Legal Notices | On the Record | Newsletters | Business Lists

Join the Celebration

We proudly recognize this year's Doctors of Distinction: **Total Wellness** honorees—an extraordinary group of health care professionals whose dedication, compassion continue to elevate the standard of care. Your commitment to improving lives and advancing total wellness inspires our community and defines the future of health care.

Networking & Awards Presentation

May
20

 **Mansion on Broadway**
139 N Broadway, White Plains

 **5:30 – 8:00 PM**



REGISTER TODAY

[events.westfaironline.com/
DOCTORS-OF-DISTINCTION](https://events.westfaironline.com/DOCTORS-OF-DISTINCTION)

**DOCTORS
of DISTINCTION**
 **TOTAL WELLNESS**
FAIRFIELD, WESTCHESTER COUNTIES & THE HUDSON VALLEY



Partner by

WP White Plains Hospital
A MEMBER OF THE MONTEFIORE HEALTH SYSTEM

Presenting Sponsor

Montefiore Einstein

Supported by



2026 Honorees

**Michael DiGiorno,
DO, MHSA, FASN**
St. John's Riverside Hospital

*"Dr. DiGiorno: 20 Years of
Compassionate Nephrology, Medical
Education Pioneer, and Hospital Leader"*

**Adele El Kareh,
MD, PhD, FACOG**
Optum Medical Care

*"Unstoppable: Championing
Women's Healthcare Through Science,
Medicine, and Education"*

Hande Omur
Greenwich Hospital

*Where Expertise Meets
"Humanity: A Physician Redefining
Community-Centered
Psychiatric Care"*

Mill Etienne
Westchester Medical
Center Health Network

*"Ivy League Training. Global Service.
Hometown Mission-Now Serving the
Community That Raised Him."*

Julia Keltz
Westchester Medical Center
Health Network

*"Training the next generation of
physicians to lead with skill, empathy,
and purpose."*

David Raizen
Scarsdale Volunteer
Ambulance Corps.

*"If you need help in an emergency,
call David Raizen"*

Daniel Gold, MD
ENT & Allergy Associates

*"Trusted ENT Care Delivering Lifesaving
Surgery, Meaningful Research, and
Community Advocacy"*

Dr. Inna Laza
PRO EYECARE of
Greenwich and Darien

*"Restoring Vision and Expanding
Access: Dr. Inna Lazar Redefines
Modern Eye Care in Fairfield County."*

Robin Saide
New York Medical College

*"Robin Saide, LCSW-R, Cares for the
Future Caregivers"*

Adam Hammerman
New York Medical College

*"A Life on Call: The CFO Who Never
Stops Saving Lives"*

Anne R. Limowski
Montefiore Einstein
Psychiatry Associates

*"A ""Go-to Therapist"" in Westchester,
who is quietly and confidently
transforming what care looks like for
people with OCD and Anxiety."*

**Kristine Sposato,
DNP, MSN, FNP**
White Plains Hospital

*"Caring for Caregivers: How Kristine
Sposato Protects the Health of the
Healthcare Workforce"*

Christopher Iannuzzi
Hartford HealthCare
St. Vincent's Medical Center

*"A Lifetime of Leadership and Vision
in Cancer Care"*

**Mooyeon Oh-Park,
MD, MHCM**
Burke Rehabilitation®

*"Instilling Cutting-Edge Rehabilitation
Science with Compassionate,
Personalized Care to Redefine Recovery
for Medically Complex Patients."*

**Sherma G.
Winchester-Penny MD**
Crystal Run Healthcare
powered by Optum

*"Where Education Meets Dedication:
A Career Devoted to Healthier Hearts"*

Presented by



SPONSORSHIP INQUIRIES:
Anne Jordan
Duffy anne@westfairinc.com

EVENT INFORMATION:
Natalie Holland
nholland@westfairinc.com

Hope for housing heard at Habitat event

BY PETER KATZ / pkatz@westfairinc.com

"Housing is no just about walls or roofs; housing is about dignity. Housing is about stability. Housing is about whether a family has a chance to build a future," Westchester County Executive Ken Jenkins said when delivering the keynote address at the dinner that capped Habitat for Humanity New York City and Westchester County's "Home is the Key Golf Outing" held at the Scarsdale Golf Club.

Jenkins noted that the event was taking place April 27, just a few days after the 58th anniversary of the enactment of the federal Fair Housing Act. It was on April 11, 1968, that President Lyndon B. Johnson signed Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act.

Jenkins referred to it as a "landmark promise that where someone lives should never be determined by discrimination or exclusion. We also gather as Habitat for Humanity marks 50 years of extraordinary service."

Jenkins says that the organization has shown how effective it can be to focus not just on housing but on affordable home ownership. He said that mission matters deeply in Westchester County and across America because communities face a housing challenge that touches on nearly every facet of life.

"When housing is unaffordable employers struggle to attract workers," Jenkins said. "Young adults struggle to stay near the communities where they grow up; seniors struggle to age in place; families struggle to save; and too many people spend their time worrying more about their rent than planning for the future."

Jenkins said that Westchester is not going to just stand by and look at the problem.

"We're going to work together and solve it," Jenkins said. "We're working not to just increase the supply of affordable housing, but just as importantly to expand the pathways to home ownership in partnership with organizations like Habitat, because home ownership changes trajectories; it builds equity; it creates generational stability and it strengthens entire communities."

Jenkins praised Habitat for not just building homes but building opportunities by creating ways for working families to invest in their communities and their futures when Habitat build houses.

"You're bringing volunteers, municipalities, community partners together for real tangible outcomes and you remind us that lasting solutions are built through collaboration," Jenkins said.

Sabrina Lippman, CEO of Habitat for Humanity New York City and Westchester, told the gathering, "Right now, as we speak, in this region, in the five boroughs and in the county of Westchester we are building 400 homes that are currently in our development pipeline. That is the most at any point in our history. It doesn't stop there. This past year alone we saved more than 2,000 families from being displaced from the homes that they love and many of those were low-income seniors right here in our backyard in Westchester."

Lippman characterized the scope of the organization's efforts as having real momentum.

"To do this at the scale that this moment demands we need partners," Lippman told the audience, which in-



Ken Jenkins speaking at Habitat for Humanity event. Photo by Peter Katz.



Sabrina Lippman speaking at Habitat for Humanity event.



Tim Foley speaking at Habitat for Humanity event.

cluded people from construction and finance among other specialties. "We need people like you, people who understand how to build, how to invest, how to move thing forward."

Adrienne Goolsby, senior vice president for the U.S. and Canada for Habitat for Humanity International said, "A home is the foundation on which we build our lives and it is the cornerstone to strong and vibrant communities. Yet, the door to a safe, decent and affordable home remains closed for millions of families."

Goolsby noted that earlier in April Habitat kicked off its 10th annual awareness and fundraising initiative "Home is the Key."

"'Home is the Key' calls attention to the need for affordable housing and it encourages everyone to help open the door to equitable home ownership across the U.S.," Goolsby said.

Tim Foley, CEO and executive vice president of the Building and Realty Institute of Westchester and the Mid-Hudson Region (BRI) pointed out that while there still are people in communities who do not want to see affordable housing built near them, there are now countervailing voices that are willing to proclaim, 'yes in my backyard.'"

Foley said that BRI was one of the founding partners of the Welcome Home Westchester campaign, "a true multi-stakeholder effort that combines companies involved in homebuilding with economic leaders like the Westchester County Association and Nonprofit Westchester, academics, think tanks, organizations dedicated to ending homelessness and supporting families in need, faith leaders and climate activists coming together to drive forward a new conversation on building the housing we need, particularly affordable housing."

News@Noon

Local and business news
from Westchester and Fairfield counties

[Subscribe](#) to Our Free Newsletter 

Three decades later, Meryl Moss keeps writing the next chapter

BY GARY LARKIN / glarkin@westfairinc.com

WESTPORT – Ever since Meryl Moss started her eponymous public relations and marketing firm here in 1993, modern literature has been the focal point as she and her team make it their business to help people from all walks of life tell their story.

Whether it's Robert Fulghum, a well-known American author, or TV journalist Joan Lunden of Greenwich or psychologist Dr. Dale Atkins, also of Greenwich, Moss has made it her duty to keep book publishing very much alive while the internet disrupts almost every other industry. With that said, Moss likes to work with first-time authors.

"I started Meryl Moss Media Group in 1993 on North Compo Road," Moss told the Fairfield County Business Journal. "One of my first clients was Robert Fulghum, who you know from 'All I Ever Knew I learned in Kindergarten.' I did a 30-city tour for him. In each city, there was an organization about literacy. And he did an event of story-telling and song in every city with media and everything."

It was that tour that inspired Moss to dive in deeper into the book publishing and marketing business.

"We've gone on to do things like 'Rich Dad, Poor Dad' that people know, 'Divine Secrets of the Ya-Ya Sisterhood,' 'Boats Across the Current,'" she added. "That story was about F. Scott Fitzgerald writing 'The Great Gatsby' in Westport even though Great Neck argues with Westport where it really happened. The two authors (Richard Webb and Barbara Probst Solomon) did a deep dive into the research and found out it was really here."

Consider where the printed book industry stands now compared to the early 2000s. According to TonerBuzz.com,

the physical book market is projected to reach \$70.75 billion by 2029, significantly higher than the eBook market, which is expected to reach \$15.87 billion by 2030. Additionally, in terms of audience, print books are projected to reach around 1.9 billion readers by 2029, compared to 1.18

billion eBook users worldwide by 2030.

WHO SAYS PRINT IS DEAD?

Over the past 22 years, Meryl Moss Media Group has expanded to a website dedicated solely to books – print-

"In today's world, there is less of a barrier to entry — more people can finally publish the books they've always wanted to write."

— Meryl Moss



Meryl Moss, principal of Meryl Moss Media Group, booktrib.com and Meridian Editions in Westport. Photo courtesy of Meryl Moss Media



Caroline Belina's Most Anticipated Reads list is a must-read for booktrib.com fans. Photo courtesy of booktrib.com

ed and online – with the launch of booktrib.com and a publishing house under the Meridian Editions name.

The 3-year-old publishing arm has printed 11 books since it started, Moss said. "We started it because we were responding to the need. Most companies that do any kind of shared partnership publishing don't have the whole PR world.

"We meet extraordinary people doing extraordinary things. We get the opportunity to work with them. In today's world where there is less of a barrier to entry in terms of getting your book published, there are people who always wanted to do something who can now publish their book."

Moss explained that she started booktrib.com in 2004 as a publicity company for authors as there were fewer places to get press coverage as newspapers and magazines scaled back writing book reviews and book sections.

"Booktrib started out as a giveaway site for books," Moss said. "Then it went into blogs and other content. Now today, we write about books that we are interested in and books that are clients of ours. We write about news and what's happening in the book industry."

A part of booktrib's communications efforts is its Hidden Gems newsletter. It includes reviews and descriptions of books by predominantly independent authors that is curated by such employees as Lillian Parrotta, who started working part time at Meryl Moss late last year.

A recent graduate from Boston University who majored in English, Parrotta hit the ground running

as she filled in for a colleague who was going to be on leave to work on Dr. Atkins' campaign. She wound up coming aboard as a full-time publicist.

Another member of the booktrib.com team is Caroline Belina, who earned an MFA in creative writing from New York University. She is known for her blog, Caroline's Most Anticipated Reads.

"Caroline puts together 'New books to read' on a weekly basis," Moss said. "We follow that with our social media. We want to keep books alive. More and more books are coming a lifestyle piece."

Filling out the publicity team for booktrib.com is Camryn Prince, who is in charge of social media. She spends time posting about the latest trends in books and makes the team's blog posts go viral.

"For Gen Z, they want to escape and ground themselves in a great story," Prince said. "We're seeing that some prominent fashion houses are using books as physical accessories, but it's also indicative of a person who is more engaged in the world."

Booktrib has carved such a niche in the book publishing world that publicists from the Big 5 publishing houses – Penguin, Random House, McMillan, Simon & Schuster and Hachette – approach her team for publicity.

"We were recently approached by the publisher of 'Hamnet' to interview (author) Maggie O'Farrell," Moss said. "We did a piece on 'Bridgerton' and Julia Quinn. Where pop culture meets books is really an interesting place."

Gov. Lamont releases \$270M to schools, municipalities

BY GARY LARKIN / glarkin@westfairinc.com

HARTFORD – Gov. Ned Lamont plans on releasing \$270 million in state funds from the state Affordability Fund to municipalities for schools and municipal government today. Of the funds, \$170 million will go toward school funding and an additional \$100 million in municipal aid.

