

## Q&A

### Relationship expert, TV psychologist Dr. Dale Atkins ventures into children's books

BY GARY LARKIN / glarkin@westfairinc.com • Page 6

Dr. Dale Atkins of Greenwich has been known for 22 years on the Today Show, lecturing on families and relationships and operating a psychologist practice. She is now a published children's book author. Photo courtesy of Dr. Dale Atkins

#### WESTCHESTER COUNTY

### Cross County groundbreaking for new retail buildings

The start of construction on two new retail buildings, a parking garage and a park at the Cross County Center in Yonkers was marked with a groundbreaking ceremony attended by Yonkers officials, executives from Marx Realty, community leaders and other invited guests. • Page 9

#### FAIRFIELD COUNTY

### Manresa Island Corp. announces Research & Education Station for its park

NORWALK – Manresa Island Corp., the nonprofit organization that is redeveloping the former Connecticut Light & Power and NRG power plant into the Manresa Wilds park, on May 29 formally announced its Research & Education Station that will be at the site. • Page 18

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The home of Kathie Lee Gifford at 108 Cedar Cliff in Riverside has been listed for \$100 million by Sotheby's International Realty. Photo courtesy of Sotheby's International Realty.

**BUSINESS**

# Kathie Lee Gifford puts historic Greenwich estate up for sale

BY GARY LARKIN / glarkin@westfairinc.com

The second home of former Today Show host Kathie Lee Gifford has been listed for \$100 million by Sotheby's International Realty.

Gifford now maintains her primary residence in Franklin, Tenn., where she relocated to in 2019. The nearly 13,163-square-foot mansion that sits on nearly 3-acres at 108 Cedar Cliff in Riverside had been the home of Gifford and her late husband Frank Gifford, the Hall of Fame New York Giants player, sports commentator and actor, since 1994. The couple purchased the home for \$7.8 million. The estate, which was built in 1930, is also known for being the property that

occupies the historic grounds of railroad magnate Henry Francis Shoemaker's former compound—a Gilded Age legacy that later served as the backdrop for the iconic Cedar Cliff Beach Club.

It is a Mediterranean villa situated on a secluded road within Riverside's Indian Head Association. The mansion itself has 8 bedrooms, 9 full baths and 5 half-baths, according to the listing. The grounds rival those of a world-class private resort, according to the listing agent Leslie McElwreath of Sotheby's. It includes a substantial stone pier and deep-water dock provide immediate access to open water, as well as a seaside tennis court with pergola and

“It is a Mediterranean villa situated on a secluded road within Riverside's Indian Head Association”

lighting. At the water's edge, there is a pool and spa paired with a full cabana featuring a fitness center, kitchenette, and changing rooms. Sculpted into the eastern landscape, a series of stone terraces with a blue-stone bar directly overlook Greenwich Cove and the vast protected expanse of Greenwich Point Park. The estate includes a newly installed Ludowici terra cotta roof, rebuilt sun decks, custom East Wing windows, and a full-property generator. With access to a private beach and watercraft facilities, and located less than an hour from Manhattan and minutes from Westchester County Airport, the property offers a rare convergence of seclusion, scale, and global accessibility.

# Gap of \$2.1M in funding Mt. Hope Plaza project being closed

BY PETER KATZ / pkatz@westfairinc.com

The White Plains Common Council has voted to allocate additional money from the city's Affordable Housing Assistance Fund to help support an affordable housing project in the city that has experienced a cost overrun of \$2.1 million.

The cost overrun affecting the Mt. Hope Plaza project at 65 Lake St. is blamed on increased construction costs due to tariffs and a high interest rate environment. The cost to build Mt. Hope Plaza originally had been projected as \$40 million.

In seeking supplemental funding in the amount of \$850,000 from the White Plains Affordable Housing Assistance Fund, Rev. Dr. Gregory Robeson Smith, on behalf of the Mt. Hope Community Development Corporation said that Westchester County expressed a willingness to partner collaboratively with White Plains and would contribute the rest of the needed \$2.1 million.

"We believe this shared approach best reflects our mutual commitment to



Mt. Hope Plaza under construction in White Plains on June 1. Photo by Peter Katz.

problem solving and to ensuring the successful completion and timely occupancy of the Mt. Hope Plaza development," Smith said. "We are confident that with this additional support the project will remain financially viable and will continue to meet the city's planning, housing, and community development objectives."

Mt. Hope Plaza has been under construction since April 2024. The six-story apartment building is being constructed on a parcel adjacent to Mt. Hope A.M.E Zion Church on Lake St.

It will offer 56 apartments for adults ages 62 and older who earn at or below 60% of the Westchester County Area Median Income. There will be 20 units for formerly homeless seniors who also will be able to receive support services through an Empire State Supportive Housing Initiative award administered by the New York State Office of Mental Health. The supportive service provider is Community Housing Innovations, Inc.

State financing for the development includes \$18.8 million in Federal Low Income Housing Tax Credits and \$8 million in subsidy from New York State Homes and Community Renewal

(HCR). Westchester County originally was providing \$2.8 million from its Housing Investment Fund. Mt. Hope A.M.E Zion Church was providing \$1 million, and the City of White Plains originally contributed \$400,000 from its Affordable Housing Assistance Fund. Additional financing was being provided by Webster Bank. The project's developers are the Mt. Hope Community Development Corporation and Community Housing Innovations, Inc.

White Plains Mayor Justin Brasch said that when developers build in White Plains they can pay money into the Affordable Housing Assistance Fund instead of providing in their project the full number of apartments the city requires to be priced as affordable housing.

"It's called a 'payment in lieu,'" Brasch said. "It all must be used for affordable housing and this is exactly what we have it for so when somebody who is trying to build a sensible and good affordable housing project needs extra money to get over the finish line ... we are making sure it gets over the finish line. We are making sure it gets done in conjunction with all of our partners. That is the purpose of this fund and I want everyone to understand what we're using it for."

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# Construction begins on \$147M Wallace Campus project

BY PETER KATZ / pkatz@westfairinc.com



Officials gathered to mark the start of construction on Wallace Campus.

Construction has begun on the \$147 million, 187-unit mixed-use affordable housing development in the city of Poughkeepsie known as Wallace Campus. The project on Poughkeepsie's Main Street involves the transformation of the long-vacant Wallace Department Store into residences along with construction of two new buildings.

"Wallace Campus will not only create new affordable housing opportunities on Poughkeepsie's Main Street Corridor, but will also bring new economic activity to the city and preserve an important piece of Poughkeepsie's history," Gov. Kathy Hochul said. "This is more than an investment in a project; this is an investment in downtown Poughkeepsie and its future."

Developed by Mega Development Group and Ametrine Group in partnership with on-site social services provider Mental Health America of Dutchess County, the development transforms the former Wallace Department Store into 69 apartments and creates an additional 118 units in the two new buildings.

Mega Group Development Principal Emanuel Kokinakis said, "This transformative development is a model for

how the public and private sectors can work together to address New York's urgent need for housing. We are proud to collaborate with Ametrine Group, Mental Health America of Dutchess County, NYSHCR, Wells Fargo, the City of Poughkeepsie and our state and local partners to reactivate this long-underutilized site in a way that will serve the needs of this community for generations to come."

Ametrine Group President Amy Larovere added, "The reactivation of the Wallace Campus marks a pivotal moment for Poughkeepsie, creating high-quality, affordable homes for deserving individuals and families and strengthening the surrounding community."

Units in Wallace Campus will be priced to be affordable to households earning up to 80% of the Area Median Income. There will be a mix of studios, one-bedroom units, two-bedroom units, and three-bedroom units. There will be 30 units reserved for tenants eligible for on-site support services, which will include home health care management, community education, and family support and advocacy.

There will be eleven units to accom-

modate residents with mobility impairments and five units to accommodate residents with sensory disabilities. The development will be all-electric, with energy efficient appliances, low-flow plumbing, and motion sensors to limit unnecessary lighting usage.

The development will include more than 22,000 square feet of ground-floor commercial retail space spread across the three buildings. The project is located on the northwest corner of Main and Catharine Streets.

Originally constructed in the 1870s, the Wallace Department Store for decades was a major retail destination in Poughkeepsie until it closed in the 1970s. The building remained underutilized for decades and has been completely vacant since 2022. The department store's limestone facade, existing stairways, and ornate dome ceiling on the fourth floor will be preserved.

Outdoor areas will be open for public use including greenspace and a new children's play area called Wallace Green. Amenities for tenants include a game room, fitness space, movie screening room, co-working space, study hall, and bike storage room.

Funding for the project includes \$58.9 million in support from the state's Homes and Community Renewal's (HCR) tax credit programs, \$38 million from the Supportive Housing

"The reactivation of the Wallace Campus marks a pivotal moment for Poughkeepsie, creating high-quality, affordable homes for deserving individuals and families and strengthening the surrounding community."

Opportunity Program, \$5 million from the Middle-Income Housing Program, and \$2 million from the Rural and Urban Community Investment Fund. The project also benefits from \$1.4 million in Clean Energy Initiative funding, a partnership between HCR and the New York State Energy Research and Development Authority. Empire State Development will provide \$750,000 through its Regional Council Capital Fund Program. The project is also supported by \$2.2 million from the Dutchess County Housing Trust Fund and \$540,000 from its HOME Investment Partnership Program. The state's Brownfield Cleanup Program is expected to provide \$14.6 million in tax credits administered by the New York State Department of Taxation and Finance. The New York State Office of Parks, Recreation and Historic Preservation is facilitating the use of approximately \$8 million in federal historic tax credits and \$5 million in state historic tax credits.

Poughkeepsie Mayor Yvonne Flowers said, "Breaking ground on this project is a big step forward as we tackle one of the most pressing challenges facing our community: affordable housing. Creating new homes that families and hard-working individuals can afford is critical to building a vibrant city where everyone has the opportunity to thrive."

CONSTRUCTION

# Marist plans new 100,000-square-foot Science and Health building

BY PETER KATZ / pkatz@westfairinc.com

As part of a \$100 million plan to expand its facilities for academic programs in health and science, Marist University in Poughkeepsie plans to build a new 100,000-square-foot Science and Health building connecting with the existing building to form a 150,000-square-foot Science and Health Complex on its 240-acre campus.

Interdisciplinary design firm HGA, which has 12 offices nationwide, is leading the design of Marist's new facility. HGA's previous work includes: a biomedical research center for the Broad Institute of MIT and Harvard University; teaching and research labs at Dartmouth College; and an integrated health sciences facility at Lehigh University.

"This is a long term investment in Marist's academic strength, momentum, and purpose," said Marist University President Kevin C. Weinman.

Marist is positioning itself as major player in educating environmental scientists, chemists, microbiologists, physician assistants, registered nurses, physical therapists and other professions in science and health care.

Marist is seeking required approvals from Poughkeepsie for the new building and hopes to be able to break ground for the construction this fall with the facility opening during the 2028-29 academic year.

Marist points out that degrees in health professions and related programs are now the second most awarded bachelor's degrees in the U.S., and that health care jobs are among the fastest-growing sectors, representing 63% of all new jobs created in January 2026, according to the Bureau of Labor Statistics. The National Center for Education Statistics said that at the top were

375,400 bachelor's degrees in business awarded at the end of the last scholastic year representing 18.6% of all bachelor's degrees awarded followed by health professions making up 13% of the total, or 263,700 degrees.

The university said it has started taking necessary steps to add a new nursing curriculum, pending state approval, in addition to a physics major that would lead into engineering programs in collaboration with other universities.



Rendering of newly proposed Marist building.

Marist recently expanded its collaboration with Vassar Brothers Medical Center and Northern Dutchess Hospital, now part of Northwell Health, giving students access to hands-on clinical experiences across more than 1,000 health care locations including 28 hospitals.

The university says laboratories in the new building will give students hands-on experience with the tools, technologies, and environments they will encounter in their careers.

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## 1 Q&A: Relationship expert, TV psychologist Dr. Dale Atkins ventures into children's books

Dr. Dale Atkins of Greenwich is known for many things in her professional life. She is a licensed psychologist, educator, lecturer, as well as a regular on NBC's Today Show for 22 years and CNN speaking about families, wellness, managing stress and living a balanced and meaningful life. During her more than 40 years as a practicing psychologist she has also written some books that reflect both her expertise on family life and her own personal experiences.



Dr. Dale Atkins.

In the past year, she has added children's book author to her resume with the debut of "The Turquoise Butterfly" (Mascot Kids! An imprint of Amplify Publishing) and followed that up with another book called "Dear Deer" (Mascot Books, due out June 2, 2026). Both books were inspired by real experiences with her granddaughter and an incident regarding a deer. She tells Westfair Business Journal the reason for venturing into children's literature after writing seven professional books on families and relationships – "The Kindness Advantage"; "Sanity Savers"; "I'm Ok, You're My Parents"; "Sisters"; "From the Heart"; "Wedding Sanity Savers"; Families and their Hearing-Impaired Children."

Simply put, Dale said she really wanted to write something that celebrates the ability of older people and younger people to have very meaningful relationships.

Atkins has a private psychology practice in New York City and has been a member of and an advisor to several nonprofit boards, including Jumpstart for Young Children. She holds a BS in social studies from NYU, an MA in special education (deafness) from Columbia University's Teachers College and a Ph.D. from UCLA in educational psychology.

### **Tell me about your career as a psychologist. What inspired you to become one?**

"My career as a psychologist started as a career as teacher in special education. I was working with a population of children who had hearing losses. And so, I got my masters in what was then called education of the deaf. I worked with children who had all kinds of disabilities, mostly with children with hearing losses and language impairment. Mostly, I had worked in different parts of the world. I really loved working with families. You needed to have a lot of experience in order to be assigned families.

There was a fellowship that was offered in California, which I took. I had been working in New York and in Israel. I took that fellowship at the John Tracy Clinic in Los Angeles, which was for families of very young preschool deaf children. It was named after John Tracy, who was (actor) Spencer Tracy's son. Their son was profoundly deaf. The Tracys were very good friends with Walt Disney and a lot of what we call the old-time actors. They built this place, which was a place to educate parents and families together.

That's where I was given the privilege of working with the great

psychologist Dr. Althea Smith. She encouraged me, inspired me and mentored me. I ran parent groups. My dissertation was in the area of siblings. For my dissertation, I needed to have a control group for siblings with children who had disabilities and siblings who didn't have children with disabilities.

I started doing these seminars all over the country on sisters' relationships. This was so fascinating to me. And then people started asking me if I had a book (on the topic). I said, no, I don't have a book. I said I should have a book. By that time, I started doing television and started doing interviews on different kinds of media."

### **You wound up on the Today Show at some point.**

"Exactly. What happened was one of the very first shows I was on the Cable Health Network. Then I wound up writing a book."

### **What was the book called?**

The book was called "Sisters." You want to know something? I pitched a show to a network about sisters. They told me no one would be interested in a show about sisters. Five years later, there was a show about sisters (NBC, 1991-1996).

**"My career as a psychologist started as a career as teacher in special education. I was working with a population of children who had hearing losses."**

— Dr. Dale Atkins.

### **What was the first book you wrote?**

"The very first one was this one, "Families and Their Hearing Impaired Children." That was a book I edited and contributed to. The next one was "Sisters: A Practical Helpful Exploration of the Intimate and Complex Bond Between Female Siblings." It was printed by Arbor House in 1984.

That really launched my television career when I appeared on the Phil Donahue Show, then I was on Oprah, then Montel (Williams) and Sally Jesse Raphael. The reason I was on the Today Show so many years later was that one of the producers on Sally Jesse Raphael had moved to the Today Show. She gave my name to someone on the topic of how to tell your children you lost your job. Serendipitously, I was writing an article on just that topic. That jumpstarted my career because I was on television giving advice."

### **How many books have you published?**

"I wound up writing a book with a friend called "Wedding Sanity Savers" because I had a column and I took all those letters and wrote that. Before that I wrote "I'm OK, You're My Parents" because I saw how many people

had estranged relationships with their parents and then they had to take care of them. I thought we needed something about how to mend the relationships with our parents before we are in the situation of taking care of them.

Now that I'm a grandmother, I wanted to write books for parents and grandparents about changes in life and helping children adapt to what's going on in the world with so much anxiety and addictions to devices."

