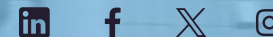


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May 19

ISSUE #19

# Eye on Small Business: The Lustig Group, Briarcliff Manor

BY JEREMY WAYNE / jwayne@westfairinc.com



Justin Lustig, owner with wife Nicolle of The Lustig Group (TLG) retail advisory firm in Briarcliff Manor. Photographs courtesy TLG.



Nicolle Lustig.

**TLG**

Launched in Briarcliff Manor last month, The Lustig Group (TLG) is a strategic retail advisory firm rooted in the decades-long combined principal-side leasing and redevelopment experience of its founders, Justin and Nicolle Lustig.

The couple met on the first day of their first jobs out of college at DLC Management Corp. in Tarrytown. “Fast friends turned best friends turned secret cubicle romance... and the rest is history,” Justin Lustig told the Westfair Business Journal.

In their more recent history, Justin said they had first started thinking about such a business since the time of Covid. “But the real tipping point came after the birth of our third daughter (January 2024). Something about her arrival gave us the clarity and momentum to finally say, ‘Let’s do this.’ Our girls, and our soon to arrive baby boy, are the true reason we took the leap.”

The new firm advises owners and occupiers at the intersection of strategy, culture and community, each spouse bringing different but complementary strengths to the table. Nicolle Lustig specializes in high street urban retail and curated environments, like food halls and transit hubs, with a strong focus on markets like New York City and Miami’s Wynwood district. Justin thrives in leasing more traditional formats, including grocery-anchored centers, power centers, and lifestyle assets across suburban markets throughout the Northeast and Southeast.

“Somewhere in the middle is our sweet spot,” Justin said, “where we collaborate to ensure every asset is thoughtfully curated, fully activated and positioned for long-term value.”

TLG is already engaged with a roster of high-profile clients, including Riko’s Pizza, Holy Burek and Mavis Discount Tire. On the development side, they are leading the retail leasing for several ground-up mixed-use projects, including Pelham House in the village of Pelham, Briarhouse in downtown Briarcliff Manor and the repositioning of the former Bed Bath & Beyond building in Norwalk.

Although they don’t have a brick-and-mortar premises at present, that is about to change. Since moving to Briarcliff, Justin said he and Nicolle have always admired the Briarcliff Corporate Campus and have signed a lease for a corner office on the

ground floor, which is being transformed into a modern co-working space by the property’s new owners, Saber Real Estate Partners.

A question the Lustigs said they get asked a lot is how does “working together” work? With Nicolle being “wildly disorganized” and Justin being “borderline

OCD,” they complement each other temperamentally as well as in their division of labors. “We disagree often, especially on critical decisions, but that tension forces us to slow down, talk it out and land on a better, more thought-out path forward,” Justin said, adding, “That space between disagreement and resolution has led to some of our best decisions.”

As with most businesses, no two days are entirely the same for The Lustig Group, but a “typical” day might find Justin in Miami, scouting real estate for Mavis Discount Tire across South Florida with Nicolle planning a national rollout for an emerging brand like Holy Burek. Others, they might be reworking the retail strategy for a mixed-use development in Pelham, while in-between, they are on the phone with clients, solving problems, “putting out fires and pulling each other in where it makes sense.”

Asked how they identify potential new clients and target them, Justin said they have been fortunate to build their business organically through long-standing relationships and word of mouth. He said that thanks to their existing network, TLG’s days are often filled with conversations with landlords or tenants the group may not formally represent, but those touchpoints often lead to deeper discussions and new opportunities. He said that one of the most rewarding aspects of the industry is that it is extremely collaborative. “Most of us genuinely want to see each other succeed, so referrals happen naturally based on who is best suited to support a tenant or landlord.”

When we put it to the Lustigs that TLG’s stated aim, as per their mission statement, of “elevating communities to national recognition” seemed progressive, even ambitious, given that in most neighborhoods “locals shop local,” Justin countered that while that sentiment was real and powerful, it was not always enough to sustain long-term growth for local tenants or small landlords.

“We are firm believers that if you are not growing, you are falling behind,” he said.



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# Northwell Health completes merger with Nuvance Health

BY GARY LARKIN / glarkin@westfairinc.com

**NEW HYDE PARK** – Northwell Health and Danbury-based Nuvance Health have completed an affiliation merger that creates an integrated regional health system that will enhance care for communities across greater New York and Connecticut, serving a population of more than 13 million.

The merger was facilitated under an agreed settlement the state Office of Health Strategy reached on Tuesday, April 8 with Nuvance Health and Northwell Health. Under that agreement, three western Connecticut hospitals – Danbury Hospital (including the New Milford campus), Norwalk Hospital and Sharon Hospital – are now transferred to Northwell Health, a 21-hospital non-profit integrated care delivery system in New York.

OHS approved the proposed affiliation of the two health systems, where Northwell will invest at least \$1 billion across the Nuvance hospitals in Connecticut and New York over the next

five years. Nuvance Health lost over \$220 million during the last two fiscal years, and projects to lose nearly \$150 million during its current fiscal year, the company reported to the state in 2024 as part of its application for affiliation with Northwell.

“Today (May 6) marks a commitment to the future of healthcare in the region,” said Michael Dowling, president and CEO of Northwell Health.

“This partnership opens a new and exciting chapter for Northwell Health and Nuvance Health to take patient care and services to an even higher level.

“We already had similar missions in providing high-quality care for patients in the communities we serve, and we look forward to building on the world class care that Nuvance Health’s staff members and providers deliver every day.”

The New York State Department of Health and Connecticut Office of Health Strategy, along with the attorneys general of each state, approved



Norwalk Hospital is one of five Nuvance Health hospitals to receive an "A" grade from the Leapfrog Group. Photo courtesy of Nuvance Health

plans for the integrated health system, which received final clearance after the board of trustees from both organizations voted to move forward.

The integrated system, with a combined \$22.6 billion operating budget, now encompasses over 104,000 employees, a diverse network of 22,000 nurses and 13,500 providers at 28 hospitals, more than 1,050 ambulatory care and 73 urgent care locations.

“At Nuvance Health, we have always been deeply committed to delivering high-quality, compassionate care to our

communities,” said Dr. John M. Murphy, president and CEO of Nuvance Health. “Joining forces with Northwell Health strengthens our ability to meet the evolving needs of patients and ensures we can provide exceptional care for generations to come. This is a transformative moment for our patients, employees and the communities we serve.”

Northwell Health Board Chair Margaret Crotty called the merger “unprecedented.”

“This is an unprecedented opportunity to build a more integrated, regionally connected health system across New York and Connecticut,” Crotty said. “It is based on our aligned commitments to expanding access to excellent care, and to recruiting and retaining the best clinical talent. The Northwell Health board is confident this new partnership will bring great value to both organizations.”

With Nuvance Health joining Northwell Health, patients will have enhanced access to coordinated care in their local communities at more than 1,050 sites across Connecticut, New York City, Long Island and the Hudson Valley, according to a company press release. The care delivered in these sites will span the full range of ambulatory, hospital and post-acute services.

Combining Nuvance Health with the resources of Northwell Health will enable the organizations to meet the evolving, varied needs of local communities more quickly, more efficiently and more effectively, the statement added.

## GOVERNMENT

# House Republicans from NY reject SALT tax cap plan

BY PETER KATZ / pkatz@westfairinc.com

**Back in 2017, during the first Trump Administration, Republicans on Capitol Hill imposed a cap on the amount of state and local taxes people could deduct from their federal tax returns. The cap limited deductions to \$10,000. It was widely seen as a move to hurt Democratic-controlled states that had high property and income taxes. Ever since the SALT cap went into effect, there has been a lot of rhetoric criticizing it and a few unsuccessful efforts to repeal it.**

On May 8, the Republican-controlled House Ways and Means Com-

mittee held discussions on a proposal that would raise the limit of state and local tax deductions from \$10,000 to \$30,000. That probably would leave many people still unable to fully deduct what they've actually paid in state and local taxes. House Speaker Mike Johnson said that amounts other than \$30,000 also have been discussed.

Republican lawmakers from New York have come out against keeping the SALT tax cap in place but raising the ceiling on

deductions to \$30,000. They are Congressman Mike Lawler of the 17th

New York Congressional District, Rep. Elise Stefanik of the New York 21st Congressional District, Andrew Garbarino of the New York 2nd Congressional District, and Nick LaLota of the 1st Congressional District.

In a joint statement, they said, “We’ve negotiated in good faith on SALT from the start – fighting for the taxpayers we represent in New York. Yet with no notice or agreement, the Speaker and the House Ways and Means Committee unilaterally proposed a flat \$30,000 SALT cap – an amount they already knew would fall short of earning our support.”

The representatives said that the plan to keep SALT risks derailing the budget bill that President Trump wants, although they did not specifi-

cally promise to vote against Trump’s “One Big Beautiful Bill” if it still contained a SALT tax cap.

“New Yorkers already send far more to Washington than we get back – unlike many so-called ‘low-tax’ states that depend heavily on federal largesse,” the representatives said. “A higher SALT cap isn’t a luxury. It’s a matter of fairness. We reject this offer.”

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# Report: Sacred Heart, Fairfield U., UB total economic impact \$4B

BY GARY LARKIN / glarkin@westfairinc.com



Sacred Heart University campus



Fairfield University campus



University of Bridgeport

“Connecticut’s independent colleges significantly boost local economies through spending, jobs, and community investment.”

— Mark R. Nemeck, PhD, Fairfield University President

Three area independent colleges in Connecticut have an economic impact of more than \$1.1 billion each, according to a new economic impact report from the Connecticut Conference of Independent Colleges (CCIC).

Leading the way is Sacred Heart University with an economic impact of \$1.69 billion, followed by Fairfield University with \$1.25 billion, and University of Bridgeport with \$1.14 billion. Overall, the state economic impact is \$19.27 billion. That breaks down to \$11.79 billion total direct spending by university students, employees, and visitors and \$7.47 billion in induced spending, which is the additional employment and expenditures of local industries that result from the direct spending.

Sacred Heart’s total direct spending is \$1.01 billion and its induced spending is \$681.85 million, followed by Fairfield University at \$744 million in total direct spending and \$501 in induced spending. The University of Bridgeport total direct spending is \$680 million and its induced spending is \$458.08 million.

As the largest private employer in the Town of Fairfield, Fairfield University plays a vital role in supporting the local economy and contributes significantly to the broader economic landscape of Connecticut, the university said in a press release. The report, which uses fiscal year 2023 data, analyzes the economic effects of Connecticut’s 14 non-profit independent colleges and universities, covering spending across a

range of activities — from payroll and operations to students, employee, and visitor spending.

“At Fairfield University, we are deeply committed to being a force for good in our local community,” said Vice President of Marketing & Communications

Jennifer Anderson. “We recognize our responsibility to enrich the area we call home — through service, culture, education, and economic collaboration.”

Fairfield University actively contributes to the regional economy, not only as the largest private employer in Fairfield but also as a partner to local businesses, Anderson added, by working closely with the Chamber of Commerce, sponsoring community events, and hosting key gatherings.

Fairfield University created 9,041 jobs while Sacred Heart created 12,308 and University of Bridgeport created 8,268, according to the report.

Fairfield University is also home to a vibrant alumni network, with more than 20,000 alumni living across Connecticut. These accomplished alumni bring their expertise, leadership, and talents to businesses and organizations throughout the state, further contributing to the region’s continued growth and prosperity.

According to a recent Connecticut Department of Labor report, job growth in the education sector continues to be a major contributor to the state’s economy, with the largest job gains of all major industries being found in the education and health services sectors.



## OVERALL INDEPENDENT COLLEGE IMPACT:

- \$19.3 billion: Total annual economic impact
  - 31,400+ employees: Higher education sector employees statewide
  - 148,823 jobs: Jobs created or retained by independent colleges
  - 235,000 alumni: Alumni living and working in Connecticut, generating \$22.1 billion in annual earnings.
  - \$1.48 billion: Institutional financial aid awarded annually
- “Connecticut’s independent colleges and universities are well known for preparing students for meaningful lives, successful careers, and active

citizenship—advancing research and enriching arts and culture,” said Fairfield University President Mark R. Nemeck, PhD, who serves as chair of the CCIC Board of Directors.

“But their impact goes even further,” he added. “These institutions significantly contribute to local and regional economies through student and visitor spending, major construction projects, the earnings of tens of thousands of faculty and staff who live and work in communities across the state, and direct spending on services and supplies.”

The CCIC is an association that represents 14 accredited nonprofit independent colleges and universities in Connecticut.

Page1  
**TRANSFORMING COMMUNITIES  
FOR THE 21ST CENTURY**

BY GARY LARKIN / glarkin@westfairinc.com

**WHITE PLAINS, NY – When you think about all the development taking place in Westchester, Rockland, and Fairfield counties as well as the Hudson Valley, one of the first things that comes to mind is how and why do developers do it. Sure, many think it's about the money. But that's not the only reason.**

PAGE 8

## Building Brighter Futures and Improving Communities

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## Q1 2025 LEASING MARKET REPORTS FOR SOUTHERN FAIRFIELD, WESTCHESTER, AND THE BRONX ARE NOW AVAILABLE

RM Friedland Brokers discuss the latest data trends and takeaways across the local commercial real estate markets.

In addition, RMF's John Barrett does a deep dive into an exclusive recent Westchester Development Report.

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Clay Fowler, chair and CEO of Spinnaker Real Estate, makes a point during Wednesday's Westfair Real Estate Event at C.V. Rich Mansion in White Plains. Mark Stagg, founder and principal of Stagg Group, left, and Joe Simone, president of Simone Development, look on. *Photos by Diana Vollaro*

### 6 **Transforming communities for the 21st century**

“Developing these projects is very much like having a child,” Joe Simone, president of Simone Development Companies, told a crowd of more than 150 people at C.V. Rich Mansion in White Plains Thursday. “You have to think very hard whether you want to do it or not. Then there’s a lot of pain that goes with the process and then when the project is completed it’s like one of your children.”

“Once that occurs there’s that love and feeling that you have for it. You want it to be good, not only as a project monetarily and financially, but you want it to stand tall and be something that can really help people.”

Simone was one of five panelists who led the discussion at Westfair Communications’ 2025 Real Estate event “Building Opportunities: Navigating Our Counties’ Real Estate.” Westfair is the parent company of Westfair Business Journals, covering business in Westchester and Fairfield counties. The other speakers included Sadie McKeown, president of The Community Preservation Corporation; Mark Stagg, founder and principal of the Stagg Group; Clay Fowler, chair and CEO of Spinnaker Real Estate Partners LLC; and Lynne Ward, president of National Resources. Village of Pelham Mayor Chance Mullen was the moderator.

Partnering sponsors for the event included AVE Korman Communities, Cappelli Organization, RM Friedland Commercial Real Estate Services and Whitaker’s Garage Door Store. Supporters: Atlas Adjustments, BRI: The Building & Realty Institute, CCLEAN – Cleaning for Health, Community Preservation Corporation, EWHowell Construction Group, Lucid, Turner Construction, WIN Waste Innovations, Stagg Group, Paraco, RTK Environmental Testing, and Share Creative.

### COMMUNITY BUILDERS

While these developers and commercial property financiers have made a living redeveloping aging buildings and putting up new ones, they consider themselves community builders first and foremost.

“Whether we like it or not, the built environment around us will quietly govern the trajectory of our lives and the lives of generations after us,” Mayor Mullen said. “As mayor, I know I have an outsized role in answering the questions: where do I work? and where do I sleep? That is why we are on track to expand our housing stock by 8%, we’ve added millions in value to our downtown, we’ve made investments in core infrastructure.”

McKeown gave an example of how a redevelopment project came together in New Rochelle after many years.

“When we financed the Bloomingdale’s building in New Rochelle, it had been a white elephant and it was vacant for many years,” she said. “I was walking down the street with the then president of the CPC, and he said we can finance this. But stop and take a look around. Look at all the small buildings and small property owners. They have been here for decades. They have been waiting for this investment.”

“So, we created the Downtown New Rochelle Redevelopment Program in the Business District, where we invested not just by making loans but making grants to all the business owners so they could have housing above their store and improve their facades.”

Fowler added that the transformational part of developments is key to what keeps him doing what he has been doing for more than 30 years.

“It’s whether it is transformational,” he said. “We do a lot of the other jobs. But one of the jobs I’m most proud – we didn’t make a dime – was a transformation job in St. Louis. We rehabbed a large former Dillard’s department store in downtown.”

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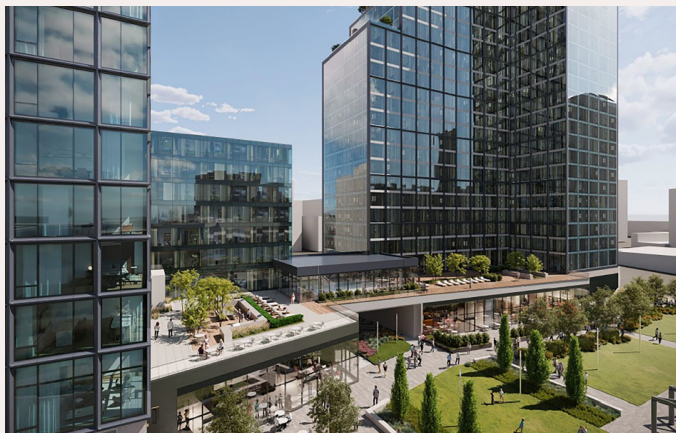
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Audience members listen as the panelists speak Wednesday at the Westfair Communications Real Estate Event.



## SPECIFIC PROJECTS

Here are some of the prominent projects panelists discussed:

### ◀ One Executive Boulevard, North Yonkers (Simone Development)

Simone: “We realized that the Broadway corridor diagonally across from St. John’s Hospital was primed to develop outpatient facilities and this will be our third on that strip. That started out as a regular office building. We believe very strongly in adaptive reuse. We felt that would be perfect to adapt to a medical building.”



“We bought the downtown Simon Mall next to it. We transformed that into apartments, an Embassy Suites hotel, a Blues music museum. Then we turned the mall inside out where the retail is outward facing and the interior mall is a garage.”

While Fowler started out as a developer in Westchester County, he has since set down roots in Connecticut. It is here where he has seen success in re-development projects in both Fairfield and Hartford counties.

“We do adaptive reuse of former office buildings,” Fowler said. “We have a pretty big one going on in Hartford at the former site of the Attorney General’s and Treasurer’s offices. We work primarily in Connecticut, not exclusively.”

## AFFORDABLE HOUSING

Affordable housing, or what many now call “workforce” housing, is something all the developers and financiers at the Westfair event have some involvement. And they described some of the obstacles they face from neighbors of such developments.

“I just don’t get it in Westchester where people get skittish and squeamish when you talk about affordable housing,” Stagg said. “This is our workforce. These are households that make between \$65,000 and \$100,000 a year. These are the people who work in the kitchen at the hospital, that clean the hospital. Why not give that community a chance to have that opportunity?”

### Q-West Towers, Mount Vernon ▶

Simone: “I happen to be partners with one of the people on this stage and that is Mark Stagg. That had been urban blight for a very long time. I was very familiar with the area since I grew up there. We tried to do something that would stimulate the economy there and anchor the area. We started about 10 years ago assembling some sites. Very shortly, we will building 249 housing units.”



### ◀ Anthem Square 10, New Haven (Spinnaker Real Estate)





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## The Villages at Saugatuck, Westport (Spinnaker Real Estate)

Fowler: “We are working on several jobs now. There’s the former coliseum site in New Haven. That’s the first phase of what will be 600 or 700 units. We opened up a restaurant yesterday (Wednesday, May 15) – the Melting Pot. Then there is The Villages at Saugatuck is God’s work. It’s in Westport – God’s country.” He mentioned that the 157-unit Westport project is what is known as an 8 30 (g) – a state statute that can override local zoning opposition if the project includes 30% affordable housing.



