



## HEALTH CARE PROFESSIONALS HONORED AT DOCTORS OF DISTINCTION EVENT

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com) • Page 6

Honorees at Westfair's 2026 Doctors of Distinction event.

### THE LIST

#### 2026 Banks List for Westchester and Fairfield County

Discover top banking institutions featured in Westfair Business Journal's 2026 list, recognized for stability, innovation, and community commitment across Fairfield, Westchester, and surrounding regional markets. • **Page 12**

### WESTCHESTER COUNTY

#### Westchester Disabled On the Move moves to new headquarters

Westchester Disabled On the Move opened a new Yonkers headquarters, expanding accessible services for people with disabilities, seniors, and low-income residents.. • **Page 35**

### FAIRFIELD COUNTY

#### Bridgeport, NYC named two worst places to start a career

Bridgeport and New York City ranked worst for starting careers in a WalletHub study, citing weak job opportunities, high costs, while Atlanta, Orlando and Austin topped the list. • **Page 36**

Tuesday  
May 26

ISSUE #21

# President Trump helps Coast Guard 2026 class celebrate their tenure

BY GARY LARKIN / glarkin@westfairinc.com

**NEW LONDON – For First Class Matthew Lanzilotta of Virginia Beach, the 2026 graduating class of the United States Coast Guard Academy achieve several “firsts.”**

Ensign Lanzilotta, a marine and sciences major who was chosen as the distinguished graduate during Wednesday’s commencement address, will report to Pensacola, Florida, to start basic flight training. He was cited for achieving the highest military precedence average across academics, military performance and the physical fitness program.

“During our first-class year, we chose our motto to be ‘We will find a way or we will make one,’ Ensign Lanzilotta said. “And that is how we navigated our time here. When we walked through Chase Hall on that rainy, humid June day, we did not have a way.”

Others who spoke to the 278 graduating cadets at the 145th commencement at Cadet Memorial Field included President Donald Trump, Secretary of Homeland Security Markwayne Mullin, Rear Adm. Gregory Rothrock and Adm.

Kevin Lunday.

“We also experienced many firsts as a class that made us distinct,” Ensign Lanzilotta added. “This year a women’s rugby team led the program to its first collegiate national title. Our class was the first to implement the (phased) approach to summer training and the first to graduate ensigns with minors in emergency management. We pioneered new career pipelines into physician assistants school into deployable special forces directly from the academy.”

President Donald Trump, who gave the keynote commencement address, thanked the cadets, their families and USCGA instructors for a successful class of students.

“During our first-class year, we chose our motto to be ‘We will find a way or we will make one.’ And that is how we navigated our time here.”

— Ensign Lanzilotta

“It’s a true honor to be here on this magnificent day at one of the most prestigious military academies anywhere in the world,” President Trump said. “You will become commissioned officers of the US Coast Guard.”

He made it a point to say their graduation comes at a time when the country is “hot.”

“I hate to say it, but a year ago, a year and a half ago, two years ago during the last administration we were a dead country,” the President added. “Now we are the most respected country all over the world. You saw that in China just recently. You saw that with Venezuela. You saw that right now in Iran.”

President Trump touted the billions of dollars in defense and Department of Homeland Security funds that were included in his so-called One Big Beautiful budget reconciliation bill that was signed into law last year.

And Rear Admiral Gregory Rothrock, USCG, was quite grateful for those funds.

“Thanks to the Fiscal Year 2025 budget reconciliation (bill), the Coast Guard Academy has received millions (\$380 million) to strengthen all three pillars of our leadership program: military, athletics and academics,” Rear Adm. Rothrock said. “This will include renovations to Chase Hall Barracks, a world-class aquatics center and new science and technology building.

“We thank the president for presiding over our ceremony and for the strong support he has shown for our services. And we are privileged to welcome him back to our 103-acre campus along the Thames River, where we build leaders that will defend our maritime borders, secure our nation’s interests and project our American maritime strength, prosperity at sea and around the globe.”



President Donald Trump delivers the keynote address at the US Coast Guard Academy commencement on Wednesday, May 20. Photo by Gary Larkin



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COURTS

# Rye stone business is on the rocks

BY BILL HELTZEL /  
bheltzel@westfairinc.com

A fourth generation family stone business in Rye is looking for a buyer.

Rye Marble Inc. petitioned for Chapter 11 protection in U.S. Bankruptcy Court, White Plains, on May 11, declaring \$11.2 million in assets and \$2.4 million in liabilities.