**I realize now as we talk that the books you have written have reflected your life and where you are going?**

"It's a reflection of my life and a reflection of what people bring into my office and what I see around me in communities when I see people not being helpful. When I see people being so anxious and concerned about things and how do they get the support. I really wanted to celebrate the ability of older people and younger people to have very meaningful relationships. I wanted them to really connect and to understand that so much of that connection is based on shared experiences and stories. We need that connection more than ever."

**What was your inspiration for The Turquoise Butterfly?**

"The idea for The Turquoise But-

“ The idea The Turquoise Butterfly came from my mother, Sylvia Atkins. The main character in the book is Grandma Sylvia.”

— Dr. Dale Atkins.

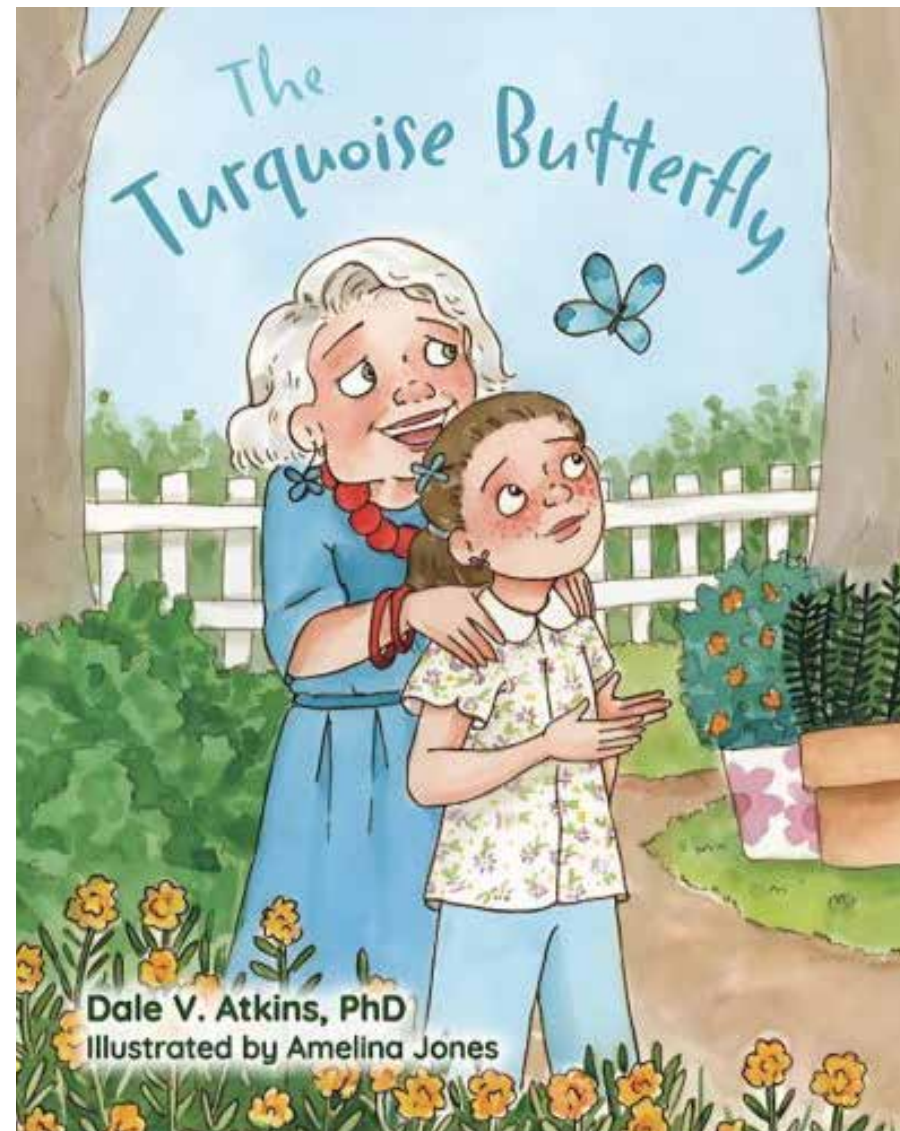
terfly came from my mother, Sylvia Atkins. The main character in the book is Grandma Sylvia. She died six years ago."

**So, how did The Turquoise Butterfly come about?**

"I had a grandchild who when she was much younger was anxious and a bit hesitant but a bit curious. She was risk averse. I treated children like that my whole career. She and I have had the girls of summer week-long trip for five years. I wanted to honor my mother. It's set in places where she was and all of the adventures in the book are all the adventures she had with her grandchildren. The evolution of this child who is so anxious with a patient grandmother who is a role model who loved butterflies."

**How did you go about making into a children's book with illustrations?**

"I asked a friend of mine who was an editor. She said this is very long. This is 4,000 words. It has to be 750. I said, 'Oh my God.' She said (not to worry because) you're going to get an illustrator and the illustrations will tell a lot of the story. It changed a lot, but it was still the same story. (Amelina Jones was the illustrator for both of Atkins' children's books.)"



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# IDA votes financial assistance for \$161.3M White Plains Hospital garage

BY PETER KATZ / pkatz@westfairinc.com



Rendering of White Plains Hospital proposed garage looking east on East Post Road and showing pedestrian bridge connecting to hospital.

The Westchester County Industrial Development Agency (WIDA) has voted to grant final approval of financial assistance for the construction a new 1,950-space parking garage on East Post Road in White Plains to serve White Plains Hospital and residents of the White Plains Housing Authority's Brookfield Commons.

The applicant LC Post Road Garage LLC, a subsidiary of the Cappelli Organization, requested a sales tax exemption of \$2,168,668, and a mortgage recording tax exemption of \$600,000 for total assistance of \$3,368,668. The parking facility will be leased to the hospital to serve its staff, patients and visitors with permits to use up to 180 spaces reserved for residents of Brookfield Commons.

"As White Plains continues its vibrant transformation into a premier

urban center, our infrastructure must keep pace with our growth," Westchester County Executive Ken Jenkins said. "This new parking facility at White Plains Hospital is a vital investment in that future. By expanding capacity, we are ensuring that as our downtown population rises, our health care anchors remain accessible and efficient. Most importantly, this

project honors our longtime residents by providing a modern, safe, and convenient environment that meets the high standard of care they deserve. We are strengthening the foundation of a healthier, more connected Westchester."

It is estimated the project will create 229 construction jobs and six full-time jobs for Westchester County residents. The applicant intends to enter into a Project Labor Agreement with the Westchester Putnam Building & Construction Trades Council.

"It is estimated the project will create 229 construction jobs and six full-time jobs for Westchester County residents."

According to White Plains Hospital President and CEO Susan Fox, "As White Plains Hospital continues to grow and advance services for our community, parking is a critical component to accessing high quality care. We are grateful for the Westchester County Industrial Development Agency's support of this new parking facility as it is an essential part of our long-term vision. With our transformational expansion opening in 2028, this facility will allow us to meet the needs of our patients, and importantly our workforce, as we proceed with building new private patient rooms, an expanded Emergency Department, and new state-of-the-art operating rooms for our community."

Westchester County Deputy County Executive and WIDA Board Chair Joan McDonald said, "Without the IDA's financial incentives, essential infrastructure like this new parking garage at White Plains Hospital might not be financially feasible. By bridging

that gap, we are ensuring that our health care institutions can continue to grow and modernize, proving that when we support the hospital's footprint, we are directly investing in the creation of new jobs and the well-being of the entire community."

The new garage is to be built using multiple lots on East Post Road along with a portion of Brookfield Street. Existing vacant buildings that will be demolished to make way for the construction. The site includes parcels with known environmental contamination subject to New York State Department of Environmental Conservation oversight and will be remediated through a Brownfield Cleanup Agreement.

White Plains Hospital currently is in the midst of a major expansion that includes construction of a new building on the site where its former garage stood that will have a new emergency department, new operating rooms, new patient rooms and more.

# Cross County groundbreaking for new retail buildings

BY PETER KATZ / pkatz@westfairinc.com



At the groundbreaking for Cross County Center project.

The start of construction on two new retail buildings, a parking garage and a park at the Cross County Center in Yonkers was marked with a groundbreaking ceremony attended by Yonkers officials, executives from Marx Realty, community leaders and other invited guests.

The construction project is in an area identified as the North Lot and is described as being one of the most significant additions to Cross County Center in many years following the addition of restaurant buildings in 2015 and the redevelopment of the former Sears building with a Target store in 2023.

The project calls for the construction of a 14,000-square-foot building along with a two-story, 44,000-square-foot building and underground parking plus a 4-acre park.

Yonkers Mayor Mike Spano said, “The expansion at this iconic shopping destination represents continued investment in our community, creates new jobs, strengthens our local economy, and enhances the experience for residents and visitors alike. We are proud to support thoughtful development that keeps Yonkers thriving and reinforces Cross County Center’s role as a premier regional destination for shopping, dining, and entertainment.”

According to Craig Deitelzweig, CEO of Marx Realty, “These new buildings will help us meet the incredible demand from retailers looking to be part of Cross County Center while creating an even more engaging and community-oriented environment for our visitors with a beautiful new 4-acre park.”

According to Craig Deitelzweig, CEO of Marx Realty, “These new buildings will help us meet the incredible demand from retailers looking to be part of Cross County Center while creating an even more engaging and community-oriented environment for our visitors with a beautiful new 4-acre park.”



Area at Cross County Center where new construction is taking place. Satellite photo via Google Maps.

The park is to include café-style seating, gathering areas, and flexible programming space for seasonal events, farmers markets, wellness programming, and Summer Fest activities. The green space is envisioned as the new “front door” to the center.

Marx Realty has been working with GTL Construction, TPG Architecture as architect of record and Dirtworks Landscape Architecture on the design of the new park and landscaped public spaces that will anchor the redevelopment project.

First opened in 1954 as the nation’s first open-air shopping center, Cross County Center today welcomes approximately 14 million visitors annually and has more than 100 retail, dining, entertainment, and educational tenants. It is located at the intersection of the Cross County Parkway and I-87 and encompasses 1.15 million square feet.



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**NETWORKING AND  
AWARD PRESENTATION**

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**Wednesday, June 10  
5:30 – 8 PM**



# This ‘rolling stone’ gathers no moss — only a multimillion-dollar sale

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Photographs courtesy Berkshire Hathaway HomeServices.

Overlooking the Hudson River in Croton-on-Hudson is a 106-plus acre estate with historic business ties, one with sweeping lawns, formal English gardens, specimen trees, cottages, equestrian facilities and rolling pastures that undoubtedly inspired its name – Rolling Stone Farm.

Overlooking the Hudson River in Croton-on-Hudson is a 106-plus acre estate with historic business ties, one with sweeping lawns, formal English gardens, specimen trees, cottages, equestrian facilities and rolling pastures that undoubtedly inspired its name – Rolling Stone Farm.

The farm, 99 Quaker Bridge Road, was sold May 22 by Berkshire Hathaway HomeServices’ Will Stuart, the top producing agent for the company’s New England Properties, who represented the buyer and seller in the transaction. The final price was \$5,625,000.

The 5,580-square-foot Europe-

an-style stone and wood shingle home – which blends both detail and scale – was originally built in 1933 for the family behind Sears, Roebuck and Co., a department store group that is now mostly an online presence. Leaded glass windows, bull nose plaster walls and wide-plank hardwood floors

accent an interior that includes a two-story slate entrance foyer, an eat-in kitchen with a butler’s pantry, a slate mudroom with a potting area, a formal dining room with doors leading out to a patio, a wood-paneled living room with French doors and a fireplace and a den with a field stone Inglenook fireplace.

Upstairs, the primary bedroom suite makes the most of vaulted ceilings, a walk-in closet, a fireplace and a marble bath. Down the hall, there are two en-suite guest rooms, a large office and a TV room. There is also a four-car garage with an attached two-bedroom guest annex and full



“The farm, 99 Quaker Bridge Road, was sold May 22 by Berkshire Hathaway HomeServices’ Will Stuart, the top producing agent for the company’s New England Properties, who represented the buyer and seller in the transaction. The final price was \$5,625,000.”

bath. In all, there are five bedrooms and seven bathrooms – five full and two half baths.

Stepping outside, you discover the rest of the serene complex, graced with relaxing spots and stone terraces, a 65-foot Gunite swimming pool, a stone spa, a fully equipped pool house and a tennis court — all surrounded by professionally designed greenery, stonework, orchards and perennial plantings. The outbuildings include an octagonal stone library with a kitchenette and full bathroom, as well as a two-bedroom, two-bathroom guest cottage with a kitchen, a two-story living room, reclaimed brick floors and an outdoor patio.

Once home to more than 20 horses, the farm features an 1800s bank barn with a tack room, a feed room, a wash stall, a hayloft, a workshop, a two-bedroom groom’s apartment, an irrigated outdoor riding arena with Lawton Adams footing, an eight-horse hot walker and several paddocks with run-in sheds, water and electricity. The property also includes riding trails with direct access to the Croton Aqueduct hiking path. Fully fenced and gated, the estate couples privacy with accessibility to New York City, nearby parks and all of the amenities the Hudson Valley has to offer.

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# Eye on Small Business — Wingstop, New Rochelle

BY JEREMY WAYNE / [jwayne@westfairinc.com](mailto:jwayne@westfairinc.com)

“We’re not in the wing business. We’re in the flavor business,” said Spencer Rubin and Avanka Kannangara, who together have 30 fried chicken franchises in the tristate area out of Wingstop’s approximately 3,000 branches nationwide.

“Eye on Small Business” connected with the pair via email to find out more, and was particularly struck with Rubin’s answer to the question of whether adding additional franchises – their latest outlet just opened in New Rochelle – becomes progressively easier.

“The honest answer,” said Rubin, “is that the complexity scales with the portfolio. You get better at managing it, but you never stop earning it.”

**Spencer and Avanka, thank you so much for speaking with the Westfair Business Journal. First, let me ask you what made you think New Rochelle was right for your new Wingstop location, and what factors convinced you the community would respond well to the brand?**

“New Rochelle checked every box for us. Strong foot traffic, a dense and diverse population and a real appetite for the brand. Wingstop has incredible consumer awareness, and we knew the community would respond. It was really a matter of finding the right site and getting to work.”

**We understand the New Rochelle Chamber of Commerce has been supportive during the process. Tell us about the kind of assistance you received, and what advice you would give prospective franchisees about working with local chambers, councils or economic development organizations for support?**

“The New Rochelle Chamber was genuinely helpful in connecting us with the right people, from economic development contacts to local stakeholders who cared about the project. For any prospective franchisee, our advice is simple: Engage early. Chambers exist to help businesses succeed, and that relationship is worth far more than most people realize.”

**With Wingstops in Port Chester and White Plains in Westchester County and Bridgeport and Danbury in Fairfield County, do either of you have personal ties to the area?**

“Absolutely. We’ve always wanted to be part of the community’s growth, not just do business in it. Westchester feels like home.”

**As we understand it, you operate 30 Wingstop franchises under the “Eastwing” umbrella. Tell us about Eastwing itself and any other businesses perhaps that operate under that banner?**

“Eastwing is our franchisee operating company, built specifically to grow a best-in-class Wingstop portfolio. We’re focused exclusively on Wingstop, operating across several markets in New York and New England. The brand is all we do, and that focus is intentional.”

**What about your business partnership: Are you equal franchise owners, and how do you divide responsibilities between you?**

“Just to clarify, we are truly employees of the business. I (Spencer) am the CEO, leading growth strategy and development, Avanka is our senior vice president of operations and leads all people and operations. The roles are complementary, and that balance is a big part of why the business runs well.”

**For readers who may be curious about franchising themselves, what kind of financial investment is typically involved in opening, say, a first Wingstop location, and how long does it realistically take before owners can expect to see a return?**

“We’re not in a position to share specific numbers.”

**How hands-on are you in the day-to-day operation of the restaurants? And do franchise owners generally work directly in the business, or can they take more of an investor or management role?**

“Very hands-on. As you grow, you build a team you trust, and the operator’s role shifts toward leadership and culture-building rather than daily execution. But we’re never truly out of the business.”