“Whether we like it or not, the built environment around us will quietly govern the trajectory of our lives and the lives of generations after us.”

— Mayor Chance Mullen, Village of Pelham



## One Dromore Apartments, Scarsdale (CPC).

McKeown: “This is 100% affordable and took 15 years and several lawsuits to get approved. It is a beautiful project that many people want to call their own after years they didn’t want it in their backyard.

## The Marquee, 697 Bronx River Road, Yonkers (Stagg Group)

Stagg: “That’s 160-unit market rate apartment building. This was a unique opportunity. We called it the ‘missing tooth.’ There were pre-WWII buildings up and down Bronx River Road. We were able to do an assemblage. It took time. We built it in Covid and it’s got a 10% affordable component that Yonkers requires.”



## 67 Grant Ave., Harrison (Stagg Group)

Stagg: “This is a project that we changed the zoning. We had owned the building. There was a little bit of uproar about where it is located near Beaver Creek. We’re addressing all the concerns. It’s what the town of Harrison voted for. They wanted to bring residents downtown.”



As for the future, Mayor Mullen posed one final question to the panelists. “As you look at the time ahead, where do you see the biggest threats for the work that you do and what are you doing to alleviate those threats?” he asked.

“The bottom line is tune out the noise and keep doing what you are doing,” Fowler said. “The biggest threat I feel in my business is interest rates. Who’s kidding who? I started a business a long time ago in 1978. Interest rates then came down from 18% to 10%, then the country boomed. Yes, they are high now compared to what they were. But they are still relatively low. We need to readjust, reengage our expectations of our investments.”

Ward of National Resources, who touts her British roots, is worried about the litigious American society.

“I think we need less litigation culture,” she said. “That’s getting in the way of a lot of these developments. It’s affecting the banking, insurance rates. Somewhere along the line, we need to make the young people more creative and less legislative. That’s a tall order. That will make America like the forefather that the people here wanted.”



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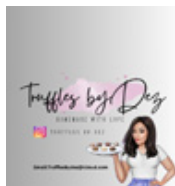


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# Mixed-use Property in Norwalk Sells

BY WESTFAIR ONLINE



115 Main St., a mixed-use property in Norwalk has been sold after receiving strong interest and multiple offers from prospective buyers. The property, consisting of nine residential units above four ground-floor retail spaces and totaling 9,768 square feet, was exclusively listed by Choyce Peterson Inc., a commercial real estate brokerage firm.

nel marketing approach, paired with direct outreach to targeted investors, generated immediate attention and resulted in several competitive offers.

“The level of interest and the speed in which we were able to get an offer was incredible,” said Fraulo, managing director of 115 Main Street Norwalk LLC. Scott and James did a phenomenal job ensuring that

The seller, 115 Main Street Norwalk LLC, was led by Frank Fraulo. Choyce Peterson’s Vice President and Capital Markets Leader Scott Peterson and Associate James Riffice brought the property to market. Their multichan-

our property was prepared well and presented to the appropriate market to attract credible buyers....”

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## CHOYCE PETERSON SELLS MIXED-USE PROPERTY IN NORWALK, CT

**Highly Competitive Sale Process**

“115 Main Street has solid rental income and a great location along the Route 7 corridor,” said Scott Peterson. “We received very strong interest both from the buyers in Choyce Peterson’s own network and from the broader market.” Peterson continued, “Norwalk’s mixed-use properties, combining retail and multi-family, continue to be in high demand. Given such a highly competitive environment, sellers owe it to themselves to have their mixed-use property presented to a broad market of buyers through a comprehensive marketing approach facilitated by an experienced commercial real estate broker.”

### ABOUT CHOYCE PETERSON, INC.

Choyce Peterson, Inc., a full service commercial real estate brokerage with offices in Norwalk, CT and Rye Brook, NY, was founded in 1997 and has negotiated millions of square feet of transactions in 42 states and Canada. The Choyce Peterson process delivers comprehensive and creative real estate solutions to ensure clients derive maximum value from their real estate decisions.

# New transit service begins in Putnam

BY PETER KATZ / pkatz@westfairinc.com

Putnam County and TransitTech provider Via today launched the public transit service called Putnam On-Demand, which they say will bring flexible, app-based public transit in the Patterson, Southeast, and Carmel area.

Founded in 2012, Via is headquartered in New York City. It works with its partners to lower the costs of public transit while providing transportation options that rival the convenience of a personal car while reducing the environmental impact. Via promotes itself is a market leader that combines software innovation with service and operational expertise. It currently provides its technology in 700 communities and more than 35 countries. The company says it has provided more than 125 million rides.

Under Putnam On-Demand, residents can book on-demand rides for \$2.50 or less and will receive door-to-door service versus using traditional schedules or having to go to bus stops. Upon booking a ride, Via's technol-

ogy matches riders headed in the same direction into minivans – creating efficiencies through shared trips. Multiple vehicles in the new micro transit fleet will also be wheelchair accessible.

As an inducement to encourage people to sign up for a Putnam On-Demand app that can be used to book rides, people are being offered their first two rides free through June 12.

The program can be used to reach destinations such as Metro-North stations, local bus stops, jobs, health care, shopping, restaurants and more. Putnam On-Demand is designed to complement and expand the county's existing public transit network.

"Access to public transportation traditionally has been a challenge in a county like ours that is dominated by suburban communities, narrow, winding local roads, and a lack of major metro areas," said Putnam County Executive Kevin Byrne.

"This is a creative, accessible solution for residents that we couldn't be more excited to launch."



A Via van on the road in New York City.

"Via is proud to partner with Putnam County to bring a new era of public transit to this community," said Mike Vaccarino, senior vice president of partnerships at Via. "Putnam County's decision to adopt microtransit underscores its commitment to opening new pathways and creating a more connected future for its residents."

The arrival of Putnam On-De-

mand comes at the same time that the PART Route 3 and PART paratransit service are being discontinued due to low ridership and inefficiency. The county is working closely with riders to ensure a smooth transition to the new transit option.

Rides are available under Putnam On-Demand Monday to Friday from 8 a.m. to 6 p.m. and Saturday from 9 a.m. to 3 p.m.

## COURTS

# Red Hook Boat Club vs Town of Red Hook

BY BILL HELTZEL / bheltzel@westfairinc.com

Red Hook Boat Club Inc., a marina that has operated on the east bank of the Hudson for more than 70 years, claims that the Town of Red Hook created a new zoning law as part of a plan to use the eminent domain process to take its property.

The boat club accused several town officials of violating state and federal civil rights laws, in a complaint filed on May 1 in U.S. District Court, White Plains.

The new zoning was "enacted with the specific intent to reduce the fair market value of the boat club's property," the lawsuit states, for the benefit of the town "were it to proceed with condemnation."

In 1948, the boat club acquired waterfront land in Barrytown, a historic hamlet in Dutchess County near Bard College. The club hosts events and

has facilities for launching and storing boats. It depicts itself as a steward of land and water, a safe haven for vessels in times of emergency, and a "contributor to the well-being and fabric of the surrounding community."

The club is structured as a nonprofit organization. According to its latest tax filing, for the year ending

Jan. 31, 2024, it is a modest operation. Revenues totaled \$69,022, mostly from membership dues and fundraising events. Land and buildings were valued at \$123,187.

For decades, Red Hook Boat Club says, it has been the only marina regulated by the town's zoning code, and it has always operated lawfully.

In November 2024, Town Supervisor Robert McKeon introduced zoning amendments that would create new regulations for marinas and boat clubs, according to the lawsuit. The proposal was not recommended by the planning

board's waterfront advisory committee, as required by the town code.

The boat club objected to the proposed law. The town board held public hearings in January. On Feb. 3, the planning board reviewed the proposal. On Feb. 11 – twelve weeks after the zoning amendments were proposed – the town board adopted them under Local Law 1 of 2025.

The new zoning applies only to Red Hook Boat Club, the lawsuit states, and essentially bans marinas and imposes onerous restrictions on the club.

On Feb. 21, the boat club sued, asking Dutchess Supreme Court to declare that the Town of Red Hook violated the state Open Meetings Law, and to annul the zoning law as unduly vague, overbroad, and irrational.

During the rezoning process, the boat club claims, the town board never publicly discussed using eminent domain, the process whereby a government can acquire private property, to acquire the club's land.

Only after the zoning law was enact-

ed, on March 31, the town disclosed for the first time that it intended to acquire the property to develop a public park and boat club.

On April 28, the town board approved a resolution to seize the property by eminent domain.

Red Hook Boat Club characterizes the new zoning law as a bill of attainder, a legislative act that singles out a specific individuals or group for punishment without benefit of trial, that is prohibited under the U.S. Constitution.

The club also accused the town of violating the First Amendment by retaliating against the club for speaking out against the zoning law, and of violating due process protections.

The club is asked federal court to declare the new zoning law unconstitutional and stop the town from using eminent domain to take its property.

McKeon, the town supervisor, and other elected officials named in the lawsuit, did not reply to messages asking for their side of the story.

# Pelham Manor executive sentenced in \$48M Medicare fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

“There is no doubt that the defendant committed the fraud because of greed. He ripped off the government so that he could personally profit.”

— Assistant U.S. Attorney Kevin Mead

**A Pelham Manor executive has been sentenced to prison for 14 months for leading a health care scam that cost Medicare \$48 million.**

U.S. District Judge Lorna G. Schofield also ordered Manishkumar Patel, 45, to pay back Medicare and to forfeit \$6.8 million in ill-gotten gains, on May 6 in U.S. District Court, Manhattan. He has to serve three years of supervision after he is released from prison, including a year of home confinement with electronic monitoring, and provide 1,000 hours of community service.

Patel pleaded guilty to conspiracy to commit health care fraud, wire fraud, and violation of an anti-kickback law.

From 2019 to 2022, Patel and associate Nagendra Srivastav used international call centers to solicit personal information from people eligible for Medicare. Then they used the details to create prescriptions for medical equipment, drugs and tests.

They got doctors to sign the scripts, or in some cases forged doctors' signatures. They sold the bogus prescriptions to medical equipment providers, pharmacies and labs. And they created sham contracts that disguised kickbacks as payments for marketing

services.

Businesses that bought the bogus prescriptions billed Medicare.

The conspirators created tens of thousands of fraudulent prescriptions and leads, according to court records. Medicare was billed for \$160 million and approved nearly \$48.2 million.

In 2023, Srivastav, who was prosecuted in Atlanta, was sentenced to a 9-year prison sentence that was later reduced to 6 years.

Patel was born in a village near Mumbai, India, was recognized as a gifted student, eventually earned a master's degree in business administration from City University of London, emigrated to the U.S. in 2012, and built a direct sales business in energy and telecommunications, according to a sentencing memo his attorneys submitted to the judge.

They recommended no prison time, and a period of either probation or home confinement.

They attributed Patel's criminal behavior to autism, “the profound developmental, psychological and social impairments that permeate every aspect of his life,” that was diagnosed this past December.

“Plainly put, Mr. Patel was no Al

Capone,” his lawyers advised the judge. “Rather, he was a naïve and undiagnosed autistic male who, after some 20 years of law-abiding business activity, found himself involved in a scheme that's today appears almost inexplicable.”

They claimed that Patel was susceptible to manipulation by others, and even after he recognized that his conduct was unlawful, he felt stuck, with misplaced concepts of duty and loyalty, and without the psychological tools to extricate himself from the situation.

They said Patel made about \$15 per prescription, for a total of \$240,000 out of the \$48 million Medicare paid to the buyers of phony prescriptions.

Patel has paid back \$20,000 to Medicare so far. He has given the government 14 names of potential fraud targets. He is getting medical help and is committed to “flying straight.” He is unlikely to commit another crime, his lawyers argued.

“Mr. Patel is fundamentally a decent person,” according to his lawyers. “He should not be defined by the impaired conduct for which he has accepted responsibility.”

Assistant federal prosecutor Kevin Mead recommended 5 years in prison.

He did not dispute the autism diagnosis, in his sentencing recom-

mendation, but he said Patel's case is not particularly severe. His role as a leader in the scheme and his record as a well-educated businessman suggest that he was not substantially impaired.

Patel controlled the call centers that were used to generate Medicare leads, and he conducted the fraud through his company, Kimberly Hathaway Corp., and through shell companies he controlled.

His bank accounts show that he received more than \$6.8 million from the scheme. And though Patel said most of that money was sent abroad to a co-conspirator, he has not provided evidence to substantiate his claim.

He lives in a \$1.2 million house, and when he was arrested in 2023 investigators found \$370,000 in cash there.

Patel and his co-conspirators frequently shared U.S. Department of Justice press releases about similar health care crimes, Mead said. So he knew he could be prosecuted yet was not deterred.

“There is no doubt that the defendant committed the fraud because of greed,” Mead advised the judge. “He ripped off the government so that he could personally profit.”

Judge Schofield ordered Patel to surrender to the Bureau of Prisons on Aug. 1.

## COURTS

# Tuxedo Park developer busted for securities fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

**A former Tuxedo Park developer has admitted that he stole more than \$13 million from about 30 people who thought they were investing in Latin America real estate.**

Barry Breeman, 75, surrendered on May 9 in U.S. District Court, Manhattan, and pleaded guilty to securities fraud.

Breeman persuaded people to invest in Latin America projects in

which he had no involvement and could not honor, according to the criminal complaint, instead “diverting those funds for his personal use and for other unauthorized purposes.”

Breeman was a successful businessman until about 2018, when he suffered a professional setback that is not described in the charging papers. Then he began soliciting investments for sham projects to make up for the loss of income from his

legitimate work.

From 2018 through 2024, he sold limited partnerships in real estate projects to which he had no connections or authority to represent, the charging papers state. He lured investors by presenting promotional photographs, prospectuses, and phony profit projections.

Brian Costello, a former neighbor in Tuxedo Park who regarded Breeman as a close friend, sued him this past March. He claims he invested \$1.8 million with Breeman,

“He had been running a \$50 million Ponzi scheme that was about to unravel.”

— Alleged suicide note, according to court filings

was assured he would earn nearly \$5 million, but lost more than \$1 million.

Costello says he discovered the scam this past September after Breeman purportedly tried to kill himself. Breeman's wife showed him a suicide note in which Breeman allegedly revealed that he had been running a \$50 million Ponzi scheme that was about to unravel.

Andreas Kailich, of Austria, sued Breeman last year for \$1.5 million. He says he invested in a warehouse in Puerto Rico and an office park in Costa Rica and was promised 10% of the profits. When Breeman stopped making distributions, he discovered that the projects did not exist.

Breeman was released from custody on posting \$250,000 bail. He is scheduled for sentencing in September on a fraud charge that carries a maximum prison sentence of 20 years.



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# Pope Leo XIV as counterweight to Trump

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The election of Chicago-born and raised and Villanova-educated Cardinal Robert F. Prevost as pope at a time when the United States' role on the world stage has never been more divisive has been nothing short of stunning for many if not most of the world, who clearly did not have him on their bingo card.

And yet it may be perceived as a truly divinely inspired choice, precisely because of the U.S.' shifting role in the world order, experts said.

"Leo's significance as an American pope at this moment is someone who clearly understands the challenges and stakes of the Trump Administration and its actions," said Dan Rober, Ph.D., associate professor and chair of Catholic Studies at Sacred Heart University in Fairfield, a systematic theologian specializing in Vatican II — which brought so many changes to the church in the second half of the 20th century — and the relationship of Roman Catholicism to politics and culture. "His combination of diplomatic background and American upbringing (but significant time spent abroad) will equip him well to deal with the challenges ahead."

Rober — who has been participating in "From Francis to the Future: A Papal Discussion" — a three-part round-table that concludes today — told the Westfair Business Journal to look to the new pope's name choice for a key to what his papacy would offer.

"His name is likely inspired by Pope Leo XIII, who was pope in the late 19th century and was known as systematizer of Catholic social teaching on issues such as wealth, poverty and labor.



Pope Leo XIII

"Leo's significance as an American pope at this moment is someone who clearly understands the challenges and stakes of the Trump Administration and its actions."

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



Pope Leo XIV makes his first appearance on the balcony of St. Peter's Basilica in Rome on Thursday, May 8. His choice of name and donning of the the short stole known as the mozzetta, evoking Pope Benedict XVI's first appearance as pope, suggest that he will be a bridge builder as well as a counterpoint to the Trump Administration, experts said.

Indeed Leo XIII's encyclical "Rerum Novarum" is considered a classic defense of workers' rights amid the rise of both capitalism and socialism. Leo XIII (1810-1903) — who sought to make the Church resonate in the everyday world in a century that saw the loss of the papal states and thus secular authority and the birth of modernism — was also known, for his devotion to the teachings of St. Augustine of Hippo and St. Thomas Aquinas. From 2001 to 13, the new Leo, an Augustinian friar, served as the general of the Order of St. Augustine, which characterized by its intellectualism and missionary outreach.

Both Leos shared a commitment to social justice and a global outreach, with Pope Leo XIV's work as a parish pastor, diocesan official, seminary teacher and administrator ultimately leading him to become Bishop of Chiclayo, Peru (2015-23). A dual American and Peruvian citizen who speaks fluent French, Italian, Spanish and Portuguese and reads German as well as Latin, Leo was made a cardinal by Pope Francis in 2023, the same year he became prefect of the high profile Dicastery for Bishops and president of the Pontifical Commission for Latin America.

Pope Leo XIII, one of the longest

serving popes. But the the elegant, diplomatic Leo XIII (1810-1903) was not just "the Workers' Pope" but "the Rosary Pope" for his many encyclicals on the Rosary, which Catholics use to commemorate events in the lives of and to pray to Jesus and his mother, the Virgin Mary. When the Jewish Museum in Manhattan presented a 2005 exhibit on Sarah Bernhardt, the French actress who was proud of her Catholic and Jewish heritages, it include Leo XIII's gift to her, a floor-to-ceiling wooden rosary whose beads were the size of golf balls.

It's a reminder that the papal Leos — possessors of a regal, leonine name — have also always been willing to use the symbols of the church's authority, status and power, as in the cases of Leo I (the Great, 410-461), the Roman aristocrat and doctor of the church who affirmed the integrated humanity and divinity of Jesus and persuaded Attila the Hun to retreat from Italy; Leo III (pope from 795 to 816), who crowned Charlemagne Holy Roman Emperor on Christmas Day 800; and Leo X (1475-1521), the cultured Medici pope whose lavish spending on the arts, including the decoration of St. Peter's Basilica, helped stoke the Protestant Reformation.



Detail of "The Coronation of Charlemagne" (1514-15, fresco), workshop of Raphael, in which Pope Leo X served as the model for Pope Leo III. Courtesy Vatican Museums.

# Cabrini Foundation awards nursing grants to St. John's Riverside, other area hospitals

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

With a nursing shortage continuing in the United States, the Mother Cabrini Health Foundation, New York's largest organization focused on the health and well-being of vulnerable communities, announced today – Wednesday, May 14 – a \$51 million investment to keep such shortages at bay as well as empower nursing professionals, reduce burnout and improve patient care in 13 New York hospitals serving high-needs populations.

Among those hospitals are four in our immediate area – St. John's Riverside in Yonkers and Calvary Hospital, Montefiore Medical Center and St. Barnabas Hospital, all in the Bronx.