Rye Marble, also known as RMI Surfaces, is winding down business, president and sole shareholder Alexander DiPietro states in an affidavit. Its goal "is to sell its assets either collectively as a going concern, or piecemeal."

Sicilian immigrant Dominick DiPietro started the business in the 1920s. Initially, according to a 2017 story in Stone World, it was known as Rye Monument Work Inc. and built memorials for people buried at nearby Greenwood Union Cemetery.

In the mid-1980s, the focus shifted to fabricating and installing stone countertops and flooring for kitchens and bathrooms in the luxury residential market.

Rye Marble was successful for decades, DiPietro states in the affidavit, but the "current financial predicament is the result of Covid-19 lockdowns, debt incurred to sustain operations, increased prices and decrease in revenue."

The petition also refers vaguely to a potential claim against a family member "for corporate misconduct."

The business booked \$4 million in gross revenue last year and \$4.8 million in 2024.

The largest debt, \$1.9 million, is to the U.S. Small Business Administration for three loans that were used to buy stone slabs, raw materials, and equipment.

The greatest group of assets, at nearly \$10.1 million, is the machinery and equipment that cuts, drills, miters, edges, engraves, sculpts, polishes and moves slabs of marble, granite and quartz.

The inventory of raw materials and stone slabs is valued at \$750,000.

Rye Marble is represented by White Plains attorney Anne J. Penachio.



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# Historic Sikorsky helicopter rescue memorialized at Penfield Pavilion in Fairfield

BY GARY LARKIN / glarkin@westfairinc.com

**FAIRFIELD** – The Penfield Reef has had its place in history for an event that took place on Nov. 29, 1945. Thanks to the quick thinking of Fairfield and Bridgeport police and the ingenuity of Sikorsky Aircraft, a Lockheed Martin Co., it is forever known as the birthplace of helicopter air rescue.

That's because on that date Sikorsky Chief Test Pilot Dmitry "Jimmy" Viner and U.S. Army Capt. Jackson Beighle carried out a harrowing rescue of two members of an oil barge that broke away from a tanker off the Fairfield coast and hit the Penfield Reef.

"Pilot Dmitry (Jimmy) Viner and Capt. Jackson Beighle dropped a hoist that had never been used before in a crisis," said Fairfield First Selectperson Christine Vitale during a plaque commemoration at the Penfield Pavilion on May 15. "They lifted the two men off the barge and delivered them to safety right here on Penfield Beach. Two lives were saved that day thanks to the courage and innovation of the Sikorsky team as well as the resolve of the Fairfield community.

"I'm sure the first selectman at that time, Clifford Johnson, was very proud. I know I am."

Vitale joined officials from Stratford-based Sikorsky Aircraft, mem-

bers of Viner's family, the town's director of community services and a representative from the Vertical Flight Society in marking the 80th anniversary of the first helicopter hoist rescue in aviation history. The plaque has been placed on an exterior wall of Penfield Pavilion, which overlooks the spot on the beach where the oil barge team was rescued.

The impact of that rescue is still felt to this day in the aviation world. During 2025, Sikorsky helicopters saved 5,926 lives, according to Steve Schmidt, vice president of engineering & technology at Sikorsky. Of those, 957 were performed using a hoist. The Coast Guard flies our JayHawk helicopters. Since 1990, they've saved more than 12,300 lives both with and without the hoist during 50,000 rescue missions.

Schmidt pointed out during the May 15 ceremony how fortuitous it was that around the same time the barge crashed the nearby Sikorsky factory in Bridgeport was actually testing out the helicopter used in the rescue.

"Was a coincidence that the Sikorsky Bridgeport helicopter factory was and still is just 3 miles from Penfield Reef? Yes, it was," Schmidt said.

"But was it a coincidence that Igor Sikorsky, our company founder, was working with the U.S. Coast Guard

"The idea that a vertical flying machine could lift straight into the air, hover with precision and save someone wasn't yet proven. And then, someone had to go first."

— Nick Viner



Nick Viner, displays a pin awarded posthumously to his father Chief Test Pilot Dmitry Jimmy Viner.



A modern day Sikorsky helicopter hovers over the spot of the first ever hoist air rescue in 1945 on the Penfield Reef.

had to go first. My father, Jimmy Viner, was part of that 'first' on November 29, 1945. He stepped into uncertainty with skill, with focus, and with a quiet kind of bravery that doesn't announce itself."