“I have heard directly from mayors, first selectmen, superintendents, students, and taxpayers across Connecticut who are feeling the squeeze of rising costs,” Lamont said. “This \$270 million is a direct response to the strains being placed on town, school district, and family budgets. By closing funding gaps for our schools and municipalities, we can help communities avoid raising property taxes while keeping classrooms running and local services strong.

“Affordability is a top priority for this administration, and this investment delivers real relief where people feel it most. I am grateful to Senate President (Martin) Looney and

Speaker (Matt) Ritter, especially, for their leadership and cooperation in getting this deal done.”

This \$270 million investment is designed to close critical funding gaps in school budgets and town finances without forcing communities to raise property taxes. By targeting these dollars directly at the gaps

straining local budgets and school systems, this funding gives municipalities the breathing room they need to stabilize or even reduce mill rates, addressing the affordability concerns that so many Connecticut residents and community leaders have raised, according to Lamont.

Joe DeLong, CEO and executive director of the Connecticut Conference of Municipalities, is grateful for the additional aid.

“We thank Governor Ned Lamont and legislative leadership for their collaboration in advancing this meaningful increase in state aid to Connecticut’s towns and cities,” DeLong said. “This additional investment of

\$270 million represents an important and welcome step toward addressing the growing fiscal pressures facing municipalities, school districts, and local taxpayers. By helping to close critical funding gaps, these resources will provide much-needed stability and help communities manage costs without further burdening property taxpayers.

DeLong recognizes that more work remains to fully address the long-standing challenges within Connecticut’s municipal funding structure, however he thinks this is a strong first step.

“We look forward to continuing to work in partnership with state leaders to build on this progress and ensure long-term fiscal stability for all of our communities,” he said.



Gov. Ned Lamont. Photo by Gary Larkin

CONNECT WITH
westfaironline.com



Subscribe Today \$1/week



Westfair Business Journal

WESTFAIRONLINE.COM



Legal Notices | On the Record | Newsletters | Business Lists

Location, location, location with longevity

The List is a must-see for all our savvy readers/viewers.

Visit Today:

[westfaironline.com/
BUSINESS-LISTS](http://westfaironline.com/BUSINESS-LISTS)



Reserve a Prime Location

Email your marketing partner at partners@westfairinc.com

Space available on a first-come, first-served

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, April 22 - 28

DS Fordham Landing 2 LLC, Mount Kisco, et al vs. SIG CRE 2023 Venture LLC, 26-7059-SHL: Adversary proceeding in DS Fordham Landing 2 Chapter 11 (26-22262), Attorney: pro se.

IMS Fund South LLC, Manhattan vs. Augie's Italian Restaurant Corp., Larchmont, 26-7060-SHL: Adversary proceeding in Augie's Chapter 11 (26-22267), Attorney: Fred S. Kantrow.

Ouisi Incorporated, Stone Ridge, Paul Brillinger, chief executive officer, 26-35436-KYP: Chapter 11: assets \$91,692, liabilities \$1,623,264, Attorney: Justin S. Krell.

2H NY LLC, Monsey, David Salamon, member, 26-22421-SHL: Chapter 11, assets \$2 million, liabilities \$2.1 million, Attorney: Charles Wertman.

G6 Materials Corp., Saugerties, John G. Dyal, director, 26-35444-KYP: Chapter 7, assets \$0 - \$50,000, liabilities \$1 million - \$10 million, Attorney: Erica F. Aisner.

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

Graphene Laboratories Inc., Saugerties, John G. Dyal, director, 26-35445-KYP: Chapter 7, assets \$0 - \$50,000, liabilities \$1 million - \$10 million, Attorney: Erica F. Aisner.

U.S. District Court, White Plains

Local business cases, April 22 - 28

Plumbers & Steamfitters Local 21, Peekskill vs. Carrier Corporation, Brewster, 26-cv-3345-KMK: Employee Retirement Income Security Act, Attorney: Danielle M. Carney.

Destiny Henry, Brooklyn vs. R.T.R. Financial Services Inc., White Plains, 26-cv-3365-JGLC: Telephone Consumer Protection Act, Attorney: Rachel N. Dapeer.

925 Wolcott LLC, Beacon vs. City of Beacon, 26-cv-3394-KMK: Civil rights, Attorney: Lee J. Lefkowitz.

Kstpowell LLC, Port Chester vs. Town of Harrison, 26-cv-3400-NSR: Civil rights, Attorney: Steven J. Harfenist.

Veronica Kramer, Herndon, VA vs. Robert 6 LLC, Suffern, et al, 26-cv-3402-PMH: Fraud, Attorney: Daniel I. Goldberg.

Kenroy Mascall, Brooklyn vs. Glenco Contracting Group Inc., Mount Vernon, et al, 26-cv-34221-KMK: Fair Labor Standards Act, Attorney: David C. Wims.

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

Westchester County, April 22 - 28

Corbia, Virginia: Port Chester, 2016 - 2020 personal income, \$93,930.

Dalba, Perry J. and Rosetta C.: Larchmont, 2018 - 2019 personal income, \$57,207.

Gonzalez, Renee E.: Yonkers, 2021 - 2023 personal income, \$78,806.

Vuolo, Benjamin J. and Lauren E.: Yonkers, 2019, 2023 personal income, \$33,053.

DEEDS

Above \$1 million

245 Secor Rd LLC, New York. Seller: 245 Secor Rd Realty Corp, Brooklyn. Property: 245 Secor Road, Greenburgh. Amount: \$1.3 million. Filed April 3.

25 Hillside Realty LLC, White Plains. Seller: Dellaportas Kalergis, White Plains. Property: 38 Park Ave., White Plains. Amount: \$1.2 million. Filed April 6.

30 South 6th LLC, Mount Vernon. Seller: Thirty South Sixth Ave Corp, Mount Vernon. Property: 30 South Sixth Ave., Mt. Vernon. Amount: \$1.2 million. Filed April 2.

430 Center LLC, Mamaroneck. Seller: Jackson Jane R, Rye. Property: 430 Center Ave., Mamaroneck. Amount: \$2 million. Filed April 2.

71 Havemeyer LLC, Brooklyn. Seller: Dunham Gilbert Jr, Irvington. Property: 71 Havemeyer Road, Greenburgh. Amount: \$2.7 million. Filed April 2.

Anxia LLC, bronxville. Seller: 19 Mill Road LLC, Purchase. Property: 17-19 Mill Road, Eastchester. Amount: \$2.1 million. Filed April 3.

Dibenedetto Rocco J, Port Chester. Seller: Kqs Of Port Chester LLC, Katonah. Property: 563 King St., Rye Town. Amount: \$1.3 million. Filed April 7.

Garay John, Saugerties. Seller: 9 Flanders Lane LLC, Croton on Hudson. Property: 9 Flanders Lane, Cortlandt. Amount: \$1.9 million. Filed April 2.

Giovanni LLC, Bronx. Seller: Marmur Alexander, Larchmont. Property: 2 Rochelle Road, Mamaroneck. Amount: \$1.4 million. Filed April 3.

Gundel Robert, Katonah. Seller: Insource East Properties Inc, Hauppauge. Property: 39 Whittier Hills Road, North Salem. Amount: \$1.3 million. Filed April 3.

Jag Of Yonkers LLC, Bronx. Seller: 1 Lawton St LLC, Yonkers. Property: 1 Lawton St., Yonkers. Amount: \$7.2 million. Filed April 6.

Martin Daniel, Pleasantville. Seller: 63 Ridgewood Drive LLC, Thornwood. Property: 9 Grandview Drive, Mt. Pleasant. Amount: \$1.2 million. Filed April 2.

Miranda Walter T P, New Rochelle. Seller: 12 Congress St LLC, Gilgo Beach. Property: 12 Congress St., New Rochelle. Amount: \$1.1 million. Filed April 1.

Mvp Realty Assoc LLC, New York. Seller: Double D Development LLC, White Plains. Property: 210 Fourth Ave., Mt. Vernon. Amount: \$1 million. Filed April 6.

Norkin Walter, Surfside, Florida. Seller: Bonnie Homes Armonk LLC, Armonk. Property: 21 Whippoorwill Road, North Castle. Amount: \$4.3 million. Filed April 2.

Osborn Manor LLC, Yonkers. Seller: 300 Broadway LLC, Rego Park. Property: 300 Broadway, Greenburgh. Amount: \$15.2 million. Filed April 1.

Simone Matthew, Patterson. Seller: Mancini Building Corp, Katonah. Property: 4 Adson Way, Somers. Amount: \$1.5 million. Filed April 6.

Whitmore Estates LLC, Pleasantville. Seller: Windward School, White Plains. Property: 5 Windward Ave., White Plains. Amount: \$2 million. Filed April 6.

Below \$1 million

14 N Chatsworth 1g LLC, Plainview. Seller: Simone James, Larchmont. Property: 14 North Chatsworth Avenue 1g, Mamaroneck. Amount: \$650,000. Filed April 6.

25 North Broadway Offices LLC, Brooklyn. Seller: 25-29 N Broadway LLC, Jupiter, Florida. Property: 25 North Broadway 17, Yonkers. Amount: \$325,000. Filed April 1.

28 South Washington LLC, Hartsdale. Seller: Khoder Jason S, Yorktown Heights. Property: 28 South Washington St., Greenburgh. Amount: \$625,000. Filed April 2.

42 Maple Avenue LLC, Eastchester. Seller: Guidarelli Mary, Tuckahoe. Property: 42 Maple Ave., Eastchester. Amount: \$810,000. Filed April 7.

9 Guion Lane Corp, Croton on Hudson. Seller: Kalmancy Frank, Wappingers Falls. Property: 9 Guion Lane, North Castle. Amount: \$575,000. Filed April 3.

Almonte Yinette, Laurel, Maryland. Seller: Simplybought LLC, Mount Vernon. Property: 170 Lawrence St., Mt. Vernon. Amount: \$800,000. Filed April 2.

Bank Of America Na, Orange, California. Seller: Davis Ralph, White Plains. Property: 18 Terrace Ave., Mt. Vernon. Amount: \$891,000. Filed April 2.

Benjamin Equity Group LLC, Astoria. Seller: Fernandez Emily, New Rochelle. Property: 51 Circuit Road, New Rochelle. Amount: \$470,000. Filed April 1.

Casa Gallinelli Management LLC, Yorktown Heights. Seller: Homework Construction Corp, Mohegan Lake. Property: 1690 Amazon Road, Yorktown. Amount: \$180,000. Filed April 6.

Forbes Compound LLC, Somers. Seller: Calcagnini Karalee, Hendersonville, North Carolina. Property: 376 Route 202, Somers. Amount: \$475,000. Filed April 2.

Fourth Ave 304 LLC, Mount Vernon. Seller: Raghubar Vishnu D, New Rochelle. Property: 304 Fourth Ave., Mt. Vernon. Amount: \$10. Filed April 2.

Giunta John R Jr, Cortland Manor. Seller: Jme Ventures LLC, Cortland Manor. Property: 8 Overlook Court, Cortlandt. Amount: \$720,000. Filed April 6.

Hgc Knollwood Cc LLC, Elmsford. Seller: Hgc Knollwood LLC, Elmsford. Property: 0 Tower Road, Greenburgh. Amount: \$10. Filed April 1.

Knj Realty LLC, White Plains. Seller: 136-158 Westmoreland LLC, New York. Property: 158 Westmoreland Ave., White Plains. Amount: \$725,000. Filed April 2.

Mjd Contracting Corp, Carmel. Seller: Dagostino Charles A, Pleasantville. Property: 94 Holbrook Road, Ossining. Amount: \$787,000. Filed April 3.

Osmanaj Besart, Hartsdale. Seller: Project One King LLC, Hartsdale. Property: 12 Shelley Ave., Greenburgh. Amount: \$870,000. Filed April 3.

Pinchos LLC, Rye. Seller: Ryan Robert D, Cross River. Property: 139 Horton Ave., Rye Town. Amount: \$450,000. Filed April 3.

Pumas Property Group LLC, Bronx. Seller: Valcich Alec, New York. Property: 718 South Sixth Ave., Mt. Vernon. Amount: \$570,000. Filed April 2.

Shira Enea, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Boulevard 11j, Yonkers. Amount: \$400,000. Filed April 2.

Star 20 Capital LLC, Chappaqua. Seller: Pawlowski Robert S, Chappaqua. Property: 20 King St., New Castle. Amount: \$850,000. Filed April 2.