**As a multiple franchisee, with big plans for expanding Wingstop outlets over the next few years, presumably taking on new franchises becomes easier in all respects. Would you comment on this “rapid growth” aspect of your business, please?**

“In some ways, yes. You have systems; you have a team; and you have a track record that helps with everything from landlords to lenders. But each new location has its own challenges. The honest answer is that the complexity scales with the portfolio. You get better at managing it, but you never stop earning it.”



Wingstop New Rochelle. Photograph by Newrodowntown.

“The New Rochelle Chamber was genuinely helpful in connecting us with the right people, from economic development contacts to local stakeholders who cared about the project.”

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EVENT INFORMATION: Natalie Holland at [nholland@westfairinc.com](mailto:nholland@westfairinc.com)

# Add some homegrown flavor to your gatherings

BY MELINDA MYERS



Purple magic broccoli adds color and interest to gardens and meals.

Fill your crudité platters with vegetables grown in your own garden and containers. Arrange the raw vegetables neatly on a platter or board and add a homemade dip seasoned with fresh herbs. Your family and guests are sure to enjoy the selection and fresh flavor.

Look for opportunities to grow and share your favorite vegetables at gatherings with friends and families. Many vegetables work well in containers and small compact varieties make it easy to include them in just about any size garden.

Create an attractive display with seasonal bite-sized vegetables that are easy for guests to enjoy. Snap peas, radishes and carrots are most readily available during the cooler months of spring and fall.

As the season progresses, include broccoli and cauliflower florets. Try growing some purple varieties like purple magic broccoli, purple crush and amethyst purple cauliflower-

er. Blanch them in cold water to bring out the color.

By mid-to-late summer, you'll have tomatoes, peppers and cucumbers to include. Grow some colorful cherry tomatoes like sunset torch with excellent flavor and unique yellow with orange striped fruit. The compact patio choice yellow

and fantastico red cherry tomatoes are the perfect size for containers and fit in any size garden.

Plan to grow a few small peppers like pick-n-pop, lunchbox, just sweet and yum yums or include slices of your favorite sweet peppers. Make room in your garden to grow a few miniature cucumbers like Persian and green light with thin skins and crispy mild flavor.

Fill the voids in your platter with seasonal and colorful fruit like grapes, raspberries and strawberries. Add a little crunchy, flavorful food confetti to the mix with homegrown microgreens. Sunflower microgreens remain firm and have

a nutty flavor that is similar to the seeds. Spice things up a bit with radish greens and add welcome color with red cabbage and bull's blood beet greens. Your microgreens are ready to harvest in just 10 to 14 days after planting. Also use them to add some of your own homegrown flavor when you have to purchase vegetables at the farmer's market or grocery store.

Anchor the platter with a bowl of dip. Even a simple dip of sour cream, mayonnaise and chives will work. Add more complex flavor by adding additional homegrown herbs like basil, dill and oregano to your favorite dip base. Experiment with various combinations of what's available from your container and in-ground gardens.

Be flexible. As gardeners know, plants do not always follow the descriptions on the seed packet or label. Cooler than normal weather can delay the harvest while hotter than normal weather can speed things up. Just enjoy what is ready and supplement with what you purchase at the farmer's market or grocery store.

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# Zoning change requested for former Walmart location in White Plains

BY PETER KATZ / pkatz@westfairinc.com



275 Main St., White Plains. Photo by Peter Katz.

The New York City-based real estate and investment company Argent Ventures through a related entity is asking White Plains for a zoning change that would allow it to reactivate space in the building at 275 Main St. where Walmart had been located.

Argent had acquired the defaulted senior debt secured by the leasehold interest in 275 Main St. and took control of the property in 2022. The building has a parking garage in addition to the retail space. The property is adjacent to White Plains Plaza, which is an office and retail complex owned by Argent. The parking at 275 Main St. serves the office tenants at White Plains Plaza, according to Argent.

Argent describes itself as being founded in 1997. It says that since its inception, it has purchased more than \$3 billion in real estate assets and debt

instruments in major markets in the U. S. and Europe.

Attorney Janet Giris of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, on behalf of Argent's related entity 275 Main Street Associates LP has filed a petition for amendments to the White

Plains Zoning Ordinance affecting the CB-3 District where 275 Main St. is situated. The petition seeks revised zoning to permit the establishment of a mini-storage facility in the lower level of the building.

275 Main Street Associates LP is named in the petition as the long-term ground lessee and contract vendee of the property. The land covers approximately 2.29 acres and is located at the northeast corner of the intersection of Main Street and EJ Conroy Drive, with frontage on Hamilton Avenue.

The petition says that the three-sto-

“The proposed project involves renovating approximately 90,000 square feet on the lower level of the building, which is entirely below grade level, for use as a self-storage facility.”

ry building contains approximately 241,446 square feet together with a six-level parking structure containing approximately 1,241 parking spaces.

The proposed project involves renovating approximately 90,000 square feet on the lower level of the building, which is entirely below grade level, for use as a self-storage facility. The petition emphasizes that all of the storage units would be below ground and would be accessed via the existing driveway to the parking structure from North Broadway.

The petition says that the proposed storage facility is classified under the Zoning Ordinance as a “mini-storage facility.” It says that type of storage facility is not currently permitted in the CB-3 District, but is principally permitted in the Light Industrial Districts of the city.

“To permit the proposed storage facility at the property, the petitioner respectfully requests that the Common Council amend the Zoning Ordinance to add ‘mini-storage facility’

as a ‘Special Permit Use’ in the CB-3 District, subject to the condition that the storage units in the mini-storage facility are located on an entirely below grade building level,” the petition requests.

The petition suggests that the proposed amendments to the Zoning Ordinance would not negatively affect properties in the CB-3 District or other areas of the city, and will assist in meeting what it says is an unmet demand for self-storage facilities in the city. It says that the demand continues to increase with the development of new apartment buildings, particularly in the downtown area.

In addition to creating the proposed self-storage facility, the above grade portion of the building would be renovated to accommodate other new tenants. It's proposed that these could include a health club and two different commercial indoor recreation facilities. The petition says that there would not be any potential significant adverse environmental impacts.

# Manresa Island Corp. announces Research & Education Station for its park

BY GARY LARKIN / glarkin@westfairinc.com

**NORWALK – Manresa Island Corp., the nonprofit organization that is redeveloping the former Connecticut Light & Power and NRG power plant into the Manresa Wilds park, on May 29 formally announced its Research & Education Station that will be at the site.**

Anchored by a consortium between the nonprofit and five leading scientific and educational institutions — Woods Hole Oceanographic Institution, The Maritime Aquarium at Norwalk, Wesleyan University, Sacred Heart University, and the Norwalk Board of Education — R.E.S.A. will support the next generation of scientists and environmental stewards while helping expand Connecticut’s capacity for long-term coastal research and climate resilience work. The nonprofit is investing \$500,000 in initial grants.

“Today I joined @manresa\_wilds, the @ct\_decd, @senatorduff, The Maritime Aquarium at Norwalk, @norwalkschoolset, Woods Hole Oceanographic Institution (WHOI), Wesleyan University, and @sacred-

heartuniversity to launch the Research & Education Station at Manresa Wilds, or R.E.S.A.” Norwalk Mayor Barbara Smyth wrote in a Facebook post.

“Together these organizations bring together expertise in oceanography, marine education, environmental science, the humanities, and K-12 learning, creating a truly unique research and education ecosystem rooted at Manresa Wilds,” she continued. “They are expanding environmental learning and scientific research while helping cultivate the next generation of researchers, educators, and environmental stewards.”

She joined Jessica Vonashek, executive director of Manresa Island Corp., state Sen. Bob Duff and researchers and members of the Manresa Island Corp. team aboard the WHOI’s research vessel R/V Tioga — a 60-foot coastal research ship that docked at Veteran’s Memorial Park and Marina and has supported scientific work across the Northeast for two decades.

The station will focus on education

“A major new investment in coastal research, environmental education, and workforce development for the state, R.E.S.A. is training the next generation of scientists and environmental stewards through fieldwork, coursework, and direct engagement.”



Norwalk Mayor Barbara Smyth is joined by state Department of Economic and Community Development Commissioner Daniel O’Keefe, left, and state Sen. Bob Duff on May 29 alongside the Wood’s Hole Oceanographic Institution’s Tioga research vessel in Norwalk. *Photo courtesy of Manresa Wilds.*

and programming to allow students and scientists to work together to perform outdoor field studies.

A major new investment in coastal research, environmental education, and workforce development for the state, R.E.S.A. is training the next generation of scientists and environmental stewards through fieldwork, coursework, and direct engagement.

The final vision of the 125-acre Manresa Wilds waterfront park was officially introduced to the public in February by city philanthropists Austin and Allison McChord along with its price tag of \$410 million to remediate and transform the site. Manresa Wilds is expected to welcome people of all ages to reconnect with the waterfront by 2035.

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# TRANSPORTATION

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Partner Insights

# Sullivan County International Airport Poised for Positive Growth...Positive Impact

By Marc Baez, President, Sullivan County Partnership for Economic Development

Coming off a year of revitalization, the Sullivan County International Airport, a rural regional airport located at heart of the Sullivan Catskills, is positioned to capitalize on the investment that completely rebuilt its terminal into a spectacular facility that captures the soul of the Catskills for pilots and travelers departing and landing there.

With a 6,300 ft runway, 600 acres and room for growth, County officials have positioned the airport to attract more traffic, more investment, and more opportunities in the years to come.

So, what is the likelihood that this will happen soon? One only need to look across the country, where thousands of small and general aviation airports serve communities near or at a short distance from major hubs. While they lack the scale of large international airports these facilities deliver positive returns when appropriately invested in and act as a catalyst for job creation, business attraction, tourism, and regional development.

## Real World Examples

A joint report by the National Association of State Aviation and the American Association of State and Highway Transportation Officials found that for every dollar invested in aviation facilities communities see an average return of \$75 through business utilization. In Tennessee, a state DOT study revealed that 70 small and mid-sized municipal airports generate @20.5 billion in economic impact. In Texas, general aviation airports alone contribute more than 48,000 jobs and \$9.3 billion in economic output. While in Gallatin County Kentucky, population under 8,800, a general aviation airport has already taken pressure off of larger hubs in Louisville and Cincinnati boosting economic development, tourism, and emergency services.

## Airports Exhibit Multiplier Effect

Small airports create layers of impact.

- Direct: Jobs at the facility include fuel sales, maintenance, administration, and training.
- Indirect: Spending by airport users at

local hotels, restaurants, transportation, and suppliers.

- Induced: Broader ripple effects occur as employees and travelers spend locally across a variety of economic sectors.

## Beyond Jobs

Small rural/regional airports help retain and attract businesses by enabling quick executive travel, emergency services, delivery of specialty goods and services and training. Already we have seen local destinations like the Monticello Motor Club, Resorts World Catskills, the

FSH properties and a growing second home community increasingly utilize the Sullivan County Airport for their respective clientele and members. While challenges exist such as funding a variable usage here, the County has been setting the stage through a multipronged infrastructure investment strategy that will help the airport achieve its growth potential.

## Complimentary Municipal Investments

Sullivan County has embarked in bolstering its broadband capacity, investing in its roadway network and its sewer and water capacity signifi-

cantly. When completed these investments open the door to supporting the airport by attracting businesses in the tech industry, supply chain sectors and new housing developments that will meet the demands of the new economy. This connectivity across multiple fronts serves to attract the types of people, businesses and future opportunities that will continue to grow the airport as a resources for convenient, accessible, and timely transportation. The Sullivan County International Airport is surely poised for positive investment and growth well into the future.



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# Four-story, 175-unit building proposed for Wilton

BY PETER KATZ / pkatz@westfairinc.com



Aerial rendering of Wilton Campus 1691, LLC's River Road property.

The entity Wilton Campus 1691, LLC has made a pre-application submission to the Town of Wilton for a four-story 175-unit multifamily building it wants to construct as Phase II of a development on property it owns at 15 and 21 River Road. The property covers approximately 12.2-acres. It was not immediately clear when review of a formal application might begin.

According to a narrative of what the developer likely would be asking for in a formal application, in 2024 it received Special Permit approval from Wilton's Planning and Zoning Commission for demolition of an existing 72,000-square-foot office building and construction of a 168-unit multifamily mixed-use development with 11,000 square feet of

new retail and related site improvements.

As of 2024, the remaining 118,000-square-foot office building on the site was occupied and expected to remain. Now, however, the developer said the tenants occupying that building have decided to vacate and the entire building will be vacant at the end of this year. Wilton Campus noted that the demand for office space has continued

to dwindle, thereby decreasing the demand for physical office space while at the same time the need for additional housing has continued to grow.

Wilton Campus said it has decided to demolish the 118,000-square-foot office building and redevelop the remaining portion of the property with housing and related improvements. It is proposing to put up a new four-sto-

ry, 175 residential unit multifamily development with one-bedroom, two-bedroom and three-bedroom apartments, a clubhouse, and outdoor open space. Parking for the Phase II development would include 275 parking spaces located within a parking garage and entirely shielded from public view by the building.

The proposal includes an open space of approximately 35,000 square feet that will include seating areas, passive lawn areas, an open space walk, possibly a dog run and other amenities. There would be a new street built to be known as Village Court.

The developer pointed out that Wilton's Plan of Conservation and Development acknowledged the housing need and included repeated references to the creation of diverse housing types to serve the entire Wilton community, including younger working age and older populations. It was understood that diversifying

“The proposal includes an open space of approximately 35,000 square feet that will include seating areas, passive lawn areas, an open space walk, possibly a dog run and other amenities.”

housing opportunities would help drive local commerce, personal spending, and tax revenues.

Wilton Campus said that its Phase II Development would use traditional red brick as the principal building material and offer a sense of quality that is consistent with the Phase I development as well as what it calls “the traditional Wilton aesthetic. Moreover, by coupling pedestrian-oriented frontages, including front stoops along Village Court, with interconnected paths enhanced by lush landscaping, the new development will encourage walkability and activity at the street level.”

Wilton Campus said, “Perhaps most importantly, the Phase II Development will remove an underutilized commercial office building and replace it with much-needed housing. The residents of this project will patronize the adjacent retail and help to provide a sufficient population to support local businesses.”

## WESTCHESTER

## COURT CASES

## U.S. Bankruptcy Court

## White Plains and Poughkeepsie

## Local business cases,

May 27 - June 2

**Millerton Inc., Monroe, Kastriot Rapaj, president,** 26-35567-KYP: Chapter 11, assets \$225,000, liabilities \$652,663. Attorney: pro se.

**Fanley Holdings LLC: Spring Valley, Sara Schneck, managing principal,** 26-22553-SHL: Chapter 7, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

**Security Solutions Lock N Safe Inc., Nanuet, Kenneth Flanzer, president,** 26-22557: Chapter 7, assets and liabilities \$0 - \$50,000. Attorney: Stephen Z. Starr.

## U.S. District Court, White Plains

## Local business cases,

May 27 - June 2

**Raymer Contreras, Westchester vs. N.Y.C.R. Industries Corp., New Rochelle, et al,** 26-cv-4397-KMK: Fair Debt Collection Act. Attorney: Yitzchak Zelman.

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

Questions and comments regarding this section should be directed to:

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**Rare Breed Triggers Inc., Wichita Falls, Texas, et al, vs. Sker Industries LLC, Rye Brook,** 26-cv-4425-KMK: Patent infringement. Attorney: Kyle J. Fleming.

**Creative Living Development Inc., Yorktown Heights vs. Unicorn Contracting Corp., Cold Spring, et al,** 26-cv-4520-NSR: Civil rights. Attorney: Susan E. Galvao.

**Wilmington Savings Fund Society, Wilmington, Delaware, vs. 5 Gilda Ct LLC, Spring Valley, et al,** 26-cv-4545-KMK: Foreclosure. Attorney: Richard D. Femano.

## DEEDS

## Above \$1 million

**112 North Avenue LLC,** Bronx. Seller: 16 Broad LLC, Yonkers. Property: 16 Broad St., Mount Vernon. Amount: \$1.3 million. Filed May 5.

**12 Creemer Realty LLC,** Armonk. Seller: 12 Creemer Road LLC, Bronx. Property: 12 Creemer Road, North Castle. Amount: \$1.2 million. Filed May 4.