From that point forward, all Sikorsky helicopter models have been designed to have a rescue hoist. Every year thousands of people are rescued from powerful helicopters with large cabins and reliable winch systems. Case in point this year, if you watched the (recent) Artemis (spaceship) recovery those were Seahawk helicopters who hoisted those astronauts from the ocean to bring them to the ship. Those were designed at our factories here at Sikorsky Aircraft.

Angelo Collins, executive director of the Vertical Flight Society, reiterated the importance of the actions taken by the Sikorsky rescue team during that fateful day.

"Penfield Reef was one of the first domestic instances where we proved without a doubt that helicopters are cemented in serving the public good and saving lives," Collins said. "Igor Sikorsky (founder of Sikorsky Aircraft) was not just an individual who created such an exceptional (machine) such as a helicopter.

"He was a man of faith. He was an orthodox Christian like me. He just wanted to help people. He saw the potential of having an aircraft to save lives, to do some exceptional things."

to develop that winch and harness system for helicopter rescues? Not in the slightest. At the time of that northeasterly gale that caused a barge to run aground at Penfield Reef, a Sikorsky R-5A helicopter was undergoing a flight test with that experimental rescue hoist at our factory."

And to close the loop on Igor Sikorsky's involvement in the rescue, Igor's nephew was the one at the controls of the R-5A Sikorsky helicopter in the form of Jimmy Viner.

Nick Viner, Jimmy Viner's son, shared his thoughts about the plaque commemoration and his father's involvement in the historic event.

"The idea that a vertical flying machine could lift vertically straight into the air, hover with precision and save someone wasn't yet proven," Nick Viner said. "And then, someone



Fairfield First Selectperson Christine Vitale addresses audience and Sikorsky Aircraft and town officials at the commemoration of a plaque marking the historic air rescue at Penfield Reef 80 years ago. Photo by Gary Larkin

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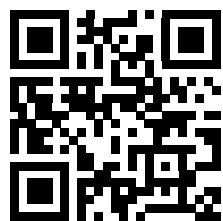
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# Embattled former New Britain Mayor Stewart suspends gubernatorial campaign

BY GARY LARKIN / [glarkin@westfairinc.com](mailto:glarkin@westfairinc.com)

**NEW BRITAIN** — Former Mayor Erin Stewart has suspended her campaign for governor after an independent report came out accusing her of allegedly misusing city funds for personal purchases.

The Republican candidate and longtime mayor announced the suspension of her campaign May 14.

"Today, I am announcing that I am suspending my campaign for Governor of Connecticut effective immediately," Stewart said in a statement. "The continued allegations from New Britain City Hall have understandably taken over this race and diverted attention away from the critical mission of saving our state from high taxes, high costs, the most expensive energy in America, and low opportunity for young people."

Stewart added that she has informed fellow Republican gubernatorial candidate Sen. Ryan Fazio of Greenwich of her decision.

"I also told him that he has my full support in becoming our party's nominee, and I encourage all delegates who were supporting me to now support him," she added. "This is the time for our party to come together and spend the next six months focused squarely on electing Republicans up and down the ballot."

New Britain Mayor Bobby Sanchez, a Democrat, issued a statement yesterday regarding the investigation.

"From day one, I made a commitment to the people of New Britain that there would be accountability, transparency, and a full review of any allegations involving the misuse of taxpayer resources," Sanchez said. "This report (from Crumbie Law Group of Hartford) confirms what many feared: there was a deeply troubling pattern of abuse involving public funds, repeated violations of City policy, and conduct that represented a serious breach of the public trust."

Sanchez called the report's findings from the independent law firm outlined in the investigation are outrageous. According to the report, taxpayer-funded city credit cards were allegedly used for personal purchases, family expenses, political-related activity, private club memberships, clothing, gifts, travel, and other non-government purposes over the

course of nearly a decade. The report further concludes that these were not isolated incidents, but a consistent pattern of conduct that investigators say violated City policy and undermined public confidence in government.

Stewart addressed the allegations made in the report in her prepared statement.

"Yesterday I requested copies of the relevant documents and I will be reviewing them carefully. I will take accountability for any mistakes, and I intend to make full and complete restitution to the City of New Britain — my home — for anything that I owe," she said. "It is extraordinarily difficult to make this decision because we have run an amazing campaign so far."

Sanchez, who replaced Stewart as mayor in 2025, reiterated the importance of returning city government's transparency and accountability in the mayor's office following Stewart's tenure.