Under the foundation's new "Nursing Initiative" grant program, each of the hospitals will receive \$1 million to \$5 million over five years to pursue American Nursing Magnet Recognition or Pathway to Excellence status, spurring high nursing standards and health-care transformation. In practical terms, the grants will expand virtual nursing and nurse residency programs, bolstering front-line nurses and nurse graduates as they transition to the profession.

The initiative will support more than 6,500 nurses and more than seven million outpatient visits statewide annually. "From Binghamton to the Bronx, New York nurses are the backbone of patient care, demonstrating dedication and resilience," said Msgr. Gregory Mustaciulo, the foundation's CEO. "Our Nursing Initiative

is designed to provide the resources needed to ensure they can thrive and deliver the highest quality of care. By supporting nurses, we are investing in better patient care and outcomes."

"The Mother Cabrini Health Foundation's bold philanthropic investment will play a vital role in recruiting and retaining nurses, while fostering the supportive environments they need to thrive," said Angela Beddoe, CEO of American Nurses Enterprise. "We are proud to be a partner in this transformative effort to

help New York hospitals pursue their accreditation journey. When nurses are empowered to lead and deliver care at the highest level, patients benefit – and entire communities are healthier for it."

Founded in 2019, the Cabrini Foundation was named for Mother Frances Xavier Cabrini, (1850-1917) an Italian immigrant to the United States, who established the Missionary Sisters of the Sacred Heart of Jesus (MSC), serving the poor in 15 countries. The patron saint of immigrants, she was the first American to be canonized. Her life was the inspiration for a 2024 film and for the late Pope Francis, who said that her work in Argentina spurred him to become a priest.

The Cabrini Foundation grants come at a time when nursing in the United States is at a crossroads. While some studies say that it has recovered from its pandemic shortfall, others project a decreasing shortage but a shortage nonetheless. The U.S. Department of Health and Human Services (HHS) and the Health Re-



Msgr. Gregory Mustaciulo, Mother Cabrini Health Foundation's CEO, at the Wednesday, May 14 announcement of the foundation's plans to invest \$51 million to bolster nursing in New York state hospitals. *Courtesy the Mother Cabrini Health Foundation.*

search and Services Administration (HRSA) project continued shortages of full-time equivalent, or FTE, RNs on the national level. They anticipate a 10% shortage in 2027, dropping to 8% by 2032 and 6% by 2037.

New York and Connecticut fare better than most states. New York has no shortage with a supply of 185,050 FTE RNs and a demand for 184,710 for an adequacy rate of 100%. Connecticut is even better off with an overage as there are 39,940

nurses with a demand for 37,060 and thus an adequacy rate of 108%.

However, by 2037, those numbers start to slip a percentage point for New York and two for Connecticut. They also don't account for the type and quality of nursing care and the idea that well-off areas have better access to care.

With its grants, the Cabrini Foundation is not only aiming to improve nursing but to stay ahead of any shortfall's slippery curve.

"By supporting nurses, we are investing in better patient care and outcomes."

— Msgr. Gregory Mustaciulo, CEO, Mother Cabrini Health Foundation

## News@Noon

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# Westfair's Gary Larkin named president of the Connecticut Press Club

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“As journalists, we don’t cower. We tell the truth.”

— Gary Larkin, President, Connecticut Press Club

When Gary Larkin joined Westfair Communications Inc. on Sept. 16 as editor of the Fairfield County Business Journal, he was immediately thrown into the thick of things, impressing the Westfair team and its readers with his considerable skills and energy.

Now he’s adding a new role as president of the Connecticut Press Club, which hosted its annual Communications Contest awards yesterday -- Wednesday, May 21. Named to the post May 1, Larkin succeeds Michele Turk, who is stepping down after 10 years as president of the club – a 60-member nonprofit that covers

a wide swath of the communications field, including publicists and authors as well as journalists. It is affiliated with the National Federation of Press Women (NFPW), a group that includes men as well as women.

Larkin brings to the organization an unusual business news pedigree, having held leadership positions behind the news desk as well as at some of the nation’s biggest accounting firms and think tanks for more than 20 years. He was editor in chief of the Hartford Business Journal and the Darien News-Review, managing editor of The Bond Buyer and The West-

port News and the night managing editor of the New Britain Herald and Bristol Press. He left journalism in 2004 to lead corporate governance research efforts at KPMG, PwC and The Conference Board, returning after Covid.

“Having been a recovering journalist since returning to newspapers and online business and daily publications following Covid, I am grateful to have the opportunity to lead the Connecticut Press Club at this important time in our industry’s and country’s history.

“As the new president, I plan on ..taking the club to the next level. I want to provide both networking and educational opportunities to all communications professionals....”

Larkin assumes the club’s leadership at a time when journalism – the only profession mentioned in the U.S. Constitution – is under attack at home and abroad. In his first meeting with professionals, Pope Leo XIV urged the 6,000 journalists in Rome to cover his election to the Holy See on Thursday, May 8, to report news fairly without aggressive language. But he also said that he stood in solidarity with journalists imperiled and imprisoned for adhering to their roles as pillars of freedom and democracy throughout the world:

“The church recognizes in these witnesses – I am thinking of those who report on war even at the cost of their lives – the courage of those who defend dignity, justice and the right of people to be informed, because only informed individuals can make free choices,” he said.

Taking heart from those words, Larkin said he sees the role of the press club as that of advocate for journalism.

“As journalists, we don’t cower,” he said. “We tell the truth.”

The press club president is also in charge of finances, with the \$35 annual dues enabling members to attend speaking and networking events.

Larkin has been in love with journalism since at least his high school days in Brentwood, Long Island. There he edited the newsletter for the Brentwood Youth Development Corp. at a time when mimeograph machines were the latest in technology. He graduated from the State University of New York (SUNY) New Paltz with a Bachelor of Arts degree in English and a concentration in journalism. That led to an internship at The Legislative Gazette in Albany where he met his wife, Fran Silverman, assistant communications director for the Yale School of the Environment. The Fairfield County couple have three children.

As he recruits new members and delves into new initiatives, Larkin said he is looking to the next generation, who will be at the forefront of the confrontation with AI and other developments in the continuing tech revolution:

“I also plan on reaching out to college students who are interested in a communications career to get their perspective and give them the chance to learn from our members.”



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# Some enchanted evenings at Il San Pietro, Positano

BY JEREMY WAYNE / jwayne@westfairinc.com

“You could stay in a hovel on this spot and still be utterly enchanted. But Il San Pietro is no hovel.”

—Jeremy Wayne

“When good Americans die,” as Oscar Wilde wrote in “The Picture of Dorian Gray,” “they go to Paris.”

But when even better Americans die, I would respectfully suggest, they go to Italy’s Amalfi Coast. And when the very best and most saintly of all Americans pass over to the other side, my guess is – whisper it – that they’ll quietly want to check in to Il San Pietro in Positano.

Thankfully, of course, you don’t need actually to die to go to Il San Pietro, although I admit your bank balance after a visit may cause minor cardiac arrest. Believe me, though, you will recover and it will be worth every last euro.

Without waxing overly lyrical, this celebrated Relais & Chateaux family hotel, perched above the rocks just minutes from Positano, gives new meaning to the word “paradise.”

The views, needless to say, are stupendous. As you stand with dropped jaw and gaze out across the Mediterranean – which at this point, to be precise, is called the Tyrrhenian Sea – never did the sea spread out beneath you bluer, wider, vaster, more opalescent, more undulating or beckoning than here. This is no ordinary sea view. You have to pinch yourself that it is all for real.

You could stay in a hovel on this spot and still be utterly enchanted.

But Il San Pietro is no hovel. From the signature scent as you enter – an explosion of citrus with hints of bergamot – and the greeting from general manager Andrea Zana, in his polo neck under his sport jacket (the way only an Italian can wear a polo neck), you know you’ve come to the right address.

Each of the hotel’s 57 rooms is different, because there is nothing, but nothing, uniform about this idiosyncratic wonder of a hotel, which feels more like a family home than a hostelry, because in a sense this is exactly what it is. From the zingy, baby blue and white floor tiles to the sparkling white bathrooms (where even the toilet paper comes in its own white wrapper, cheerfully announcing “Il San Pietro” with the hotel’s signature blue and white monogram), these rooms exude freshness and winning simplicity. And facing either the town of Positano itself or the captivating village of Praiano – the side from which you will have the benefit of watching the superb sunrise each morning if you’re an early riser – each one has its own terrace, the star jasmine about to explode into delicate white flowers when I visited in mid-April.

What do you do at Il San Pietro? Sunbathe and swim: The hotel is the only one in Positano with access to its own private beach. Or play tennis. The hotel has one of the Amalfi Coast’s only hotel tennis courts and it



One of the deluxe bedrooms. Courtesy Il San Pietro.

is highly prized. Or imbibe: Drinking Negronis at the bar or on the dreamy hotel terrace would be another way to avoid monotony.

What do you not do? You don’t watch all the gorgeous Italian and French women who look as if they’ve been poured into their perfectly sleek summer shifts and fret that you didn’t lose those extra six pounds before embarking on your Amalfi Coast odyssey. Because, you know what, to everyone who works here – and there is a positively profligate staff-to-guest ratio – every guest is beautiful. Didn’t I tell you everybody at Il San Pietro is family?

And, of course, you eat. At the hotel’s Michelin-starred restaurant, Zass, for the tenderest baby lamb cutlets with fried zucchini and glorious lemon baba, or at San Pietro’s seaside restaurant, Carlino – reached by the elevator which cuts through sheer rock down to the sea shore – where you head for spaghetti with clams and mussels or tagliatelle with lobster.

Breakfasts don’t come more elegant than at Il San Pietro. “Buongiorno, signor e signora, How did you sleep? And where would you like to sit today – on the terrace or perhaps, as it is still a little cool outside this morning, just inside by the window?” asks the restaurant manager, whose only concern, like all other staff at Il San Pietro, is your contentment. The buffet is a cornucopia --- ricotta-filled buns, sour cheery tarts and all manner of Neapolitan baked goods, followed by eggs with golden yolks from lucky hens, eggs that actually taste of, well – eggs. And wonderful, aromatic coffee served in exquisite, porcelain cups.

Andrea, the general manager, appears, strolls around the room, smiling, greeting each guest by name. “How did you sleep? What plans for the day? Or maybe no plans at all?

Splendid!”

Retail therapy? Have the boatman drive you around the bay in the hotel boat and drop you at the jetty at Positano, avoiding the traffic-jammed coast road – and the inevitable crowds – and make your stylish entrance via the beach instead. So chic. Explore, enjoy and shop your heart out, taking care not to miss Caramica Assunta, the best ceramic shop in town, or Bottega di Brunella, the third-generation linen store which still manufactures its garments in Positano and exports them all over the world. And then, when you’re done, and can’t carry a single thing more, WhatsApp the captain to come pick you up for the 10-minute ride back to Il San Pietro.

A final note. If all this sounds appealing and you think you might like to visit Il San Pietro with a few friends, consider renting the hotel’s latest addition, the nearby Palazzo Santa Croce, a 17th-century Baroque villa and former bishop’s residence accommodating nine guests, with its antique furnishings, original frescoes and wellness area inspired by ancient Roman baths. It’s available to rent by the week and, frankly, who’d want to go for less?

One of the world’s wealthiest men, a veritable collector of hotels himself and a regular guest at Il San Pietro – a gentleman whom I choose not to name and will simply call Mr. X – has repeatedly offered Il San Pietro’s co-owner Vito Cinque and the owning family a large sum of money to buy the hotel, but wise and dedicated hotelier that he is, Signor Cinque keeps refusing, to the point where Mr. X now calls Mr. Cinque “Mr. No.”

It’s probably the only time a guest request has ever been turned down at glorious, intoxicating, unforgettable Il San Pietro.



View of Positano from Il San Pietro’s Palazzo Santa Croce. Photographs, except where noted, by Jeremy Wayne.



The Cingari Family Markets' Grade A Market on Newfield Avenue in Stamford. Produce photographs courtesy Broden Design Group.

BUSINESS

# Tom Cingari Jr.'s passion for produce

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Tom Cingari Jr., Courtesy Cingari Family Markets.

**It's no accident that produce is usually front and center in a supermarket where the jewel colors of everything from apples to melons to peppers can immediately start you salivating.**

"You buy with your eyes," said Tom Cingari Jr., vice president of produce, floral and e-commerce at Cingari Family Markets, a fourth-generation family-owned grocery business dating from 1929 that serves Fairfield, Litchfield and New Haven counties with 10 ShopRites as well as two Grade A Markets in Stamford.

Recently, Cingari was named the Produce Merchandiser of the Year by Produce Business magazine, so our first question to him had to be about the art and the science of his field — which is forever at the mercy of weather, trade and consumer interests.

Food merchandising, Cingari said, begins with the Goldilocks process of food ordering.

"We try to buy as much produce for that day as we need, so that the next day we have a fresh batch. It's a delicate process. You don't know how much the customers will want."

**"If you're not passionate about food, the customers will know it."**

— Tom Cingari Jr., Produce Merchandiser of the Year

Misjudging that can lead to waste but not at Cingari Family Markets. "We throw very little out. Anything still good at the end of the day goes to food pantries and food banks."

Cingari estimated that one pound of food equals one meal. Last year, the Cingari markets donated one million meals.

While ordering is key to merchandising, display goes hand in hand. Although you don't want to over-order, here more is definitely more. "If you put out 10 apples, you'll sell eight, but if you put out 100, you'll sell 90."

You group fruits and vegetables to look colorful and appealing though not necessarily monochromatic, Cingari added. You might want to break up the displays of crimson apples with green Granny Smiths or yellow Golden Delicious. Or stores will cross-merchandise, pairing one kind of apple with a complementary cheese.

But display areas — under 60 inches in height so colors and textures are readily presented — must also be clean and spacious for shopping comfort. With this and other objectives in mind, Cingari Family Markets has renovated nine of its 12 stores in the last four to five years, he said.

While much produce is locally sourced in summer, Cingari Family Markets relies on Florida, California, Canada and Mexico for many of its staples. Flowers, which the markets "have been doing really well with" as they tend to be 30% to 40% less expensive than florists, are also both locally and internationally sourced, with roses from Colombia but 75% of outdoor plants coming from Connecticut and New Jersey.

It is premature, Cingari said, to

comment on what effect tariffs will have on these goods. (Indeed, the Trump Administration's tariff policy is a fluid situation. As of this writing, the United States has rolled back its 145% tariff rate on China to 30%, while China's retaliatory tariffs dropped from 125% to 10%, sending the stock market soaring.)

Cingari grew up in the family business, beginning work in the Stamford ShopRite on Shippan Avenue at age 8. After graduating from the city's now defunct Trinity Catholic High School, he received a bachelor's degree in management from Bryant University in Smithfield, Rhode Island, then set about on a two-year training program in the family markets. He clerked, swept floors and learned every aspect of the business.

"Looking back, I would say it was hard work," Cingari said. "But I fell in love with produce."

For 13 to 14 years, he served under Al Salemme, who headed produce for Cingari for 45 years. Cingari has now been with the company for 18 years, working alongside his father, Tom Sr., president and CEO; uncle David, the executive chef; cousin Dominick, who heads beauty, pharmacy and nonfoods; and brother John, who has a hand in various departments. While family members have their areas of specialization, everyone does a variety of tasks, Cingari said.

Produce, though, will always have his heart. "I just love the dynamics — the relationship to nature and weather patterns, just the colorfulness."

Such enthusiasm is key, he added: "If you're not passionate about food, the customers will know it."

# Trump cuts would devastate state, local governments

BY GARY LARKIN / glarkin@westfairinc.com

**HARTFORD** – A new report from The Commonwealth Fund paints a devastating picture of the effects of the proposed budget plan led by the Trump Administration and Congressional Republicans. The plan would take away millions of Connecticut residents' healthcare and food assistance while there would be over a billion dollars in reduced economic activity, over a \$100 million less in state revenue and nearly 10,000 jobs lost – just in fiscal year 2026.

The Congressional budget plan requires cuts of \$880 billion over the next 10 years, which would necessitate sweeping cuts to Medicaid and Supplemental Nutrition Assistance Program (SNAP).

“At a time when Americans are struggling to pay for groceries, rent, healthcare and are bracing themselves for the effects of Trump’s tariffs, it is unconscionable that this administration is pursuing cuts to programs that offer food and healthcare to our most

vulnerable,” said Senate President Martin Looney.

“The numbers in this report are staggering and each one represents a Connecticut resident who will forgo necessary treatments, ration their meals or lose their job,” he added. “These policies will also undermine and destabilize Connecticut’s economy after years of careful management.”

The budget plan Republicans are moving through Congress requires broad cuts to direct healthcare and food assistance programs, but these programs also have

significant impacts to the national and state economies. In fiscal year 2026 alone, Medicaid and SNAP cuts are predicted to bring on \$1.16 billion in GDP loss for Connecticut’s economy, 9,400 Connecticut residents are expected to lose their jobs and local and state tax loss will exceed \$120 million.

The nationwide impacts are severe: over \$112 billion in GDP loss, over one million American jobs lost, and nearly \$9 billion in local and state tax loss.

“While Donald Trump and Con-

gressional Republicans take a chainsaw to the federal budget, they are cutting programs that meet Americans’ basic needs,” said Senate Majority Leader Bob Duff. “These are not just numbers on a spreadsheet; there is real and significant human cost to these cuts. Republicans in Congress need to find their backbone and stand up for the very people who sent them to Washington D.C.”

The Commonwealth Fund’s goal in undertaking the study was to estimate the impact of broad-based funding reductions in Medicaid and SNAP for all 50 states and the District of Columbia, assuming that cuts would be distributed evenly over the decade and proportionally across states. They used the IMPLAN economic modeling system to project the effects on state economies, employment, and taxes.

“This report confirmed what we feared, we are staring down the barrel of a devastating federal budget,” said state Sen. Matt Lesser, chair of the Human Services Committee. “SNAP

**Estimates of 2026 Losses in State Economies, Employment, and Tax Revenues if There Are Broad-Based Medicaid Cuts Equal to \$880 Billion over 10 Years (House Budget Resolution)**

	Federal Funding Loss (\$ millions)	State Economic Loss (\$ millions)		Job Loss (1000s)			Tax Revenue Loss (\$ millions)	
		Economic Output	State GDP	Direct Health	Other Jobs	Total Jobs	Federal	State/Local
Total: United States	-\$72,409.5	-\$154,820.0	-\$94,852.2	-477.2	-410.7	-888.0	-\$15,041.3	-\$6,999.7
Connecticut	-\$755.3	-\$1,551.5	-\$984.2	-4.5	-3.7	-8.2	-\$166.4	-\$103.0

**Estimates of 2026 Losses in State Economies, Employment, and Tax Revenues if There Are Broad-Based SNAP Program Cuts Equal to \$230 Billion over 10 Years (House Budget Resolution)**

	Federal Funding Loss (\$ millions)	State Economic Loss (\$ millions)		Job Loss (1000s)			Tax Revenue Loss (\$ millions)	
		Economic Output	State GDP	Direct Food	Other Jobs	Total Jobs	Federal	State/Local
Total: United States	-\$22,097.1	-\$29,852.4	-\$17,798.8	-77.9	-65.4	-143.2	-\$2,258.1	-\$1,830.5
Connecticut	-\$210.7	-\$256.4	-\$170.8	-0.7	-0.5	-1.2	-\$22.7	-\$20.8

and Medicaid help millions of Connecticut residents stay healthy and fed, and without these programs Connecticut residents will skip meals, lose healthcare coverage and forgo care, rural hospitals will close and to put it bluntly – people will die.”