Us Bank Na, St. Paul, Minnesota. Seller: Sotomayor John, Mamaroneck. Property: 2359 Maple Ave., Cortlandt. Amount: \$411,000. Filed April 2.

Wilhelm Ann S, Mount Kisco. Seller: Zimba Dreams Construction LLC, New Rochelle. Property: 136 Harriman Road, New Castle. Amount: \$650,000. Filed April 3.

JUDGMENTS

Aitken, Deanna M, Warwick. \$2,356 in favor of Westchester Community College, Valhalla. Filed Feb. 18.

Alfano, Yamira M, Pleasantville. \$10,522 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 3.

Amuyal-Ferreira, Sharon, Bedford. \$2,107 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 18.

Bailey, Jerry, Yonkers. \$911 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 6.

Bowry, Asjea P, White Plains. \$2,624 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Caras, Susan P, Yorktown Heights. \$27,654 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 9.

Carqueira, Filipe, Peekskill. \$15,723 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 3.

Chavez, Nelson J S, Port Chester. \$17,585 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed Feb. 18.

Clarke, Chrylann R, Mount Vernon. \$7,082 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 12.

Cruz, Jessenia, Mahopac. \$1,860 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Cuateco, Ana, White Plains. \$1,331 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Doctor, Deion, Bedford. \$2,566 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 3.

Donato, John J, Mount Vernon. \$33,418 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 18.

Dubois, Nikiyia J, White Plains. \$2,032 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Duhaney, Terence A, Bushkill, Pennsylvania. \$54,076 in favor of Webster Bank NA, . Filed Feb. 10.

Dunkley, Karen G, Port Chester. \$4,368 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 11.

Fondeur, Junisa A, Yonkers. \$51,086 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed Feb. 18.

Francis, Caleb K, Ossining. \$815 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Garcia, Maria, Port Chester. \$6,531 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 17.

Georgia, Tashana, Mount Vernon. \$984 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 12.

Gomez, Alex, Mount Vernon. \$21,144 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed Feb. 18.

Granda, Edgar M, Hartsdale. \$14,942 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 9.

Hawkins, Janie, Mount Vernon. \$3,082 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 18.

Hebler, Keely, Tarrytown. \$13,863 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 6.

Hoffman, Thomas, Chappaqua. \$3,044 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Holness, Tevaun, Dobbs Ferry. \$2,356 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Jelban, Zakarya, White Plains. \$1,896 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 13.

Jobarteh, Fatoumata, Mount Vernon. \$3,674 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Feb. 9.

Kowal, Michael A, Harrison. \$13,456 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 11.

Lindsay, Andrea Maxwell, Mount Vernon. \$2,026 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 11.

Liriano, Gael M, Mount Vernon. \$1,736 in favor of Westchester Community College, Valhalla. Filed Feb. 9.

Lopez, Joshua, Yonkers. \$8,290 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Feb. 18.

Louis-Charles, Samuel, jamaica. \$22,311 in favor of Teachers Federal Credit Union, . Filed Feb. 17.

Martin-Chambers, Melissa L, Mount Vernon. \$2,091 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 11.

Mccaine, Stephanie, Katonah. \$2,617 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 18.

Merchan, Brayon A, Cortland Manor. \$1,623 in favor of Westchester Community College, Valhalla. Filed Feb. 19.

Novotny, Mona, New Rochelle. \$880 in favor of Westchester Community College, Valhalla. Filed Feb. 12.

Ortiz, Angie C, Yonkers. \$3,704 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 12.

Perez, Melanie, Yonkers. \$14,843 in favor of Teg Federal Credit Union, Poughkeepsie. Filed Feb. 4.

Rosa, Allyson Santiago, Yorktown Heights. \$2,963 in favor of Td Bank Usa NA, Brooklyn Park, Minnesota. Filed Feb. 9.

LIS PENDENS

Bahmani-Fard, Henry, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of 736,415, affecting property located at 4 Old Somers Road & 6 Old Somers Road, Somers. Filed March 24.

Bank Of America N A, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$382,000 affecting property located at 30 Woodside Ave., Elmsford. Filed March 19.

Benjamin 2 LLC, as owner. Filed by U S Bank N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$579,000 affecting property located at 92-94-98 Courter Ave., Yonkers. Filed March 25.

Billingsley, Heather, as owner. Filed by Lakeview Loan Servicing. Action: Foreclosure of a mortgage in the principal amount of \$1,092,795 affecting property located at 168 Finch Road, North Salem. Filed March 24.

Borys, Bart, as owner. Filed by Saluda Grade Alternative Mortgage Trust 2025-Loc4. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 28 Stonewall Circle, West Harrison. Filed March 23.

Cople, Barbara A, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$265,000 affecting property located at 521 Furnace Dock Road, Cortlandt. Filed March 23.

Gaulkin, Karen, as owner. Filed by Bank Of America N A. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 11 Doris Drive, Scarsdale. Filed March 18.

Martin, Jennifer -Heir, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$320,000 affecting property located at 1155 Warburton Avenue, Apt 11, Yonkers. Filed March 23.

Mitchell, Christopher, as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$712,402 affecting property located at 500 North Terrace Ave., Mt Vernon. Filed March 24.

Richardson, Paul, as owner. Filed by Sunmark Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 333 Salem Road, Pound Ridge. Filed March 24.

Salzberger, Danielle, as owner. Filed by Us Bank Trust N A-Tr. Action: Foreclosure of a mortgage in the principal amount of \$292,000 affecting property located at 16 Lisa Court, Dobbs Ferry. Filed March 18.

Shady, Amal, as owner. Filed by U S Bank Trust Company N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$372,000 affecting property located at 14 Valerio Cour, Bedford. Filed March 24.

Singh, Daisy, as owner. Filed by Bank Of New York Mellon Fka. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 153 Dunwoodie St., Yonkers. Filed March 31.

Thomas, Jaimon, as owner. Filed by First-Citizens Bank & Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$305,000 affecting property located at 23 Chestnut St., Yonkers. Filed March 18.

Vansalisbury Scott R, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$224,000 affecting property located at 3 Brandeis Ave., Mohegan Lake. Filed March 17.

MECHANIC'S LIENS

Chester Wp li LLC, White Plains. \$230,429 in favor of Supreros Construction Inc, Monsey. Filed April 13.

Great Point Opportunity Fund Aqozb, Yonkers. \$118,603 in favor of Mds Hvac-R Inc, Walden. Filed April 10.

Ipark Riverdale LLC, Yonkers. \$397,193 in favor of Mds Hvac-R Inc, Walden. Filed April 10.

Jje33 Holdings LLC, Lewisboro. \$125,884 in favor of Valor Exterior Partners, Norwalk, Connecticut. Filed April 10.

Jje33 Holdings LLC, Lewisboro. \$257,586 in favor of M G Flynn Inc, Stratford, Connecticut. Filed April 10.

Jje33 Holdings LLC, Lewisboro. \$118,301 in favor of Winnick Steel Inc, Stratford, Connecticut. Filed April 10.

Jje33 Holdings LLC, Lewisboro. \$250,927 in favor of Nazzaro Inc, Redding, Connecticut. Filed April 10.

Kelly, Melissa R, Yorktown. \$3,555 in favor of Crp Sanitation Inc, Cortlandt Manor. Filed April 13.

Sales, Richard, Rye. \$51,855 in favor of Innov8tive Environmental Service, Valhalla. Filed April 9.

Uno Larkin LLC, Yonkers. \$87,848 in favor of Mds Hvac-R Inc, Walden. Filed April 10.

NEW BUSINESSES

Sole Proprietorships

Alonzo Home Improvements, 120 Old Mamaroneck Road, White Plains 10605. c/o. Filed April 7.

Cholo Power, 1763 Hanover St., Yorktown Height 10598. c/o Sandra E Romenio. Filed April 3.

Coda All Tow & Transport, 174 Claremont Garden, Ossining 10562. c/o Alexander O. Dago. Filed April 3.

Natural Chef Studio, 129 Croton Ave., Ossining 10562. c/o Valeria Pires De Toledo Fleck. Filed March 20.

Ownership No Excuses, 505 Mallard Way #100, Peekskill 10566. c/o Sterling Dixon. Filed March 26.

Paul Varano Services, 93 Chippewa Road, Yonkers 10710. c/o Paul Varano. Filed March 18.

Pound Ridge Jodo, 25 Shad Road West, Pound Ridge 10576. c/o James Stewart. Filed March 17.

Premier Salon Studios, 4 College Hill Road, Montrose 10548. c/o Julie Maniscalco. Filed March 17.

Purge 914 Hauling & Junk Removal, 121 N Broadway #41h, White Plains 10603. c/o Juan Hernandez. Filed March 31.

Rosewoods Lawn Sprinklers, P O Box 8017, White Plains 10602. c/o Jorge Eduardo Pena Cuellar. Filed March 17.

Royal Sorrel, 1 Father Finian Sull, Yonkers 10703. c/o Jaqueline Murray. Filed March 19.

Ruby Heart Consultation, 42 N Main St., Port Chester 10573. c/o Nana Akua Dwomoh Fosuhene. Filed March 30.

Speak With Simi, 38 Douglas Ave., Yonkers 10703. c/o Simisola Macaulay. Filed March 26.

Tania Cruz, 591 Warburton Ave., Hastings On Hud 10706. c/o Tania Cruz. Filed March 25.

Titas Jewelry, 183 Brookdale Ave., New Rochelle 10801. c/o Lina Munka. Filed March 23.

Ivagd Market, 78 Greenvale Circle, White Plains 10607. c/o Natasha Elizabeth Robinson. Filed March 26.

Varano Art Lab, 93 Chippewa Road, Yonkers 10710. c/o Paul Varano. Filed March 18.

Washingto Deli, 30 Washington St., Yonkers 10707. c/o Javier Espinosa. Filed March 23.

Wickers Creek Market, 1 Hawley Terrace 6j, Yonkers 10701. c/o Sara Peluso. Filed March 23.

Yonkerstomheartist, 12 Hardy Place, Yonkers 10703. c/o Thomas Meier. Filed March 26.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: Hayy LLC. Property: in Monroe. Amount: \$2.8 million. Filed March 27.

Northeast Community Bank, as owner. Lender: Excelsior Developers LLC. Property: 97 Acres Road, Monroe. Amount: \$26.6 million. Filed March 30.

Below \$1 million

Bank Of America, as owner. Lender: Raymond Wendy. Property: in Newburgh. Amount: \$24,490. Filed March 30.

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

Kiavi Funding Inc, as owner. Lender: Erm Vuong LLC. Property: in Newburgh (city) Amount: \$241,900. Filed March 25.

Ulster Savings Bank, as owner. Lender: Campanella Joseph J. Property: 275 Wilson Road, Deerpark. Amount: \$400,000. Filed April 1.

DEEDS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 12 Dallas Realty LLC. Property: 12 Dallas Drive, Monroe. Amount: \$1.5 million. Filed March 30.

Loan Funder LLC Series 122160, as owner. Lender: Sbg Ground Ups LLC. Property: in Monroe. Amount: \$1.8 million. Filed March 25.

Loan Funder LLC Series 119451, as owner. Lender: Raywood M&M LLC. Property: in Monroe. Amount: \$2 million. Filed March 27.

Northeast Community Bank, as owner. Lender: Triple L Assocs LLC. Property: 31 Mezabish Road, Monroe. Amount: \$2.5 million. Filed March 27.

Northeast Community Bank, as owner. Lender: Excelsior Developers LLC. Property: 97 Acres Road, Monroe. Amount: \$2.5 million. Filed March 30.

Below \$1 million

176 Franklin Avenue LLC, Spring Valley. Seller: Hudson Valley Acquisitions3 LLC, Property: 176 Franklin Ave., Pearl River. Amount: \$900,000. Filed April 8.

19 Creek Circle LLC, Rhinebeck. Seller: Kennedy Kathleen Anne, Rhinebeck. Property: in Rhinebeck. Amount: \$585,000. Filed Feb. 13.

306 Church st LLC, Brooklyn. Seller: Zimmer Church LLC, Warwick. Property: 306 Church St., City of Poughkeepsie. Amount: \$300,000. Filed Feb. 17.

60 Florence ny LLC, Fishkill. Seller: Fishkill Church Of The Nazarene Inc, Fishkill. Property: 60 Florence Ave., Fishkill. Amount: \$440,000. Filed Feb. 24.