"As I have said before, for too long there appeared to be different rules for certain individuals inside City Hall," Sanchez added. "That era is over. The people of New Britain work too hard and pay too much in taxes to accept this kind of alleged misconduct and abuse of public resources."

Consistent with the city's previous action involving the city's tax collector, these findings have been referred to both the Chief State's Attorney's Office and the United States Attorney's Office for review and any law enforcement action deemed appropriate.

"As we have with the ongoing criminal investigation, the city will cooperate fully with any inquiry by the U.S. Attorney's Office," Sanchez said.

Former Tax Collector Cheryl Blogoslowski, who was appointed by Stewart during her term as mayor, was fired earlier this year after it came to light that she allegedly helped select taxpayers avoid paying late payment fees.

In addition, the City will pursue all appropriate legal avenues to recover taxpayer funds wherever possible, including seeking restitution from the former mayor for any improper or unauthorized expenditures identified through this investigation.

Announcement follows independent report accusing her of misusing city funds



Former New Britain and Republican gubernatorial candidate Mayor Erin Stewart

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# Bill and Hillary Clinton among those remembering former Rep. Eliot Lance Engel at Sunday evening memorial

BY PETER KATZ / pkatz@westfairinc.com

Former President Bill Clinton and former First Lady, Secretary of State and U.S. Senator Hillary Clinton were among those speaking at a public memorial service remembering former Congressman Eliot Lance Engel on the evening of May 17. The event took place at the Lovinger Theater on the campus of Herbert H. Lehman College in the Bronx.

Gov. Kathy Hochul, Rep. George Latimer, Rep. Jerold Nadler, White Plains Mayor Justin Brasch and members of Engel's family were among those joining with many others in recalling highlights of Engel's career in public service.

Engle died on April 10 at age 79. He was born on Feb. 18, 1947, in the Bronx. He attended Bronx public schools, Lehman College and New York Law School. He was elected to the New York State Assembly in 1977 and served there through 1988. In November of 1988, he was elected to Congress, serving on Capitol Hill from 1989 until 2021. Engel lost a primary for the Democratic nomination to run for another term to Jamaal Bowman, who was elected in 2020 to the New York 16th Congressional District seat, covering parts of Westchester and the Bronx.

Engel was an outspoken liberal voice both in Washington and in his home district. He was often seen at events in Westchester, especially those that advocated liberal causes. Engel was one of the most consistently pro-Israel representatives on Capitol Hill.

Bill Clinton recalled that when he was president Engel was a steadfast ally.

"My whole campaign in 1992 was that we should stop demonizing each other and reach out across our common divide," Clinton said. "He stood up and vouched for me. He made my life a lot easier when I was president. He proved that trickle down economics was not the best way to run a country and it was better to build from the bottom up and the middle out."

Clinton recalled that Engel fought for the ban on assault weapons, limits on ammunition clips and the Brady Bill.

"He was a ... hands on emotional congressman who kept the numbers in his head," Clinton said. "He always knew what the score was. He proved he could be tough and really nice."

Hillary Clinton said that Engel was "by my side when I announced my first campaign for Senate. He was with me in every campaign after. He was a very wise and steadfast advisor. He was someone you could always count on to be there."

Hillary Clinton said that Engel always was fighting for the causes and people he believed in and represented.

"As we worked to pass the Violence Against Women Act in the 90s Eliot was there," Clinton said. "When we worked to pass the Children's Health Insurance Program Eliot was there. He understood that the work of government is in large part supposed to be about taking care of people, about giving people the chance to live up to their own potential, about trying to create an environment in which people feel respected and seen, in which their dignity is just accepted as the norm. It was about protecting the most vulner-



Eliot Engel



White Plains Mayor Justin Brasch with Bill and Hillary Clinton at the memorial for Eliot Engel.

able among us and making sure that everybody's everybody's voice would be heard."

Hochul described Engel as "an extraordinary person who was called to public service for the right reasons. Politics has one purpose and that is to do good for others, to let them believe that government has a purpose and is looking out for them. I think about what he did around the world ... his compassion for people all over the world he may never meet again."

Latimer remembered Engel as a humble person and noted "there is not a lot of humble walking going on in Washington these days I'm afraid to say. That was Eliot Engel."

Latimer said that many people expect elected officials to be arrogant and rapacious and doing insider trading and other bad things.

"Not Eliot Engel," Latimer said. "We all knew Eliot was decent and honorable in all of his dealings."