The Commonwealth Fund itself was created to promote a high-performing, equitable health care system that achieves better access, improved quality, and greater efficiency, particularly for society’s most vulnerable, including people of color, people with low income, and those who are uninsured.

BUSINESS

# Latimer joins House Democrats in support of small business

BY PETER KATZ / pkatz@westfairinc.com

**Congressman George Latimer who represents New York’s 16th Congressional District told a House Democratic Steering and Policy Committee hearing that small businesses have been hurt by President Trump’s policies and actions on tariffs.**

“Small businesses provide character to our main streets and employ many of our neighbors,” Latimer said. “Trump’s tariff policies have created uncertainty for small businesses, and it will affect our local economies in the

short and long term.”

The operators of four small businesses testified at the hearing and all noted that their costs would be driven up and likely their incomes would suffer as a result of imposition of the tariffs. The small business owners included: Walter Rowen, president of Susquehanna Glass

Company in Pennsylvania; Haley Pavone, founder of Pashion Footwear; LaJuanna Russell, president and CEO of Business Management Associates in Virginia; and Sarah Wells, founder of Sarah Wells Bags.

“We should be supporting small businesses like the ones before the committee today and help them continue to thrive,” Latimer said. “Small businesses deserve better than the reckless Trump tariffs.”

Latimer introduced Rowen, who said in his testimony that his family business has been decorating glassware for 150 years and has survived two world wars, the great depression and the Covid pandemic.

“Now we are facing some of the most challenging economic climates I have ever seen,” Rowen said. “The chaos of the last few months is happening in isolation, piling on top of



Congressman George Latimer

systemic pressures that small business owners have faced for years. The tax code continues to disadvantage businesses like mine. Soaring health care costs are another burden that has been straining small businesses for years.”

Haley Pavone said that her company grew to \$9 million in gross revenues last year but “cannot emphasize enough that the current breadth and speed of policy changes stands to absolutely gut everything that I’ve worked so hard to build seemingly overnight. The same is true for thousands of other small businesses like mine.”

Latimer along with Republican Rep. Mark Alford of Missouri introduced a bill designed to make it easier for small businesses seeking contracts with the federal government to find out information from the government about what its doing. Their Transparency and Predictability in Small Business Opportunities Act passed out of the House Committee on Small Business unanimously and could be brought up in the House for a floor vote.

# Fairfield's Circle Hotel/apartment complex project can go forward

BY GARY LARKIN / glarkin@westfairinc.com

**FAIRFIELD** – The transformation of the Circle Hotel at the town's gateway to its downtown can now commence after the Plan and Zoning Commission approved several zoning amendments and a special coastal area permit.

However, it's still too early for any work to begin, according to Paulo Barrios, assistant general manager of The Circle Hotel. He told the Journal he has not seen any timeline for next steps.

The plan, which calls for replacing the Circle Hotel and building an apartment building that will include affordable housing units, was conditionally approved May 6 in two separate 5-2 votes.

The zoning amendments allow for mixed-use buildings in the Design Residence District (DRD) among many things and the special permit allows construction near a tidal wetlands area.

Spinnaker Real Estate, which is the developer of the 6.936-acre project at 441 Post Road, now has permission to demolish the hotel to make way for the project. Owners of the hotel and diner Clayton Fowler (Spinnaker CEO) and Ed Gormbley proposed the project.

"For the special permit and coastal site plan, the applicant seeks a special permit to retain the Circle Diner restaurant, demolish the Circle Inn motel, and construct a new four-story, 110-room hotel bed building with ground floor guest amenity space and a new 250-unit multi-family four-story residential building that wraps around a five-level parking garage," said Planning Director Emmeline Harrigan.

The proposed project provides a parking garage with 473 spaces and 64 surface spaces. It keeps the existing driveway for the Circle Diner that is adjacent to Old Post Road but eliminates the second driveway and proposes a shared driveway with a shared motor court for both the hotel and residential building.

As of now the diner will remain intact since the owners have a long-term lease with its owners, according to Gormbley.

During the May 6 PZC meeting, Harrigan read out a list of allowable uses for buildings in a DRD, which Spinnaker Real Estate has agreed to.

On sites of more than 6 acres with at least of 200 feet frontage of the Post

Road that has dry egress out of floodways and which abuts a tidal wetland may contain the following uses:

- A hotel with no more than 115 sleeping rooms and not more than 40 units per acre with office, rentals and retail is allowed.
- No dwelling units

are not allowed to be wholly or partly in the areas deemed a special flood hazard.

- Twelve percent of all dwelling units are required to be deed restricted at 80% of AMI for a period of 40 years
- Building height is limited to not more than 4 stories or 50 feet (buildings located within 85 feet of the historic district are limited to no more than three stories or 40 feet).
- There is no restriction to the number of units permitted in a building nor is there a required exterior entrance for each unit.
- Aggregate lot coverage is permitted not to exceed 40% with no floor area ratio limit provided that a portion of the lot is publicly accessible per section.
- The applicant must provide public access to the tidal wetland with reasonable rules for hours and rules.
- Off-street parking is required at one space per bedroom or 1.5 spaces per household.
- Hotel parking is required at one space per sleeping room.
- The driveway will be created in line with the proposed with the Kings Highway Phase 3 road safety project that is presently in design with the Town of Fairfield.

Tom Corsillo, the vice chair who is a Democrat, reflected a majority opinion of the PZC members during the May 6 meeting in laying out the reasons for the approval of the zoning amendments and special permit.

"This a project I am generally excited about," Corsillo said. "I think this a project of town-wide significance and this commission is a town-wide body. We have the obligation to weigh what may be legitimate concerns raised by neighbors against the needs of the town as a whole."

He believes the project meets a need for housing and hotel space in a two-college town such as Fairfield.

"The regulation amendments are fully consistent with the POCD (Plan



Rendering of the proposed 400,000-square-foot hotel and apartment building at 441 Post Road in Fairfield, the site of the Circle Hotel. Courtesy of Wofsey Rosen

of Conservation and Development)," Corsillo said. "The need for housing is well established but beyond housing fully activating an underutilized site at a critical gateway to the town along our primary commercial corridor along what I think will become a vibrant mixed-use site will not only be a vast improvement over what is there now. It will also attract investment along the surrounding Post Road and growing our tax base."

Fellow Commissioner Daniel Ford, a Republican, pointed out the community support.

"I think the voters of Fairfield support these types of developments, which is reflected in our most recent election," Ford said. "I've been saying once a week now, and our most recent state rep elections show this, the town of Fairfield spoke. They rejected candidates that were running on a platform that stood against these type of applications."

Alexis Harrison, the PZC secretary and a Republican, is adamantly opposed to the project because of its vicinity to Turney Creek, a tidal wetland. She also thinks that Spinnaker's use of the affordable housing state statute 8 30 (g) to put the project through as affordable housing was wrong.

**"This is a project of town-wide significance... fully activating an underutilized site at a critical gateway to the town."**

— Tom Corsillo, Vice Chair, Fairfield PZC

"This is spot zoning at its worst," Harrison said. "There is only site that it relates to in town and that is the Exide site at 2190 Post Road that has been approved for a Porsche dealership."

"To me, it's bizarre for the applicant to ask this commission, which is responsible for protecting our coastal resources, to pass a regulation for land that is within 15 feet of tidal wetlands."

As for 8 30 (g), Harrison related a conversation she had with the developer.

"There is an 8 30(g) application pending by the same applicant for a 478-unit apartment building on the same site, which was filed right before we got the (state 8 30 (g)) moratorium on April 1. When I questioned that vision – because they had two paths – he said that was filed as a back-up plan. To me, it's distressing that 8 30(g) allows developers to file repeat applications at the same time on the same property."

Residents living near Circle Hotel had banded together to oppose the proposed hotel and apartment complex for myriad reasons. They even created an online petition that received 413 signatures and spoke up at a long hearing before the PZC.

## WESTCHESTER

## COURT CASES

## U.S. Bankruptcy Court

**White Plains and Poughkeepsie Local business cases, May 7 - 13**

**Nazareth Limo Inc., Chappaqua vs. Windsor International Limo Inc., Mineola, 25-7010-SHL:** Adversary proceeding in Nazareth Chapter 11 (24-23023). Attorney: Charles Higgs.

**SJP Realty Holdings LLC, Spring Valley, Abraham Post, partner, 25-22401-SHL:** Chapter 7, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

**D and B Pharmacy Corp., South Salem, Paul Roldan, president, 25-22402-KYP:** Chapter 11, assets \$100,000 - \$500,000, liabilities \$1 million - \$10 million. Attorney: Anne J. Penachio.

**Tanis Holdings LLC, Elmsford, Jacob Tanis, 25-22406-KYP:** Chapter 11, assets and liabilities \$0 - \$50,000. Attorney: pro se.

**U.S. District Court, White Plains Local business cases, May 7 - 13**

**Candice Varian, Rockland County vs. Montefiore Nyack Hospital, 25-cv-3890-CS:** Americans with Disabilities Act. Attorney: Gregory N. Filosa.

**Kyle Hairston vs. Burke**

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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**Rehabilitation Hospital, White Plains, et al, 25-cv-3908-KMK:** Family and Medical Leave Act, removal from Westchester Supreme Court.

Attorneys: Megan S. Goddard for plaintiff, Maura A. Mastromy for defendant.

**Amanda Coaxum, Carmel vs. The Children's Village Institute, Dobbs Ferry, et al, 25-cv-3914-PMH:** Americans with Disabilities Act. Attorney: Jordan A. El-Hag.

**Jonathan Torres, Orange County, et al, vs. Nana's Colombian Bakery Inc., Middletown, et al, 25-cv-3927-PMH:** Fair Labor Standards Act. Attorney: Robert Wisniewski.

**Affordable Aerial Photography Inc. vs. Townsquare Media Inc., Purchase, 25-cv-3957-PMH:** Copyright infringement. Attorney: Jordan I. Abisror.

**Laborers' International Union Local 235, Elmsford vs. ICON Construction Group, White Plains, et al, 25-cv-4000:** Employee Retirement Income Security Act. Attorney: Michele J. Harari.

**Breno Carvalho, White Plains vs. Sal's Auto Body Works, White Plains, et al, 25-cv-4025:** Fair Labor Standards Act. Attorney: Michael A. Faillace.

## DEEDS

## Above \$1 million

**259 S. Regent Street Enterprises LLC, Port Chester.** Seller: Block Enterprises LLC, Port Chester. Property: 259 S. Regent St., Rye Town. Amount: \$1.2 million. Filed April 24.

**Barry, Daniel R., Ossining.** Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 302 Palisades Blvd., Mount Pleasant. Amount: \$1.7 million. Filed April 22.

**Benba, Selim, Hartsdale.** Seller: Lady Carter Holdings LLC, Yorktown Heights. Property: 2 Sunset Lane, Green-

burgh. Amount: \$1.2 million. Filed April 23.

**Chen, Xueyan, Weehawken, New Jersey.** Seller: 146 White Road Development LLC, New York. Property: 146 White Road Scarsdale. Amount: \$2.5 million. Filed April 23.

**Dedvukaj, Lubo, Irvington.** Seller: Essential Realtor LLC, Scarsdale. Property: 51-53 Park Ave., Harrison. Amount: \$1.1 million. Filed April 25.

**Deutsche Bank Trust Company Americas, Littleton, Colorado.** Seller: Christopher T. Bonante, White Plains. Property: 7 The Boulevard, New Rochelle. Amount: \$1 million. Filed April 23.

**Landi, Marisa, Sleepy Hollow.** Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 320 Palisades Blvd., Mount Pleasant. Amount: \$1.7 million. Filed April 22.

**Nikqi, Rifat, Yonkers.** Seller: Clement Realty Development LLC, White Plains. Property: 28 Clement St., Yonkers. Amount: \$1.4 million. Filed April 23.

**Rising Real Estate Development Inc., Scarsdale.** Seller: Kubo Shigeko, Scarsdale. Property: 41 Carthage Road, Scarsdale. Amount: \$1.5 million. Filed April 24.

**SLAC Holdings LLC, New York.** Seller: Sisters of The Blessed Sacrament Inc., Scarsdale. Property: 86 Dromore Road, Greenburgh. Amount: \$3.7 million. Filed April 22.

**Surterra Properties LLC, Thornwood.** Seller: Deercliff Builders Inc., Wilmington, North Carolina. Property: 1250 Pleasantville Road, Ossining. Amount: \$1.7 million. Filed April 22.

**Toll Northeast Building Inc., Fort Washington, Pennsylvania.** Seller: Airport Campus I LLC, New York. Property: 29 Cove View Way, North Castle. Amount: \$32.9 million. Filed April 24.

**US Highking Asset Management LLC, Scarsdale.** Seller: Alan H. Steinberg, Scarsdale. Property: 2 Kathy Lane Scarsdale. Amount: \$1.3 million. Filed April 24.

## Below \$1 million

**26 North Terrace LLC, Sandy Hook, Connecticut.** Seller: Hugo Espinoza, Mount Vernon. Property: 26 Terrace Avenue North, Mount Vernon. Amount: \$410,000. Filed April 24.

**357 Eldridge Yonkers LLC, New York.** Seller: Little House New York Properties LLC, New Rochelle. Property: 357 Eldridge Ave., Yonkers. Amount: \$460,000. Filed April 22.

**BFERN Realty Corp., Mahopac.** Seller: Mark Lichtenstein, Peekskill. Property: 5103 Villa at The Woods, A403, Peekskill. Amount: \$260,000. Filed April 24.

**Black, Libby, New York.** Seller: Metro Group Holdings LLC, Bayside. Property: 50 Edgecliff Terrace, Yonkers. Amount: \$680,000. Filed April 23.

**Broadway 311 LLC, Dobbs Ferry.** Seller: Donald S. Holder, Croton-on-Hudson. Property: 52 Mount Airy Road, Cortlandt. Amount: \$685,000. Filed April 23.

**Cabreja, Aaron, Kew Gardens.** Seller: Astoria Avenue NY LLC, New York. Property: 8 Rosalind Ave., Mount Pleasant. Amount: \$525,000. Filed April 21.

**Citibank NA, New York.** Seller: Joseph A. Ruggiero, Chappaqua. Property: 15 South Road, Greenburgh. Amount: \$700,000. Filed April 25.

**DC Homes Enterprizes LLC, White Plains.** Seller: Antoinette Ceus, White Plains. Property: 6 Myrtle St., White Plains. Amount: \$10. Filed April 24.

**Diaz, Yahaira, Pelham.** Seller: BM BH Pelham LLC, Brooklyn. Property: 1 Hillside Ave., Pelham. Amount: \$810,000. Filed April 25.

**Integrity 1312 BPR LLC, Morristown, New Jersey.** Seller: Wichman Mamaroneck Associates LLC, Grandville, Michigan. Property: 1312 E. Boston Post Road, Rye Town. Amount: \$775,000. Filed April 25.

**J&R Properties & Development LLC, Scarsdale.** Seller: Susan Haft, Pound Ridge. Property: 5 Boulder Pond Drive, Somers. Amount: \$540,000. Filed April 23.

**Lama Estates LLC, Irvington.** Seller: North Astor 7 LLC, Nyack. Property: 7 N. Astor St., Greenburgh. Amount: \$800,000. Filed April 24.

**Lot 27 Century Hill Realty LLC, Harrison.** Seller: Albert A. Nolletti, Annapolis, Maryland. Property: In Harrison. Amount: \$750,000. Filed April 23.

**Luna Luna Sol LLC, White Plains.** Seller: Walter F. Hubbard Jr, New Rochelle. Property: 18 Lakeside Drive, New Rochelle. Amount: \$605,000. Filed April 25.

**MEM Flipp Corp., Bronxville.** Seller: Elizabeth Burrell, Yonkers. Property: 6 Stewart Place Yonkers. Amount: \$380,000. Filed April 22.

**MRE 6 LLC, Katonah.** Seller: Michael Marks, Somers. Property: 232a Heritage Hills, Somers. Amount: \$399,000. Filed April 24.

**National Residential Nominee Services Inc., Frisco, Texas.** Seller: Anthony W. Rivero, White Plains. Property: 4 Martine Ave., 907, White Plains. Amount: \$465,000. Filed April 24.

**P&B Property Group LLC, Bronx.** Seller: Carolyn Archer, Mount Vernon. Property: 139 12<sup>th</sup> Ave., Mount Vernon. Amount: \$400,000. Filed April 24.

**Point 62 LLC, White Plains.** Seller: Faupel J. Scott, White Plains. Property: 1117 North St., White Plains. Amount: \$731,000. Filed April 24.

**Red Charge LLC, Fresh Meadows.** Seller: Francisco Estrada, Elmsford. Property: 36 N. Perkins Ave., Greenburgh. Amount: \$196,000. Filed April 23.

**Reed Road Group Two, LLC, Croton Falls.** Seller: Interstate 684 Associates, Harrison. Property: 1 Reed Road, North Salem. Amount: \$435,000. Filed April 22.

**Tesone, Jennifer, Moor-seville.** Seller: Bon Ann LLC, Mount Kisco. Property: 117 Smith Ave., Mount Kisco. Amount: \$455,000. Filed April 21.

**US Bank NA, Salt Lake City, Utah.** Seller: Anne Penachio, White Plains. Property: 54 S. Stone Ave., Greenburgh. Amount: \$636,000. Filed April 23.

**Van Gova Group LLC, Yonkers.** Seller: New Residential Mortgage Loan Trust 2019-Rp12, Coppell, Texas. Property: 183 Pembroke Drive, Yonkers. Amount: \$576,000. Filed April 25.

**Village of Rye Brook, Rye.** Seller: Rex Vulcania LLC, Somers. Property: 50 Rock Ridge Drive, Rye Town. Amount: \$900,000. Filed April 25.

**Wampler, Mildre, Yonkers.** Seller: Friday Properties LLC, Flushing. Property: 1155 Warburton Ave., Yonkers. Amount: \$398,000. Filed April 23.

**WFL Reo LLC, Boca Raton, Florida.** Seller: Alfred Dilapi, White Plains. Property: 1006 Brentwood Drive, Greenburgh. Amount: \$622,000. Filed April 24.

**Federal Tax Liens, \$10,000 or greater, Westchester County, May 7 - 13**

**Albert, Robert Jr. and Marianna Albert:** Dobbs Ferry, 2022 personal income, \$366,704.

**Caliboso, Lourdes:** Yonkers, 2023 personal income, \$263,260.

**Dabiri, Gabriel and Alice Child-Dabiri:** Dobbs Ferry, 2022 - 2023 personal income, \$237,847.

**Diaz, Angelica C.:** Yonkers, 2021 personal income, \$251,323.24

**Diaz, Oscar:** Yonkers, 2021 - 2022 personal income, \$252,859.

**Garcia, Juan and Kristy A. Garcia:** White Plains, 2015, 2018 - 2020 personal income, \$249,836.

**McEwan, Kia:** Bronxville, 2020 personal income, \$267,432.

**Piamonte, Daniel and Denise Piamonte:** Cortlandt Manor, 2023 personal income, \$753,004.

**Robinson, Daryl W.:** New Rochelle, 2021 personal income, \$295,575.

**Showers, Abigail:** Larchmont, 2022 - 2023 personal income, \$17,648.

**Showers, Robert:** Larchmont, 2018, 2020 - 2023 personal income, \$384,426.

## JUDGMENTS

**Bowen, Sabrina K.**, Mount Vernon. \$5,605 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

**Braham, Katherine E.**, Larchmont. \$16,713 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

**Brown, Maureen B.**, Briarcliff Manor. \$17,074 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

**Bryant, Zachery**, Yonkers. \$1,303 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

**Burnett, Jerome** Mount Vernon. \$5,391 in favor of Synchrony Bank Draper, Utah. Filed April 11.

**Concepcion, Tamara**, Yonkers. \$17,413 in favor of JPMorgan Chase Bank USA NA, Wilmington, Delaware. Filed April 8.

**Dalrymple, Najat S.**, Mount Vernon. \$1,555 in favor of TD Bank USA NA, Brooklyn Park. Filed April 11.

**Deanda, Sherrie**, Elmsford. \$36,449 in favor of Homeland Insurance Company of Delaware, Plymouth, Minnesota. Filed April 9.