Blackburn michele ann marie, Pleasant Valley. Seller: Northeast Propiedades LLC, Poughkeepsie. Property: in Hyde Park. Amount: \$620,000. Filed Feb. 20.

Casa LLC, Hopewell Junction. Seller: Klassen Family Trust, Fishkill. Property: in Fishkill. Amount: \$156,500. Filed Feb. 20.

Condo investors LLC, Hopewell Junction. Seller: Fabbiano Cynthia A, Fishkill. Property: in Fishkill. Amount: \$250,000. Filed Feb. 18.

Dzurinko, Edward, Spring Valley. Seller: 47 Mountainview Drive LLC, Property: 47 Mountainview Drive, Tomkins Cove. Amount: \$750,000. Filed April 8.

Garcia michelle bethencourt, Mohegan lake. Seller: Jmv Builders LLC, Wappingers Falls. Property: Reserve Way, La Grange. Amount: \$200,000. Filed Feb. 18.

Hudson Valley Acquisitions 3 LLC, Spring Valley. Seller: Fegan, Peter F -Jr&I & Heir et al, Property: 176 Franklin Ave., Pearl River. Amount: \$785,000. Filed April 8.

Hupart, Jacob, New York. Seller: Stay Maison LLC, Rhinebeck. Property: in Clinton. Amount: \$906,000. Filed Feb. 17.

Jaef family holdings LLC, Harrison. Seller: Canonica Holdings LLC, Albany. Property: in Pine Plains. Amount: \$850,000. Filed Feb. 17.

Jmonte realty LLC, Sparta, New Jersey. Seller: 95 Beacon LLC, Larchmont. Property: 95 Washington Ave., City of Beacon. Amount: \$721,000. Filed Feb. 24.

Jpdd LLC, Scarsdale. Seller: Bayer Shawn, Hopewell Junction. Property: in Beekman. Amount: \$260,000. Filed Feb. 13.

Laura E Ahmed Trust, Brooklyn. Seller: 398 Church St Holdings LLC, Wappingers Falls. Property: 16 Titus Road Extension, Town of Poughkeepsie. Amount: \$360,000. Filed Feb. 10.

Mainstreet380 corp, Yonkers. Seller: Main Commercial Properties LLC, Poughkeepsie. Property: 380 Main St., City of Poughkeepsie. Amount: \$560,000. Filed Feb. 19.

Muskal, Yael, Union, New Jersey. Seller: Toll Van Wyck LLC, Ft. Washington, Pennsylvania. Property: in Fishkill. Amount: \$549,000. Filed Feb. 18.

Narampanawe, Nuwan, Peekskill. Seller: Raap Management LLC, Hopewell Junction. Property: in East Fishkill. Amount: \$565,000. Filed Feb. 19.

Parkour Properties LLC, Hopewell Junction. Seller: Jme Properties LLC, Wappingers Falls. Property: in Fishkill. Amount: \$165,000. Filed Feb. 9.

Polaris East LLC, Miami, Florida. Seller: Smith Leslie William, Dover Plains. Property: 163 Old Route 22, Dover Plains. Amount: \$266,000. Filed Feb. 13.

Reddy, Smitha, Fishkill. Seller: Millbrook Properties LLC, Millbrook. Property: 202-D Commons Way, Fishkill. Amount: \$265,000. Filed Feb. 17.

Salt point 3 owners LLC, Elmsford. Seller: Clay Frank L, Hyde Park. Property: 546 Salt Point Turnpike, Hyde Park. Amount: \$50,000. Filed Feb. 18.

Savohouse LLC, Rhinebeck. Seller: D & K Hardisty LLC, Hyde Park. Property: in Hyde Park. Amount: \$550,000. Filed Feb. 10.

Sayegh, Thomas, Mahopac. Seller: Patmar United LLC, New Windsor. Property: 35 Bayberry Circle, Fishkill. Amount: \$420,000. Filed Feb. 13.

Secrets of the home LLC, Atlanta, Georgia. Seller: Almanzar Zoila Samanta Perez, Poughkeepsie. Property: in La Grange. Amount: \$820,000. Filed Feb. 20.

Sheri, Graham trust, Sedona, Arizona. Seller: Northern Dutchess Properties LLC, New York. Property: in North East. Amount: \$240,000. Filed Feb. 24.

Sjw properties LLC, Pawling. Seller: Dipietro Giocondo G, Armonk. Property: Margherita Drive, Pawling. Amount: \$170,000. Filed Feb. 20.

Stirling Homes LLC, Red Hook. Seller: Mcpeck Frances M, Poughkeepsie. Property: 18 East Dorsey Lane, Town of Poughkeepsie. Amount: \$300,000. Filed Feb. 10.

T&R Get Fit LLC, Pawling. Seller: Ross Christopher, Pleasant Valley. Property: 198 Route 22, Unit 2, Pawling. Amount: \$91,000. Filed Feb. 10.

Veterans Investing LLC, Poughkeepsie. Seller: Anthony Depasquale Trust, Fountain Hills, California. Property: in Town of Poughkeepsie. Amount: \$380,000. Filed Feb. 13.

Weston, Zachery, Poughkeepsie. Seller: Champion Properties Inc, Staatsburg. Property: in Hyde Park. Amount: \$325,000. Filed Feb. 20.

Willowoods LLC, Poughquag. Seller: Keli House Community Services Inc, Stormville. Property: 178 Route 216, Stormville. Amount: \$160,000. Filed Feb. 19.

JUDGMENTS

240 Schunnemunk Realty LLC, Monroe. \$44,418 in favor of Keybank National Assn, Buffalo. Filed March 24.

Acosta, Eliza Garcia, Newburgh. \$22,136 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 30.

Aj Marble & Granite Co, Truckee, California. \$35,105 in favor of Simply Funding LLC, Chester. Filed March 27.

Ak Landscape LLC, Cordova, Maryland. \$17,014 in favor of Simply Funding LLC, Chester. Filed March 27.

Ali, Leena, Cornwall. \$2,962 in favor of Capital One, Mclean, Virginia. Filed March 24.

Allen, Paula, Newburgh. \$3,597 in favor of Synchrony Bank, Draper, Utah. Filed March 25.

Baksh, Mohamed, New Windsor. \$11,201 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Beck, Clifford G, Monroe. \$5,444 in favor of Citibank, Sioux Falls, South Dakota. Filed March 26.

Blake, Tanaya, Maybrook. \$2,888 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed March 20.

Blanco, Charles A, New Hampton. \$4,463 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Blaustein, Leah, Monroe. \$4,847 in favor of Capital One, Mclean, Virginia. Filed March 26.

Bosch, Patricia, Goshen. \$5,278 in favor of Barclays Bank De, Wilmington, Delaware. Filed March 24.

Brancato, Jonpaul R, Campbell Hall. \$4,314 in favor of Capital One, Mclean, Virginia. Filed March 27.

Braun, Chana, Monroe. \$5,087 in favor of Ford Motor Credit Co LLC, Dearborn, Michigan. Filed March 23.

Breeden, Malyek C, Highland Mills. \$2,176 in favor of Capital One, Mclean, Virginia. Filed March 25.

Caston, Victoria, Cuddebackville. \$1,822 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Cavanaugh, Jennifer, Newburgh. \$4,798 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 30.

Cervantes, Yaquelin Perez, New Windsor. \$2,559 in favor of Citibank, Sioux Falls, South Dakota. Filed March 24.

Crac Mgmt Inc, Monroe. \$2,851 in favor of Ford Motor Credit Co LLC, Dearborn, Michigan. Filed March 26.

Crew, Jared, Middletown. \$2,720 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Dangleben, Andy, Middletown. \$6,806 in favor of Barclays Bank De, Wilmington, Delaware. Filed March 24.

Decker, Shawn, Campbell Hall. \$2,627 in favor of Capital One, Mclean, Virginia. Filed March 25.

Deleon, Emiu, Chester. \$2,573 in favor of Capital One, Mclean, Virginia. Filed March 25.

Downtown Trading Inc, Chicago, Illinois. \$78,768 in favor of Simply Funding LLC, Chester. Filed March 20.

Eckerson, Mark G, Goshen. \$2,876 in favor of Capital One, Mclean, Virginia. Filed March 25.

Fanucchi, Joseph, Cornwall. \$1,530 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Ferri, Josephine, Middletown. \$5,694 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed March 30.

Fox, Michael, Chester. \$7,415 in favor of Capital One, Mclean, Virginia. Filed March 27.

Gallagher, Christian, Middletown. \$8,357 in favor of Mid Hudson Valley Fed Credit Union, Kingston. Filed March 26.

Gannello, Alicia G, Walden. \$10,358 in favor of Synchrony Bank, Draper, Utah. Filed March 24.

Gestetner, Isaac, Highland Mills. \$7,145 in favor of Capital One, Mclean, Virginia. Filed March 24.

Giron, Erwin, Newburgh. \$1,379 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Grant, Sarah, Newburgh. \$2,442 in favor of Barclays Bank De, Wilmington, Delaware. Filed March 24.

Harchuck, George F, Cornwall. \$14,975 in favor of Jpmorgan Chase Bank, Wilmington, Delaware. Filed March 24.

Hargrove, Alton, Otisville. \$1,923 in favor of Capital One, Mclean, Virginia. Filed March 25.

Hernandez, Irisdalia, Newburgh. \$8,223 in favor of Capital One, Mclean, Virginia. Filed March 27.

Hibbert, Devon, Middletown. \$4,692 in favor of Synchrony Bank, Draper, Utah. Filed March 25.

Hinds, Sheldon D, Middletown. \$27,983 in favor of Toyota Motor Credit Corp, Plano, Texas. Filed March 26.

Hopkins, Tracy, Washingtonville. \$1,466 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Ingram, Robert W, Newburgh. \$5,310 in favor of Discover Bank, Columbus, Ohio. Filed March 24.

J Petion Agency LLC, Goshen. \$35,709 in favor of Keybank Na, Buffalo. Filed March 25.

Johnson, Chinyere, New Windsor. \$6,139 in favor of Discover Bank, Columbus, Ohio. Filed March 24.

Jones, Tracy, Newburgh. \$6,144 in favor of Capital One, Mclean, Virginia. Filed March 26.

Lathon, Louis, Middletown. \$1,409 in favor of Citibank, Sioux Falls, South Dakota. Filed March 25.

Launch Logistics Inc Et Al, Austin, Texas. \$76,536 in favor of Mint Funding Inc, Monroe. Filed March 24.

Levin, David, Newburgh. \$38,183 in favor of Citibank, Sioux Falls, South Dakota. Filed March 26.

Lewis, Carlington, Washingtonville. \$2,500 in favor of Ford Motor Credit Co LLC, Dearborn, Michigan. Filed March 24.

Lubkert, Lawrence, Newburgh. \$6,933 in favor of Synchrony Bank, Draper, Utah. Filed March 25.

Lustigman, Israel, Monroe. \$17,027 in favor of Capital One, Mclean, Virginia. Filed March 26.

Masri, Raquel, Monroe. \$9,772 in favor of Citibank, Sioux Falls, South Dakota. Filed March 26.

Mitchell, Thomas, Salisbury Mills. \$2,477 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

Monitor Construction Co Inc, Sonoita, Arizona. \$158,022 in favor of Vox Funding LLC, New York. Filed March 24.

Moresi, Henry, Port Jervis. \$5,173 in favor of Capital One, Mclean, Virginia. Filed March 24.

Munzelle, Bernadette, Highland Mills. \$4,560 in favor of Td Bank Usa, Portland, Maine. Filed March 27.

Murphy Capital Investments LLC, Greer, South Carolina. \$87,837 in favor of Retro Advance Inc, Westbury. Filed March 27.

Nicoletti, Jackie, Westtown. \$6,525 in favor of Barclays Bank De, Wilmington, Delaware. Filed March 24.

Nunziata, Michael, Walden. \$3,469 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 24.

Ocasio, Abel D, Walden. \$4,308 in favor of Citibank, Sioux Falls, South Dakota. Filed March 26.

Ohio Maintenance Mafia LLC, Elrya, Ohio. \$18,491 in favor of Simply Funding LLC, Chester. Filed March 30.

Pakenham, Jessica C, Montgomery. \$5,111 in favor of Td Bank Usa, Portland, Maine. Filed March 24.

Pedicini, Kira, Highland Mills. \$1,336 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 30.

Pedraza, Alfredo, Chester. \$3,589 in favor of Capital One, Mclean, Virginia. Filed March 27.

Pena, Maria, Middletown. \$2,773 in favor of Barclays Bank De, Wilmington, Delaware. Filed March 24.