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The City of New Rochelle hopes its expansion of its homeownership down payment program will bear fruit in the city. File photo

#### AFFORDABLE HOUSING

# New Rochelle expands Down Payment Assistance Program for homeownership

BY GARY LARKIN / glarkin@westfairinc.com

The City of New Rochelle has expanded its Down Payment Assistance Program (DPAP), to include those former city residents who lived in the city for at least two years. It is believed this would broaden participant eligibility and increase access to homeownership opportunities with connections to the city. The program expansion started on May 14.

The eligibility for DPAP participation has historically included current New Rochelle residents with a minimum of 12 months permanent residency, but the new expanded criteria will allow current workers, business owners, and former residents of New Rochelle to participate in the program.

The expanded DPAP eligibility now includes individuals with certifiable full-time employment that requires reporting to a work location within the City of New Rochelle for at least two years, or ownership of a business located in New Rochelle.

The new DPAP eligibility also welcomes former New Rochelle residents who lived in the city for at least two years, as evidenced by verifiable proof of prior residence such as previous tax returns, utility bills, bank or credit card statements, and school transcripts, to participate in homeownership in New Rochelle.

DPAP provides up to 19% of a home's purchase price to eligible first-time homebuyers purchasing within New Rochelle, helping to reduce one of the most significant barriers to homeownership.

The city will host two upcoming informational events to help prospective applicants learn more about the eligibility requirements and the application process. The first session will be held in English on Monday, June 1 and the second session in Spanish on Thursday, June 4. Both events will be held at New Rochelle City Hall, 515 North Ave., New Rochelle, from 6 p.m. to 7:30 p.m. Register for the DPAP information sessions here.

Thursday's expanded eligibility

“The expanded DPAP eligibility now includes individuals with certifiable full-time employment in New Rochelle.”

— Adam Salgado

expansion reflects the city's ongoing commitment to supporting those who live, work, learn, and invest in New Rochelle by making it easier to establish long-term roots in the community. It also underscores the city's focus on retaining the next generation of leaders by creating pathways to homeownership for former students and residents.

“Today's expansion of the Down Payment Assistance Program is not just about broadening eligibility, but about giving more people the opportunity to put down roots and build a meaningful future through accessible homeownership,” said Mayor Yadira Ramos-Herbert. “As a mother of two, I understand and value the importance of a home where your family can grow and thrive. By investing in homeownership, we are investing in stronger families, stronger neighborhoods, and a stronger city.”

Council Member Shane Osinloye believes the program will promote long-term housing stability in the city.

“As we respond to the demands of our New Rochelle neighbors for housing affordability, I'm pleased to express my enthusiastic support for this timely expansion of the Down Payment Assistance Program,” said Council Member

Shane Osinloye. “Also, as a lifelong resident of multi-family housing in New Rochelle, I strongly advocated for the new eligibility criteria to include people who formerly lived here, especially those who attended local schools and had to move away for various reasons, but now have a chance to return and realize the dream of homeownership.”

This expansion builds on the city's broader efforts to invest in homeownership opportunities and housing diversity, including through the proposed amendments to the Downtown Overlay Zone (DOZ) and the continued development of Stella Phase II, a 100 percent affordable downtown condominium, slated to launch its lottery this year.

“The expansion makes homeownership in New Rochelle more accessible to the people who live, work and help power our city,” said Adam Salgado, commissioner of development. “This expansion is about more than housing; it's about strengthening our workforce, supporting local businesses, and creating new pathways for people to put down roots and invest here.”

# \$33M Shakespeare theater opens in Garrison

BY PETER KATZ / pkatz@westfairinc.com

“The Hudson Valley Shakespeare campus is a landmark investment for the Mid-Hudson region.”

— Marsha Gordon & Kristine Young

Hudson Valley Shakespeare’s new \$33 million Samuel H. Scripps Theater Center in Garrison formally opened to the public on May 17 with a Community Day open house. The theater company’s performance season is scheduled to begin June 10 with “As You Like It,” which runs through Sept. 18. “King Lear” is scheduled to be performed June 12 through Sept. 17.

The new theater is on a 98-acre parcel that was donated by philanthropist Christopher Davis. The 6,800-square-foot, 451-seat theater also has an adjacent 10,000-square-foot area with dressing rooms, a green room, wardrobe facilities, and offices, as well as separate spaces for concessions and public washrooms.