**41 Tyndale LLC,** Yonkers. Seller: Anthony Ivezaj, Yonkers. Property: 41 Tyndale Place, Yonkers. Amount: \$1.1 million. Filed May 8.

**475 White Plains Road LLC,** Eastchester. Seller: Joseph A. Bruno, Bedford. Property: 475 White Plains Road, Eastchester. Amount: \$1.8 million. Filed April 28.

**750 White Plains Owner LLC,** New York. Seller: LT Eastchester LLC, New York. Property: 700 White Plains Road, Eastchester. Amount: \$83 million. Filed April 28.

**80 Elliott Avenue Property Corp.,** Yonkers. Seller: Steve Higgins, Crompond. Property: 80 Elliott Ave., Yonkers. Amount: \$1.4 million. Filed May 7.

**Finnegan, Sean P.,** New York. Seller: LW Premier Development Realty Corp., Pelham. Property: 410 Third Ave., Pelham. Amount: \$1.5 million. Filed May 6.

**GYDL Management LLC,** Miami, Florida. Seller: Yao Jen-Che, Armonk. Property: 67 Banksville Road, North Castle. Amount: \$2.2 million. Filed April 27.

**Howard, Calle N.,** New York. Seller: Myro 4 LLC, New Rochelle. Property: 25 Meadow Road, Scarsdale. Amount: \$2.5 million. Filed May 8.

## Below \$1 million

**HSBC Bank USA NA,** Coppell, Texas. Seller: Julie T. Goggin, New City. Property: 7 Samuel Dann Way, Pound Ridge. Amount: \$3.3 million. Filed May 6.

**Khurana, Rachna,** Seller: ABC Metalworks LLC, Miami, Florida. Property: 21 Tisdale Road, Scarsdale. Amount: \$3.2 million. Filed May 7.

**Kristin M. Smith Revocable Trust,** New Rochelle. Seller: Ngjaa LLC, Mount Vernon. Property: 138 Mount Joy Place, New Rochelle. Amount: \$1.4 million. Filed May 4.

**Leggio Realty LLC,** Brewster. Seller: J. Lent Enterprises Inc., Briarcliff Manor. Property: 125 Woodside Ave., Ossining. Amount: \$1.5 million. Filed May 7.

**Nicola Realty LLC,** Pelham Manor. Seller: 1004 Boston Post Road Rye LLC, Bronx. Property: 1004 Boston Post Road, Rye City. Amount: \$1 million. Filed May 7.

**Pearlman, Isaac,** New York. Seller: 780 Forest Avenue Realty LLC, Harrison. Property: 780 Forest Ave., Mamaroneck. Amount: \$3.1 million. Filed May 7.

**Petrina, Michael,** New Rochelle. Seller: The Bank of New York, Coppell, Texas. Property: 54 Broadview Ave., New Rochelle. Amount: \$1.1 million. Filed April 27.

**PG & Sons Realty LLC,** Ossining. Seller: Frank Rubbo and Marie Rubbo Revocable Living Trust, Ridgefield, Connecticut. Property: 141 Croton Ave., Ossining. Amount: \$1 million. Filed April 28.

**Portland Street LLC Holdings,** Larchmont. Seller: James E. Treacy, Larchmont. Property: 35 N. Chatsworth Ave., Mamaroneck. Amount: \$1.1 million. Filed May 7.

**Rahman, Shah M. F.,** Mount Vernon. Seller: 325 Stanley Avenue LLC, Harrison. Property: 325 Stanley Ave., Mamaroneck. Amount: \$1.1 million. Filed May 8.

**Rand, John S.,** Port Chester. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing 322, Mount Pleasant. Amount: \$1 million. Filed May 6.

**Sankovsky, Anna,** Elmsford. Seller: 8 Elm Hill Drive LLC, Rye. Property: 8 Elm Hill Drive, Rye Town. Amount: \$2.9 million. Filed May 7.

**25 Minerva Place LLC,** White Plains. Seller: Kensico Project LLC, Chester. Property: 25 Minerva Place, White Plains. Amount: \$175,000. Filed May 4.

**7 Charlotte LLC,** Bedford. Seller: Thomas A. Schupp, Fort Myers, Florida. Property: 48 Banksville Ave., North Castle. Amount: \$795,000. Filed May 7.

**78 Woodcrest Avenue LLC,** White Plains. Seller: John C. Cliffe, White Plains. Property: 78 Woodcrest Ave., White Plains. Amount: \$600,000. Filed April 28.

**Binyamin, Tzurriel B.,** White Plains. Seller: Wells Fargo Asset Securities Corp., Greenville, South Carolina. Property: 29 Grove St., Mount Kisco. Amount: \$645,000. Filed May 4.

**Cabeca Group RE Investors Corp.,** Briarcliff Manor. Seller: Vincent R. Papitto, Yonkers. Property: 5 Granite Place, Yonkers. Amount: \$200,000. Filed May 7.

**Cumbana, Elio,** Bronx. Seller: Duffy Neal, East Williston. Property: 1 Rolling Way, 1C, Peekskill. Amount: \$212,000. Filed May 8.

**Florida-New York LLC,** Wellington, Florida. Seller: Nancy L. Mezaks, Yonkers. Property: 10 Shawnee Ave., Yonkers. Amount: \$610,000. Filed April 28.

**Forgellisimos Renos LLC,** Harrison. Seller: Liu Ling, Scarsdale. Property: 7 Lakeview Road, North Salem. Amount: \$650,000. Filed May 6.

**Harrison RE Holdings LLC,** Woodcliff Lake, New Jersey. Seller: Tamgen Realty Corp., Harrison. Property: 18 Halstead Ave., Harrison. Amount: \$825,000. Filed April 28.

**Jackson, John P.,** Yonkers. Seller: Mauro Pillco, Yonkers. Property: 72 Park Avenue Terrace, Yonkers. Amount: \$610,000. Filed May 7.

**Makedonia 1445 Baptist CR LLC,** Yorktown Heights. Seller: Gloria Gurreri, Yorktown Heights. Property: 1445 Baptist Church Road, Yorktown. Amount: \$960,000. Filed May 7.

**Marega, Kadiatou B.,** Yonkers. Seller: Friday Properties LLC, Flushing. Property: 1155 Warburton Ave., 4J, Yonkers. Amount: \$368,000. Filed May 5.

**Pie Hole Group LLC,** Briarcliff Manor. Seller: Linda Rothfuss, Peekskill. Property: 616 Union Ave., Peekskill. Amount: \$420,000. Filed May 6.

**Sammy Properties Inc.,** Mount Vernon. Seller: 474 Lexington LLC, Mount Kisco. Property: 474 Lexington Ave., Mount Kisco. Amount: \$775,000. Filed April 30.

**Sasmaz, Aysegul,** Peekskill. Seller: 1340 Main Street LLC, Peekskill. Property: 1340 Main St., Peekskill. Amount: \$549,000. Filed April 29.

**Soyemi Partners LLC,** Bronx. Seller: city of Yonkers. Property: 110 Courter Ave., Yonkers. Amount: \$17,500. Filed May 4.

**Sybil Development Inc.,** Port Chester. Seller: Fox River Properties Inc., New York. Property: 8 Todd Lane, Somers. Amount: \$610,000. Filed May 4.

**Unit 18 LLC,** Ardsley. Seller: Karim Hasan, Ardsley. Property: 520 Ashford Ave., 18, Greenburgh. Amount: \$445,000. Filed May 8.

**Xue, Allen,** Cortlandt Manor. Seller: Rocket Mortgage LLC s.b.m. Nationstar Mortgage LLC, Lansing, Michigan. Property: 197 Lincoln Place, Eastchester. Amount: \$670,000. Filed May 4. Federal Tax Liens, \$10,000 or greater, Westchester County,

May 27 - June 2

**Ahmed, Talaiya Ali:** Scarsdale, 2019 personal income, \$275,360.

**Arboleda, Oscar:** Yonkers, 2021 - 2023 personal income, \$34,425.

**Buster, Larry V.:** New Rochelle, 2021 - 2024 personal income, \$21,753.

**Juan Landscaping and Construction Inc., Milton Barreto:** Ossining, 2019, 2023 - 2025 quarterly taxes, \$14,098.

**O'Reilly, James P.:** South Salem, 2017 - 2018, 2020 - 2021 civil penalty lien, \$57,778.

**Pellicci, Tina:** Pelham, 2024 personal income, \$16,095.

**Safdar, Syed H.:** Scarsdale, 2024 personal income, \$15,778.

**Skorcik, John:** Yorktown Heights, 2018 - 2023 personal income, \$207,285.

## JUDGMENTS

**Acosta, Patricio,** Buchanan. \$3,725 in favor of Capital One NA, McLean, Virginia. Filed April 9.

**Almodovar, Efrain,** Yonkers. \$4,710 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Andre, Rondineli,** Port Chester. \$2,076 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Belanfante, Raymond,** Mount Vernon. \$4,941 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Bernardi, Rosemarie,** Yonkers. \$4,262 in favor of Capital One NA, McLean, Virginia. Filed April 7.

**Betancourt, Sandra,** Yonkers. \$4,712 in favor of Midland Credit Management Inc., San Diego, California. Filed April 3.

**Bolte, Diane S.,** Yonkers. \$13,638 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Cabral, Belkis,** New Rochelle. \$2,420 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Carano, Will A.,** Cortlandt Manor. \$5,457 in favor of Capital One NA, McLean, Virginia. Filed April 7.

**Cassie, Elizabeth,** Sleepy Hollow. \$4,234 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Castillo, Maxima,** Yonkers. \$6,411 in favor of Midland Credit Management Inc., San Diego, California. Filed April 3.

**Chewning, Albert M.,** Peekskill. \$9,689 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Cisse, Issa,** Bronx. \$7,424 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Ciufo-Williams, Maria,** West Harrison. \$2,372 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Colon, Natalie N.,** Yonkers. \$5,438 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Corporan, Jessica,** White Plains. \$2,258 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Correa, Juana,** Port Chester. \$2,648 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Cupak, Frank,** Bronxville. \$1,791 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Darden, Latique,** Rye. \$1,915 in favor of Midland Credit Management Inc., San Diego, California. Filed April 3.

**Dicorcia, Christina,** White Plains. \$10,837 in favor of Capital One NA, McLean, Virginia. Filed April 9.

**Dorvilier, Christian,** New Rochelle. \$17,645 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

**Duncan, Elizabeth,** Mount Vernon. \$17,627 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

**Earle, Felmin A.,** Mount Vernon. \$8,906 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Favre, Laurent,** Mamaroneck. \$3,416 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Gadsden, Paulo,** Mount Vernon. \$2,850 in favor of Capital One NA, McLean, Virginia. Filed April 9.

**Guevara, Neptali,** Yonkers. \$4,281 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 7.

**Gutierrez, Christian,** Harrison. \$7,395 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Hernandez, Jaimily,** Yonkers. \$8,812 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Howard, Emily,** Rye. \$23,724 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 3.

**James, Alwyn,** West Harrison. \$4,675 in favor of Capital One NA, McLean, Virginia. Filed April 7.

**Johnson, Brandon,** Dobbs Ferry. \$1,754 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

**Jones, Erika S.,** Elmsford. \$12,534 in favor of Capital One NA, McLean, Virginia. Filed April 9.

**Kitivoradej, Kris,** Eastchester. \$13,214 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Lezi, Geriann,** West Harrison. \$16,533 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Lopez, Katherine M.,** Yonkers. \$5,404 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Martinez, Ronaldo D.,** Mount Kisco. \$11,608 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Nichol, Karen L.,** Mount Vernon. \$3,740 in favor of Capital One NA, McLean, Virginia. Filed April 7.

**Noland, Katina,** Mount Vernon. \$4,832 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Ortiz, Jesus,** Port Chester. \$1,909 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Pablo, Ayleen,** Yonkers. \$9,010 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Pacheco, Mishel,** Port Chester. \$1,762 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

**Pena, Genaro,** Yonkers. \$3,225 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Pierrette, Clenie,** Yonkers. \$16,154 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Plunket, Pauline,** Yonkers. \$3,228 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Richards, Michelle,** Mount Vernon. \$5,522 in favor of Midland Credit Management Inc., San Diego, California. Filed April 3.

**Rodriguez, Eduardo M.,** Peekskill. \$19,534 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 7.

**Rosario, Angela,** Tarrytown. \$3,611 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Samuels, Kara A.,** Mount Vernon. \$9,508 in favor of Capital One NA, McLean, Virginia. Filed April 7.

**Smith, O'Neil,** White Plains. \$15,086 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

**Smitherman, Ian,** White Plains. \$2,382 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Sosa, Erick R.,** Yonkers. \$12,706 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

**Stainrod, Sharon V.,** Mount Vernon. \$2,767 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Swalika Personal,** New Rochelle. \$7,798 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 7.

**Taylor, Sandra E. B.,** Yonkers. \$4,712 in favor of Midland Credit Management Inc., San Diego, California. Filed April 3.

**Thomas, Sophia,** White Plains. \$2,695 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

**Toribio, Roberto A.,** Yonkers. \$6,742 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Vaz, Steven,** Mount Vernon. \$8,845 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

**Wilson, Charmaine,** Mount Vernon. \$5,879 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Zazzini, Michael,** Cortlandt Manor. \$3,996 in favor of Capital One NA, McLean, Virginia. Filed April 3.

**Zhaanae, Rosario Qunaja,** Yonkers. \$3,500 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 9.

## LIS PENDENS

**Bahmani-Fard, Rebecca,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$736,000 affecting property located at 4 Old Somers Road and 6 Old Somers Road, Somers. Filed April 20.

**Bristow, Phyllis,** as owner. Filed by The Bank of New York Mellon-Trust. Action: Foreclosure of a mortgage in the principal amount of \$388,000 affecting property located at 288 Abbott Ave., Greenburgh. Filed April 23.

**Brown, Aliena,** as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,101,888 affecting property located at 334 Garden Ave., Mount Vernon. Filed April 24.

**Cruz, Jesse T.,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$439,000 affecting property located at 12 Highview Ave., Rye. Filed April 24.

**Elvy, Wilbert,** as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$585,000 affecting property located at 18 S.13th Ave., Mount Vernon. Filed April 20.

**Emmanuel, Christian O-Hei,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$367,000 affecting property located at 798 Terrace Place, Cortlandt. Filed April 20.

**General Motors LLC,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 9 S. High St., Greenburgh. Filed April 23.

**Hoff, Benjamin Allen,** as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$998,000 affecting property located at 2 Lodge Road, Briarcliff Manor. Filed April 20.

**Home Savings of America FSB,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$685,000 affecting property located at 34 Dover Lane, Yonkers. Filed April 15.

**Khorasani, Ghasem,** as owner. Filed by 21st Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 139 Lincoln Ave., Harrison. Filed April 22.

**Lowe, Miriam V.,** as owner. Filed by Servbank NA. Action: Foreclosure of a mortgage in the principal amount of \$848,000 affecting property located at 33 Sycamore Ave., Mount Vernon. Filed April 15.

**Marzan, Alison,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$569,000 affecting property located at 179 Liberty Ave., New Rochelle. Filed April 23.

**Park Ridge Condominium Board of Managers,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 505 Park Ridge Lane, Greenburgh. Filed April 20.

**Redwood, Marlene,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 122 Canterbury Road, Greenburgh. Filed April 24.

**Saudagar, Mageline I.,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$364,280 affecting property located at 35 Randolph St., Yonkers. Filed April 17.

## MECHANIC'S LIENS

**Ad Chappaqua LLC,** New Castle. \$50,446, in favor of A&N Building Materials Inc., Stony Brook. Filed May 7.

**Christ Church Bronxville,** Eastchester. \$14,442, in favor of IIG Mechanical Services Inc., Bronx. Filed May 6.

**I Park Broadway LLC,** Yonkers. \$45,433, in favor of All City Recycling LLC, Bronx. Filed May 7.

**Living Independently for the Elderly,**

Cortlandt, \$6,232, in favor of A&C/Furia Electric Motor LLC, White Plains. Filed May 6.

**Marble Hall-Tuckahoe LP,** Eastchester. \$81,800, in favor of New York Windows & Doors Inc., Long Beach. Filed May 7.

**Samba Management Corp.,** Ossining. \$127,770, in favor of Foundation Building Materials LLC. Brooklyn. Filed May 8.

**Sound View Apartments Housing Development,** New Rochelle. \$168,460, in favor of New York Windows & Doors Inc., Long Beach. Filed May 7.