Perea, Victor, Walden. \$4,912 in favor of Capital One, Mclean, Virginia. Filed March 30.

Pereira, Ricardo, Middletown. \$24,281 in favor of Bank Of America, Charlotte, North Carolina. Filed March 25.

Perez, Kadijah, Middletown. \$8,965 in favor of Synchrony Bank, Draper, Utah. Filed March 24.

Reyes, Christina, Washingtonville. \$5,171 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

Rivera, Sergio, Monroe. \$21,911 in favor of Jpmorgan Chase Bank, Wilmington, Delaware. Filed March 24.

Romero, Jose M, Warwick. \$16,050 in favor of Midland Credit Mgmt Inc, San Diego, California. Filed March 24.

Rumsey, Kurtis R, Huguenot. \$7,711 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed March 24.

MECHANIC'S LIENS

Beechwood Office Park Associates LLC, as owner. \$13,410 in favor of Sunbelt Rentals Inc. Property: 2678 South Road, City Of Poughkeepsie. Filed March 31.

Cong Ohel Mordeche Dtosh Inc, as owner. \$633,637 in favor of Mylu Team Llc. Property: 34 Satmar Drive, Palm Tree. Filed March 16.

Deutsch, Esther, as owner. \$9,750 in favor of Five Star Interiors Inc. Property: 6 Preshburg Boulevard, Palm Tree. Filed March 11.

Jjmk Properties LLC, as owner. \$13,000 in favor of Azz Contracting Inc. Property: 6830 Us-9, Rhinebeck. Filed April 1.

Lighthouse 766 LLC, as owner. \$3,982 in favor of Sloan Architects Pc. Property: 766 Sergeant Palmatier Way, Wappinger. Filed March 31.

Lk Drive 694 Llc, as owner. \$33,460 in favor of Ecological Analysis Llc. Property: 43 Elkay Drive, Chester. Filed March 13.

Marist College, as owner. \$3,935 in favor of Sunbelt Rentals Inc. Property: 30 John Winslow Drive, City Of Poughkeepsie. Filed March 31.

Positive Homes Llc, as owner. \$302,041 in favor of Bucket Enterprises Llc. Property: 1 Treza Lane, Blooming Grove. Filed March 11.

NEW BUSINESSES

Sole Proprietorships

Anchor & Ash Designs, 15 Grandview Ave., Walden 12586. c/o Kristie Hall. Filed April 6.

Bellepow Luxe Clean, 3476 Route 6 Unit 626, Middletown 10940. c/o Teisha R. Pow. Filed April 3.

Go Moto, 1105 Mcintosh Place, Newburgh 12550. c/o Michael Cooper. Filed April 3.

Keepsake Wall Company, 20 Bruce Lane, Rock Tavern 12575. c/o Renae Sue Comulada Vonderheide. Filed April 3.

Keyrux, 52 Spruce St., Cornwall On Hudson 12520. c/o Joshua David Caufaglione. Filed April 1.

Mc Construction, 19 Estrada Road, Central Valley 10917. c/o Norma Alicia Martinez Contreras. Filed April 3.

Mid Hudson Chiropractic Center, 53 Willow Lane, New Windsor 12553. c/o Robert J. Desantis Jr.. Filed April 1.

Phoenix Home Improvement, 116 Stewart Ave., Ext #66 Newburgh 12550. c/o Marcela L. Aveiro. Filed April 6.

Plants Whit Artisanal Style, 116 Stewart Ave., Ext #66 Newburgh 12550. c/o Marcela Liliana Aveiro. Filed April 6.

Sava Bookkeeping, 9 Kings Drive, Wallkill 12589. c/o Sheryl A. Affuso. Filed April 6.

Silver Circuits, 51 Clover Ridge Road, Westtown 10998. c/o Christian Valentine. Filed April 2.

Smart Cleaner, 353 Forest Park, Wallkill 12859. c/o Raquel E. Vasquez Plasencia. Filed April 2.

Sparkly & Glittery Creations, 243 Goodwill Road, Montgomery 12549. c/o Donna M. Signorella. Filed April 3.

Tabasco Septic Svc, 2206 St Rt 17k, Montgomery 12549. c/o Arthur F. Tabasco Iii. Filed April 2.

Wedding Bliss By Trish, 52 Florance Drive, Central Valley 10917. c/o Patricia K. Debari. Filed April 6.

BUILDING PERMITS

Commercial

99 New Canaan Avenue LLC

Norwalk, contractor for 99 New Canaan Avenue LLC. Perform replacement alterations at 99 New Canaan Ave., Norwalk. Estimated cost: \$2,000. Filed March 9.

Altamura, Dominic and Angela B. Altamura, Norwalk, contractor for Dominic and Angela B. Altamura. Create an accessory dwelling unit in a single-family residence at 190 E. Rocks Road, Norwalk. Estimated cost: \$25,000. Filed March 5.

Critzman, Anthony T., Norwalk, contractor for 200 Connecticut LLC. Reinstall new wall outlets and circuits at 200 Connecticut Ave., Norwalk. Estimated cost: \$2,500. Filed March 11.

Gandara Home Improvement and Landscaping LLC, Norwalk, contractor for Roton Point Club Inc. Remodel existing bathrooms at 15 Pine Point Road, Norwalk. Estimated cost: \$144,365. Filed March 5.

Norwalk Marine Contractors, Norwalk, contractor for Gardella Brothers Limited Liability Company. Replace seawall bulkhead at 50 Calf Pasture Beach Road, Norwalk. Estimated cost: \$164,037. Filed March 6.

Norwalk Marine Contractors, Norwalk, contractor for Gardella Brothers LLC. Replace seawall bulkhead at 48 Calf Pasture Beach Road, Norwalk. Estimated cost: \$164,037. Filed March 6.

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

Norwalk Marine Contractors, Norwalk, contractor for Gardella Brothers LLC. Replace seawall bulkhead at Calf Pasture Beach Road, Norwalk. Estimated cost: \$164,037. Filed March 6.

Perez Plumbing & Heating, Norwalk, contractor for Development LLC. Perform replacement alterations at 149 Water St., No. 2, Norwalk. Estimated cost: \$17,500. Filed March 9.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Power Home Remodeling Group LLC. Remove 19 square feet of siding and replace it with Tri Built house wrap and form-fitted insulated vinyl at 15 Ridgeway St., Stamford. Estimated cost: \$36,478. Filed March 28.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Power Home Remodeling Group LLC. Remove and replace 20 square feet of siding with Tribuilt house wrap and form-fitted insulated vinyl at 42 East Ave., Stamford. Estimated cost: \$38,615. Filed March 28.

Precision Contracting & Design LLC, Stamford, contractor for D.D. Deluca. Reconfigure the first floor, remove one bathroom for additional kitchen area, add a window in the bedroom, replace the living room window and install supportive footing and a post in the basement at 66 Mathews St., Stamford. Estimated cost: \$130,000. Filed March 14.

Precision Contracting & Design LLC, Stamford, contractor for D.D. Deluca. Replace the deck and stairs at 151-151 Courtland Ave., Stamford. Estimated cost: \$34,000. Filed March 14.

Rhino Back Roofing LLC, Simsbury, contractor for Rhino-Back Roofing LLC. Replace existing roof shingles with architectural asphalt shingles following code and manufacturers' recommendations, install ice and water shield as required by code and apply 4" polymer membrane tape on deck seams as necessary at 62 Warren St., Stamford. Estimated cost: \$16,059. Filed March 31.

RT Construction LLC, Norwalk, contractor for 77 Ely Avenue LLC. Renovate existing three-family residence at 77 Ely Ave., Norwalk. Estimated cost: \$300,000. Filed March 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Sunrun Installation Services Inc. Install roof-mounted solar system with 11 panels at 26 Pepper Ridge Road, Stamford. Estimated cost: \$65,794. Filed March 23.

Trinity Solar LLC, Cheshire, contractor for Trinity Solar LLC. Install a roof-mounted solar system at 26 Norvel Lane, Stamford. Estimated cost: \$94,000. Filed March 12.

Venture Home Solar LLC, Stamford, contractor for Venture Home Solar LLC. Install a roof-mounted solar system at 96 Crestwood Drive, Stamford. Estimated cost: \$57,948. Filed March 31.

Window Nation LLC, Wallingford, contractor for Window Nation. Replace two windows without structural changes at 33 Clovelly Road, Stamford. Estimated cost: \$3,889. Filed March 23.

Residential

36 Taylor Avenue LLC, Norwalk, contractor for 36 Taylor Avenue LLC. Remove fifth-unit attic, remove kitchen and install door in stairway at 36 Taylor Ave., Norwalk. Estimated cost: \$7,500. Filed March 6.

Anglade, Prince and Jean Louis Daphnee, Norwalk, contractor for Prince Anglade and Jean Louis Daphnee. Construct pool deck at 62 William St., Norwalk. Estimated cost: \$20,000. Filed March 12.

Castro, Carlos J. and Ana Y. Soto-Jimenez, Norwalk, contractor for Carlos J. Castro and Ana Y. Soto-Jimenez. Convert basement playroom into accessory dwelling unit bedroom at 23 Eagle Road, Norwalk. Estimated cost: \$10,000. Filed March 12.

Fernandez, Francisco, Norwalk, contractor for Francisco Fernandez. Convert single-family residence to two-family residence at 42 Winfield St., Norwalk. Estimated cost: \$200,000. Filed March 9.

Galluzzo, Cristina and Chrysovalanti Sakoglou, Norwalk, contractor for Cristina Galluzzo and Chrysovalanti. Renovate and expand second floor at 2 Olmstead Place, Norwalk. Estimated cost: \$100,000. Filed March 11.

JP Carroll Roofing LLC, Norwalk, contractor for Joanna A. Fin Grzegorz. Remove existing roof and reroof 6 Autumn St., Norwalk. Estimated cost: \$21,941. Filed March 11.

Manzotti Home Improvement LLC, Greenwich, contractor for Tricia Bailey. Renovate the interior, relocate the stairway and construct a new portico at 105 Briar Brae Road, Stamford. Estimated cost: \$120,000. Filed March 23.

Martin, Dan, Stamford, contractor for Dan Martin. Install 11 square feet of roofing at 21 Newfield Court Stamford. Estimated cost: \$5,000. Filed March 16.

Martinez Carpentry and Painting LLC Brewster, New York, contractor for David Trott. Update kitchen with new cabinets, ceiling and lighting while relocating the sink and stove at 83 Woodmere Road, Stamford. Estimated cost: \$80,000. Filed March 25.

Master Carpentry LLC, Norwalk, contractor for 15 Dry Hill Road LLC. Renovate basement at 15 Dry Hill Road, Norwalk. Estimated cost: \$100,000. Filed March 11.

Mendieta, Edison, Stamford, contractor for Edison Mendieta. Legalize the construction of a pergola at the back of the house at 12 Saint Charles Ave., Stamford. Estimated cost: \$1,500. Filed March 11.

Morales Brothers Home Remodeling LLC, Greenwich, contractor for Seth Linzer. Remodel the shower area and replace the bathtub at 56 Kensington Road, Stamford. Estimated cost: \$17,000. Filed March 27.

O&G Industries Inc., Torrington, contractor for Michael Skapczynski. Remove limited sections of the rear of the existing school building, covering an area of approximately 13,820 square feet at 751 W. Hill Road, Stamford. Estimated cost: \$5,552,955. Filed March 9.

P. K. Built LLC, Darien, contractor for Jarrad Fallon. Renovate existing kitchen and dining room, remove existing wall, install new kitchen cabinets and wood flooring, relocate existing bathroom, add new mudroom, expand rear footprint approximately 100 square feet to accommodate relocated bathroom and storage, expand front footprint approximately 45 square feet to accommodate new mudroom, contain work to first floor only, keep second floor and basement untouched, raise ceiling height in kitchen and dining room at 138 Thornwood Road, Stamford. Estimated cost: \$300,000. Filed March 16.

Parker, Frank, Stamford, contractor for Frank Parker. Demolish minor sections on the first floor, extend with a two-story addition of approximately 1000 square feet including 2 two bathrooms, two bedrooms and a playroom, built on top of the existing footprint and add a new front porch of approximately 100 square feet at 83 E. Middle Patent Road, Stamford. Estimated cost: \$200,000. Filed March 25.

Payuk Associates LLC, Brookfield, contractor for Tyler Simone. Construct new electrical service room and replace electrical service equipment at 1351 Washington Blvd., Stamford. Estimated cost: \$820,000. Filed March 10.