The project was awarded a combined total of \$19.5 million in public

funding from federal and state sources, including \$10 million from the New York State Council on the Arts; \$3.5 million from the U.S. Environmental Protection Agency for riparian watershed restoration; \$3.25 million from Empire State Development, as recommended by the Mid-Hudson Regional Economic Development Council, including designation as a Priority Project for

the region; \$1.5 million from the New York State Department of Education; \$500,000 from the New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund; \$534,000 from the U.S. Department of Education; and \$250,000 in capital grants from former State Assemblymember Sandra Galef, State Assemblymember Dana Levenberg, and State Sen. Pete Harchham.

Marsha Gordon and Kristine Young, co-chairs of the Mid-Hudson Economic Development Council (MHREDC), in a joint statement said, “The Hudson Valley Shakespeare campus is a landmark investment for the Mid-Hudson region — one that strengthens our cultural identity, drives economic growth, and sets a national standard for sustainable design. By bringing together world-class architecture, ecological stewardship, and the performing arts, this project proves that economic development and environmental responsibility can go hand in hand. The MHREDC is proud to have supported Hudson Valley Shakespeare and look forward to welcoming visitors from across New York and beyond to this remarkable new destination.”

Kendra Ekelund, managing director of Hudson Valley Shakespeare said, “The opening of the Samuel H. Scripps Theater Center recognizes the important role that arts and cul-

ture organizations play in strengthening communities, welcoming visitors, supporting local economies, and stewarding shared public spaces.”

Ground was broken for the construction project on Sept. 25, 2024, with Consigli Construction Co., Inc. serving as construction manager. Gov. Kathy Hochul attended the groundbreaking and said, “Arts and cultural organizations like Hudson Valley Shakespeare are central to communities across New York state, boosting local economies and driving our vibrant tourism industry.”

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## ECONOMIC DEVELOPMENT

# Rockland County awards \$178K in tourism grants to nonprofits

BY GARY LARKIN / glarkin@westfairinc.com

After government review, an additional \$315K in grants shifted to other agencies

Fourteen nonprofit organizations will receive approximately \$178,000 in tourism promotion grants for 2026, according to Rockland County Executive Ed Day and Director of Economic Development and Tourism Jenna Nazario.

These allocations follow an updated grant-review process implemented after an internal evaluation of the 2025 awards found instances where organizations received county administration and county legislature support for the same event or operational expenses. That review identified cases where applicants could not demonstrate that past county funding produced measurable tourism impact. In addition to the tourism grants, the review has allowed the county to shift grants to

other nonprofits to other agencies.

“By tightening our grant process, we’re ensuring county funds go to programs that deliver real results while still supporting the nonprofits that serve our community through the appropriate contract and 224-agency channels,” Day said.

Organizations that did not qualify for tourism-promotion grants will be redirected to funding through nonprofit contracts or as 224 agencies — avenues that better match their missions and services. Under New York County Law § 224, a “224 agency” is a nonprofit or community organization that receives County Legislature funding to provide specified public services; migrated agencies include nonprofits tasked with delivering services.

“We are working together to review

each organization to make sure they are categorized and funded properly,” explained County Legislature Chairman Jay Hood Jr. “The Legislature recognizes the vital role these nonprofits play in supporting residents and enhancing quality of life across Rockland County.”

Tourism remains a critical tool in reducing the burden on local taxpayers. Without tourism-generated sales and local taxes, the average Rockland household would pay an additional \$675 annually in property taxes to maintain current services.

The tourism grant recipients are as follows:

- Visit Nyack \$15,000
- Nanuet Chamber \$18,000
- Phoenix Ensemble \$8,000
- Community Farm Network \$10,000
- NY Boulders \$20,000
- Emotions \$5,000
- Friends of Harmony Hall \$11,000
- Hope Wade Designs \$4,000

- RCC Culinary \$15,000
  - Roundtable Brewery \$15,000
  - United Latin Festival \$8,000
  - Pearl River Chamber \$15,000
  - She Got Buckets \$12,000
  - RCC Cultural Arts Center \$22,000
- Total: \$178,000

### ORGANIZATIONS SHIFTING TO MIGRATED AGENCIES:

- Garner Arts Center \$40,000
  - Edward Hopper House \$20,000
  - Rockland Historical Society \$25,000
  - ROCA \$15,000
  - Kinship of Ice \$30,000
- Total \$130,000

### ORGANIZATIONS SHIFTING TO 224 AGENCIES:

- Penguin Rep Theatre \$41,500
  - Chiku Awali African Dance \$16,000
  - Haverstraw Brick Museum \$88,000
  - Haverstraw River Arts Fund \$39,500
  - ArtsRock (New 224 Agency) TBD
- Total \$185,000+

# Projects receiving \$19M in state funds revealed for Dobbs Ferry, Nyack and Poughkeepsie

BY PETER KATZ / pkatz@westfairinc.com

Projects in Dobbs Ferry, Nyack and Poughkeepsie that will be receiving a total of \$19 million in state funding through the Downtown Revitalization Initiative (DRI) and NY Forward programs have been identified.