**Dorien, Beau N.**, Croton-on-Hudson. \$7,743 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

**Escalante, Melanie**, Mount Kisco. \$3,723 in favor of Synchrony Bank Draper, Utah. Filed April 10.

**Fernandez, Abraham**, Yonkers. \$3,189 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

**Figuroa, Sonia**, Yonkers. \$2,047 in favor of Midland Credit Management Inc., San Diego, California. Filed April 8.

**Garba, Bashir**, Yonkers. \$1,563 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

**Gethers, Sharika N.**, Mount Vernon. \$1,676 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

**Gregory, Joanna**, Yonkers. \$6,516 in favor of TD Bank USA NA, Brooklyn Park. Filed April 10.

**Hicks, Samantha A.**, Yonkers. \$10,450 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

**James, Germaine W.**, Yonkers. \$350,250 in favor of Financial Casualty & Surety Inc., Houston, Texas. Filed April 10.

**Jones, Carole A.**, Yonkers. \$32,334 in favor of JJA Construction Corp., Mount Vernon. Filed April 8.

**Jones, Grace**, Bronxville. \$17,416 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

**Jones, Samantha**, Bronxville. \$2,164 in favor of Municipal Credit Union, New York. Filed April 8.

**Lora, Bert H.** Yonkers. \$2,805 in favor of Synchrony Bank Draper, Utah. Filed April 8.

**Malcolm, Aalyssa**, Yonkers. \$2,270 in favor of Discover Bank, Columbus, Ohio. Filed April 8.

**Mendoza, Ana**, Mount Vernon. \$5,235 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

**Mouladi, Yaya**, Yonkers. \$5,776 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

**New Life Missionary Baptist Church**, Mount Vernon. \$36,500 in favor of Halstead 550 LLC, New York. Filed April 8.

**Polanco, Brian**, Yonkers. \$10,159 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Quinn, Marie P.**, Cortlandt Manor. \$10,665 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

**R. Nelson, V.**, New Rochelle. \$10,846 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

**Ramon, Erika M.**, Yonkers. \$2,813 in favor of Synchrony Bank Draper, Utah. Filed April 7.

**Redfern, Crystal**, Yonkers. \$3,129 in favor of Midland Credit Management Inc., San Diego, California. Filed April 10.

**Reyes, Jaime**, Yonkers. \$14,677 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Ripley, Richard**, Mohegan Lake. \$5,783 in favor of Midland Credit Management Inc., San Diego, California. Filed April 10.

**Rivera, Melanie M.**, Mount Vernon. \$1,468 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

**Rivera, Roy**, New Rochelle. \$7,067 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

**Rivers, Jeanette R.**, Mount Vernon. \$7,109 in favor of Synchrony Bank Draper, Utah. Filed April 7.

**Rodriguez, George A.**, Yonkers. \$2,339 in favor of Discover Bank, Columbus, Ohio. Filed April 8.

**Rosa, Jenifer**, Yonkers. \$6,662 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 7.

**Rosario, Elisa**, Yonkers. \$1,276 in favor of TD Bank USA NA, Brooklyn Park. Filed April 10.

**Rose, Giovanni**, Mount Vernon. \$1,270 in favor of TD Bank USA NA, Brooklyn Park. Filed April 10.

**Salas, Juan**, Yonkers. \$2,930 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

**Sewer, Lakeya**, Yonkers. \$2,173 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

**Soc, Peter**, Yorktown Heights. \$13,285 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

**Solis, Islade**, Yonkers. \$10,832 in favor of Discover Bank, Columbus, Ohio. Filed April 10.

**Stewart, Keandra**, Mount Vernon. \$1,749 in favor of Midland Credit Management Inc., San Diego, California. Filed April 10.

**Suarez, Yuleicy**, Yorktown Heights. \$2,017 in favor of Municipal Credit Union, New York. Filed April 8.

**Thompson, Melissa**, White Plains. \$8,093 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 11.

**White, Michael**, Mount Vernon. \$5,013 in favor of Midland Credit Management Inc., San Diego, California. Filed April 10.

**Yearwood, Inisia**, Mount Vernon. \$1,620 in favor of Midland Credit Management Inc., San Diego, California. Filed April 10.

**Zammikiel, John J.**, Yonkers. \$18,317 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

**Zayas, Niyrette**, Yonkers. \$1,803 in favor of Midland Credit Management Inc., San Diego, California. Filed April 11.

Silva-Pizzuti, Sandra L., Mount Vernon. \$1,273 in favor of TD Bank USA NA, Brooklyn Park. Filed April 10.

## LIS PENDENS

**Aldridge, Christopher**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$553,000 affecting property located at 335 Rich Ave., Mount Vernon. Filed April 1.

**Alongi, Robert J.**, distributee, as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$810,000 affecting property located at 17 Joyce Road, Eastchester. Filed April 24.

**Bank Of America NA**, as owner. Filed by Select Portfolio Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 3292 Barkley Lane, Yorktown. Filed April 2.

**Cach LLC**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$332,000 affecting property located at 624 Colony Drive, Hartsdale. Filed April 7.

**Capital One Bank USA NA**, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$559,000 affecting property located at 404 Homestead Ave., Mount Vernon. Filed April 3.

**Capolino, Patricia M.**, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$452,000 affecting property located at 218 Hillair Circle, White Plains. Filed April 2.

**Carnsew, Melanie J.**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 19 Dawning Lane, Ossining. Filed April 3.

**Dagostino, Albert**, as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$534,000 affecting property located at In Greenburgh. Filed April 16.

## MECHANIC'S LIENS

**115 Cedar Street Investors LLC**, New Rochelle. \$94,702 in favor of Billd Exchange LLC, Austin, Texas. Filed May 7.

**200 Meetinghouse LLC**, New Castle. \$5,600 in favor of Mr. Chimney Clean Inc, Mamaroneck. Filed May 2.

**56 Prospect Holdings LLC**, Yonkers. \$91,147 in favor of PM Quality Painting, White Plains. Filed May 6.

**68 East Hartsdale Avenue Owners Corp**, Hartsdale. \$32,414 in favor of J. F. Hughes Builders Inc., New York. Filed May 6.

**70 Pier LLC**, Yonkers. \$94,640 in favor of Imperial Floors LLC, Rockaway, New Jersey. Filed May 1.

**Arthouse WP Developments LLC**, White Plains. \$6,495 in favor of Sunbelt Rentals Inc., Columbus. Filed May 7.

**Chatterton Heights LLC**, White Plains. \$94,391 in favor of Sunbelt Rentals Inc., Columbus. Filed May 1.

**Jampaganza Properties LLC**, Yonkers. \$5,137 in favor of Collado Engineering DPC, White Plains. Filed May 6.

**Koski Kimberly**, Cortlandt. \$5,776 in favor of Effective Electric LLC, Cortlandt Manor. Filed May 2.

**MG Main Spe LLC**, White Plains. \$342,983 in favor of Blue Line Drywall & Builders Inc., Brunswick. Filed April 29.

**Mg Main Spe LLC**, White Plains. \$126,292 in favor of Imperial Floors LLC, Rockaway, New Jersey. Filed May 1.

**Michelle and Andrew Pearlman**, Bronxville. \$172,137 in favor of Innov8tive Environ Services Inc. Filed May 7.

**Millings, Danielle**, Greenburgh. \$104,108 in favor of Sara Construction LLC, Middletown. Filed May 2.

**Morgan Stanley Financial Advisors**, Harrison. \$18,208 in favor of Greentech Renewables, Pennsauke. Filed May 5.

**RA 580 White Plains Road LLC**, Greenburgh. \$10,017 in favor of L & P Builders LLC, Springfield. Filed May 1.

## NEW BUSINESSES

### Partnerships

**Elite Cleaners & Tailors**, 1 Cross River Road, Cross River 10518. c/o Yolanda Mora and Zara Pintado. Filed April 21.

**Florals Beyond**, 6 Duryea Ave., Mount Vernon 10550. c/o Melissa Ureñe and La Reese Marts Filed April 15.

### Sole Proprietorships

**ESP Home Improvement The Deck Doctor**, 22 Park Trail, Croton 10520. c/o Eli Pepper. Filed April 21.

**Fix It-Home**, Po Box 650, Somers 10589. c/o William T. Lloyd. Filed April 11.

**Forged Flow Ai**, 139 Orchard St., White Plains 10604. c/o Leon Robert Marrano Iii. Filed April 16.

**Hampton Handcrafted**, 4 Hampton Place, Cortlandt Manor 10567. c/o Melissa McNair. Filed April 14.

**Inked Well Notary**, 53 New Ave., Yonkers 10704. c/o Lamaris Groves. Filed April 15.

**Julez TCG**, 38 William Puckey Drive, Cortlandt Manor 10567. c/o Julian Rodriguez. Filed April 17.

**La Chapina**, 174 North Ave., New Rochelle 10801. c/o Graciela Cardona-Baltazar. Filed April 15.

**Let's Go Ballistic**, 144 Meadow Lane, New Rochelle 10805. c/o Nicholas R. Florin. Filed April 17.

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

**Lima Automobile Mechanic Services**, 40 Russell St., White Plains 10606. c/o David Mateo Lima. Filed April 21.

**Mamahairo**, 570 Fifth Ave., Apt. 3G, New Rochelle 10801. c/o Diedra Williams. Filed April 23.

**Mount Vernon Citizens for Honest Government**, 110 N. Third Ave., Mount Vernon 10550. c/o James Dickerson. Filed April 9.

**Municipal Property Compliance & Oversight Services**, 18 Bell Ave., Mount Vernon 10550. c/o Julia Anderson. Filed April 15.

**Nextgen Services**, 29 Morgan St., New Rochelle 10805. c/o Antonio Aguilar. Filed April 21.

**Organi Beans & Coffee Store**, 66 Main St., No. 504, Yonkers 10701. c/o Toki Swan Filed April 21.

**Orla & Sage Gifts Lab**, 50 Clinton Place, New Rochelle 10801. c/o Olga S Gavrilova. Filed April 14.

**Reldhar**, 21 Fountain Place, Apt. 4, New Rochelle 10801. c/o Mackenly Chartes. Filed April 17.

**Sharp Minds Development**, 122 N. Third Ave., Apt. 3F, Mount Vernon 10550. c/o Patricia Osei Sarpong. Filed April 18.

**She Rejuvenates Pressure Washing**, 25 Greenwich Road, Bedford 10506. c/o Diane E. Phillips. Filed April 24.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**OT Poughkeepsie LLC**, as owner. Lender: Shem Creek Country Club LLC. Property: in town of Poughkeepsie. Amount: \$13.8 million. Filed April 10.

#### Below \$1 million

**Acero D Properties LLC**, as owner. Lender: RCN Capital LLC. Property: in the city of Poughkeepsie. Amount: \$45,000. Filed April 7.

**Cedar House Holdings LLC**, as owner. Lender: Churchill Funding I LLC Property: in city of Beacon. Amount: \$350,000. Filed April 21.

**LaGrange RE Holding LLC, et al**, as owner. Lender: Nesheiwat Builders Inc. Property: in LaGrange. Amount: \$400,000. Filed April 8.

**LaGrange RE Holding LLC, et al**, as owner. Lender: Nesheiwat Builders Inc. Property: in LaGrange. Amount: \$450,000. Filed April 8.

**Lambert, Christopher, et al**, as owner. Lender: Ulster Savings Bank. Property: in Hyde Park. Amount: \$536,000. Filed April 22.

**Patmar United LLC**, as owner. Lender: Kiavi Funding Inc. Property: in Fishkill. Amount: \$339,900. Filed March 31.

**Shafer, Sarah Jean, et al**, as owner. Lender: Walden Savings Bank Property: in Milan. Amount: \$450,000. Filed April 3.

**Talbot, Janette and Keith Talbot**, as owner. Lender: Federal Savings Bank. Property: in Beekman. Amount: \$475,200. Filed April 17.

**Verdile, Aaron**, as owner. Lender: Sawyer Savings Bank. Property: in Fishkill. Amount: \$806,000. Filed April 15.

**Z&C Properties Group LLC**, as owner. Lender: Kiavi Funding Inc. Property: in Fishkill. Amount: \$369,900. Filed April 22.

### DEEDS

#### Above \$1 million

**80 82 Washington LLC**, Poughkeepsie. Seller: 80 Washington Square Properties LLC, Pleasant Valley. Property: in city of Poughkeepsie. Amount: \$1 million. Filed April 9.

**Arena 75 South Avenue LLC**, New York. Seller: Mckinney Family Limited Partnership, Beacon. Property: 73-75 South Ave., city of Beacon. Amount: \$3.1 million. Filed April 7.

**Brown Cow Farm LLC**, Valley Stream. Seller: Michael George Sinon, Poughkeepsie. Property: in Hyde Park. Amount: \$4.9 million. Filed March 31.

**HSBC Bank USA National Association**, New York. Seller: Frank Lamberti Jr., Fishkill. Property: 40 Harrisons Trail, East Fishkill. Amount: \$5.4 million. Filed April 4.

**R Squared Milan LLC**, Las Vegas, Nevada. Seller: 1010 Holdings LLC, Milan. Property: in Milan. Amount: \$1.2 million. Filed April 7.

#### Below \$1 million

**1230 Hopewell Avenue LLC**, Fishkill. Seller: FH Realty Properties Inc., Fishkill. Property: in Fishkill. Amount: \$475,000. Filed March 28.

**239 All Angels LLC**, Wappinger Falls. Seller: Donald H. Seher, Beacon. Property: 50 Church St., city of Beacon. Amount: \$310,000. Filed April 1.

**3088 Church Street LLC**, Pine Plains. Seller: Blackmar Trust, Pine Plains. Property: in Pine Plains. Amount: \$307,500. Filed March 28.

**80 82 Washington LLC**, Poughkeepsie. Seller: Herbert H. Redl, Pleasant Valley. Property: in city of Poughkeepsie. Amount: \$75,000. Filed April 9.

**Abuelsead Family Trust**, Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3580 Bennington Drive, Fishkill. Amount: \$484,000. Filed March 28.

**Acero D Properties LLC**, Poughkeepsie. Seller: Nannie R. Lee, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$221,500. Filed April 7.

**Apollo 1714 LLC**, Montgomery. Seller: 1072 Main Street LLC, Fishkill. Property: 1072 Main St., Fishkill. Amount: \$454,500. Filed April 1.

**Arket Real Estate LLC**, Poughkeepsie. Seller: John W. Bauman, Salt Point. Property: in Pleasant Valley. Amount: \$250,000. Filed April 2.

**Beacon Dream Team LLC**, Beacon. Seller: 473 Main Street Beacon LLC, Beacon. Property: 473 Main St., city of Beacon. Amount: \$752,000. Filed March 28.

**Bou, Rafael Carlos IV**, Hopewell Junction. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: 63 Sherwood Heights, Wappinger. Amount: \$832,000. Filed April 7.

**Cafaro, Maryann**, Wappinger Falls. Seller: Sustainable Ridgeline Corp., Hopewell Junction. Property: 3 Richie Lane, Wappinger. Amount: \$60,000. Filed April 2.

**Car Color LLC**, Poughkeepsie. Seller: MMIOX LLC, Fishkill. Property: in LaGrange. Amount: \$600,000. Filed April 8.

**Carpenito, Carolyn**, Port Meyers, Florida. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$446,000. Filed March 27.

**Chalu, Kevin L.**, Brooklyn. Seller: Sam Chops Sing Along LLC, Harrison. Property: 21 Ireland Drive, town of Poughkeepsie. Amount: \$389,000. Filed April 1.

**Daly, Robert J.**, Patterson. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$490,000. Filed April 3.

**Demosthenes, Paul**, Wappinger Falls. Seller: Myers Run LLC, Poughkeepsie. Property: in Wappinger. Amount: \$400,000. Filed April 9.

**Gashi Holdings LLC**, Fishkill. Seller: Charlene Johnson, Fishkill. Property: in Fishkill. Amount: \$185,000. Filed April 1.

**Harry Cohn Trust**, Honolulu, Hawaii. Seller: Genco BNB LLC, Airmont. Property: 186 Creek Road, Pleasant Valley. Amount: \$702,500. Filed April 1.

**Henao, Alejandro Hoyos**, Danbury, Connecticut. Seller: Yeung Home & Property LLC, Poughkeepsie. Property: 135 Violet Ave., town of Poughkeepsie. Amount: \$320,000. Filed March 27.

**JPDD LLC**, Yonkers. Seller: Vernon Terrace LLC, Montvale, New Jersey. Property: 15 Vernon Terrace, city of Poughkeepsie. Amount: \$335,000. Filed April 1.

**LaGrange RE Holding LLC**, Carmel. Seller: Nesheiwat Estates Inc., New Paltz. Property: in LaGrange. Amount: \$200,000. Filed April 8.

**Lockowitz, Rory**, Medford, Massachusetts. Seller: 239 All Angels LLC, Wappingers Falls. Property: 53 Kelsey Road, town of Poughkeepsie. Amount: \$350,000. Filed April 8.

**LZU Properties LLC**, Carmel. Seller: Bonnie J. Strang, Dover Plains. Property: 212 Old Route 22, Amenia. Amount: \$170,000. Filed March 28.

**Macagnone, Anthony M.**, Amenia. Seller: Habitat for Humanity of DUT Company Inc., Wappingers Falls. Property: in North East. Amount: \$392,000. Filed March 28.

**Mike & JJ Property Solutions LLC**, Virginia Beach, Virginia. Seller: James M. Bennett, Clinton Corners. Property: 50 Longview Road, Clinton. Amount: \$400,000. Filed April 4.

**Patmar United LLC**, New Windsor. Seller: Pamela S. Kandel, Fishkill. Property: in Fishkill. Amount: \$300,000. Filed March 31.

**Richardson, Zachary**, Elmsford. Seller: US Bank National Trust, Dallas, Texas. Property: 175 Seaman Road, Stormville. Amount: \$546,000. Filed April 8.

**River Paradise LLC**, Patterson. Seller: Leonard Inello, Wingdale. Property: in Dover. Amount: \$335,000. Filed April 4.

**Rouse, Beverley J.**, Woodstock. Seller: 312 14 LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$500,000. Filed April 2.

**Tanner, Rosalind**, Kansas City, Missouri. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$415,000. Filed April 3.

**Tropeano & Sons LLC**, Wappinger Falls. Seller: Marcia A. Frachman, Beacon. Property: 19 North St., city of Beacon. Amount: \$430,000. Filed April 2.

**TWOHA Land LLC**, New York. Seller: Milan Lots LLC, Brooklyn. Property: 10 Narrow Creek Lane, Milan. Amount: \$275,000. Filed April 3.

**US Bank National Association**, West Palm Beach, Florida. Seller: Ann L. Ryan. Property: 12 Neighborly Lane, Dover Plains. Amount: \$62,500. Filed March 28.

**US Bank National Association**, Mount Laurel, New Jersey. Seller: Peter A. Tacy Jr., Poughkeepsie. Property: in Beekman. Amount: \$772,500. Filed March 31.