Perfection Home Improvement LLC, Stamford, contractor for Abdul Nurun. Remove old aluminum siding and replace with new vinyl siding at 31 Stephen St., Stamford. Estimated cost: \$9,500. Filed March 3.

Perfection Home Improvement LLC, Stamford, contractor for Abdul Nurun. Upgrade the exterior by replacing old vinyl siding with new vinyl siding at 36 Stephen St., Stamford. Estimated cost: \$6,500. Filed March 13.

Pietros, Mark, Stamford, contractor for Mark Pietros. Replace bathtub, vanity and toilet without structural change at 30 De Bera Lane, Unit 8, Stamford. Estimated cost: \$26,000. Filed March 2.

Pruitt, Jacalyn, Stamford, contractor for Jacalyn Pruitt. Legalize work completed to raise 1/2 of basement beam, fully condition old porch space, add egress window, and remove nonload bearing wall in main house. Convert house to natural gas, add new hot water heater and central AC at 270 Pepper Ridge Road, Stamford. Estimated cost: \$69,265. Filed March 20.

Przyslak, Chris, Stamford, contractor for Chris Przyslak. Renovate the bathroom and replace the kitchen cabinets and add new flooring at 143 Hoyt St., Unit 1c, Stamford. Estimated cost: \$123,790. Filed March 11.

Reichbach, James, Stamford, contractor for James Reichbach. Remodel while keeping the current layout at 106 Soundview Drive, Stamford. Estimated cost: \$35,000. Filed March 2.

Restoration Real Estate LLC, Stamford, contractor for Sylvan Pomerantz. Renovate the existing kitchen by replacing all appliances, including a new exhaust hood; update ceiling lights and appliance circuits, outlets and switches at 12 Big Oak Road, Stamford. Estimated cost: \$40,000. Filed March 20.

Rieke, Brian, Stamford, contractor for Brian Rieke. Installation of a 60/100 tent and an 18/26 tent for the season at 242 Fairfield Ave., Stamford. Estimated cost: \$2,000. Filed March 4.

Rieke, Brian, Stamford, contractor for Brian Rieke. Install a 30/40 tent for a private event at 123 MacGregor Drive, Stamford. Estimated cost: \$3,000. Filed March 5.

Rieke, Brian, Stamford, contractor for Brian Rieke. Setting up a 30/60 tent at 1040 Washington Blvd., Stamford. Estimated cost: \$18,000. Filed March 30.

Rieke, Brian, Stamford, contractor for Brian Rieke. Install seasonal tents for summer events at 1620 Newfield Ave., Stamford. Estimated cost: \$18,000. Filed March 31.

Roof Revival and Restoration Services LLC, Naugatuck, contractor for Nathan Nadwairski. Remove and replace all existing shingles and accessories at 76 Rock Spring Road, Stamford. Estimated cost: \$26,200. Filed March 13.

S&W Building & Remodeling Inc., Norwalk, contractor for Elizabeth Beinfield. Renovate single-family residence at 1 Flicker Lane, Norwalk. Estimated cost: \$110,000. Filed March 11.

SAG Construction LLC, Port Chester, New York, contractor for Bruno Sagni. Remove and install two new bay windows at 107 Alton Road, Stamford. Estimated cost: \$17,398. Filed March 9.

Salvioli, Joe, Fairfield, contractor for Stephen Bonomo. Remove existing 17kW generator and install Generac 48kW generator with poured concrete pad at 242 June Road, Stamford. Estimated cost: \$40,304. Filed March 27.

Sandolo, Robert, Stamford, contractor for Robert Sandolo. Add 380 square feet to the primary suite, finish the basement, renovate part of the interior and reconstruct the existing deck at 86 Wood Ridge Drive, South Stamford. Estimated cost: \$250,000. Filed March 18.

Sandoval Contracting Limited Company LLC, Stamford, contractor for Kelvin Sandoval. Waterproof 2539 Bedford St., Unit 33h, Stamford. Estimated cost: \$14,357. Filed March 30.

Sekse, Per, Stamford, contractor for Per Sekse. Replace the old roof and install a new cap at 99 Woodbury Ave., Stamford. Estimated cost: \$22,000. Filed March 10.

Sibboni, Amir, Norwalk, contractor for Katie Wagner. Begin the selective demolition of the existing restaurant for future renovation at 487 Glenbrook Road, Stamford. Estimated cost: \$5,000. Filed March 23.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Angela Carella - Signature Construction Group. Alter the existing office space, modifying it to create new configurations for limited offices, two conference rooms and an open office area, finishing the project at 263 Tresser Blvd., Stamford. Estimated cost: \$175,000. Filed March 31.

Signature Exteriors LLC, Stamford, contractor for Slawomir Mateusiak. Remove existing vinyl siding and install new vinyl siding with applicable underlayment and accessories at 40 Swampscott Road, Stamford. Estimated cost: \$18,272. Filed March 3.

Signature Exteriors LLC, Stamford, contractor for Slawomir Mateusiak. Remove existing vinyl siding and install new siding with all necessary underlayments and accessories at 37 Brodwood Drive, Stamford. Estimated cost: \$35,975. Filed March 16.

United Cleaning & Restoration LLC, Norwalk, contractor for First Congregational Church. Remove existing roof and reroof 9 William St., Norwalk. Estimated cost: \$20,000. Filed March 12.

Williams Roofing LLC, Norwalk, contractor for Jean-Louis Berteau. Remove existing roof and reroof 56 Taylor Ave., Norwalk. Estimated cost: \$12,000. Filed March 11.

COURT CASES

Bridgeport Superior Court

Dahiry, Kawtar, Fairfield. Filed by Samantha Fortune Aponte, Bridgeport. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: The plaintiff was a pedestrian and suffered a collision allegedly caused by the defendant's car and sustained severe and painful personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157196-S. Filed March 4.

The Norwalk Hospital Association, Norwalk. Filed by Anabel Figueroa, Stamford. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff was discharged from her employment with the defendant whom she claims has discriminated against her in the terms and conditions of her employment by discriminating against her and allegedly wrongfully discharging the her from her employment, including retaliating against her because of her race, national origin and/or color. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157073-S. Filed March 2.

Walsh, Robert, et al, Southbury. Filed by Natanya Hutchinson, Bridgeport. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157089-S. Filed March 2.

Danbury Superior Court

Berkshire Shopping Center LLC, et al, Danbury. Filed by Julia Lopez-Moreno, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was attempting to enter the sidewalk of the defendants' premises, when she was allegedly caused to slip and fall to the ground due to an accumulation of snow and/or ice that was on the subject premises. The incident was allegedly caused by the negligence of the defendant. Case no. DBD-CV-26-6058179-S. Filed Feb. 17.

Feliz-Dipre, Inmanuel Arsenio, Danbury. Filed by Johnathan Marcondes, New Fairfield. 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. DBD-CV-26-6058616-S. Filed March 17.

Gold Star Real Estate LLC, et al, Sandy Hook. Filed by Liberty Bank, Middletown. Plaintiff's attorney: Laurie Gfeller LLP, West Hartford. Action: the plaintiff is a banking association. The defendant executed a commercial demand promissory note for the maximum amount of \$50,000 in favor of the plaintiff, which includes interest as specified in the note. Along with the note, the defendant executed a loan agreement and a security agreement in favor of the plaintiff. The defendant has breached the terms of the note by failing to make the required monthly interest payments. As a result, plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058131-S. Filed Feb. 11.

Richards, Vanessa, et al, Wethersfield. Filed by Kelly Sagnelli, Brookfield. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058386-S. Filed March 4.

Stamford Superior Court

Banton Construction Company, New Haven. Filed by The Grasso Companies LLC, Stamford. Plaintiff's attorney: Di Gioia Berger LLC, Orange. Action: the plaintiff entered a subcontract with the defendant. The plaintiff agreed to provide labor, materials and equipment for a project, which included tasks like demolition, paving, trenching and backfilling. Plaintiff fulfilled all obligations under the subcontract and performed additional work at defendant's request, based on the assurance of payment for that extra work. Plaintiff issued applications for payment for the services rendered, but despite repeated demands, defendant has refused to pay for both the contracted and additional work, thus breaching the subcontract and the associated change orders. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6079047-S. Filed Feb. 24.

DEEDS

Grimes, Kelly Z., Wilmington, Delaware. Filed by Anibal Barcace, Yonkers. Plaintiff's attorney: Cellino Law LLP, 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. FST-CV-26-6079325-S. Filed March 2.

Labrosciano, Angelarosa, et al, Stamford. Filed by Trina Ahmeti, Trumbull. Plaintiff's attorney: Berkowitz Hanna Amdur & Wildstein LLC, Shelton. Action: the plaintiff suffered a collision caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6079047-S. Filed Feb. 24.

Commercial

300 Soundview Fairfield LLC, Fairfield. Seller: 302 Soundview LLC, Fairfield. Property: 300-302 Soundview Ave., Fairfield. Amount: \$0. Filed March 27.

Halstead 124 LLC, Stamford. Seller: Joan Bell and Judson Bell, Stamford. Property: 124 Pine Hill Ave., Stamford. Amount: \$850,000. Filed March 19.

Keko 2 LLC, Hamden. Seller: Rizzo Properties LLC, Redding. Property: 9 Garden Court, Fairfield. Amount: \$651,000. Filed March 27.

Middleton Jr., Robert John and Loretta Middleton, Stamford. Seller: Analytical Sciences Marketing Group LLC, Mount Laurel, New Jersey. Property: 20 Walnut Ridge Lane, Stamford. Amount: \$1,550,000. Filed March 17.

O'Kane, Paul J. and Amy M. O'Kane, Fairfield. Seller: 137 Millard LLC, Fairfield. Property: 137 Millard St., Fairfield. Amount: \$1,875,000. Filed March 23.

Pang, Xiaoran and Xiao Xiao, Stamford. Seller: Greenwich Real Estate Investments LLC, Greenwich. Property: 200 Davis Ave., Greenwich. Amount: \$2,175,000. Filed March 31.

Spring Farms 2026 LLC, Greenwich. Seller: Norma K. Asnes, Greenwich. Property: 122 Round Hill Road, Greenwich. Amount: \$10. Filed April 1.

Sproule, David and Sue Sproule, Old Greenwich. Seller: 25 Westway LLC, Greenwich. Property: 25 West Way, Old Greenwich. Amount: \$14,250,000. Filed April 1.

Stone, Shoshana, Stamford. Seller: 212 High Clear LLC, Stamford. Property: 212 High Clear Drive, Stamford. Amount: \$1,300,000. Filed March 20.

Residential

Alam, Parisha, et al, Stamford. Seller: Tsering Wong, Stamford. Property: 850 E. Main St., Stamford. Amount: \$573,000. Filed March 18.

Babayev, Yelena, New Canaan. Seller: Clare Wilson, Stamford. Property: 2289 Bedford St., Unit H-13, Stamford. Amount: \$570,500. Filed March 16.

Brone, James R., Hartsdale, New York. Seller: Yaron Etkovitch and Yulia Kesler, Tel Aviv, Israel. Property: 1068 E. Main St., Unit 15-A-4, Stamford. Amount: \$238,000. Filed March 20.

Calicchio, Samantha Lynae, Stamford. Seller: Robert A. Russo, Stamford. Property: 2437 Bedford St., Unit C-11, Stamford. Amount: \$400,000. Filed March 16.

Ciardi, Massimiliano and Michela Oliviero, Greenwich. Seller: Julienne Fareri, Greenwich. Property: 161 Pecksland Road, Greenwich. Amount: \$1. Filed April 2.

Cloutier, Jane, Stamford. Seller: Jane Cloutier, Stamford. Property: 43 Lanark Road, Stamford. Amount: \$N/A. Filed March 17.

DaSilva Augustine, Maria DoCarmo and Paul Wayne Sweetman, Stamford. Seller: Aziz Seyal, Fairfield. Property: 4 Austin Ave., Stamford. Amount: \$700,000. Filed March 17.

Dentici, Karen L., Warren, New Jersey. Seller: Donald A. Beach III, Westport. Property: 401 Westport Turnpike, Fairfield. Amount: \$1,372,000. Filed March 24.

Dey, Sherry S., Cos Cob. Seller: George Cosgrave Dey, Stamford. Property: 20 Butler St., Cos Cob. Amount: \$10. Filed April 2.

Donovan, Sean Patrick, Stamford. Seller: David Eduardo Gonzalez Garcia and Emily Wallmann, Stamford. Property: 175 West Ave., NO. 2, Stamford. Amount: \$689,000. Filed March 17.