Ten projects were announced for Poughkeepsie, which has been selected for a \$10 million DRI award, \$300,000 of which was set aside to pay for planning. Dobbs Ferry is receiving a \$4.5 million NY Forward award that will help fund six projects. Nyack also is receiving a \$4.5 million NY Forward award that will be put toward nine projects.

“With these investments, Mid-Hudson Valley residents can expect upgraded civic, commercial and cultural spaces for families to take advantage of and more housing to drive down costs in their neighborhoods,” Gov. Kathy Hochul said.

The Poughkeepsie projects include: Revitalize 316 Main St. with a New Mixed-Use Development (\$1,000,000): Construct a new building at 306 and 316 Main St. with residential units and retail space targeted toward a grocery store.

Convert Market Street to a Two-Way Street (\$1,230,000): Changing to a single lane in each direction, with improved pedestrian and bicycle infrastructure, including a protected 2-way cycle track.

Construct New Mixed-Income Housing at 488 Main St. (\$1,451,000): The proposed development would be mixed-income with apartments and ground-floor commercial space at 488 Main St.

Restore the Former Catherine Street Community Center for Community Matters 2 (\$603,000): Restore and reactivate the vacant Community Center at 69 Catherine St. for use by Community Matters 2, a nonprofit youth and community service organization.

Establish a New Multi-family Rental Community at the Site of Pelton Manor (\$1,250,000): The plan is for residential buildings and the restoration of the historic Pelton House.

Transform 27 High St. with Adaptive Reuse and New Construction to Create a Mixed-Income Development (\$1,000,000): The vacant

former Dutchess County office building at 27 High St. would be used along with new construction in a mixed-income residential development.

Develop Vacant Buildings at 47 and 51 Cannon St. (\$1,500,000): Create a

new six-story mixed-use development with residential units, commercial space and an underground parking garage.

Convert a Former Cigar Factory (\$1,000,000): Convert the vacant former cigar factory at 15 North Cherry St. into workforce housing with adaptive reuse and new construction.

Launch a Public Arts Program (\$350,000): Establish an art-based public improvement strategy for the downtown including murals, sculpture and other media.

Concession Bar at the Poughkeepsie Train Station with a New Cafe and Cocktail Bar (\$316,000): Establish the Grand Concourse cafe and cocktail bar at the historic Poughkeepsie Train Station.

The Dobbs Ferry NY Forward projects include:

Pickwick Theater (\$739,000): Continue the Pickwick Theater renovation project to add rooftop solar panels, increase seating capacity and add lighting and a digital screen.

Rehabilitate the Historic Structure at 143 Main St. (\$508,000): Preserve and restore an existing historic mixed-use building to accommodate a ground floor commercial use and residential units above.

Redesign Lower Memorial Park (\$1,041,000): Transform underutilized portions of lower Memorial Park with new amenities, bathrooms, benches and more.

Transform a Vacant Space at 145 Palisade St. (\$1,000,000): Renovate a vacant space at 145 Palisade St. into a black box theatre to permanently house a dance company and accommodate multidisciplinary performance, rehearsal and education.

Implement a Unified Downtown Signage System (\$350,000): Create a recognizable identity for the downtown and guide residents and visitors to the downtown's commercial corridors and key destinations.

Streetscape Improvements



Rendering of improved waterfront in Nyack.

“With these investments, Mid-Hudson Valley residents can expect upgraded civic, commercial and cultural spaces.”

— Gov. Kathy Hochul

on Lower Main and Cedar Streets (\$862,000): Create a cohesive pedestrian environment by extending the completed upper Main Street streetscape south between Chestnut and Walnut Streets and along Cedar Street from Main to Broadway (U.S. Route 9).

The Nyack NY Forward projects include:

Renovate the Angel Nyack Sanctuary Space (\$951,000): Renovate the building's former sanctuary space to include new HVAC system, flooring, millwork, and electrical upgrades to facilitate use for arts and performance programs, weddings and other events.