**Wasilewski, Daniel**, Beacon. Seller: Rieger Homes Inc., Newburgh. Property: 25 Townsend St., city of Beacon. Amount: \$879,500. Filed March 27.

## JUDGMENTS

**11 Kalvin Esfm LLC, et al**, Monroe. \$512,538 in favor of Troy 20 LLC. Filed April 3.

**Abadia, Melissa R.**, Rock Tavern. \$5,319 in favor of Citibank, Sioux Falls, South Dakota. Filed April 7.

**Aouad, Adil**, Monroe. \$18,696 in favor of Citizens Bank, Johnston, Rhode Island. Filed April 7.

**Barrett, Ellen L.**, Queensbury. \$10,874 in favor of Ally Financial Inc., Plano, Texas. Filed April 8.

**Bonheur Anne Marie Desroches**, Sloatsburg. \$1,805 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 7.

**Borelli, Brianna**, Walden. \$1,378 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Brown, Cory and Chastity Jimenez**, Newburgh. \$10,180 in favor of Orchard Hills Landings LLC, Newburgh. Filed April 8.

**Byrd, Lisanne**, Newburgh. \$2,406 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**C. Giacobbe Group Inc.**, Little Falls. \$75,174 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 4.

**Cambria, Joanne**, Cornwall-on-Hudson. \$16,146 in favor of Discover Bank, Columbus, Ohio. Filed April 7.

**Celebrand Inc.**, Monroe. \$181,092 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 4.

**Correa, Alfonso L.**, Salisbury Mills. \$4,353 in favor of Capital One Bank, Glen Allen, Virginia. Filed April 4.

**Coughlin, Tina**, New Windsor. \$3,848 in favor of Capital One, Glen Allen, Virginia. Filed April 7.

**Dupper, Brendan M.**, Campbell Hall. \$2,855 in favor of Citibank, Sioux Falls, South Dakota. Filed April 2.

**Eligon, Michael J.**, Newburgh. \$3,599 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 4.

**Figuroa, Maria L.**, Washingtonville. \$5,844 in favor of Capital One, Glen Allen, Virginia. Filed April 7.

**Frias, Ricardo**, Newburgh. \$2,599 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Gabriel, Herald**, New Windsor. \$2,844 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Giant Pharmed Inc.**, Monroe. \$282,308 in favor of Northfield Bank, Woodbridge, New Jersey. Filed April 3.

**Gorham, Katia**, Wallkill. \$2,315 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Guiden, Darry**, Newburgh. \$4,284 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Gutierrez, Matthew**, Walden. \$4,000 in favor of Capital One, Glen Allen, Virginia. Filed April 4.

**Hamilton, Laura**, Walden. \$6,450 in favor of Citibank, Sioux Falls, South Dakota. Filed April 3.

**Hillside Plaza Inc.**, Monroe. \$512,538 in favor of Troy 20 LLC. Filed April 3.

**Hinds, Allen W.**, Wallkill. \$4,320 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 7.

**Laporte, Nicole C.**, Monroe. \$4,889 in favor of Capital One, Glen Allen, Virginia. Filed April 7.

**Lebowitz, Simie**, Monroe. \$41,844 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 4.

**Martinez, Alessandra**, Goshen. \$2,104 in favor of Credit Corp. Solutions Inc., Draper, Utah. Filed April 8.

**Martinez, Gloriale**, Middletown. \$5,477 in favor of Capital One, Glen Allen, Virginia. Filed April 4.

**McKnight, Robin C.**, Pine Bush. \$7,193 in favor of Capital One, Glen Allen, Virginia. Filed April 7.

**Mike McGill Trucking Inc.**, Albany. \$114,448 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 4.

**Nick, Marie**, Warwick. \$3,047 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

**Niederman, Benzion**, Highland Mills. \$1,680 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Randazzo, Daniel M.**, Newburgh. \$5,491 in favor of Midland Credit Management Inc., San Diego, California. Filed April 8.

**Rapoli, Michael L.**, Newburgh. \$17,094 in favor of Capital One, Glen Allen, Virginia. Filed April 4.

**Richards, Tyrell**, Newburgh. \$5,986 in favor of Citibank, Sioux Falls, South Dakota. Filed April 4.

**Rivera, Carlos M.**, Warwick. \$5,497 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

**Rodriguez, Marcia**, Warwick. \$8,346 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed April 3.

**Santiago, Jhensen**, Newburgh. \$1,842 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 7.

**Smalls, Curtis E.**, New Windsor. \$14,045 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

**Smilowitz, Abraham**, Monroe. \$11,465 in favor of American Express National Bank, Sandy, Utah. Filed April 4.

**Stephens, Christina T.**, Maybrook. \$3,656 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 2.

**Thomas, Javon**, Highland Mills. \$1,479 in favor of Strawtown Farms Hoa Inc., Central Valley. Filed April 3.

**Ultimate Packers Inc.**, Monroe. \$221,032 in favor of Northfield Bank, Woodbridge, New Jersey. Filed April 3.

**Vasquez, Francisco**, Monroe. \$2,705 in favor of Citibank, Sioux Falls, South Dakota. Filed April 4.

**Velazquez, Pedro C.**, Newburgh. \$1,936 in favor of Capital One, Glen Allen, Virginia. Filed April 7.

**Velez, Doreen D.**, Middletown. \$4,401 in favor of Capital One, Glen Allen, Virginia. Filed April 4.

**Ward, Paola**, Cornwall-on-Hudson. \$1,946 in favor of Capital One, Glen Allen, Virginia. Filed April 4.

**Williams, Shawn D.**, Walden. \$21,447 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 4.

**Williams, Shawn D.**, Walden. \$17,851 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 4.

## MECHANIC'S LIENS

**15 Summit Road LLC**, as owner. \$194,482 in favor of Artistic Doors & Windows Manufacturing LLC. Property: 15 Summit Road, Tuxedo. Filed April 7.

**79 Duelk LIC**, as owner. \$18,020 in favor of Supremos Constructions Inc. and Sharpedge Drywall. Property: 79 Duelk Ave., Blooming Grove South. Filed April 29.

**Greenheart Holdings LLC**, as owner. \$12,000 in favor of GKP Construction LLC. Property: 21 Carter St., Newburgh. Filed March 27.

**Mid Valley Improvements Owner LLC**, as owner. \$53,167 in favor of Orange County Superior Concrete Inc. Property: 39 N. Plank Road, Newburgh. Filed April 18.

**Newburgh SHG 54 LLC**, as owner. \$4,100 in favor of Pedros Construction & Drywall Inc. Property: 190 Chamber St., Newburgh. Filed April 21.

**Newburgh SHG 55 LLC**, as owner. \$11,250 in favor of Pedros Construction & Drywall Inc. Property: 194 Chamber St., Newburgh. Filed April 21.

**Newburgh SHG 56 LLC**, as owner. \$5,375 in favor of Pedros Construction & Drywall Inc. Property: in Newburgh. Filed April 21.

**Pharmacann Inc. and IIP NY 1 LLC**, as owner. \$55,253 in favor of Sunbelt Rentals Inc. Property: 14 Hudson Crossing Drive, Montgomery. Filed April 9.

**Putnam Valley Volunteer Fire Department**, as owner. \$48,773 in favor of PSH Corp. and John Herbert Company. Property: in Putnam Valley. Filed April 1.

**Scheels, Doreen**, as owner. \$28,639 in favor of Firehouse Roofing LLC. Property: 31 Maidstone Drive, Montgomery. Filed April 15.

**Vera, Luis and Janio V. Cardozo**, as owner. \$124,700 in favor of ZIV Lozon. Property: in Spring Valley. Filed April 17.

## NEW BUSINESSES

### Partnerships

**AIC Management, 345** LakeVue Drive, Montgomery 12549 c/o Allison and Ian Clark. Filed April 2.

Sole Proprietorships

**Alan Reiser RV Service, 15** Hawk Hills Circle, Otisville 10963. c/o Alan P. Reiser. Filed April 3.

**Andrew Mulholland Insurance, 357** Windsor Hwy, New Windsor 12553. c/o Andrew Mulholland. Filed April 1.

**Bobaluha Enterprises, 33** Charlotte Lane, Middletown 10940. c/o Catherine Hazel Reardon. Filed April 2.

**Brunner Family Farm, 59** Beyers Road, Crawford 12549. c/o Daniel Frederick Brunner. Filed April 1.

**Encounter God New York, 2865** Albany Post Road, Montgomery 12549. c/o Thomas J. McGowan. Filed April 1.

**Flowers By Margaret, 42** Houston Ave., Middletown 10940. c/o Margaret M. Nunez. Filed April 1.

**Glow Edit, 537** Sherwood Drive, North Middletown 10941. c/o Leslie Danielle Tucker. Filed March 31.

**Harper Visuals, 203** Genung St., Apt. 201, Middletown 10940 c/o Destiny Ann McIntosh. Filed March 28.

**Harrison Lawn Care, 30** Abraham Drive, Montgomery 12549. c/o Joshua Thomas Harrison. Filed March 28.

**James Conklin Painting, 5** Holbrook St., Port Jervis 12771. c/o James C. Conklin. Filed March 28.

**Metatech Websites, 365** Gardnerville Road, New Hampton 10958 c/o Christopher Peter Kraich. Filed April 1.

**Strike N Fit, 27** Karlsburg Road, No.203, Monroe 10950 c/o Joseph Roth. Filed March 28.

**Teresa Luongo, LCSW, 43** Greenwich Ave., Central Valley 10917 c/o Teresa M. Luongo. Filed April 2.

**Triple Crown Sealcoating, 197** Martins Road, Huguenot 12746 c/o Matthew Brian Crown. Filed April 2.

## BUILDING PERMITS

### Commercial

**Glover Borrower LLC 25**, Norwalk, contractor for Glover Borrower LLC 25. Perform replacement alterations at 801 Main Ave., Norwalk. Estimated cost: \$2,328,000. Filed March 11.

**Glover Borrower LLC 45**, Norwalk, contractor for Glover Borrower LLC 45. Perform replacement alterations at 45 Glover Ave., Norwalk. Estimated cost: \$29,860. Filed March 11.

**Gunner LLC**, Norwalk, contractor for Nida Ikram. Remove and reroof 47 Ivy Place, Norwalk. Estimated cost: \$7,500. Filed March 10.

**Horenburg, Fred C.**, Norwalk, contractor for Fred C. Horenburg. Install new round above-ground pool at 16 Brenner Road, Norwalk. Estimated cost: \$5,000. Filed March 10.

**MG 607 Main LLC**, Norwalk, contractor for MG 607 Main LC. Perform replacement alterations at 607 Main Ave., Norwalk. Estimated cost: \$2,000. Filed March 11.

**Quiros Carpentry LLC**, Norwalk, contractor for WJF Real Estate LLC. Replace roof deck with railing and replace roofing under new deck at 116 East Ave., Norwalk. Estimated cost: \$20,000. Filed March 10.

**Siladi Builders LLC**, Norwalk, contractor for Joshua L. and Katherine E. Hariton. Renovate single-family residence at 3 Lori Lane, Norwalk. Estimated cost: \$385,000. Filed March 10.

**Tucker, Peter J.**, Norwalk, contractor for Peter J. Tucker. Renovate single-family residence at 92 Old Saugatuck Road, Norwalk. Estimated cost: \$131,000. Filed March 10.

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Questions and comments regarding this section should be directed to:

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4 Smith Ave., Suite 2  
Mount Kisco, NY 10549  
Phone: 914-694-3600

### Residential

**Avenue Sealing Striping & Paving Inc.**, Norwalk, contractor for Herbert D. Vernal. Construct foundation for detached three-car garage at 31 Woodchuck Lane, Norwalk. Estimated cost: \$28,000. Filed March 6.

**DeBellis, Julia and Austin Mulhern**, Norwalk, contractor for Julia Debellis. Remodel kitchen, relocate stairs and construct rear deck at 9 Cornwall Road, Norwalk. Estimated cost: \$55,000. Filed March 6.

**Frischkorn, Terry**, New Milford, contractor for Patricia A. Baranowski 2011 Trust. Legalize bunker built in bedrock at 221 Bouton Street West, Stamford. Estimated cost: \$26,000. Filed March 28.

**Greco, Annamaria**, Norwalk, contractor for Annamaria Greco. Construct foundation for two-car garage at 24 Fourth St., Norwalk. Estimated cost: \$15,000. Filed March 7.

**Lifetime Quality Roofing LLC**, Norwalk, contractor for Eulalia R. Quezada. Remove and reroof 7 Woodlawn Ave., Norwalk. Estimated cost: \$14,000. Filed March 7.

**Lopez, Oscar**, Norwalk, contractor for Petros Giapoutzis. Renovate kitchen, two bathrooms and install back-patio door at 20 Ledgebrook Drive, Norwalk. Estimated cost: \$50,000. Filed March 6.

**Martello, Sisto**, Stamford, contractor for Sisto Martello. Replace 14 windows (whole house) front entrance and storm door and side entrance door at 10 Barncroft Road, Stamford. Estimated cost: \$25,000. Filed March 24.

**Rhino Back Roofing LLC**, Norwalk, contractor for Bryan P. Malcarney. Remove and reroof 34 East Ave., Norwalk. Estimated cost: \$23,967. Filed March 6.

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for David Aronson. Install new asphalt roof and skylights at 253 Chestnut Hill Road, Norwalk. Estimated cost: \$27,250. Filed March 6.

**Skylight Development NE Inc.**, Keene, New York, contractor for Gambuzza Jenna and Keith Van Sise. Remove and replace existing siding with James Hardie lap siding at 50 Tanglewood Lane, Stamford. Estimated cost: \$20,000. Filed March 14.

**Skyline Solar LLC**, Hamilton, New Jersey contractor for Brian P. and Erin M. Ash. Construct screened porch over existing wood framed deck and relocate existing stair at 193 Mill Road, Stamford. Estimated cost: \$43,000. Filed March 14.

**Steinegger Construction LLC**, Norwalk, contractor for Peter Steinegger and Arian Joy Sottle. Renovate two and one-half bathrooms, kitchen and remove bearing wall at 107 Rowayton Woods Drive, Norwalk. Estimated cost: \$100,000. Filed March 6.

**Stramandinoli, Salvatore** and **Ellen Stramandinoli**, Stamford, contractor for Salvatore and Ellen Stramandinoli. Raise roof on second floor and remodel the home at 14 Underhill St., Stamford. Estimated cost: \$200,000. Filed March 6.

**Sunset Holdings LLC**, Stamford, contractor for Sunset Holdings LLC. Install signs at 116 West Lane, Stamford. Estimated cost: \$300,000. Filed March 17.

**Sunset Holdings LLC**, Stamford, contractor for Katherine H. Cook. Remove the existing siding on the house and garage, install house wrap around the entire house and garage, install vinyl corners and rewrap the existing windows with custom casings, install light blocks and split boxes as needed and install vinyl siding at 120 West Lane, Stamford. Estimated cost: \$1,500,000. Filed March 17.

**Suntegra Energy LLC**, Larchmont, New York, contractor for David Dyckman & Tamara Living Trust. Legalize and finish basement with bathroom and tv/office at 46 Ocean Drive North, Stamford. Estimated cost: \$77,267. Filed March 24.

**Tabouni Hariri Trust**, Stamford, contractor for Tabouni Hariri Trust. Change the siding at 94 Akbar Road, Stamford. Estimated cost: \$10,000. Filed March 5.

**Taveras, Julio and Kayla Taveras**, Norwalk, contractor for Julio and Kayla Taveras. Renovate single-family residence at 40 1/2 Center Ave., Norwalk. Estimated cost: \$30,000. Filed March 7.

**Tedder, Catherine J.**, Stamford, contractor for Catherine J. Tedder. Construct two new kitchens and bathrooms in existing locations. Demo existing bathroom in basement and relocate. Create new common recreation room, utility and mechanical space at 231 Skymeadow Drive, Stamford. Estimated cost: \$26,500. Filed March 25.

**Top Pro Home Improvement LLC**, Bethel, contractor for Felipe Baeza Sr. and Maria Elena Baeza. Remove and reroof 16 McLean Ave., Stamford. Estimated cost: \$8,000. Filed March 3.

**Trepovich, Augusto C.**, Norwalk, contractor for Francis Jack Clark Revocable Trust. Perform replacement alterations at 129 Old N. Stamford Road, Stamford. Estimated cost: \$34,000. Filed March 20.

**Trepovich, Augusto C.**, Norwalk, contractor for Thomas Diviya. Install 30 roof-mounted solar panels at 883 Stillwater Road, Stamford. Estimated cost: \$27,500. Filed March 31.

**Trinity Solar LLC**, Cheshire, contractor for Jorge Garcia and Angelica Rodas. Alter project, including an adaptive reuse conversion of the Valeur building changing the use of its upper seven floors, two to eight, from office to residential. The existing retail use on the ground floor will remain in place with improvements made to one vacant retail space and the lobby at 90 Wilson St., Stamford. Estimated cost: \$45,000. Filed March 28.

**Trinity Solar LLC**, Cheshire, contractor for Kanwaljeet Sandhu and Heer Inderjeet. Remove roof layers, install ice and weather shield, deck seam tape, felt paper, buster synthetic paper, Gaf Timberline shingles, ridge vent, new boots and aluminum drip edge at 112 Crystal Lake Road, Stamford. Estimated cost: \$25,000. Filed March 31.

**Trinity Solar LLC**, Cheshire, contractor for Thomas Pereira and Tobin Katharine. Construct one structure to include four units of townhouse at 111 Woodbine Road, Stamford. Estimated cost: \$44,000. Filed March 31.

**Trinity Solar LLC**, Cheshire, contractor for Brian T. Stapleton and Rachel E. Klein. Install roof-mounted solar 24 panels at 74 Dundee Road, Stamford. Estimated cost: \$55,000. Filed March 31.

**UMB LLC**, Stamford, contractor for Marie Ayoub. Perform replacement alterations at 14 Schuyler Ave., Stamford. Estimated cost: \$40,000. Filed March 13.

**Venture Home Solar LLC**, Southington, contractor for Glen H. and June M. Campbell. Reroof on solar array sections only; install new shingles over existing materials at 246 Butternut Lane, Stamford. Estimated cost: \$33,195. Filed March 24.

**Venture Home Solar LLC**, Southington, contractor for Miguel Brito. Install 49 roof-mounted solar panels at 12 Horton St., Stamford. Estimated cost: \$20,355. Filed March 26.

**Venture Home Solar LLC**, Southington, contractor for Miguel Brito. Remove existing shingles and install new asphalt shingles with all required accessories and underalignments at 12 Horton St., Stamford. Estimated cost: \$15,438. Filed March 26.

**Vinyl Siding Company LLC**, Stratford, contractor for Frank M. and Sandra M. Smeriglio. Remove old asphalt shingles from the house and the front porch area; no shingles will be removed from the back addition, install new plywood and new asphalt shingles Gaf Timberline weather wood at 139 Highview Ave., Stamford. Estimated cost: \$19,350. Filed March 4.

**Westview Electric LLC**, Guilford, contractor for Rona Strakosch. Replace siding at 668 Glenbrook Road, Stamford. Estimated cost: \$22,000. Filed March 11.

**Westview Electric LLC**, Guilford, contractor for Kerstin Louise Osterberg. Replace roof with all necessary material and accessories at 31 Windermere Lane, Stamford. Estimated cost: \$39,000. Filed March 19.

**Worcester County Electrical**, Charlton, Massachusetts, contractor for Martin F. and Barbara M. Vahsen. Perform replacement alterations at 330 Dundee Road, Stamford. Estimated cost: \$36,771. Filed March 14.