**Vandenhoeck, Marc,** Pound Ridge. \$2,698, in favor of Crystal Restoration Services of Norwalk, Connecticut. Filed May 7.

**Young, Betty J.,** Mamaroneck. \$14,722, in favor of EnviroSpaceArchitecture DPC, Filed May 7.

**Young, Betty J.,** Mamaroneck. \$12,616, in favor of EnviroSpaceArchitecture DPC, Filed May 7.

## NEW BUSINESSES

### Sole Proprietorships

**2 Trucks Solutions Co.**, 84 Crescent Ave, New Rochelle 10801. c/o Santiago-zuluaga. Filed May 1.

**542 Morris Park Avenue Funding Association**, c/o 133 Parkway Road, Bronxville 10708. c/o Joseph B. Houlihan. Filed May 19.

**Poly Ichor Analysis (pia)**, P.O. Box 441, Mount Vernon 10552. c/o Arthur Lee Smith. Filed April 28.

**Prince & Hart of Prince Law Group**, 1133 Westchester Ave., White Plains 10604. c/o Wendy Prince. Filed April 16.

**Pristine Power Washing**, 1 Baltic Place, Croton-On-Hudson 10520. c/o Peter Doherty. Filed April 29.

**Psycsup**, 125 Lake St., Apt. 8DN, White Plains 10604. c/o SuFiledMaya Akter. Filed April 15.

**Renderah**, 463 Pelham Road, 8-3a, New Rochelle 10805. c/o Angie Loiena Hincapie Reyes. Filed April 24.

**Robbins Nest Catering Co.**, 105 Ravine, Yonkers 10701. c/o Althiea Tyler. Filed April 28.

**RRS Used Auto Sale**, 3199 Albany Post Road, Buchanan 10511. c/o Raymond R. Smith. Filed April 21.

**SFM**, 100 Caryl Ave., 4F, Yonkers 10705. c/o Seryo Feliz and Maria Elissa Batista. Filed April 22.

**Soti**, 45 Circle Drive, Hastings-on-Hudson 10706. c/o Andrea Levire, Rockland. Filed April 28.

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

**Swan Beauty Co.**, 66 Main St., No. 504, Yonkers 10701. c/o Toki Swan. Filed April 27.

**Tamara John Photography**, 524 S. 11th Ave., Mount Vernon 10550. c/o Tamara John. Filed April 28.

**Theory Hair Studio**, 465 Kimball Ave., Second floor, Yonkers 10704. c/o Filed April Cortes. Filed April 9.

**Ticket King**, 75 S. Broadway, Fourth floor, White Plains 10601. c/o Larry Harris. Filed April 28.

**Vera Beauty Studio**, 81 E. Main St., Elmsford 10523. c/o Jessica Vera. Filed April 22.

**Vertex Spotless**, 133 Haven Ave., Mount Vernon 10550. c/o Rodney Galimore. Filed April 13.

**Vision Grow Research**, 29 King St., Ardsley 10502. c/o Helen Yao. Filed April 24.

**Willie, Borst**, 743 The Parkway, Mamaroneck 10543. c/o Alan W. Borst. Filed April 28.

**Zeyna African Hair Braiding**, 35 E. Third St., Mount Vernon 10550. c/o Seynabou Cisse. Filed April 28.

## HUDSON VALLEY

### BUILDING LOANS

### Above \$1 million

**Finley, John**, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in Clinton. Amount: \$1.1 million. Filed April 14.

**Spark, Frances R.**, as owner. Lender: Bank of Greene County. Property: in Red Hook. Amount: \$1 million. Filed April 8.

### Below \$1 million

**Clear Path House Buyers LLC**, as owner. Lender: Kiavi Funding Inc. Property: in Union Vale. Amount: \$306,300. Filed April 2.

**Coon, Evan Lee**, as owner. Lender: Homestead Funding Corp. Property: in Milan. Amount: \$434,981. Filed April 10.

**Jodlowski, Christopher**, as owner. Lender: Homestead Funding Corp. Property: in Clinton. Amount: \$761,764. Filed April 10.

**Kuka Home Improvement LLC**, as owner. Lender: Pinnacle Financial Services 1 LLC. Property: in Union Vale. Amount: \$103,000. Filed April 17.

**Murphy, William A.**, as owner. Lender: Farm Credit East. Property: in Beekman. Amount: \$292,000. Filed April 24.

**New Hackensack LLC**, as owner. Lender: Vontive Inc. Property: in LaGrange. Amount: \$198,750. Filed April 7.

**O'Shea, Erin Noelle**, as owner. Lender: Bank of Greene County. Property: in Red Hook. Amount: \$650,000. Filed April 20.

**OM Lakshmi Narayan LLC**, as owner. Lender: Aaron Vignogna. Property: in Wappinger. Amount: \$140,000. Filed April 15.

### DEEDS

Above \$1 million

**121 Horton Drive LLC**, Airmont. Seller: Jacob Obadia, Monsey. Property: 121 Horton Drive, Monsey. Amount: \$1.2 million. Filed May 14.

**18 Sam LLC**, Spring Valley. Seller: Lazar Wagschal, Monsey. Property: 18 Sam Law Drive, Spring Valley. Amount: \$1.3 million. Filed May 18.

**41 W. Church LLC**, Spring Valley. Seller: Tiger HI LLC, Brooklyn. Property: 41 W. Church St., Spring Valley. Amount: \$2.7 million. Filed May 15.

**525 555 Landmark LLC**, Congers. Seller: Long Clove Business Park Corp., West Nyack. Property: 525 and 535 Landmark Drive, Congers. Amount: \$6 million. Filed May 14.

**63 Babcock Lane LLC**, Suffern. Seller: 63 Babcock LLC, Brooklyn. Property: 63 Babcock Lane, Suffern. Amount: \$1 million. Filed May 15.

**9 Abbey LLC**, Brooklyn. Seller: Chaya Blumenberg, Airmont. Property: 9 Abbey Road, Airmont. Amount: \$1.1 million. Filed May 15.

**CC Highview LLC**, Chestnut Ridge. Seller: MS Highview LLC, Pomona. Property: 105 Carlton Road, Suffern. Amount: \$4.8 million. Filed May 18.

**Kohn, Cheskel**, Pomona. Seller: 66 Halley Drive LLC, Woodsmere. Property: 66 Halley Drive, Pomona. Amount: \$1.4 million. Filed May 12.

**M&B 15 Hershel LLC**, Monsey. Seller: Marta Weldler, Monsey. Property: 15 Hershel Terrace, Monsey. Amount: \$1.5 million. Filed May 11.

**Prime Rose Realty LLC**, Monroe. Seller: Joseph Kohn, Monsey. Property: 12 Lane St., Monsey. Amount: \$1.2 million. Filed May 14.

**Singer, Abraham E.**, Spring Valley. Seller: 134 Union Road LLC, Monsey. Property: 130 Union Road, Spring Valley. Amount: \$2 million. Filed May 15.

**SP Rock Road New York LLC**, Monsey. Seller: GBMG LLC, Congers. Property: 415 Spook Rock Road, Airmont. Amount: \$1 million. Filed May 14.

### Below \$1 million

**128 Parkway Homes LLC**, Cross River. Seller: Estate of Daphne I. Brown, Tappan. Property: 9 Alan Road, Spring Valley. Amount: \$455,000. Filed May 8.

**13 W. Maple LLC**, Pomona. Seller: Deborah A. Dunn, Suffern. Property: 13 W. Maple Ave., Suffern. Amount: \$305,000. Filed May 12.

**16 State LLC**, Brooklyn. Seller: South 16 LLC, Spring Valley. Property: 16 S. State St., Spring Valley. Amount: \$750,000. Filed May 12.

**160 Burd LLC**, Monticello. Seller: Mavis A. Ronayne- referee, Pearl River. Property: 160 Burd, Nyack. Amount: \$235,551. Filed May 13.

**17 Albert LLC**, Monsey. Seller: Mordechai Grunwald, Monsey. Property: 17 Albert Drive, Monsey. Amount: \$10. Filed May 12.

**18 20 Park SB LLC**, Brooklyn. Seller: 20 22 East Park Place LLC, Suffern. Property: 22 E. Park Place, Suffern. Amount: \$951,000. Filed May 12.

**1820 Park LLC**, Brooklyn. Seller: 20 22 East Park Place LLC, Suffern. Property: 20 E. Park Place, Suffern. Amount: \$991,000. Filed May 12.

**76 Eckerson LLC**, Spring Valley. Seller: East Eckerson LLC, Brooklyn. Property: 76 E. Eckerson Road, Spring Valley. Amount: \$850,000. Filed May 13.

**80 Memorial Park LLC**, Spring Valley. Seller: 24 Memorial Park LLC, Brooklyn. Property: 80 Memorial Park Drive, Spring Valley. Amount: \$950,000. Filed May 18.

**Bank of New York Mellon-Trust**, Greenville, South Carolina. Seller: James Joseph Mulligan, Blauvelt. Property: 712 Manette Lane, Valley Cottage. Amount: \$624,750. Filed May 13.

**Ehrenreich, Shloma**, Monsey. Seller: 267 York Estate LLC, Monsey. Property: 38 Heritage Drive, New City. Amount: \$10. Filed May 13.

**Felberbaum, Hersch**, Monsey. Seller: Blueberry Holdings II LLC, New City. Property: 214 Kearsing Parkway, Spring Valley. Amount: \$595,000. Filed May 14.

**Landau, Dina**, Suffern. Seller: 232 Cherry LLC, Airmont. Property: 232 Cherry Lane, Monsey. Amount: \$10. Filed May 14.

**Mering, Israel**, Brooklyn. Seller: 1 West Burda LLC, Spring Valley. Property: 1 W. Burda Place, New City. Amount: \$765,000. Filed May 14.

**Mulligan, James J.**, Blauvelt. Seller: Bank of New York Mellon-Trust, Greenville, South Carolina. Property: 125 Burrows Lane, Blauvelt. Amount: \$630,000. Filed May 8.

**Ostreicher, Fishel**, Spring Valley. Seller: Chestnut Ridge Five LLC, Middletown. Property: 20 Coleman Court, Chestnut Ridge. Amount: \$995,000. Filed May 11.

**Piermont Portfolio LLC**, Orangeburg. Seller: Spare Entity LLC, Orangeburg. Property: 80 Tate Ave. and 17 Ash St., Piermont. Amount: \$10. Filed May 8.

**Rosen, Moses**, Monsey. Seller: 817 West End Company LLC, Monsey. Property: 6 Warren Court, Monsey. Amount: \$10. Filed May 12.

### JUDGMENTS

**Akl, Raouf**, New Windsor. \$15,708 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Berube, Jon C.**, Newburgh. \$24,326 in favor of Capital One, McLean, Virginia. Filed April 22.

**Castillo, Marisela P.**, Warwick. \$13,165 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

**Castillo, Rene**, Newburgh. \$1,301 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Covarrubias, Alberto Rivero**, Goshen. \$2,594 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 22.

**David Hood Construction LLC**, Rusk, Texas. \$107,959 in favor of GCM Prime LLC, White Plains. Filed April 22.

**Dempsey, Christopher**, Warwick. \$2,322 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 22.

**Eberling, Maryann**, Monroe. \$151,248 in favor of Keybank National Association, Buffalo. Filed April 21.

**Eckstein, Burech**, Monroe. \$25,289 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Edwards, Mitchell**, Godefroy. \$8,907 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Ellis, Eugene**, New Windsor. \$2,903 in favor of Capital One, McLean, Virginia. Filed April 22.

**Franceschi, Quinn**, New Windsor. \$2,704 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 23.

**Galvez, Aracely**, Walden. \$2,936 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Gonzalez, Rosalind**, Middletown. \$19,091 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Guerrier, Benjamin Berlande**, Central Valley. \$6,352 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**HBA Shuttle Service LLC**, Wayneboro, Virginia. \$21,564 in favor of Vox Funding LLC, New York. Filed April 22.

**Ingham, Angelo**, Newburgh. \$2,323 in favor of TEG Federal Credit Union, Poughkeepsie. Filed April 21.

**Jagnanan, Stephanie R.**, Middletown. \$2,425 in favor of Capital One, McLean, Virginia. Filed April 22.

**Jean Pierre, R.**, Harriman. \$3,837 in favor of Midland Credit Management Inc., San Diego, California. Filed April 20.

**Knapp, Dylan**, Middletown. \$2,697 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Macutay, Bevin**, New Windsor. \$5,138 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Mera, Flor**, Newburgh. \$6,074 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**Merino, Tiffany**, Harriman. \$6,944 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Messina, Louis P.**, Monroe. \$1,994 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Milligan, Diana M.**, Middletown. \$15,445 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**Mitchell, Caitlin**, Monroe. \$9,654 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**Molestina, Raul**, Washingtonville. \$12,363 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 20.

**Moreno, Michelle**, Newburgh. \$3,571 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Ortiz, Annette**, Montgomery. \$5,826 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

**Parlapanov, Caroline**, Middletown. \$2,620 in favor of Capital One, McLean, Virginia. Filed April 22.

**Powell, Chelsea G.**, New Windsor. \$11,518 in favor of Midland Credit Management Inc., San Diego, California. Filed April 23.

**Quijano, Sherie A.**, New Windsor. \$4,277 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

**Ramkissoon, Sashri D.**, Middletown. \$8,266 in favor of Capital One, McLean, Virginia. Filed April 22.

**Rashada, Hakeem M.**, Newburgh. \$2,389 in favor of Capital One, McLean, Virginia. Filed April 20.

**Rottenberg, Yitzchok Jr.**, Monroe. \$11,099 in favor of Capital One, McLean, Virginia. Filed April 23.

**Sabry, Safeia Ibrahim**, Newburgh. \$11,371 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

**Sanchez, Edwin O.**, New Windsor. \$5,721 in favor of Capital One, McLean, Virginia. Filed April 23.

**Sherman, Colin**, New Windsor. \$2,562 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**Silva, Elizabeth**, Newburgh. \$17,722 in favor of Capital One, McLean, Virginia. Filed April 22.

**Smith, Shane J.**, Middletown. \$2,261 in favor of Discover Bank, Columbus, Ohio. Filed April 20.

**Sound Mind PLSM Inc.**, Snelville, Georgia. \$57,138 in favor of Retro Advance Inc., Westbury. Filed April 23.

**Spitzer, Samuel**, Monroe. \$25,570 in favor of Discover Bank, Columbus, Ohio. Filed April 21.

**Stein, Esther**, Monroe. \$7,980 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 20.

**Touzin, Gavenel**, Salisbury Mills. \$2,785 in favor of Midland Credit Management Inc., San Diego, California. Filed April 23.

**Under Watch Protective Service LLC**, Boston, Massachusetts. \$86,290 in favor of Simply Funding LLC, Chester. Filed April 20.

**Vantassel, Deborah A.**, New Windsor. \$3,740 in favor of Midland Credit Management Inc. San Diego, California. Filed April 23.

**Victoria Bistro LLC**, Harper Woods, Michigan. \$31,954 in favor of Vox Funding LLC, New York. Filed April 22.

**Weinstein, Yosef**, Monroe. \$4,025 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

**Weinstock, Amrom**, Monroe. \$10,969 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 20.

**White, Isaiah**, Middletown. \$3,025 in favor of Capital One, McLean, Virginia. Filed April 22.

## MECHANIC'S LIENS

**21-25 Thompson LLC**, as owner. \$3,365 in favor of Karc Planning Consultants Inc. Property: 539 Creek Road, Hyde Park. Filed May 11.

**419 Maple LLC**, as owner. \$4,226 in favor of Karc Planning Consultants Inc. Property: 419 Maple St., city of Poughkeepsie. Filed May 11.

**Bard College**, as owner. \$15,677 in favor of A.D.E. Systems Inc. Property: 30 Campus Road, Red Hook. Filed May 8.

**Bard College**, as owner. \$18,200 in favor of Everalon LLC. Property: 30 Campus Road, Red Hook. Filed May 8.

**Ghost Donkey East LLC**, as owner. \$8,700 in favor of Premier Plumbers Inc. Property: 79 Spooky Hollow Road, Clinton. Filed April 20.