Eron, John, Orange. Seller: Marco Criscuolo, Stamford. Property: 440-444 Bedford St., Unit 8-F, Stamford. Amount: \$400,000. Filed March 17.

Farrington, David K. and Cynthia Farrington, Fairfield. Seller: Anthony E. Monelli and Dylan Zmarzlak, Fairfield. Property: 108 Roseville St., Fairfield. Amount: \$352,500. Filed March 23.

Garrido, Marlon David and Jessica Jaramillo-Mosquera, Norwalk. Seller: Despina Topalis, Stamford. Property: 1197 Hope St., No. 3, Stamford. Amount: \$420,000. Filed March 20.

Harrigan, Erin and Kevin Harrigan, Fairfield. Seller: Kevin O. Harrigan and Erin L. Harrigan, Fairfield. Property: 90 Henry St., Fairfield. Amount: \$N/A. Filed March 23.

Holzschuh, Adam and Isabella Holzschuh, New York, New York. Seller: Jeffrey M. Vasey, Greenwich. Property: 145 Porchuck Road, Greenwich. Amount: \$2,785,000. Filed March 31.

Hossain, Mohammad Imam and Nurnaher Bina Hossain, Stamford. Seller: Dionisios Efkarpidis, et al, Stamford. Property: 656 Cove Road, Stamford. Amount: \$865,000. Filed March 19.

Karipides, Stavros and Maria Katsaros, Mamaroneck, New York. Seller: John Karipides, Mamaroneck, New York. Property: 45 Gold St., Greenwich. Amount: \$N/A. Filed March 31.

Katalan, Lindsey and David Katalan, Greenwich. Seller: Edward S. Stiker and Stephanie L. Stiker, Greenwich. Property: 28 Thunder Mountain Road, Greenwich. Amount: \$10. Filed March 31.

Lomnitzer, Tyler and Emily Lomnitzer, Milford. Seller: Ronald J. DeAngelis, Stamford. Property: 35 Maple Tree Ave., Unit 1, Stamford. Amount: \$520,000. Filed March 18.

Lysobey, Zachary and Hallie Picarello, Fairfield. Seller: Lori Ellen Miller, Fairfield. Property: 357 Harvester Road, Fairfield. Amount: \$592,500. Filed March 24.

Malta, Diego Enrico and Maria Pia Guaneri, Westport. Seller: John C. Nardone and Mary T. Nardone, Fairfield. Property: 158 Coventry Lane, Fairfield. Amount: \$2,225,000. Filed March 23.

McKibben, Jack and Nicole McKibben, Old Greenwich. Seller: William P. Murray IV, and Judy L. Murray, Keller, Texas. Property: 29 Sound Beach Ave., Old Greenwich. Amount: \$2,200,000. Filed March 30.

McMahon, Matthew and Barbara Silva, Old Greenwich. Seller: Joseph Castellana, Greenwich. Property: 1465 E. Putnam Ave., Unit 306, Old Greenwich. Amount: \$510,000. Filed March 31.

McNamara, Sonia, Stamford. Seller: James Seay, Petersburg, Florida. Property: 697 Cove Road, No. 2A, Stamford. Amount: \$297,000. Filed March 17.

Molettieri, Francis and Elizabeth Fesenmeyer, Rye, New York. Seller: Caitlin O'Connell and Joseph Dellaquila, Stamford. Property: 154 Knox Road, Stamford. Amount: \$826,000. Filed March 19.

Odrich, Michael J., et al, Jupiter, Florida. Seller: Patricia Odrich, Jupiter, Florida. Property: 702 Steamboat Road, Unit 5, Greenwich. Amount: \$0. Filed March 30.

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

Paart, Marcus, Stamford. Seller: Miguel Valentin and Deborah Valentin, Chester, Maryland. Property: 53 Hilltop Drive, Southport. Amount: \$685,000. Filed March 23.

Paternina, Gabriel and Maria Fuertes Valles, Stamford. Seller: Taly H. Farber and Trevor Farber, Stamford. Property: 211 Pinewood Road, Stamford. Amount: \$1,325,000. Filed March 20.

Phillips, Kathryn Elizabeth and Lawrence Joseph LaPorta, Stamford. Seller: Juan C. Castano and Eliana M. Castano, Stamford. Property: 7 Dubois St., Stamford. Amount: \$954,000. Filed March 16.

Rodriguez Esquivel, Gerardo and Carmen Suarez Gonzalez, Greenwich. Seller: Valerie L. McHugh, Greenwich. Property: 71 S. Park Ave., Greenwich. Amount: \$3,350,000. Filed April 2.

Romero, Augusto, Stamford. Seller: Matthew B. Keenan, Chicago, Illinois. Property: 444 Bedford St., Unit 3R, Stamford. Amount: \$400,000. Filed March 20.

Russo, Carol and Thomas Russo, Fairfield. Seller: James E. McAndrews and Becky D. McAndrews, Milford. Property: 175 Winnepog Drive, Fairfield. Amount: \$905,000. Filed March 23.

Schwarz, Drew, Stamford. Seller: Kimberlee A. Summers, Stamford. Property: 179 Highview Ave., Unit 2, Stamford. Amount: \$715,000. Filed March 16.

Tsai, Mark and Diana Quach, Stamford. Seller: Esther Lee and David Cheong, Stamford. Property: 140 Summer St., Unit 140-1D, Stamford. Amount: \$165,000. Filed March 16.

Vogelbaum, Diego Alejandro and Lucia Casanova, Cos Cob. Seller: Javier Ramirez Carstens and Adriana Cecilia Soberon Perezcano, Houston, Texas. Property: 552 River Road, Cos Cob. Amount: \$2,691,500. Filed March 31.

Witham, Tamara Lynn, Greenwich. Seller: Jason LaTorre and Ashley LaTorre, Greenwich. Property: 55 Byram Terrace, Unit B, Greenwich. Amount: \$10. Filed April 2.

Wolf, Rita Devlin, Greenwich. Seller: Denis Rizzuto, Jupiter, Florida. Property: 45 Ettl Lane, Unit 401, Greenwich. Amount: \$725,000. Filed April 2.

MORTGAGES

A5 Investments LLC, New Britain, by Alan H. Kosberg. Lender: ABL RPC Residential Credit Acquisition LLC, 30 Montgomery St., Suite 150, Jersey City, New Jersey. Property: 105 Glenville St., Greenwich. Amount: \$1,047,000. Filed March 19.

Ahsan, Saddmun, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 24 Prospect St., Greenwich. Amount: \$597,000. Filed March 19.

Alifimoff, Alexander and Ashley Reich, Chicago, Illinois, by Cheryl A. Carolan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 185 Interlaken Road, Stamford. Amount: \$1,050,000. Filed March 3.

Anik, Jonathan and Christine Anik, Greenwich, by Casey M. O'Donnell. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 8 Benders Drive, Greenwich. Amount: \$1,526,000. Filed March 17.

Barbaro, John A. and Lauren Barbaro, Fairfield, by Kevin C. Kaiser. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 774 Fairfield Woods Road, Fairfield. Amount: \$1,103,200. Filed March 12.

Beale, Marion, Greenwich, by Ricky M. Capozza. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 45 Ettl Lane, Unit 502, Greenwich. Amount: \$360,000. Filed March 19.

Beresky, Jonathan and Danielle Pashun, Fairfield, by Thomas Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Hunter Road, Fairfield. Amount: \$704,100. Filed March 13.

Bernadel, Jhummy, Stamford, by John Dionisio. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1756 High Ridge Road, Stamford. Amount: \$285,000. Filed March 6.

Bok, Steven and Deborah A. Bok, Fairfield, by Jose Herrada-Andia. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 660 Stratfield Road, Fairfield. Amount: \$200,000. Filed March 13.

Bordier, Robert G., Greenwich, by Jonathan T. Hoffman. Lender: American Financial Network Inc., 770 The City Drive South, Suite 2000, Orange, California. Property: 65 Lockwood Lane, Riverside. Amount: \$990,000. Filed March 19.

Brewer, Matthew Isaac and Christine Brewer, Stamford, by David E. Hoyle. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 4 Miami Court, Greenwich. Amount: \$1,508,000. Filed March 20.

Buerke, Rebecca and Jacob Buerke, New York, New York, by Jeremy E. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 27 Marshall St., Old Greenwich. Amount: \$900,000. Filed March 20.

Carraway, Laura and R. Matthew Carraway, Fairfield, by Natasha H. Rose. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 898 Cross Highway, Fairfield. Amount: \$750,000. Filed March 12.

Castellana, Joseph and Linda Castellana, Greenwich, by James Kavanagh. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 302 W. Lyon Farm Drive, Unit 302, Greenwich. Amount: \$1,460,000. Filed March 20.

Chu, Jinyi and Shuting Xu, Fairfield, by Scott Rogalski. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 134 Colony St., Fairfield. Amount: \$547,750. Filed March 11.

Clendenin, Thomas James and Ann-Marie Albrecht Clendenin, Greenwich, by Ryan E. Schlotterback. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 10 Gaston Farm Road, Greenwich. Amount: \$2,960,000. Filed March 17.

Cloutier, Jacqueline and Thomas Winschel, Stamford, by Robert D. Russo. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 915 South Pine Creek Road, Fairfield. Amount: \$1,003,388. Filed March 10.

Depeter, Eamon F. and Courtney C. Depeter, Stamford, by Iliana Nikolova. Lender: First County Bank, 117 Prospect St., Stamford. Property: 41 Glendale Circle, Stamford. Amount: \$130,000. Filed March 4.

DiNota, Thomas N. and Tina DiNota, Greenwich, by Samuel Delgado. Lender: Tompkins Community Bank, 118 E. Seneca St., Ithaca, New York. Property: 50 Stonehedge Drive South, Greenwich. Amount: \$1,500,000. Filed March 16.

Dober, Max, Fairfield, by Christian W. Bujdud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 41 Pepperbush Lane, Fairfield. Amount: \$562,500. Filed March 13.

Enis, Martin M. and Halley H. Cruice, New York, New York, by Colm P. Browne. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 50 Church St., Apt. 5, Greenwich. Amount: \$1,185,500. Filed March 17.

Fata Jr., Luigi and Maria Fata, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 23 Perna Lane, Riverside. Amount: \$500,000. Filed March 20.

Foley, Elsa and Christopher Foley, Fairfield, by Solomon Jacob. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 97 Ross Hill Road, Fairfield. Amount: \$75,000. Filed March 10.

Garcia, Luther, Riverside, by Benjamin McEachin. Lender: Secretary of Housing and Urban Development, 451 Seventh St., SW, Washington, D.C. Property: 16 Park Place, Riverside. Amount: \$28,254. Filed March 18.

Gidwani, Sonia M., Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 W. Broad St., Unit 217, Stamford. Amount: \$100,000. Filed March 4.

Hallisey, Sean and Colleen Claflin, Bridgeport, by David P. Lasnick. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 98 Cambridge St., Fairfield. Amount: \$960,000. Filed March 11.

Hellman, Jaime and Barbara Leibovitz Hellman, Stamford, by Jeremy Taylor. Lender: Guaranteed Rate Affinity LLC, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 198 Woodchuck Road, Stamford. Amount: \$1,135,000. Filed March 5.

Henry, Coner and Nicole Gioffre, Stamford, by John M. Eichholz. Lender: MortgagePros LLC, 880 W. Long Lake Road, Suite 300, Troy, Michigan. Property: 41 Knollwood Ave., Stamford. Amount: \$649,000. Filed March 6.

Hyl, Marek and Zusana Hyllove, Greenwich, by Gillian Y. Ingraham. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 239 Palmer Hill Road, Greenwich. Amount: \$1,695,000. Filed March 19.

Jacquín, Yohan and Jillian Leahy, Fairfield, by Descera Daigle. Lender: United Wholesale Mortgage LLC, 585 South Boulevard East, Pontiac, Michigan. Property: 703 Church Hill Road, Fairfield. Amount: \$560,000. Filed March 12.

John, Jeffrey and Sarah John, Fairfield, by Benjamin McEachin. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 28 Newell Place, Fairfield. Amount: \$705,000. Filed March 13.

Johnson, Ashley and Marshall Butler, Old Greenwich, by Ann Brown. Lender: US Bank NA, 1 California Blvd., Suite 2100, San Francisco, California. Property: 348 Sound Beach Ave., Old Greenwich. Amount: \$950,000. Filed March 19.