**WW Miranda Home Improvement LLC**, Brewster, New York, contractor for Suzette and Tony Guevara. Renovate kitchen, living room, add new drop beam and three bathrooms at 31 Ralsey Road South, Stamford. Estimated cost: \$32,000. Filed March 6.

## COURT CASES

### Bridgeport Superior Court

**Dollar Tree Stores Inc.**, Chesapeake, Virginia. Filed by Maribel Dejesus, Bridgeport. Plaintiff's attorney: Sevillano Law PLLC, Stratford. Action: the plaintiff was walking within the defendant's store in the aisle dedicated to photo frames as well as other items, looking for items to purchase. As the plaintiff was walking a sharp metal object protruding onto the aisle from the frame shelves, met the plaintiff's right lower leg, thus causing injuries. The plaintiff seeks compensatory damages and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145520-S. Filed April 16.

**Lee, Jhennelle**, Bridgeport. Filed by Imani McKenzie, Bridgeport. Plaintiff's attorney: Discala & Discala LLC, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145342-S. Filed April 11.

**Mine 18 Farms LLC, et al**, Stunk, Kentucky. Filed by Funding Tree, LLC, d.b.a., Fa Fund, Bridgeport. Plaintiff's attorney: Hassett & George PC, Simsbury. Action: the plaintiff as buyer and defendant as seller, executed an agreement whereby defendant promised to pay plaintiff a sum certain for future receivables, and other fees. However, the agreement is in default because of defendants' failure to make the required payments, after receiving the advanced funds, despite efforts to reconcile the payments by plaintiff. As a direct result of the breach, plaintiff has suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145075-S. Filed Feb. 10.

**Motor Club Insurance Company**, Providence, Rhode Island. Filed by Maudira Similien, Stratford. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff and defendant had a contract. The defendant issued a contract of insurance insuring the plaintiff against loss or damage for the vehicle owned by the plaintiff. The plaintiff has paid all premiums due under said contract of insurance to the defendant at all relevant times. The plaintiff suffered losses compensable under the terms of said contract of insurance resulting from a collision involving the above-described motor vehicle owned by the plaintiff. The plaintiff filed a claim for loss under contract of insurance due to collision of its motor vehicle. However, the defendant has breached its duty owed to the plaintiff pursuant to said contract of insurance. The defendant failed to make payments at a time when defendant knew plaintiff was entitled to said payments for the repair of his motor vehicle under the terms of said contract of insurance. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145227-S. Filed April 8.

**Regency Centers Limited Partnership, et al**, Jacksonville, Florida. Filed by Marie Devito-Sinclair, Stamford. Plaintiff's attorney: Buckley Wynne & Parese LLC, New Haven. Action: the plaintiff was a guest at Beldotti Bakeries LLC, a business within the defendant's shopping center. The plaintiff was sitting at a table under the building's overhang eating with her young grandchildren when the defendant was attempting to descend from the overhang of the building using a 22-foot two-piece extension ladder when he caused the ladder to fall from the overhang, striking the plaintiff, in the head, neck and back with tremendous force, throwing her to the ground and causing her to sustain and suffer personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145344-S. Filed April 11.

## Danbury Superior Court

**Brennan, Thomas Edward**, Conservator of the Estate, Stratford. Filed by Lynncare LLC, Bethel. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff provided the defendant's ward with managing her daily care and wellbeing, including but not limited to hiring aides and nurses to perform shower and bathroom services, preparation of meals, medical transport to appointments and outings. The defendant was appointed as conservator of the estate for Ms. Holbrook in June of 2024 and has refused payment for caregiving services and daily living expenses borne by the plaintiff. The plaintiff submitted invoices to the defendant for payment regularly. To date, however, the defendant has failed and refused to make payment while at the same time continuing to accept the plaintiff's services to his ward. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053795-S. Filed March 17.

**Danbury Animal Welfare Society, Inc.**, Bethel. Filed by Veronica Bickelhaupt, Plaintiff's attorney: The McMinn Employment Law Firm LLC, Bridgeport. Action: the plaintiff was employed by the defendant who terminated the plaintiff's employment in retaliation after she voiced concerns and provided information in support of a complaint filed by a doctor employed by 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. DBD-CV-25-6053790-S. Filed March 14.

**Diogun, Vimal, et al**, Danbury. Filed by Joel J. Ochoa, Newtown. Plaintiff's attorney: Cramer & Anderson LLP, New Milford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053772-S. Filed March 13.

**Loizzo, Maura, et al**, Bethel. Filed by Philip Eskridge, Mahopac. Plaintiff's attorney: Buckley Wynne & Parese LLC, New Haven. Action: the plaintiff was delivering wine to the defendant's residence when the defendant's dogs suddenly attacked and bit the plaintiff causing him to sustain and suffer serious injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053660-S. Filed March 3.

**Rincon, Daniel**, Bethel. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6053768-S. Filed March 13.

## Stamford Superior Court

**Brown, Michael Thomas, et al**, Newtown. Filed by Vladyslav Havadzyn, Stamford. Plaintiff's attorney: Dodd Law Firm LLC, Cheshire. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072322-S. Filed March 17.

**Chalis, Christina, et al**, Norwalk. Filed by Kayliah Britton, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072616-S. Filed March 31.

**Cotrona, Joseph**, Stamford. Filed by Discover Bank, West Valley City, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072500-S. Filed March 24.

**Walmart Inc., et al**, Manchester. Filed by Carmelle Maxi, Stamford. Plaintiff's attorney: Katherine Polak, Stamford. Action: the plaintiff was shopping on the premises controlled by the defendants when she was caused to fall due to a metal rod that was exposed and unattended in the walkway leading to the pharmacy department. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072397-S. Filed March 19.

## DEEDS

### Commercial

**125 Coleman Road LLC**, Stamford. Seller: Sandra C. Milano and George Milano, Fairfield. Property: 125 Coleman Road, Fairfield. Amount: \$800,000. Filed April 17.

**33 Moshier LLC**, Chappaqua, New York. Seller: Vivian Xu and Xu Xiao Hang, Greenwich. Property: 33 Moshier St., Greenwich. Amount: \$850,000. Filed April 10.

**47 Mallard Drive LLC**, Greenwich. Seller: 47 Mallard LLC, Greenwich. Property: 47 Mallard Road, Greenwich. Amount: \$10. Filed April 11.

**76 Hope Street Stamford LLC**, Westport. Seller: Riste Realty Corp., Stamford. Property: 76 Hope St., Stamford. Amount: \$1,485,000. Filed April 11.

**81 Oaklawn LLC**, Stamford. Seller: 85 Oaklawn LLC, Stamford. Property: 85 Oaklawn Ave., Stamford. Amount: \$540,000. Filed April 11.

**Clara Nelly McColl Revocable Trust**, Stamford. Seller: John C. McColl and Clara N. McColl, Stamford. Property: 146 Dannel Drive, Stamford. Amount: \$N/A. Filed April 8.

**CLT Development Holdings LLC**, Fairfield. Seller: Aldona Rakoczy, Greenwich. Property: 20 Cutler Road, Greenwich. Amount: \$3,500,000. Filed April 9.

**Ferraez Zenteno, Maria Fernanda and Luis Serrano Flyckt**, Riverside. Seller: ABCGT Holdings LLC, Greenwich. Property: 118 Sheephill Road, Riverside. Amount: \$10. Filed April 11.

**Graham, James**, Stamford. Seller: Overbrook Limited Partnership, New York, New York. Property: Lot 1 June Road, Stamford. Amount: \$10. Filed April 10.

**Kleinschmidt, Paul and Emily Condlin**, Old Greenwich. Seller: Random Road LLC, Old Greenwich. Property: 2 Random Road, Old Greenwich. Amount: \$4,895,000. Filed April 10.

**Lukiv, Ihor**, Bethany. Seller: 705 Shippan LLC, Dallas, Texas. Property: 705 Shippan Ave., Stamford. Amount: \$425,000. Filed April 8.

**Primo Lack, Rosina Valeri and Juliet Brooks Primo**, Old Greenwich. Seller: Valeri Primo Lack and Juliet Primo, Old Greenwich. Property: Binney Lane, Old Greenwich. Amount: \$1. Filed April 8.

**Primo Lack, Rosina Valeri and Juliet Brooks Primo**, Greenwich. Seller: Valeri Primo Lack and Juliet Primo, Greenwich. Property: Lot 1, Map 6558, Ritch Ave., Greenwich. Amount: \$1. Filed April 8.

### Residential

**Bowley, Deborah E. and Shannon P. Bowley**, Stratford. Seller: Jack Kadden, Fairfield. Property: 470 Cascade Drive, Fairfield. Amount: \$810,000. Filed April 17.

**Brabazon, Michael and Arianne Brust**, Norwalk. Seller: Christopher Cianci, Wolcott. Property: 141 Toll House Lane, Fairfield. Amount: \$575,000. Filed April 14.

**Conover, Laura A. and Gregory C. Conover**, Fairfield. Seller: Albert Dzurka, Fairfield. Property: 207 Riverview Circle, Fairfield. Amount: \$849,000. Filed April 15.

**Faugno, Jason and Stefania Faugno**, Stamford. Seller: Joseph Lucchesi and Lauren Lucchesi, Stamford. Property: 4 Edice Road, Stamford. Amount: \$720,000. Filed April 9.

**Grassie, Matthew and Julia Grassie**, Stamford. Seller: Catherine C. Mandi, Stamford. Property: 76 Don Bob Road, Stamford. Amount: \$975,000. Filed April 11.

**Greenfield, Hollis**, Stamford. Seller: Cynthia Hebert, Stamford. Property: 58 Terrace Ave., Stamford. Amount: \$700,000. Filed April 7.

**Guthmiller, Benjamin and Parul M. Salvatore**, White Plains, New York. Seller: Ronald M. Salvatore, New Canaan. Property: N. Meadows Lane, Stamford. Amount: \$275,000. Filed April 7.

**Herman, Bret and Karen Herman**, Weston. Seller: Randy S. Hayes and Kally L. Hayes, Fairfield. Property: 733 S. Benson Road, Fairfield. Amount: \$2,400,000. Filed April 16.

**Hryhorkiv, Vasyil and Mariya Hryhorkiv**, Stamford. Seller: Ihor Yavorsky and Iryna Yavorska, Stamford. Property: 1864 Summer St., Stamford. Amount: \$195,000. Filed April 7.

**Ianchulev, Sean and Elina Ianchulev**, Greenwich. Seller: Getoar Balidemaj and Dëshira Balidemaj, Greenwich. Property: 16 Windy Kanolls, Unit A, Greenwich. Amount: \$1,375,000. Filed April 10.

**Lang, Angela and Zachariah John Sypher**, Inverness, Illinois. Seller: Koula Gacsal and Bruce Gacsal, Fairfield. Property: 118 Boroskey Road, Fairfield. Amount: \$950,000. Filed April 16.

**AVP, Reliability Engineer, Synchrony Bank, Stamford, CT.** Ensre app code quality thru dvlpmnt, test, & QA. Req Bach's deg or foreign equiv deg in Applied Comp Sci, Comp Apps, Info Sys or rel + 5 yrs post-bach, prgrssv, rel wrk exp. 100% telecommutng permtd. To apply, email resume to HR Manager referencing job code CT0064 in subject line to: kristine.mackey@syf.com.

**VP, Solution Architect, Synchrony Bank, Stamford, CT.** Rspnsbl for the tchncl stewardship of multiple apps & asctd dvlpmnt prjcts. Req Bach's deg or foreign equiv deg in Comp Engg or rel + 5 yrs post-bacc, prgrssv rel wrk exp. 100% Telecmmtng prmtd. To apply, email resume to HR Manager referencing job code CT0071 in subject line to: tsahai.davis@syf.com.

**Lee, Jay**, Stamford. Seller: Jeremy Longobardi and Amanda Sims, Fairfield. Property: 850 E. Main St., Unit 508, Stamford. Amount: \$520,000. Filed April 11.

**Leite, Lillian Limon** and **Salvador Palma**, Old Greenwich. Seller: Lillian Limon Leite and Salvador Palma, Old Greenwich. Property: 12 Shore Road, Old Greenwich. Amount: SN/A. Filed April 8.

**Lewis, Patricia F.**, Bayside, New York. Seller: Victoria Maddocks and Ian Maddocks, Old Greenwich. Property: 51 Forest Ave., Unit 164, Old Greenwich. Amount: \$1,300,000. Filed April 11.

**Liborio, Kayla Maciel**, Stamford. Seller: Juan San Carlos, New Fairfield. Property: 154 Cold Spring Road, Unit 22, Stamford. Amount: \$350,000. Filed April 9.

**Lops, Guetchina Christelle** and **Jeff Cineas**, Norwalk. Seller: Steven E. Weinreb and Christine R. Weinreb, Stamford. Property: 125 Buckingham Drive, Stamford. Amount: 777,000. Filed April 9.

**Mao, Victoria P.**, Fairfield. Seller: Amanda Gaffney and Timothy M. Gaffney, Fairfield. Property: Lot 30, Map 953, Fairfield. Amount: \$1,352,000. Filed April 16.

**Margiotta, Cynthia Ann** and **John Joseph Margiotta**, Stamford. Seller: Steven B. Scott, Stamford. Property: 115 Long Hill Drive, Stamford. Amount: \$775,000. Filed April 7.

**Margonari, Erika**, Stamford. Seller: Anthony Aitoro, Fairfield. Property: 32 Bronson Road, Fairfield. Amount: \$599,000. Filed April 16.

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Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

**Mondora, Matthew**, Hartsdale, New York. Seller: Roselyn Lea Finchler, et al, Stamford. Property: 104 Cedar Heights Road, Stamford. Amount: \$790,000. Filed April 9.

**Montanaro, Joseph A.**, Cos Cob. Seller: Victoria DeLuca and Jack DeLuca, Cos Cob. Property: 13 Riverside Lane, Riverside. Amount: \$1,250,000. Filed April 9.

**Murray, Michael P.**, Stamford. Seller: Lindsay C. Stone and Scott W. Stone, New York, New York. Property: 79 Trinity Pass, Stamford. Amount: \$1,350,000. Filed April 9.

**Nasser, Nathan Charles**, Bridgeport. Seller: Helen B. DiPalma, Fairfield. Property: 150 Robertson Crossing, Unit 150, Fairfield. Amount: \$510,000. Filed April 17.

**Petrovic, Boban** and **Sanja Gudzic Petrovic**, Stamford. Seller: Cheryl A. Hoyt and Lori J. Malizia, Norwalk. Property: 29 Meadowpark Ave., East, Stamford. Amount: \$754,000. Filed April 11.

**Pizzella, Robert P.** and **Marna M. Pizzella**, Greenwich. Seller: Robert Pizzella and Marna Pizzella, Greenwich. Property: 17 Barnstable Lane, Greenwich. Amount: \$1. Filed April 8.

**Preap, Mary**, Conopis, New York. Seller: Michael Nawrocki, Stamford. Property: 637 Cove Road, Unit D19, Stamford. Amount: \$233,000. Filed April 11.

**Ribeiro Jr., Angelo**, Stamford. Seller: Claude Brady, Stamford. Property: 71 Strawberry Hill Ave., Unit 103, Stamford. Amount: \$285,000. Filed April 9.

**Riccio, Kyriaki, et al**, Stamford. Seller: Linda L. Sorbo, Stamford. Property: 43 Harbor Drive, Unit 509, Stamford. Amount: \$835,000. Filed April 8.

**Rivera, Andres Felipe**, Fairfield. Seller: Aaron J. Glassman and Marissa Mesiya, Fairfield. Property: 118 Robertson Crossing, Unit 118, Fairfield. Amount: \$525,000. Filed April 14.

**Shufrin, Harry** and **Zachary Benjamin Schwartz**, Stamford. Seller: Matthew Hermoza and Devenna Ingrassia, Stamford. Property: 68 Hope St., Unit 3, Stamford. Amount: \$505,000. Filed April 11.

**Springer, Scott Dale** and **Anne Marie Springer**, Queens, New York. Seller: Karen A. Jaber, Fairfield. Property: 267 S. Pine Creek Road, Fairfield. Amount: \$1,750,000. Filed April 14.

**Taylor, Wileen Bellamah**, Stamford. Seller: Mary Ann Carson, Norwalk. Property: 154 Cold Spring Road, Unit 3, Stamford. Amount: \$307,000. Filed April 11.

**Venkata Neela Krishna Sarma Peyyety**, Stamford. Seller: Eusebia Feliz Urena and Henry Vega Ayala, Stamford. Property: 91 Strawberry Hill Ave., Unit 438, Stamford. Amount: \$310,000. Filed April 8.

**Weisman, Benjamin David** and **Anthony Thomas Weisman**, Stamford. Seller: Elizabeth King, Stamford. Property: Unit 204 Schooner Cove I., Stamford. Amount: \$501,000. Filed April 10.

## LIS PENDENS

**Anwer, Asad**, Fairfield. Filed by Berchem Moses PC, Westport, for Hinat Nikhat. Property: 60 Homeland St., Fairfield. Action: foreclose defendant's mortgage. Filed April 28.

**Fink, Neal, et al**, Fairfield. Filed by Korde & Associates PC, New London, for US Bank NA. Property: Lots 12 & 12A, Map 2343, Fairfield. Action: foreclose defendants' mortgage. Filed May 2.

**Hackett, Kevin G., et al**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for M&T Bank. Property: 472 Roxbury Road, Stamford. Action: foreclose defendants' mortgage. Filed April 22.

**Hogue, Monirul, et al**, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Citibank NA. Property: 91 Strawberry Hill Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 22.

**Parrota, Dante, et al**, Stamford. Filed by Law Offices of Keith K. Fuller, Enfield, for Gitsit Solutions LLC. Property: 90 Russet Road, Stamford. Action: foreclose defendants' mortgage. Filed April 23.

**Ramos Rodriguez, Rene**, Fairfield. Filed by Erica Burten Law - Family Matters LLC, Westport, for Anne Michelle Rodriguez. Property: 90 Second St., Fairfield. Action: foreclose defendant's mortgage. Filed May 2.

**Sal Development & General Contracting LLC, et al**, Greenwich. Filed by Peter V. Lathouris, Stamford, for K&M Coating Inc. Property: 62 Ridge St., Greenwich. Action: foreclose defendants' mortgage. Filed May 2.

**The Wildlife Orphanage Inc**, Stamford. Filed by Francis J. Browne PC, Stamford, for the city of Stamford. Property: Lots 7 and 8, Daffodil Road, Stamford. Action: foreclose defendant's mortgage. Filed April 15.

**William, Jean D., et al**, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: West North Street, Stamford. Action: foreclose defendant's mortgage. Filed April 21.

**Williams, Darrick, et al**, Stamford. Filed by Thomas L. Kanasky Jr., Bridgeport, for Megan Kent. Property: 108 Seaside Ave., Unit 15, Stamford. Action: foreclose defendant's mortgage. Filed April 22.

**Yoder, Marle, et al**, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for US Bank Trust Company NA. Property: 739 Lake Ave., Greenwich. Action: foreclose defendants' mortgage. Filed April 29.

## MORTGAGES

**11 Chateau Ridge LLC**, Greenwich, by Sebastian Kulesza. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 11 Chateau Ridge Road, Greenwich. Amount: \$7,000,000. Filed March 19.

**971 Fairfield Beach Road LLC**, Greenwich, by Elise L. Christensen. Lender: PCSB Bank, 2651 Strang Blvd., Yorktown Heights, New York. Property: 971 Fairfield Beach Road, Fairfield. Amount: \$1,250,000. Filed March 20.