**Killearn Road LLC**, as owner. \$3,850 in favor of Luis Miguel Silva Da Costa. Property: 35 Killearn Road, Union Vale. Filed April 23.

**Nesheiwat Estates Inc.**, as owner. \$4,921 in favor of Mark & Son Metal Products Inc. Property: In LaGrange. Filed April 21.

**Nesheiwat Estates Inc.**, as owner. \$5,565 in favor of Mark & Son Metal Products Inc. Property: 29 Abu Mousa Drive 19, LaGrange. Filed April 21.

**Y & S Group New York LLC**, as owner. \$8,015 in favor of Karc Planning Consultants Inc. Property: 17 S. Hamilton St., city of Poughkeepsie. Filed May 11.

**Y&S Group New York, LLC**, as owner. \$2,120 in favor of Teed Engineering PLLC. Property: 17 S. Hamilton St., city of Poughkeepsie. Filed May 5.

## NEW BUSINESSES

### Sole Proprietorships

**BI Building Legends**, 240 Schutt Road, Apt. 1a, Middletown 10940. c/o John Henry III Merchant. Filed May 7.

**Carousel Hudson Valley**, 2 Deer Pond Court, Warwick 10990. c/o Erica Tashiro Gosnell. Filed May 7.

**D&K Cleaning Services**, 78 Fox Hill Road, Wallkill NYU 12589. c/o Kirk D. Ortiz. Filed May 7.

**Electrical & Fire Alarm Systems Solutions**, 6 Cedar St., Walden 12586. c/o Wilder Henao Taborda. Filed May 5.

**Gotas De Esperanza**, 5 Glenn St., Warwick 10990 c/o Mariana Angelina Feely. Filed May 11.

**Karlas Cleaning Services**, 57 Sprague Ave., Middletown 10940. c/o Karla Y. Casas Allen. Filed May 7.

**Layerhouse Press**, 16 County Route 36, Westtown 10998. c/o Michael G. Netter. Filed May 6.

**Madpodart**, 32 Fairway Drive, Johnson 10933 c/o Quall Malfa Madelyn. Filed May 11.

**Momhood Shop**, 23 Anne Elizabeth Drive, Washingtonville 10992. c/o Sandy Bastien. Filed May 6.

**Mystical Realm**, 67 Hardenburgh Road, Pine Bush 12566 c/o Angelus L. Lewis. Filed May 11.

**Oakwood Assets**, 124 Creamery Pond Road, Chester 10918. c/o Fawn Marie Quadrino. Filed May 8.

**Pasteleria Casera**, 22 Smith Clove Road, Central Valley 10917. c/o Elvira Valle Espindola. Filed May 6.

**Star Salon Suites**, 26 Forest Ave., Middletown 10940. c/o Richelle Sheron Cherry. Filed May 5.

**Titos Mexican Market**, 11 Goshen Ave., Washingtonville 10992 c/o Arenas Josue Guerrero. Filed May 11.

**Walis Home Market Distributions**, 18 Spruce Peak Road, Middletown 10940. c/o Edwin Wali Manick. Filed May 8.

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## BUILDING PERMITS

### Commercial

**200 Connecticut LLC,** Norwalk, contractor for 200 Connecticut LLC. Perform replacement alterations at 200 Connecticut Ave., Norwalk. Estimated cost: \$3,000. Filed April 10.

**214th Street Realty Group LLC,** Norwalk, contractor for 214 Street Realty Group LLC. Perform replacement alterations at 345 Main Ave., Norwalk. Estimated cost: \$15,000. Filed April 10.

**Bankside Partners LLC,** Norwalk, contractor for Elite Development Group LLC. Perform replacement alterations at 542 Westport Ave., Norwalk. Estimated cost: \$178,500. Filed April 13.

**FM Investments LLC,** Norwalk, contractor for FM Investments LLC. Perform replacement alterations at 5 Mott Ave., Norwalk. Estimated cost: \$1,000. Filed April 10.

**JA Rosa Construction LLC,** Wolcott, contractor for 18 Quintard LLC. Finish 18 Quintard Terrace, Stamford. Estimated cost: \$3,960,464. Filed April 23.

**Kolich Bank Street LLC,** Stamford, contractor for Kolich Bank Street LLC. Install one halo-lit channel letter sign and place one double-faced, internally illuminated circular blade sign with a 24" diameter and a total area of 3.14 square feet at 1 Bank St., Stamford. Estimated cost: \$6,500. Filed April 27.

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

**Magna Construction Limited LLC,** Stamford, contractor for ESRT Metro Center LLC. Revise the interior layout within the existing tenant office space, focusing on a total area of 18,660 square feet at 429 Washington Blvd., Stamford. Estimated cost: \$3,732,000. Filed April 8.

**NHS/NNI Mission-Taylor LLC,** Stamford, contractor for Mission-Taylor LLC. Install a 40-amp breaker into the owner's meter to feed the outdoor sub panel at 28 Taylor St., Stamford. Estimated cost: \$5,150. Filed April 13.

**Paniccia Construction Corporation LLC,** Woodbridge, contractor for 200 Elm Street Ground Owner LLC. Construct a new café/bar in an office building with a slight expansion of the sheetrock ceiling for a total square footage of 489 feet at 695 E. Main St., Stamford. Estimated cost: \$500,000. Filed April 22.

**Payuk Associates LLC,** Brookfield, contractor for UB Newfield Green LLC. Demolish existing tenant, separate existing utilities, construct new demising wall and new doors for egress, ensuring nonstructural elements and no change of use at 565 Newfield Ave., Stamford. Estimated cost: \$99,998. Filed April 22.

**PECO LLC,** Stamford, contractor for PECO LLC. Ensure front-face light sign draws attention at 4 Long Ridge Road, Stamford. Estimated cost: \$5,690. Filed April 15.

**Pointe Residential Builders LLC,** Greenwich, contractor for 460 Summer Street LLC. Transform the 2,000-square-foot basement into a gym, seating area and billiards space for the residents above, including a single restroom and HVAC, at 460 Summer St., Stamford. Estimated cost: \$15,000. Filed April 24.

**Reckson,** Stamford, contractor for Reckson. Transform the reception area in the existing office at .101 Broad St., Stamford. Estimated cost: \$100,000. Filed April 30.

**RMS Construction LLC,** Stamford, contractor for RMS 177 Broad Street LLC. Transform a commercial office building into (231) residential apartments with amenities, totaling gross square footage of 199,836 at 177 Broad St., Stamford. Estimated cost: \$25,000,000. Filed April 28.

**Vanacore Jr, John D.,** Hamden, contractor for Sylvan Knoll Section 1 Inc. Renovate the bathroom and replace the back door at 114 Sylvan Knoll Road, Stamford. Estimated cost: \$8,456. Filed April 28.

### Residential

**Clark, Jane,** Norwalk, contractor for Jane Clark. Renovate single-family residence at 175 W. Norwalk Road, Norwalk. Estimated cost: \$80,000. Filed April 9.

**G.A. Castro Construction LLC,** Norwalk, contractor for Silvia A. Ordonez. Remove existing roof and reroof 108 Stuart Ave., Norwalk. Estimated cost: \$15,965. Filed April 10.

**Hansen, Michael,** Norwalk, contractor for Michael Hansen. Install oval ground pool-deck at 10 Vollmer Ave., Norwalk. Estimated cost: \$45,000. Filed April 9.

**JLP Pro Services LLC,** Danbury, contractor for Maria N. Carmona. Replace siding at 89 Mathews St., Stamford. Estimated cost: \$16,053. Filed April 14.

**JMF Operations LLC,** Pawling, New York, contractor for Philip E. Parr. Replace the existing generator using the underground LP tank at 304 Rocky Rapids Road, Stamford. Estimated cost: \$21,084. Filed April 3.

**JP Carroll Roofing LLC,** Bloomfield, contractor for Virginia A. Gomez. Replace the roof, using GAF HDZ Timberline shingles and tape plywood seams as needed at 30 Northwind Drive, Stamford. Estimated cost: \$70,578. Filed April 7.

**JP Carroll Roofing LLC,** Bloomfield, contractor for Caroline Gallagher and Neal Gallagher. Replace the roof and install Timberline shingles and tape plywood seams as needed at 66 Big Oak Road, Stamford. Estimated cost: \$53,657. Filed April 23.

**JP Graphics Inc.,** Stamford, contractor for Luis A. Massa and Gabrielle Massa. Illuminate the sign and display the banner at 875 Cove Road, Stamford. Estimated cost: \$7,825. Filed April 29.

**JVD Construction LLC,** Weston, contractor for Alexander C. Pugliese. Construct a first-floor entry with an entry deck, rear deck and stairs. Add a second floor and finish the attic above the first-floor footprint at 36 Congress St., Stamford. Estimated cost: \$180,000. Filed April 17.

**L.G. Home Improvement Contractor LLC,** Ridgefield, contractor for Margery M. Scotti. Remove the wall between the kitchen and living room; add a cantilever addition on the north side of the house; reconfigure the baseboard; update and reconfigure electrical outlets and fixtures; enclose outdoor access to the basement utility room; and add a covered entry porch at 49 Foxwood Road, Stamford. Estimated cost: \$225,000. Filed April 27.

**Lionetti, Michael,** Wilton, contractor for Jereme A. Koons and Andrea Koons. Install a new 12' x 30' in-ground pool with a 6.5' x 8.5' spa in it complete with an auto cover; pool equipment; patio; and associated site work at 68 Bouton Street West, Stamford. Estimated cost: \$110,000. Filed April 10.

**Lokuta, Mark,** Stamford, contractor for Mark Lokuta. Renovate the interior of a 1,200-square-foot residential unit by relocating the kitchen, modifying interior nonload bearing partitions and doorway openings, converting a half bathroom to a full bathroom with a stand-up shower, relocating the laundry area, replacing and relocating the water heater, upgrading or replacing the electrical panel, installing a split ductless HVAC system, laying down new vinyl flooring, adding insulation at the ceiling and installing recessed lighting, ensuring all work complies with applicable building, electrical, plumbing, and mechanical codes at 950 Cove Road, Stamford. Estimated cost: \$55,000. Filed April 12.

**Losmass Construction LLC,** Bedford, New York, contractor for Irwin Ryan and Lauren Gatti. Renovate the bathroom, updating electrical and plumbing systems at 6 Janice Road, Stamford. Estimated cost: \$39,690. Filed April 28.

**Martello, Sisto and Toniann Martello,** Stamford, contractor for Martello Sisto and Toniann Martello. Construct a garage and mudroom addition, create a new deck and build a new patio at 10 Barncroft Road, Stamford. Estimated cost: \$150,000. Filed April 8.

**Masonry Solutions LLC,** Norwalk, contractor for Reid Brewster and Lauren Brewster. Inspect and repair the outdoor chimney at 17 Case Road, Stamford. Estimated cost: \$5,400. Filed April 13.

**Maverick Builders LLC,** Stamford, contractor for William N. Wright and Lauren E. Wright. Add approximately 480 square feet to the rear of the house at 228 Pepper Ridge Road, Stamford. Estimated cost: \$300,000. Filed April 2.

**Maverick Builders LLC,** Stamford, contractor for Jesslyn Joseph. Remove the rear screen porch and build a new 12'x18' room over a new crawlspace for the kitchen. Construct a new 6'x25' mudroom hallway with slab foundation along the rear of the garage/house. Relocate the first-floor half bath to a new position near the front door. Convert the garage into a new living room and build a new second-story addition over the garage for a primary bedroom and bathroom. Add a front portico with a landing off the front of the house at 49 Parry Court, Stamford. Estimated cost: \$200,000. Filed April 5.

**McGuire, Michael D. and Nancy McGuire,** Stamford, contractor for Michael D. McGuire. Complete the installation of the direct vent gas fireplace and finalize all finishing work in the master bedroom and bathroom area at 1639 Shippan Ave., Stamford. Estimated cost: \$31,000. Filed April 21.

**Momentum Solar LLC,** South Plainfield, New Jersey, contractor for Luis Mendoza. Install rooftop railed solar PV system at 31 Limerick St., Stamford. Estimated cost: \$39,610. Filed April 1.

**Momentum Solar LLC,** South Plainfield, New Jersey, contractor for Celso N. Falcon-Villaverde. Install rooftop railed solar PV system at 472 Westover Road, Stamford. Estimated cost: \$82,379. Filed April 16.

**Northeast Roofing & Home Improvement LLC,** Stamford, contractor for Joseph Nadolny and Josephine Nadolny. Replace the roof and install new gutters at 2428 High Ridge Road, Stamford. Estimated cost: \$9,500. Filed April 14.

**Novoli LLC,** Stratford, contractor for Joseph A. Giannini and Claire M. Giannini. Remove the slab, add additional supports to lally columns, and underpin one section of the foundation footing to abate the oil impacted material and restore at 86 Echo Hill Drive, Stamford. Estimated cost: \$490,000. Filed April 2.

**O'Connell, Michael P.,** Southbury, contractor for Deborah Gershon. Install a propane-powered generator with and two above-ground 120-gallon propane tanks at 29 Quaker Ridge Road, Stamford. Estimated cost: \$18,000. Filed April 28.

**Simpson, Joshua P.,** Trumbull, contractor for Alain Benzaken and Allison Benzaken. Install a Generac 24kW generator on the left side of the home to power the main electrical panel at 200 Ingleside Drive, Stamford. Estimated cost: \$10,000. Filed April 30.

**Simpson, Joshua P.,** Norwalk, contractor for Amy Dehass. Install a generator with two propane tanks at 5 Mott Ave., Norwalk. Estimated cost: \$178,500. Filed April 13.

**Vargas, Yoni I.,** Norwalk, contractor for Yoni I. Vargas. Remove existing roof and reroof 20 Ivy Place, Norwalk. Estimated cost: \$7,000. Filed April 9.

**Vasyl Berezhansky LLC,** Norwalk, contractor for Stone Condo. Remove existing roof and reroof 130 Fallow St., Norwalk. Estimated cost: \$107,000. Filed April 13.

**Weigold, Michael C.,** Carmel, New York, contractor for Karen P. Ross. Install a hot tub on outside of property at 36 Mac Arthur Lane, Stamford. Estimated cost: \$3,000. Filed April 30.

**Weigold, Michael C.,** Carmel, New York, contractor for Karen P. Ross and David Peter Rosenzweig. Install a 26kw Generac generator at 36 Mac Arthur Lane, Stamford. Estimated cost: \$12,999. Filed April 30.

**Wise Construction LLC,** Norwalk, contractor for Peter A. and Terry G. Hess. Remove existing roof and reroof 51 Creeping Hemlock Drive, Norwalk. Estimated cost: \$7,650. Filed April 10.

## COURT CASES

### Bridgeport Superior Court

**City of Bridgeport.** Filed by 930 Main Street Associates LLC, Bridgeport. Plaintiff's attorney: Zabel Schellenberg PLLC, New Haven. Action: The plaintiff was the owner of a real property. The plaintiff claims a relief against an allegedly wrongful assessment of the property for taxation by the defendants. The plaintiff appealed the defendant's taxation and the valuation of the property was not the percentage of its true and actual value, but was grossly excessive, disproportionate and unlawful. The plaintiff seeks a new evaluation of the property and monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6159104-S. Filed April 21.

**City of Bridgeport.** Filed by 899 Main Street Associates LLC, Bridgeport. Plaintiff's attorney: Zabel Schellenberg PLLC, New Haven. Action: The plaintiff was the owner of a real property. The plaintiff claims a relief against a wrongful assessment of the property for taxation by the defendant. The plaintiff appealed the defendant's taxation and valuation of the property, which allegedly was not the percentage of its true and actual value, but was grossly excessive, disproportionate and unlawful. The plaintiff seeks a new evaluation of the property and monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6159106-S. Filed April 21.

**Merritt Apartments LLC,** Hartford. Filed by Tamara Louika, Elmont, New York. Plaintiff's attorney: Bert McDowell Injury Law LLC, Bridgeport. Action: the plaintiff was a resident of an apartment located on the premises and was lawfully on said premises. The plaintiff informed the defendant, its agents, servants and employees of the condition of the bathroom ceiling and requested that the ceiling be repaired. The plaintiff was in the bathroom of her apartment when the ceiling collapsed onto her and caused her to sustain injuries, damages and losses allegedly caused by the negligence and carelessness of the defendant. 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-26-6159174-S. Filed April 22.