Kappelman, Hal and Zoe Kappelman, Fairfield, by John M. Eichholz. Lender: Oaktree Funding Corp, 3133 W. Frye Road, No. 205, Chandler, Arizona. Property: 295 Crestwood Road, Fairfield. Amount: \$400,000. Filed March 11.

Kaufman, Hillary Elizabeth Weiler and **Benjamin Paul Kaufman**, Greenwich, by James Kavanagh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 378 Riversville Road, Greenwich. Amount: \$578,595. Filed March 16.

Kemp, Leanne and **Andrew Kemp**, Darien, by Laura K. Noe. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 40 Toll House Lane, Fairfield. Amount: \$514,500. Filed March 11.

Lambert, Paul E., Fairfield, by Leila M. Hurt. Lender: Dime Bank, 290 Salem Turnpike, Norwich. Property: 365 S. Benson Road, Fairfield. Amount: \$500,000. Filed March 10.

Lin, Chao Yun, Queens Village, New York, by Alexander C. Zheng. Lender: ARC Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 1 Garden Drive, Fairfield. Amount: \$487,500. Filed March 11.

Madruga, Enit, Stamford, by Daniel P. Weiner. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 21 Saint Benedict Circle, Stamford. Amount: \$476,000. Filed March 3.

Malma Design LLC, Stamford, by Margaret E. Conboy. Lender: Bridgeview Mortgage Corp., 1200 Hempstead Turnpike, Franklin Square, New York. Property: 18 Griffith Road, Riverside. Amount: \$1,166,425. Filed March 19.

Mazzarella, Anthony R., Fairfield, by Cheryl A. Carolan. Lender: Union Home Mortgage Corp., 8241 Dow Circle W., Strongsville, Ohio. Property: 696 Beach Road, Fairfield. Amount: \$720,730. Filed March 9.

McGill, Jennifer A. and **Dimitri Paleokrassas**, Westport, by Jack S. Lipson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 341 Crestwood Road, Fairfield. Amount: \$532,000. Filed March 9.

Merli, Luigi and **Jennifer Merli**, Bedford, New York, by Jonathan Van Horn. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 143 Hoyt St., 1A, Stamford. Amount: \$388,000. Filed March 5.

Morton Jr., Robert and **Shelby F. Morton**, Stamford, by Richard J. Margenot. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 40 Ettl Lane, 17, Greenwich. Amount: \$1,480,000. Filed March 17.

Narayandas, Shankara K., Stamford, by William Zorzy. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 50 Glenbrook Road, 7B, Stamford. Amount: \$308,300. Filed March 6.

Noorata, Mir and **Armina R. Noorata**, Stamford, by Elvira Sanchez. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 91 W. Broad St., Apt. 13, Stamford. Amount: \$262,900. Filed March 3.

One Post Road Fairfield LLC, Fairfield, by David K. Kurata. Lender: Union Savings Bank, 225 Main St., Danbury. Property: 59 Post Road, Fairfield. Amount: \$9,000,000. Filed March 13.

Orgera, Joyce A., Stamford, by Juan Pablo Medrano. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 88 Gaymoor Drive, Stamford. Amount: \$235,000. Filed March 5.

Pedro, Sergio M. and **Stacey Mosestich**, Fairfield, by Janelle C. Kandrach. Lender: Central One Federal Credit Union, 714 Main St., Shrewsbury, Massachusetts. Property: 105 Fogg Wood Road, Fairfield. Amount: \$200,000. Filed March 10.

Poisson, Sabine, Greenwich, by Ann Brown. Lender: Oaktree Funding Corp, 3133 W. Frye Road, No. 205, Chandler, Arizona. Property: 11 Alec Templeton Lane, Greenwich. Amount: \$425,000. Filed March 16.

Ponticiello, Andrew Joseph and **Madeline Rita Ponticiello**, Stamford, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 57 Meadowpark Avenue North, Stamford. Amount: \$226,000. Filed March 3.

Randall, Jared G. and **Laura Elizabeth Ince**, Greenwich, by Christopher A. Stratton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 203 S Water St., Unit A, Greenwich. Amount: \$732,000. Filed March 16.

Ross, Karen P. and **David Peter Rosenzweig**, Stamford, by Charles P. Abate. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 36 MacArthur Lane, Stamford. Amount: \$900,000. Filed March 4.

Ruparell, Birju and **Jinal Thosani**, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 12 Sugar Plum Lane, Fairfield. Amount: \$1,020,000. Filed March 12.

Santos, Eurico and **Rosana Santos**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 40 High St., Greenwich. Amount: \$100,000. Filed March 17.

Schales, Douglas and **Jinghui Li**, Greenwich, by Veronica C. Staplefield. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 18 Bishop Drive North, Greenwich. Amount: \$181,500. Filed March 17.

Schneider, Coursen and **Kelly Schneider**, Stamford, by Maria C. Miller. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 46 Idlewood Place, Stamford. Amount: \$587,300. Filed March 2.

Serricchio, Mark and **Vicki Lynn Serricchio**, Stamford, by Sai Darshan H. Gowda. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 34 Edward Place, Stamford. Amount: \$340,000. Filed March 2.

Sharkey, Matthew P. and **Amanda P. Sharkey**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 896 Riverside Drive, Fairfield. Amount: \$200,000. Filed March 9.

Single, Denise Caridad, Stamford, by Shetal Nitin Malkan. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 43 Mohegan Ave., Stamford. Amount: \$168,000. Filed March 5.

Souffrant, Amoufifie, Stamford, by Adam J. Hirsch. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 240 Wardwell St., Apt. 26, Stamford. Amount: \$342,000. Filed March 2.

Tager, Matthew G., Greenwich, by Douglas J. Smith. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Danbury. Property: 104 Ritch Avenue West, Apt. 12, Greenwich. Amount: \$791,250. Filed March 20.

Tommasi, Bruno and **Vivian De Freitas Pio Tommasi**, Stamford, by Lauren J. Mashe. Lender: Go Rascal Inc., 185 Wythe Ave, Suite A2, Brooklyn, New York. Property: 34 Bradley Place, Stamford. Amount: \$504,000. Filed March 4.

Vaccarino, Christine, Greenwich, by Mary Wilcox. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 124 Wyndover Lane, Stamford. Amount: \$400,000. Filed March 2.

Vazquez, Tares and **Abigail M. Vazquez**, White Plains, New York, by Marlene S. MacBain. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 378 High St., Fairfield. Amount: \$480,000. Filed March 9.

Villalonga, Oscar L. and **Annette C. Vivoni**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 773 Towne House Road, Fairfield. Amount: \$1,000,000. Filed March 10.

Vita, Rosemary J. and **Thomas Vita**, Greenwich, by Ann Brown. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 136 Henry St., Greenwich. Amount: \$240,000. Filed March 19.

Walko, Alexandra G. and **Stephen G. Walko**, Greenwich, by Meleena Sofia Ortiz. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 8 E. Lawn Lane, Greenwich. Amount: \$100,000. Filed March 20.

Wills, Steven G. and **Anabel Perez**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 85 Halliwell Drive, Stamford. Amount: \$350,000. Filed March 6.

Worthington III, Joseph W. and **Angela C. Worthington**, Fairfield, by Joann T. Sterling. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 230 Catamount Road, Fairfield. Amount: \$300,000. Filed March 9.

Yulo, Evan Thomas and **Adriana Chiappelli**, Eastchester, New York, by N/A. Lender: Beacon Bank & Trust, 131 Clarendon St., Boston, Massachusetts. Property: 186 Putnam Park, Unit 186, Greenwich. Amount: \$687,800. Filed March 20.

NEW BUSINESSES

ADJR Publishing, 36 Lund Ave., Stamford 06907, c/o Astral Zombie Games LLC. Filed April 20.

Aidan Does Anything, 30 Thistle Road, Norwalk 06851, c/o Aidan Enright. Filed March 10.

Balanced Beeing Occupational Therapy, 87 W. Haviland Lane, Stamford 06903, c/o Power Source Functional Therapy LLC. Filed April 17.

East Coast Electric, 88 Southfield Ave., Stamford 06902, c/o East Coast Partners LLC. Filed April 20.

Febles Law Office, 53 East Ave., Norwalk 06851, c/o Anthony Febles. Filed March 11.

Five Mile Mahj, 1 Old Witch Court, Norwalk 06853, c/o Lorin Dunphy. Filed March 17.

Glow H&M Cleaning Services, 46 Kirkham Place, Stamford 06902, c/o Yosselyn Hernandez Yaquian. Filed April 15.

Mauro Home Improvement, 18 Silk St., Norwalk 06850, c/o Frank Mauro. Filed March 11.

MMC Clinical Evaluation Services, 70 New Canaan Ave., Norwalk 06850, c/o Megan Campbell. Filed March 10.

Peter J. Lombardo, CPA, 2777 Summer St., Stamford 06905, c/o Peter Lombardo. Filed April 16.

Power Yoga Collective Stamford, 87 W. Haviland Lane, Stamford 06903, c/o Connecticut Power Yoga LLC. Filed April 17.

Smartbox US, 1100 Technology Parkway, Cedar Falls, Iowa 50613, c/o Talk to Me Technologies LLC. Filed April 17.

The Brocor Group, 1055 Summer St., Stamford 06905, c/o Michael Muffoletto. Filed April 16.

The Crown Royal Cocktail Co., 200 Elm St., Stamford 06902, c/o Diageo Americas Supply Inc. Filed April 17.

The Oysterette, 230 East Ave., Suite 108, Norwalk 06855, c/o Rachel Precious. Filed March 12.

The Tinsel Fairy, 6 LowerRocks Lane, Norwalk 06851, c/o Mae Farrell. Filed March 11.

Two Gen Landscaping, 7 Couch St., Norwalk 06854, c/o Adrian Izazaga. Filed March 17.

Zyah Style, 28 Perry St., Apt. 2B, Stamford 06902, c/o Juana Medina de Ayala. Filed April 16.

Westfair Business Journal
WESTFAIRONLINE.COM

HOW WESTCHESTER & FAIRFIELD WORK

\$1/week Subscribe

Legal Notices | On the Record | Newsletters | Business Lists

Legal Notices

Notice of Formation of PB Golf Shop LLC Art. Of Org. filed with SSNY on 02/24/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the PB Golf Shop LLC, 1195 North Ave, New Rochelle, NY 10804. Purpose: any lawful purpose. #63974

Notice of Formation of Avieul Media LLC Art. Of Org. filed with SSNY on 2/4/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63981

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kristen N. Gizzi, Esq., 12 Paulding Street, Pleasantville, NY 10570. Purpose: any lawful act or activity. #63982

Notice of Formation of CauseLink, LLC Arts. of Org. filed with SSNY on 1/26/26. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Holly Alexander, 41 Todd Hill Circle, Goldens Bridge, NY 10526 Purpose: any lawful act or activity. #63985

Notice of formation of Simplify with Amy, LLC. Arts. Of Org. filed with SSNY on 3/15/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Simplify with Amy, LLC, 80 Burr Farms Road, Mt. Kisco, NY 10549. Purpose: any lawful purpose. #63986

Notice of Formation of ESSENCE HAUS PILATES, LLC. Articles of Organization filed with SSNY on 02/21/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gloria LaCourse, 15 Lincoln Avenue, Apartment 1, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63987

Notice of Formation of VELARE PHOTOGRAPHY, LLC. Articles of Organization filed with SSNY on 01/13/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Northwest Registered Agent, LLC, 418 Broadway, Suite N, Albany, NY 12207. Purpose: any lawful purpose. #63988

Notice is hereby given that a license, No. NA 0340 25 123410, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 6 Church St., City of White Plains, Westchester County, for on premises consumption. A&R Hospitality Group LLC DBA La Bocca Ristorante & Vineria 6 Church St. White Plains, NY 10601 #63989

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

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

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Soleil Global Enterprise LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 04/02/2026. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: Soleil Global Enterprise LLC, 41 Carpenter Ave Apt. A, Mt Kisco, NY 10549, principal business location of the LLC. Purpose: Any lawful activity. #63994

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

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, May 21, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list. NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

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

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

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265783, PIN 813133, FA Proj , Westchester Co., WALL REPAIR - Route 22 (SH 5606), Village of Scarsdale., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: DBE: 0.00%

D265781, PIN 809947, FA Proj , Westchester Co., INTERCHANGE IMPROVEMENT - Cross County Parkway, Exit 3, City of Yonkers., Bid Deposit: 5% of Bid (~ \$125,000.00), Goals: DBE: 0.00%