**Albornoz, Ricardo** and **Yesica Albornoz**, Stamford, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 167 Davenport Ridge Road, Stamford. Amount: \$200,000. Filed March 18.

**Anderson, Racquel B.** and **Delano H. Anderson**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 48 Bouton Street East, Stamford. Amount: \$150,000. Filed March 19.

**Biatowas, Lauren** and **Francis J. Burgweger**, Fairfield, by N/A. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 184 Putting Green Road, Fairfield. Amount: \$459,000. Filed March 17.

**Bird, Douglas A.** and **Christina A. Bird**, Cos Cob, by Brooke Cavaliero. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 130 Cat Rock Road, Cos Cob. Amount: \$765,000. Filed March 18.

**Bruni Jr., David A.** and **Tiffany Bruni**, Greenwich, by Jeffrey Weiner. Lender: Guaranteed Rate Inc., 1800 W. Larchmont Ave., Chicago, Illinois. Property: 14 Dandy Drive, Cos Cob. Amount: \$59,974. Filed March 19.

**Byas, Marie C.**, Stamford, by Gerard Edens Fleurizard. Lender: First County Bank, 117 Prospect St., Stamford. Property: 41 Hillcrest Ave., Stamford. Amount: \$350,000. Filed March 19.

**Cardona, Omar F.** and **Madison E. Cardona**, Stamford, by John A. Cassone. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 50 Stone Hill Drive, Stamford. Amount: \$1,176,000. Filed March 20.

**CDR-328 LLC**, Springfield, Massachusetts, by Rebecca Bragga. Lender: Huntington National Bank, 7 Easton Oval, Columbus, Ohio. Property: 47 Halley Court, 316 Commerce Drive, Fairfield. Amount: \$280,119. Filed March 19.

**Cecunjanin, Miralem** and **Malda Cecunjanin**, Stamford, by Laurie A. Salafia. Lender: Liberty Bank, 315 Main St., Middletown. Property: 191 Skyview Drive, Stamford. Amount: \$174,939. Filed March 17.

**Deras, Suyen** and **Jaime Rivas**, Stamford, by Heena Hussain. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 141 Bridge St., Stamford. Amount: \$393,327. Filed March 18.

**Diaz, Glenda** and **Elvin Diaz**, Stamford, by Stephen J. Schelz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 6 Columbus Place, Unit C, Stamford. Amount: \$560,000. Filed March 20.

**Doan, Daniel**, Fairfield, by Andrew L. Wallach. Lender: PFS Inc., 42 Lanell Drive, Stamford. Property: 830 Beach Road, Fairfield. Amount: \$1,060,000. Filed March 18.

**Donis, Dora**, Stamford, by Edward W. Vioni. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 51 W. Washington Ave., Stamford. Amount: \$109,900. Filed March 17.

**Dunphy, Benjamin Ryan** and **Marylynn Barr Dunphy**, Boston, Massachusetts, by Jonathan J. Martin. Lender: Umortgage LLC, 100 N. 18th St., Suite 1400, Philadelphia, Pennsylvania. Property: 38 Center Drive, Old Greenwich. Amount: \$1,506,712. Filed March 17.

**Epifano, Philip Rousseau**, Fairfield, by Olubunmi Joseph Olajubutu. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 191 S. Gate Lane, Fairfield. Amount: \$375,000. Filed March 18.

**Fishman, Matthew** and **Meryl Grodnick Fishman**, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 346 North St., Greenwich. Amount: \$5,000,000. Filed March 18.

**Foote, Jody**, Fairfield, by Michael P. Lynch. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 445 Brett Road, Fairfield. Amount: \$1,350,000. Filed March 20.

**Francia, Michael** and **Nicholas Francia**, Fairfield, by Matthew C. Reale. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 170 Longdean Road, Fairfield. Amount: \$770,000. Filed March 19.

**Francis, Glenroy** and **Ivorene Burke Francis**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 60 Lawn Ave., Apt. 11, Stamford. Amount: \$45,000. Filed March 20.

**Frano, Katherine O.** and **Steven J. Frano**, Greenwich, by Anny Polanco. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 7 Benders Drive, Greenwich. Amount: \$250,000. Filed March 21.

**Frohlich, Barbara**, Fairfield, by Andrew L. Wallach. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 743 Jennings Road, Fairfield. Amount: \$335,000. Filed March 19.

**Henrici, Douglas Scott** and **Kyna D. Henrici**, Fairfield, by Zionymarquize Q. Bohannon. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 25 Jay Circle, Fairfield. Amount: \$75,000. Filed March 21.

**Hirsch, Adam J.** and **Malgorzata Hirsch**, Stamford, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 37 Carriage Drive, Stamford. Amount: \$218,056. Filed March 21.

**Hom, Gregory F.** and **Karen E. O'Brien**, Norwalk, by Robert V. Sisca. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 43 Old Logging Road, Stamford. Amount: \$1,075,000. Filed March 17.

**Keller, Matthew** and **Alexandria Frasca**, Fairfield, by Chris Barreto. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 240 Sunnyridge Ave., Unit 59, Fairfield. Amount: \$335,438. Filed March 19.

**Kjaernested, Gudmundur** and **Margaret Elizabeth Kjaernested**, Greenwich, by Shetal Nitin Malkan. Lender: Lafayette Federal Credit Union, 2701 Tower Oaks Blvd., Rockville, Maryland. Property: 332 Field Point Road, Greenwich. Amount: \$750,000. Filed March 19.

**Leykikh, Amber** and **Alexander Leykikh**, Southport, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 325 Morehouse Lane, Southport. Amount: \$1,500,000. Filed March 19.

**Lines, Peter A.** and **Katherine Lines**, Fairfield, by Zionymarquize Q. Bohannon. Lender: Secretary of Housing and Urban Development, 451 Seventh St., S.W. Washington, D.C. Property: 526 Wilson St., Fairfield. Amount: \$21,927. Filed March 20.

**Liu, Elizabeth** and **Guannan Liu**, Stamford, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 62 Mill Brook Road, Stamford. Amount: \$850,000. Filed March 17.

**Lona, Jose Juan**, New Rochelle, New York, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 256 Washington Blvd., Unit 3, Stamford. Amount: \$235,000. Filed March 20.

**Luna, Jupiter** and **Dana Marie Luna**, Stamford, by Cynthia M. Salemm-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 143 Alpine St., Stamford. Amount: \$100,000. Filed March 21.

**Martinez, Carlos A.** and **Maribel Martinez**, Stamford, by Jacqueline Ann Vitacco. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 5 Nyselius Place, Stamford. Amount: \$369,000. Filed March 19.

**Marullo, Christopher**, Stamford, by Tierra Stanbanck. Lender: Newtek Bank NA, 1981 Marcus Ave., Suite 130, Lake Success, New York. Property: 102 Woodside Green, Unit 3A, Stamford. Amount: \$25,000. Filed March 20.

**McGuinness, Peter M.** and **Tara L. McGuinness**, Babylon, New York, by Tamara L. Peterson. Lender: Wilmington Savings Fund Society, 801 W. Lancaster Ave., Bryn Mawr, Pennsylvania. Property: 1895 Fairfield Beach Road, Fairfield. Amount: \$1,316,000. Filed March 18.

**Mehta, Meenal** and **Puneet Singhvi**, New York, New York, by Lawanna Melvin. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 5 N. Ridge Road, Stamford. Amount: \$1,634,500. Filed March 18.

**Morales, Guisella Georgina** and **Jesus Morales**, York Heights, New York, by Lauren J. Mashe. Lender: Keybank NA, 127 Public Square, Cleveland, Ohio. Property: 13 Reynolds Place, Greenwich. Amount: \$775,000. Filed March 19.

**New Era Investments LLC**, Milford, by Joseph J. Mager III. Lender: Voteforce LLC, 6036 Pierce St., Hollywood, Florida. Property: 45 Arbor Drive, Fairfield. Amount: \$737,000. Filed March 21.

**O'Brien, Patrick** and **Karen O'Brien**, Greenwich, by Zionymarquize Q. Bohannon. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 26 Deepwoods Lane, Old Greenwich. Amount: \$500,000. Filed March 17.

**O'Rourke, Michelle** and **Michael Conor O'Rourke**, New York, New York, by David P. Lasnick. Lender: Guardhill Financial LLC, 140 E. 45th St., 31st floor, New York, New York. Property: 46 Cambridge Road, Stamford. Amount: \$615,000. Filed March 21.

**Paliwal, Vivek** and **Pooja Paliwal**, Stamford, by Naveed A. Quraishi. Lender: Digital Federal Credit Union, 853 Donald Lynch Blvd., Marlborough, Massachusetts. Property: 2700 Bedford St., Unit F, Stamford. Amount: \$196,275. Filed March 19.

**Parasrampuria, Nakul** and **Neha Himmatramka**, Stamford, by Brooke Cavaliero. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 875 Stillson Road, Fairfield. Amount: \$654,000. Filed March 17.

**Patel, Alesh** and **Manisha Patel**, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 126 Brook Run Lane, Stamford. Amount: \$1. Filed March 17.

**Pickens, Lori C.**, Orange, by Daniel Pagana. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 14 Coolidge Ave., Stamford. Amount: \$580,080. Filed March 21.

**Pyrch, David**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 245 Unquowa Road, Apt. 94, Fairfield. Amount: \$120,000. Filed March 20.

**Sanchez, Eduardo L.** and **Diana Beatriz Rodriguez**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 48 Frontier Road, Cos Cob. Amount: \$704,000. Filed March 20.

**Shaffer, John W.R.** and **Jillian F. Shaffer**, Fairfield, by Kevin G. Sanidad. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 251 Middlebrook Drive, Fairfield. Amount: \$225,000. Filed March 18.

**Shirley, Mark** and **Lisa Spata-Shirley**, Greenwich, by Marlene E. Macaуда. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 7 Perryridge Road, Greenwich. Amount: \$2,476,350. Filed March 20.

**Simko, Caroline** and **Hans Olsen**, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 11 Hawkwood Lane, Greenwich. Amount: \$150,000. Filed March 18.

**Sollazzo, Allison** and **Ryan Sollazzo**, Greenwich, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 107 Cognewaugh Road, Cos Cob. Amount: \$2,261,250. Filed March 21.

**Sood, Karan** and **Saswata Sharma**, Stamford, by Seth J. Arnowitz. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 35 Tall Oaks Court, Stamford. Amount: \$940,000. Filed March 18.

**Starkie, Susan S.**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 134 Rock Ridge Road, Fairfield. Amount: \$75,000. Filed March 18.

**Tello, Jeffrey** and **Yvette Alicia Mendez**, Bayside, New York, by George W. Derby Shine. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 26 Rena Place, Fairfield. Amount: \$525,000. Filed March 18.

**Thomas, Regina A.** and **Everett H. Waite**, Walden, New York, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 245 Bridge St., Unit 245, Stamford. Amount: \$418,000. Filed March 19.

**Tinari, Matteo Dowd** and **Tyler E. Tinari**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 139 Lake Ave., Greenwich. Amount: \$300,000. Filed March 19.

**Van Hengel, Maarten R.** and **Claudia Van Hengel**, Fishers Island, New York, by Whitney W. Singleton. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 159 Bedford Road, Greenwich. Amount: \$900,000. Filed March 18.

**Villalba, Ana Maria** and **Matthew Villalba**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 821 Black Rock Turnpike, Fairfield. Amount: \$127,763. Filed March 18.

**Weyant, Nicholas**, New Rochelle, New York, by John Henry M. Steele. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 1860 Summer St., Unit 1860, Stamford. Amount: \$180,000. Filed March 18.

**Wolf, Edward D.**, Fairfield, by Timothy A. Malvaso. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 103 Spinning Wheel Road, Fairfield. Amount: \$100,000. Filed March 20.

**Woods, Viveca M.** and **Walter A. Woods**, Greenwich, by Damiano A. Alessandro. Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 2 Bote Court, Greenwich. Amount: \$250,000. Filed March 20.

**Zanzarella, John** and **Erica Zanzarella**, Stamford, by Maria C. Miller. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 192 Lynam Road, Stamford. Amount: \$100,000. Filed March 21.

**Ziegler, Kaylie** and **Sean Ziegler**, Boise, Indiana, by Angela Kay Wood. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 792 Hulls Farm Road, Fairfield. Amount: \$1,200,000. Filed March 18.

## NEW BUSINESSES

**Millavitta**, 46 Libran St., Stamford 06905, c/o Mila Olsen. Filed March 4.

**Mindful Momentum**, Stamford c/o Natasha Sarno. Filed March 11.

**Modern Build LLC**, 821 E. Main St., Apt. 104, Stamford 06902, c/o Sean Miller. Filed March 18.

**Nan Xiang Soup Dumplings**, Stamford c/o 100 Stamford LLC. Filed March 27.

**Nore Design Consultants**, 48 Bouton Street East, Stamford 06907, c/o Raquel Anderson. Filed March 18.

**Otherhood Agency**, 112 Southfield Ave., Suite 202, Stamford 06902, c/o Unterthesisterhood LLC. Filed March 10.

**Pink's Windows Fairfield County**, Stamford c/o Diamond View Windows LLC. Filed March 4.

**Play and Thrive Pediatric Therapy**, Stamford c/o Amanda Masterson Pediatric Physical Therapy PC. Filed March 2.

**Powertime Gold Coast Connecticut**, 78 Southfield Ave., Stamford 06902, c/o Seas and The City LLC. Filed March 4.

**Rizz Lounge & Grill**, 121 Towne St., Unit 3A, Stamford 06902, c/o Rizz Lounge Inc. Filed March 12.

**Rosario Market**, 229 Henry St., Stamford 06902, c/o Luis Rosario. Filed March 20.

**Route 32 Self Storage**, 13 Paragon Lane, Stamford 06905, c/o WIB Properties I. Filed March 16.

**Rumble Boxing Stamford**, 335 Atlantic St., Stamford 06901, c/o BCE Boxing Studio 1A LLC. Filed March 10.

**Rumble Boxing Stamford**, 1 Atlantic St., Stamford 06901, c/o Eric Daniel Chasser. Filed March 10.

**SB Boxing**, 71 Crystal St., Apt. 1, Stamford 06902, c/o Slawomir Bohoziewicz. Filed March 4.

**Shanyuan Beauty**, 870 High Ridge Road, Stamford 06905, c/o Stella Deng. Filed March 4.

**Sicuro**, 278 Cascade Road Stamford 06903, c/o Adam J. Levine. Filed March 18.

**Soccer Fun Zone LLC**, 100 Grey Rock Place, Suite 303, Stamford 06901, c/o Soccer X Zone. Filed March 14.

# Legal Notices

Notice of Formation of Mount Vernon Truck Repair, LLC. Arts. of Org. filed with SSNY on 3/24/25. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Mount Vernon Truck Repair LLC, 136 E. 3rd Street, Mt Vernon, NY 10550. Purpose: any lawful act or activity. #63794

Notice of Formation of CAFE LINA LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 02/01/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to MARLINA GOMEZ, 98 WESTFIELD RD, WHITE PLAINS, NY 10605. Purpose: Any lawful act or activity. #63795

Notice of Formation of DAVIGO LLC. Articles Of Org filed with SSNY on 03/26/2025. Office Location: Westchester County NY. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 804 Bronx River Road, 4D, Bronxville NY 10708. Purpose: any lawful purpose. #63800

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: docshay1, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/7/2023. Office location: 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: docshay1 LLC, 777 white plains road unit 4a Scarsdale NY 10583, principal business location of the LLC. Purpose: any lawful business activity. #63801

Kara Wilson Art LLC. Arts. of Org. filed with the SSNY on 9/22/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 34 Wells Ave., Croton on Hudson, NY 10520. Purpose: Any lawful purpose. #63802

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: American Track, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/21/2025. Office location: Westchester County. Cogency Global, Inc. has been designated as agent of the LLC upon whom process against it may be served. Cogency Global, Inc. shall mail a copy of process to: The LLC, 3950 Fossil Creek Blvd, Suite 106, Fort Worth, Texas 76137 principal business location of the LLC. Purpose: any lawful business activity. #63803

Notice of Formation of Julie Russell, LLC Art. Of Org. filed with SSNY on 4/25/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 75 Island Drive, Rye, NY 10580. Purpose: any lawful purpose. #63806

Notice of Formation of G&G's Toy Vault 2, LLC filed on 5/3/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Bonham Ln, Cortlandt Manor NY 10567. Purpose: any lawful purpose. #63808

Notice of Formation of H PRODUCE LLC Art. Of Org. filed with SSNY on 04/23/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Washington Avenue Apt 2R, White Plains, NY, 10606 Purpose: any lawful purpose #63809

The Annual return of The Kane Family Foundation for the calendar year ended December 31, 2024 is available at its principal office located at C/O Prager Metis CPA, LLC, 800 Westchester Ave, Suite N 400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Ward Kane. #63811

The Annual Return of The DAVID & LENI MOORE FAMILY FOUNDATION II for the calendar year December 31, 2024 is available at its principal office located at Prager Metis CPAs, LLC, 800 Westchester Avenue, Suite N 400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 day thereof. Principal Manager of the Foundation is David E Moore, Jr. #63812

The Annual Return of The Richard & Barbara Moore Family Foundation for the calendar year ended December 31, 2024 is available at its principal office located at C/O Prager Metis CPAs Inc., 800 Westchester Avenue, Suite N 400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Richard W. Moore. #63813

The Annual Return of The Timothy & Deborah Moore Family Foundation for the calendar year ended December 31, 2024 is available at its principal office located at C/O Prager Metis CPAs Inc., 800 Westchester Avenue, Suite N 400, Rye Brook, NY 10573 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Foundation is Timothy P. Moore. #63814

The annual return of The Rust Foundation for the calendar year ended 12/31/2024 is available at its principal office at 1305 Parkview Boulevard, Pittsburgh, PA 15217 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Thatcher O. Montgomery. #63815

The annual return of Epstein and French Foundation for the calendar year ended 12/31/2024 is available at its principal office at 75 Tweed Boulevard, Nyack, NY 10960 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Laura French. #63816

The annual return of The Charles Hale & Kaaren Hale Family Foundation for the calendar year ended 12/31/2024 is available at its principal office at 101 Interchange Plaza, Suite 301, Cranbury, NJ 08512 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Charles Hale. #63817

The annual return of Waterfowl Research Foundation for the calendar year ended 12/31/2024 is available at its principal office at 101 Interchange Plaza, Suite 301, Cranbury, NJ 08512 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Arthur C Romaine. #63818

The annual return of Swenson Family Foundation for the calendar year ended 12/31/2024 is available at its principal office 101 Interchange Plaza, Suite 301, Cranbury, NJ 08512 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal managers of the Foundation are Gary L Swenson and Jannette Swenson. #63819

The annual return of The MEP Foundation for the calendar year ended 12/31/2024 is available at its principal office at 1 West 67th Street, New York, NY 10023 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Matthew Palevsky. #63820

The annual return of The Peace Foundation for the calendar year ended 12/31/2024 is available at its principal office at 101 Interchange Plaza, Suite 301, Cranbury, NJ 08512 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is Peace Sullivan. #63821

Notice of Formation of KYMESQ LAW, PLLC. Articles of Organization filed with SSNY on 05/07/2025. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Kymberly A. Robinson, Esq. 11 Foxhall Place, Scarsdale, NY 10583 Purpose: any lawful purpose #63822

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, June 05, 2025 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

D265509, PIN SRCD25, Bronx, Columbia, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Ulster, Westchester Cos., SIGN REQUIREMENTS CONTRACT DOWNSTATE - REGIONS 8, 10 & 11, Various Locations., No Plans, Bid Deposit: 5% of Bid (- \$200,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%