**Sanchez, Juan Francisco, et al,** Norwalk. Filed by Matthew Henry Davis, Fairfield. Plaintiff's attorney: Mark Nutley Clarke, Fairfield. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusively of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6159439-S. Filed April 28.

### Danbury Superior Court

**Beacon Hill Staffing Group LLC,** Glastonbury. Filed by Allan C. Zabrecky, Brookfield. Plaintiff's attorney: Self represented. Action: the plaintiff was offered employment by the defendant. The defendant required the completion of various hiring documents, including the IRS Form W-4 for tax withholding. The plaintiff inquired about the consequences of not signing the W-4, to which the defendant insisted that withholding from the plaintiff's compensation would occur without it. Subsequently, the plaintiff accepted the employment, albeit without signing the W-4 and later sent a cease-and-desist letter regarding the withholding. The defendant, after consulting legal counsel, maintained its position on withholding, which resulted in the defendant withholding a total of \$21,958.73 from the plaintiff's earnings between March 29, 2025, and Oct. 31, 2025. The plaintiff now seeks a court order for the immediate restoration of the withheld amount. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6059049-S. Filed April 20.

**Golf Lounge LLC, et al,** Monroe. Filed by Wayne Maibaum, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises owned by the defendants when the plaintiff was using the golf simulator at Bay 1 when his club struck a decorative wooden wall protruding into the bay, thereby causing him to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058518-S. Filed Jan. 29.

**Nejame & Sons Inc., et al,** Danbury. Filed by Anthony Tortora, Brewster. Plaintiff's attorney: Ted Alan Novick, Mahopac, New York. Action: The plaintiff entered a written contract with the defendants for the installation of a fiberglass swimming pool and various associated systems and accessories at his home for a total price of \$118,500. After fulfilling all obligations, including full payment, the plaintiff notified the defendants of defects in the installation and requested repairs or replacements. However, the defendants allegedly failed to address these issues, constituting a breach of contract. As a result, the plaintiff experienced financial losses, incurred additional expenses, faced safety concerns regarding the pool and suffered distress and inconvenience due to the materially defective installation and the lack of quality workmanship. 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-26-6058232-S. Filed Feb. 19.

**The Stop & Shop Supermarket Company LLC, et al,** Hartford. Filed by William Von Zehle, Ridgefield. Plaintiff's attorney: Mario Carter Law Firm, New Haven. Action: the plaintiff was lawfully on the premises controlled by the defendants when he was making a delivery to the defendants, during the course of his employment with JB Hunt Transportation Services. He used the railing on the loading dock to enter the tractor trailer and while doing so the entire railing assembly detached from the cement staircase, causing him to fall onto the pavement and sustain injuries. The plaintiff seeks more than \$15,000 monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6058105-S. Filed Dec. 1.

### Stamford Superior Court

**Cabinetry 1, Inc., et al,** Laguna Niguel, California. Filed by The Merchant Marketplace Holdings Corp., Stamford. Plaintiff's attorney: Hassett & George PC, Simsbury. Action: the plaintiff sued the defendants. The plaintiff seeks to serve Bank of America N.A. as the agent or trustee for the defendants, who may owe them money. Additionally, the plaintiff requests the attachment of goods, accounts and property belonging to the defendants, including any funds held at Bank of America. The court has also summoned these entities to testify regarding any concealed assets or debts allegedly owed the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6080131-S. Filed April 7.

**David Tully, et al,** New York. Filed by Siamand Soufizadeh, Stamford. Plaintiff's attorney: Richard John Rapice, Stamford. Action: the plaintiff was hired by the defendants to drive them and their associates. The plaintiff discovered that the defendants allegedly financed an illegal marriage for an employee. The defendants instructed the plaintiff not to reveal this information and attempted to buy his silence with cash tips, art and assistance with his immigration issues. Upon the plaintiff's refusal to accept these "gifts," the defendants allegedly resorted to threats of physical harm and intimidation, warning that disclosure would result in severe consequences for both the plaintiff's safety and his immigration case. Their threatening actions were serious and intended to silence the plaintiff, leading to significant emotional distress, anxiety and other mental health issues. The defendants' extreme and outrageous behavior caused the plaintiff to suffer damages directly linked to their conduct. 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-26-6080168-S. Filed April 8.

**Hernandez, Cesar D.,** Greenwich. Filed by Kitty Sona, Greenwich. Plaintiff's attorney: Berkowitz Hanna Amdur & Wildstein LLC, Shelton. 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-26-6080081-S. Filed April 6.

**State Farm Mutual Automobile Insurance Company,** Hartford. Filed by Luis A. Rivera-Blanco, New Rochelle. Plaintiff's attorney: Balzano & Tropiano PC, New Haven. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver didn't have sufficient automobile insurance to fairly compensate the plaintiff and this triggered the instant claim for underinsured motorist coverage benefits against the defendant. The defendant was notified and has failed to compensate the plaintiff fairly. 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-26-6080304-S. Filed April 15.

## DEEDS

### Commercial

**137 Oldfield Partners LLC,** Fairfield. Seller: Paul W. Delmiche, Fairfield. Property: 137 Oldfield Road, Fairfield. Amount: \$600,000. Filed April 29.

**15 Pell Lane LLC,** Riverside. Seller: Derek De Vries and Melissa De Vries, Riverside. Property: 15 Pell Place, Riverside. Amount: \$4,425,000. Filed May 4.

**20 Benson Place LLC,** Durham. Seller: Jane E. Downs, Fairfield. Property: 20 Benson Place, Fairfield. Amount: \$960,000. Filed April 29.

**75 Spinning Wheel LLC,** Trumbull. Seller: Daniel Brennan Jr., Fairfield. Property: 75 Spinning Wheel Road, Fairfield. Amount: \$10. Filed April 29.

**Alexander, Zachary and Rosana Rodriguez Lopez de Letona,** Greenwich. Seller: 40 Su LLC, Greenwich. Property: Bruce Park Drive, Greenwich. Amount: \$1. Filed May 8.

**Carnavalla 2016 Family Trust,** Stamford. Seller: Olivia Gandell and Leonid Gandelman, Greenwich. Property: Zaccheus Mead Lane, Greenwich. Amount: \$10. Filed May 8.

**DB Development LLC,** Westport. Seller: Adele Mary Thomas, Southport. Property: 1120 Mill Hill Terrace, Southport. Amount: \$860,000. Filed April 29.

**Foley, John and Margaret Mary Hartz,** New York, New York. Seller: 200 Longmeadow LLC, Fairfield. Property: 200 Long Meadow Road, Fairfield. Amount: \$2,499,000. Filed April 27.

**Lombardi, Jill Suzette,** Greenwich. Seller: 115 River Road 7 LLC, Greenwich. Property: 115 River Road, Unit 7, Cos Cob. Amount: \$1. Filed May 7.

**McGuire, Robert James and Diane Marie McGuire,** New Canaan. Seller: Newhall Park LLC, Fairfield. Property: 142 Doreen Drive, Fairfield. Amount: \$1,735,000. Filed April 29.

**Melville Duplex LLC,** Fairfield. Seller: Michael Angotta Jr., Fairfield. Property: 224-226 Melville Drive, Fairfield. Amount: \$1. Filed April 30.

**Navas, Jeremy,** Fairfield. Seller: Juan Pablo Constante, Shelton. Property: 156 Halley Ave., Fairfield. Amount: \$535,000. Filed April 28.

**Salerno Realty LLC,** Fairfield. Seller: Michael H. Calloway and Nicole D. Calloway, Fairfield. Property: 510 Reef Road, Fairfield. Amount: \$780,000. Filed April 27.

**Saxon, Thryn and Julian De Los Santos,** Stamford. Seller: D&G Homes LLC, Stamford. Property: 78 Elizabeth Ave., Stamford. Amount: \$770,000. Filed April 24.

**Shadi Mir LLC,** Bronx, New York. Seller: Shadbanou Mirfendereski, Bronx, New York. Property: 84 Richmond Hill Ave., Stamford. Amount: SN/A. Filed April 24.

**Sin, Mei Wan,** Stamford. Seller: Old Mill Road LLC, Stamford. Property: 51 Saint Charles Ave., Stamford. Amount: \$760,000. Filed April 22.

**Van Schaick, Michael and Laura Van Schaick,** Fairfield. Seller: 31 High Ridge Road LLC, Fairfield. Property: 31 High Ridge Road, Fairfield. Amount: \$1,970,000. Filed April 29.

### Residential

**Albright, John David and Michelle Ilene Albright,** Fairfield. Seller: Ashlee F. Fox and Michael A. Zarolinski, Fairfield. Property: 309 Birch Road, Fairfield. Amount: \$2,850,000. Filed April 29.

**Bahadori, Alireza,** Milford. Seller: John Follis, Southbury. Property: 51 Schuyler Ave., 7E, Stamford. Amount: \$305,000. Filed April 23.

**AVP, Information Security Engineer – Cryptography, Synchrony Bank, Stamford, CT.** Dsgn Info Secuty capblties, mange capblties & the supp techgy. Req Bach's deg or frgn equiv deg in Buss Admin, Bus Anlytcs, Decis Anlytcs or a rel fld, & 3 yrs of rel wrk exp. 100% Telcmmtng prmttd. To apply, email resume ref job code CT0090 in subject line to: kristine.mackey@syf.com.

**AVP, Acquisition Strategy Implementation, Synchrony Bank, Stamford, CT.** Implmnt Credit & Fraud strategies in various acquisition pltrms. Bach's deg or frgn equiv deg in Bus, Comp Info Sys, Engg (Any), or a rel fld, & 3 yrs of rel wrk exp. 100% Telcmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0091 in subject line to: tsahai.davis@syf.com.

**Brennan, Stephanie** and **Daniel Brennan**, Fairfield. Seller: Joseph J. Schena and Lisa M. Sikora, Fairfield. Property: 158 Mayfair Road, Fairfield. Amount: \$829,500. Filed April 29.

**Bresnahan, Richard** and **Angela Ketonis**, Stamford. Seller: Anthony R. Suggs, Stamford. Property: 25 Wildwood Road, Stamford. Amount: \$2,410,000. Filed April 21.

**Brumberg, Kitty**, Southampton, New York. Seller: Martin Koopman and Lauren Koopman, Greenwich. Property: Ridgeview Avenue, Greenwich. Amount: \$10. Filed May 8.

**Chapman, Alexander** and **Jill Chapman**, Arlington, Virginia. Seller: Marco A. Pires and Martha V. Pires, Greenwich. Property: 6 Reynwood Manor, Greenwich. Amount: \$1. Filed May 4.

**Chiello, William** and **Katherine Chiello**, Stamford. Seller: Gautam Sharma and Shikha Talwar, Stamford. Property: 91 Dann Drive, Stamford. Amount: \$765,000. Filed April 20.

**Church, Michael**, Norwalk. Seller: Paul Retter, Norwalk. Property: 69 Albin Road, Stamford. Amount: \$360,000. Filed April 20.

**Dahl, W. Robert** and **Leslie A. Dahl**, Greenwich. Seller: Frances P. Gormley, Greenwich. Property: 21 Pecksland Road, Greenwich. Amount: \$10. Filed May 4.

**Deni, Anthony E.**, New York, New York. Seller: Rachelle Roll and Kaitlin Roll, Stamford. Property: 136 Shadow Ridge Road, Stamford. Amount: \$900,000. Filed April 21.

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

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

**Hall, James** and **Lauren Hall**, Branchburg, New Jersey. Seller: Kimberly A. Massa, Fairfield. Property: 87 Ridge Common, Fairfield. Amount: \$2,575,000. Filed May 1.

**Hoffmann-Olsen, Astrid**, Stamford. Seller: Roger F. Olsen and Astrid Hoffmann-Olsen, Stamford. Property: 7 Pheasant Lane, Stamford. Amount: \$1. Filed April 20.

**Ketchum, Diana**, New Canaan. Seller: David K. Kelley and Lilla C. Arnaboldi, Stamford. Property: 93 E. Middle Patent Road, Stamford. Amount: \$10. Filed April 23.

**Khokhar, Waqas** and **Aymen Qureshi**, Cos Cob. Seller: Gang Yu and Fangfang Pu, Riverside. Property: 63 N. Sound Beach Avenue Extension, Riverside. Amount: \$2,500,000. Filed May 4.

**Laveneziana, Maria** and **Matthew Laveneziana**, Stamford. Seller: Mary J. Fow, Fairfield. Property: 88 Veres St., Fairfield. Amount: \$1,005,000. Filed April 30.

**Lopes Santos, Nelson**, Stamford. Seller: Zeal B. Patel, Fairfield. Property: 8 Wardwell St., Unit 5, Stamford. Amount: \$240,000. Filed April 24.

**Lupica, Jennifer** and **Alexander Lupica**, New York, New York. Seller: John Campbell, Greenwich. Property: 7 Dearfield Lane, Greenwich. Amount: \$1. Filed May 5.

**McDonnell, Kerri Patricia**, Cos Cob. Seller: John Paul McDonnell and Kerri P. McDonnell, Cos Cob. Property: 35 Valleywood Road, Cos Cob. Amount: \$10. Filed May 5.

**Mota, Federico A., et al**, White Plains, New York. Seller: Frances M. Paolitto, Stamford. Property: 244 Westwood Road, Stamford. Amount: \$845,000. Filed April 21.

**Murakami, Lisa** and **Kenneth Murakami**, Greenwich. Seller: Melissa A. Altergott, Greenwich. Property: 58-60 Prospect St., Greenwich. Amount: \$1,075,000. Filed May 6.

**Nguyen, Lap D., et al**, Stamford. Seller: Marino Carrera, Stamford. Property: 53 Standish Road, Unit 17-E-1, Stamford. Amount: \$290,000. Filed April 24.

**Pirola, Janin** and **Dalina Pirola**, Fairfield. Seller: Nia Agortsas, Fairfield. Property: 249 Wheeler Park Ave., Fairfield. Amount: \$695,000. Filed April 28.

**Rai, Rohit** and **Avantika Golas**, Lexington, Massachusetts. Seller: Amit Trivedi and Salina Trivedi, Fairfield. Property: 10 Pansy Road, Fairfield. Amount: \$1,640,000. Filed April 28.

**Rhee, Rachel, et al**, Stamford. Seller: Marko Serafimovski, Stamford. Property: 132 Hope St., Unit C, Stamford. Amount: \$720,000. Filed April 22.

**Rosamilia, Caitlin** and **Ian Rosamilia**, San Francisco, California. Seller: Paul A. Musico and Joanmarie Musico, Fairfield. Property: 24 Bridget Lane, Fairfield. Amount: \$1,450,000. Filed April 28.

**Sabine, Matthew**, Newburgh, New York. Seller: Giovanna M. Repaci, Stamford. Property: 104 Summer St., Unit 1, Stamford. Amount: \$177,500. Filed April 20.

**Scribano, Paul**, Darien. Seller: Pablo Bellagamba, Southport. Property: 85 Camp Ave., Unit 3-B, Stamford. Amount: \$640,000. Filed April 24.

**Shippee, Willam**, Stamford. Seller: Tyacia Calder, Stamford. Property: 100 Hope St., Unit 10, Stamford. Amount: \$575,000. Filed April 21.

**Smith, Michael**, North Bergen, New Jersey. Seller: Daniel Lowry and Alexandra Sotiros-Lowry, Fairfield. Property: 35 Archer Lane, Stamford. Amount: \$1,125,000. Filed April 24.

**Stack Millard, K्राighton Lee**, Stamford. Seller: Shale A. Breite and Christine A. Breite, Stamford. Property: 85 Camp Ave., Unit 18-B, Stamford. Amount: \$615,000. Filed April 21.

**Taney, Marie C.**, Norwalk. Seller: Alexandra R. Morgan and Frank D. Utz, Melbourne, Florida. Property: 77 Meadowbrook Road, Fairfield. Amount: \$610,000. Filed April 30.

**Verhovek, Kendall** and **John Verhovek**, Stamford. Seller: Taryn Kindbergh, Fairfield. Property: 26 Taylor Place, Fairfield. Amount: \$1,190,000. Filed April 28.

**Wardell, Morgan Henry** and **Clayton Wardell**, Old Greenwich. Seller: Palmer Sloan Harckham and Finley T.R. Harckham, Old Greenwich. Property: 28 Irvine Road, Old Greenwich. Amount: \$4,600,000. Filed May 5.

## MORTGAGES

**133-139 Prospect Street LLC**, Fairfield, by N/A. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 255 Jennings Road, Fairfield. Amount: \$480,000. Filed April 17.

**36 Baldwin Farms North LLC**, Greenwich, by N/A. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 36 Baldwin Farms North, Greenwich. Amount: \$5,000,000. Filed April 20.

**Alvarez Sesma, Jorge** and **Rocio Azcarreta Gonzalez**, Fairfield, by Jennifer Brown. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 217 Greenbriar Road, Fairfield. Amount: \$768,750. Filed April 15.

**Andrades, Sewell Godwin** and **Oriana Xavier Dcunha**, Fairfield, by Andrew L. Wallach. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 102 Old Stratfield Road, Fairfield. Amount: \$673,600. Filed April 16.

**Antonucci, Jamie F.** and **Antonio Antonucci**, Stamford, by Matthew Mitchell. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1088 Westover Road, Stamford. Amount: \$200,000. Filed April 7.

**Aponte, Benjamin** and **Alexza Rubio**, Stamford, by Antonio Faretta. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 86 Partridge Road, Stamford. Amount: \$36,876. Filed April 7.

**Ashenofsky, Allison** and **Kevin McCarthy**, Stamford, by Michael P. Murray. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 7 Dora St., No. 2, Stamford. Amount: \$584,000. Filed April 9.

**Assalini, Ignacio** and **Daniela Roig**, Old Greenwich, by Thomas Moore. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 9 Marshall St., Old Greenwich. Amount: \$815,000. Filed April 24.

**Asthana, Kartikey** and **Apoorva Agrawal**, Greenwich, by M. Cassin Maloney Jr. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 10 Verona Drive, Riverside. Amount: \$2,600,000. Filed April 24.

**Bailey, David Michael** and **Tricia Valentine Bailey**, Fairfield, by Charise N. Lewis. Lender: Connex Credit Union, P.O. Box 477, North Haven. Property: 88 Candlewood Road, Fairfield. Amount: \$200,000. Filed April 14.

**Barkas, Maria N., et al**, Stamford, by Antonio Faretta. Lender: HomeBridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 119 Crestview Ave., Stamford. Amount: \$152,294. Filed April 6.

**Bassett, Richard** and **Maria E. Bassett**, Fairfield, by Scarlett A. Almonte. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 80 May St., Fairfield. Amount: \$119,000. Filed April 14.

**Becker, Kim** and **Andrea Vitale**, Larchmont, New York, by Joshua Kamnerman. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 25 Kirby St., Greenwich. Amount: \$250,000. Filed April 23.

**Bester, Jakub**, Stamford, by Charles Fiore. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 55 Merriman Road, Stamford. Amount: \$570,400. Filed April 10.

**Borst, Meghan A.** and **Joseph D. Borst**, Fairfield, by Thomas Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 43 Eagle Drive, Fairfield. Amount: \$825,000. Filed April 16.

**Carnemark, Cole Mans**, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 334 Brambley Hedge Circle, Fairfield. Amount: \$105,120. Filed April 13.

**Carter, Christopher V.** and **Joan C. Carter**, Riverside, by Fern H. Paes. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 26 Linwood Ave., Riverside. Amount: \$860,000. Filed April 21.

**Catino, Maryann** and **Teodoro F. Catino**, Stamford, by Zhangzhu Howard. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 83 Columbus Place, Stamford. Amount: \$285,000. Filed April 6.

**Catino, Patrick** and **Mary Catino**, Sarasota, Florida, by Wanda Baldwin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 181 Strawberry Hill Ave., Stamford. Amount: \$400,000. Filed April 7.

**Chmielecki, Adam Mark** and **Samantha Browning Shea**, Fairfield, by Pamela I. Balkay. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 35 James St., Fairfield. Amount: \$1,027,000. Filed April 13.

**Cohen, Gerald L.** and **Shizue Cohen**, Greenwich, by Louis P. Pittocco. Lender: M&T Bank, 1M&T Plaza, Buffalo, New York. Property: 40 W. Elm St., 6M and 6M, Greenwich. Amount: \$1,116,000. Filed April 20.

**Cohen, Joseph B. and Jennifer F. Cohen,** Pleasantville, New York, by Darlene M. McBride. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 19 Orchard Hill Lane, Greenwich. Amount: \$3,900,000. Filed April 24.

**Crimson King LLC,** White Plains, New York, by Laura Harrington. Lender: The Northern Trust Company, 50 S. LaSalle St., Chicago, Illinois. Property: 14 Pinecroft Road, Greenwich. Amount: \$2,962,500. Filed April 23.

**Crowell, Janet L.,** Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 197 Hillcrest Road, Fairfield. Amount: \$58,000. Filed April 15.

**Cydylo, Patrick Brewster and Terrill Warrenburg Cydylo,** Greenwich, by Adam J. Hirsch. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 17 Harold St., Cos Cob. Amount: \$1,095,000. Filed April 21.

**De Lotbiniere, Alain and Catherine Nicole De Lotbiniere,** Greenwich, by David J. Rucci. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 21 Ravenglass Drive, Stamford. Amount: \$2,340,000. Filed April 10.

**Desai, Tarang and Swaroopa S. Vaidya,** Fairfield, by Peter Ambrose. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 197 Mailands Road, Fairfield. Amount: \$1,258,552. Filed April 16.

**Deschappelles, Carlos O. and Eileen P. Deschappelles,** Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 48 Lockwood Road, Riverside. Amount: \$500,000. Filed April 22.

**Donahue III, Thomas J. and Suzanne E. Donahue,** Cos Cob, by Maria P. Rivera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 7 Lia Fail Way, Cos Cob. Amount: \$490,000. Filed April 20.

**Enhoffer, Ronald N. and Lydia G. Enhoffer,** Fairfield, by John M. Eichholz. Lender: Longbridge Financial LLC, 61 S. Paramus Road, Suite 500, Paramus, New Jersey. Property: 61 Colonese Road, Fairfield. Amount: \$1,065,000. Filed April 17.

**Forest Harbor LLC,** Bridgewater, by Kenneth E. Taylor. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 70 Riverdale Ave, Unit 1003, Greenwich. Amount: \$1. Filed April 22.

**Foti Investments LLC,** Greenwich, by Gerald M. Fox III. Lender: First County Bank, 117 Prospect St., Stamford. Property: 42 Byram Terrace Drive, Greenwich. Amount: \$1,892,100. Filed April 21.

**Fountain, Gideon,** Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 322 Riverside Ave., Riverside. Amount: \$90,200. Filed April 23.

**Gaudiano, Anthony,** Stamford, by Adam J. Hirsch. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 393 Glenbrook Road, Stamford. Amount: \$560,000. Filed April 6.

**Gilfeather, John S. and Maureen Gilfeather,** Greenwich, by Antonio Faretta. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 196 High Clear Drive, Stamford. Amount: \$150,000. Filed April 9.

**Gillespie, Chelsea M. and Brian M. Hutchinson,** New Rochelle, New York, by Daniel M. McCabe. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 163 Sylvan Knoll Road, Apt. 163, Stamford. Amount: \$324,900. Filed April 8.

**Graber, Joel and Jessica Graber,** Stamford, by Shetal Nitin Malkan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 91 Mohawk Tri, Stamford. Amount: \$200,000. Filed April 6.

**Gruendel, Stephen and Alix Jorgensen,** Riverside, by Thomas Moore. Lender: BMO Bank NA, 320 S. Canal St., Chicago, Illinois. Property: 7 Colonial Lane, Riverside. Amount: \$2,914,000. Filed April 21.

**Harwood, Alexander and Martine Harwood,** Fairfield, by Susan Kohn. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 83 Alberta St., Fairfield. Amount: \$346,500. Filed April 16.

**Imp, Cynthia and Edward J. Imp,** Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 Concord St., Greenwich. Amount: \$175,000. Filed April 24.

**JMD Sound Beach LLC,** Cos Cob, by Ernest J. Peck. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: Sound Beach Ave., Greenwich. Amount: \$1,350,000. Filed April 20.

**Kehle, Ronald Eric and Anna Luongo Kehle,** Greenwich, by Kerry Peeke. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 151 Seaton Road, 7-B1, Stamford. Amount: \$161,700. Filed April 8.

**Labonte, Chad P. and Erin K. Rossitto,** Fairfield, by Roderic Raiford. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 298 S. Benson Road, Fairfield. Amount: \$833,000. Filed April 14.

**Laferriere, Richard W. and Kelly D. Laferriere,** Southport, by William Zorzy. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 287 Taintor Drive, Southport. Amount: \$500,000. Filed April 15.

**Leclair, Julia Wetherell and Jeremy Barber,** Beverly Hills, California, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 411 Stanwich Road, Greenwich. Amount: \$7,000,000. Filed April 20.

**Levine, Evan J. and Toby London Levine,** Old Greenwich, by Scott Rogalski. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 195 Palmer Hill Road, Old Greenwich. Amount: \$1,562,000. Filed April 22.

**Levinson, Glenn and Susan C. Levinson,** Fairfield, by Benjamin McEachin. Lender: Loanepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 105 Bridle Trail, Fairfield. Amount: \$1,170,000. Filed April 14.

**Levy, Jeffrey S. and Randi L. Levy,** Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 358 N. Maple Ave., Greenwich. Amount: \$500,000. Filed April 23.

**Luciani, Robert T. and Mildred R. Luciani,** Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 9 Stillson Road, Fairfield. Amount: \$250,000. Filed April 15.

**McDaniel, Christopher and Julie McDaniel,** Fairfield, by Besnike Tunprenkaj. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 361 Brookbend Road, Fairfield. Amount: \$350,000. Filed April 13.

**Moeller, Thomas and Jaclyn Moeller,** Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 7 Jessup St., Stamford. Amount: \$65,000. Filed April 8.

**Morneault, Matthew and Jolene Morneault,** Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 66 Diamondcrest Lane, Stamford. Amount: \$690,000. Filed April 10.

**Murphy, Peter and Melissa Murphy,** Fairfield, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 54 Rita Ave., Fairfield. Amount: \$1,495,000. Filed April 13.

**Murrer, Michael C. and Diana F. Murrer,** Greenwich, by Antonio Faretta. Lender: Upstart Mortgage LLC, 2950 S. Delaware St., San Mateo, California. Property: 8 Willwood Drive, Greenwich. Amount: \$250,000. Filed April 23.

**Patterson, Gretchen M.,** Fairfield, by Jose Herrada-Andia. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 140 Sherley Place, Fairfield. Amount: \$300,000. Filed April 14.

**Ramaseshan, Rajan S.,** Fairfield, by N/A. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 320 Andrassy Ave., Fairfield. Amount: \$150,000. Filed April 17.

**Rivera, Andreina and Nube Siguenza,** Fairfield, by Susan Kohn. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 187 Halley Ave., Fairfield. Amount: \$392,000. Filed April 16.

**Rottier, Amanda and Francisco Mira,** Fairfield, by David K. Kurata. Lender: Novus Home Mortgage, 20225 Water Tower Blvd., Suite 400, Brookfield, Wisconsin. Property: 140 Hurd St., Fairfield. Amount: \$1,328,000. Filed April 13.

**Rowan, Lindsay Blake and Patrick Michael Rowan,** Fairfield, by Margaret E. Conboy. Lender: Raymond James Bank, 710 Carillon Parkway, St. Petersburg, Florida. Property: 1380 Old Academy Road, Fairfield. Amount: \$2,000,000. Filed April 17.

**Sais, Alexandria and Alexander Weatherley,** Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 279 Figlar Ave., Fairfield. Amount: \$774,300. Filed April 15.

**Saunders, Steven N. and Roshana M. Saunders,** Stamford, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 24 Lawrence Hill Road, Stamford. Amount: \$995,000. Filed April 6.

**Schwarz, Nancy E.,** Fairfield, by Matt Kelly. Lender: The Milford Bank, 33 Broad St., Milford. Property: 300 Mailands Road, Fairfield. Amount: \$400,000. Filed April 14.

**Sisca, Jennifer L. and Robert V. Sisca,** Greenwich, by Colleen D. Andriyenko. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 40 Nutmeg Drive, Greenwich. Amount: \$2,700,000. Filed April 22.

**Speziale, Vincent and Saasha Speziale,** Stamford, by Gillian V. Ingraham. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 9 Stuart Drive, Old Greenwich. Amount: \$1,016,000. Filed April 21.

**Steinberg, Lauren K. and Jeremy A. Steinberg,** Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 145 Doubling Road, Greenwich. Amount: \$187,000. Filed April 24.

**Touratzidis, William and Caitlin Touratzidis,** Stamford, by Jeffrey Weiner. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 40 Regent Court, Stamford. Amount: \$230,000. Filed April 9.

**Zulli, Jennifer A.,** Old Greenwich, by Russell S. Brinn. Lender: Primary Residential Mortgage Inc., 1480 N. 2200 West, Salt Lake City, Utah. Property: 5 Brookside Park, Old Greenwich. Amount: \$832,750. Filed April 22.

## NEW BUSINESSES

**Adam Chau,** 30 Eagle Road, Norwalk 06850, c/o Adam Chau. Filed April 16.

**AFC Cleaning Services,** 984 Capitol Ave., Bridgeport 06606, c/o Amanda Da Silva Sirqueira. Filed May 18.

**Beebe Bookkeeping,** 258 Glenbrook Road, Apt. 42B, Stamford 06906, c/o Beebe Bookkeeping LLC. Filed May 21.

**Calf Pasture Creamery,** 44 Calf Pasture Beach Road, Norwalk 06855, c/o Cory Burns. Filed April 17.

**Flausino Home Solutions,** 58 Liberty St., Apt. 3, Stamford 06902, c/o Peter Flausino. Filed May 21.

**Fresh Start Cleaning Kerlin,** 186 Seaton Road, Stamford 06902, c/o Kerlin Mejia Lopez. Filed May 18.

**Hope Haven Connecticut,** 3 Grandview Ave., Stamford 06905, c/o Carylin Anne Rivera. Filed May 20.

**Impact Boxing Club,** 10 Byington Place, Norwalk 06850, c/o Jeremy Lopez. Filed April 20.

**Insight Advanced Planning,** 1177 High Ridge Road, Suite 243, Stamford 06905, c/o Peter Hart. Filed May 21.

**Lawn Squad Inc.,** 15 South St., Suite 4-A, Norwalk 06854, c/o Thomas Luthy. Filed April 14.

**Luca's Beach Kitchen,** 44 Calf Pasture Beach Road, Norwalk 06855, c/o Cory Burns. Filed April 17.

**MMC Health & Wellness Center,** 70 New Canaan Ave., Norwalk 06850, c/o Megan Campbell. Filed April 15.

**Oasis Closets,** 39 Sherman St., Apt. 1, Stamford 06905, c/o Roberto Dubio. Filed April 15.

**Pachamami,** 68 Woodside St., Apt. 1A, Stamford 06902, c/o Pachamami LLC. Filed May 18.

**Paula Kirsch Therapy,** 199 Gregory Blvd., Apt. G-2, Norwalk 06855, c/o Paula Kirsch. Filed April 20.

**Protos Security,** 383 Main Ave., Suite 505, Norwalk 06851, c/o Anthony Escamilla. Filed April 20.

**Return & Earn,** 351 Courtland Ave., Stamford 06906, c/o Return and Earn LLC. Filed May 20.

**Speech Ability Services,** 116 Morgan St., Apt. 138, Stamford 06905, c/o Theresa McElroy. Filed May 22.

**Thunder Wine and Liquor,** 97 Prospect St., Stamford 06905, c/o BJB LLC. Filed May 22.

**US8Express Limousine Service,** 18 Eastwood Road, Norwalk 06851, c/o Berney Ramiro Suarez. Filed April 16.

# 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](http://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-notice](http://www.dot.ny.gov/doing-business/opportunities/const-notice). 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](http://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%