Waterfront Restaurant and Open Space (\$1,250,000): Construct a one-story casual restaurant building with outdoor dining deck and public open space with seating, landscaping, and game areas.

Improve and Restore Downtown Buildings (\$540,000): Establish a Small Project Fund dedicated to revitalizing building facades, upgrading building interiors, purchasing permanent equipment or installing public art.

Branding, Marketing, and Wayfinding Initiative (\$450,000): Develop a new brand for downtown Nyack accompanied by a marketing strategy and signage to encourage visitation to and circulation within downtown.

Renovations at the Nyack Center (\$138,000): Modernize the auditorium's stage and sound and lighting systems.

Renovate the Edward Hopper House Museum and Study Center

(\$305,000): Restore the Edward Hopper House exterior, upgrade garden theater and infrastructure, and renovate the art lab to expand programming.

Elmwood Community Playhouse (\$305,000): Conduct an exterior facade renovation and technical upgrade of the existing lighting and sound systems to enable expansion of programming.

Lighting and Sidewalk Upgrades (\$480,000): Add approximately antique light poles along North and South Broadway and enhance a portion of Main Street slightly east of Broadway with a widened sidewalk and two tree pits.

Mural on the Rockland County Pride Center (\$81,000): Celebrate the history of Nyack by engaging the community in the creation of a mural on three sides of the Rockland County Pride Center building.

Mid-Hudson Regional Economic Development Council Co-Chairs Marsha Gordon and Kristine Young said, “Poughkeepsie, Dobbs Ferry and Nyack each bring a distinct character and energy to the Mid-Hudson region, and these investments are tailored to amplify exactly what makes each community special.”

According to City of Poughkeepsie Administrator Joseph Donat, “The continued investment in the City of Poughkeepsie through the Downtown Revitalization Initiative is helping build momentum for projects that strengthen neighborhoods, support local businesses, and create new opportunities for residents and visitors alike.”

Village of Dobbs Ferry Mayor Christy Knell said, “We will be able to make meaningful investments that strengthen our downtown, improve connections between the Metro-North station and Main Street, and create new cultural, recreational and economic opportunities for residents and visitors alike.”

Village of Nyack Mayor Joseph Rand said, “Nyack has been a jewel of the Hudson River for more than 150 years, with a vibrant downtown, thriving arts community, and beautiful waterfront. These investments will help enhance our downtown and waterfront while preserving the unique character that makes Nyack so special for generations to come.”

# Business Lists

## 2026 BANKS

WESTCHESTER AND FAIRFIELD COUNTIES

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# 2026 Banks List For Westchester And Fairfield County

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

| Rank | Bank name<br>Address<br>Branches<br>Website<br>Phone number   | Top executive (s)<br>Email address  | Total Assets<br>as of Q1 2026<br>Total Assets<br>as of Q1 2026 | Net income<br>(loss) as of<br>Q1 2026 | Return<br>on assets<br>annualized<br>(Q1-2026) | Return<br>on equity<br>annualized<br>(Q1-2026) | Allowance<br>for credit and<br>loan losses<br>(Q1-2026) | Year founded  |
|------|---|---|--|---------------------------------------|--|--|---|---|
| 1    | <b>J.P. Morgan Chase</b><br>www.jpmorganchase.com<br>383 Madison Ave. NY, NY 10017<br>(212) 270-6000            | Michael Byrne, Managing Partner; Michael Byrne, Partner, Executive Committee Member<br>egentile@daypitney.com | \$4.56 trillion  | \$57 billion                          | 1.4%   | 17%  | \$31.4 billion  | 2000<br>(dates back to 1871 and 1799, respectively)     |
| 2    | <b>Bank of America</b><br>www.bankofamerica.com/<br>One Bryant Park NY,<br>NY 10036<br>(800) 878-7878           | Brian Moynihan,<br>Chair and CEO  | \$3.946 trillion   | \$8.6 billion                         | 0.93%  | 10.5%  | \$14.4 billion  | 1904  |
| 3    | <b>HSBC</b><br>www.us.hsbc.com<br>19 Post Road E.<br>Westport, CT 06880<br>(877) 472-2249                       | Lisa McGeough,<br>President and CEO of US HSBC<br>customerrelations@hsbc.com                                  | \$3.3 trillion   | \$9.4 billion                         | 0.66%  | 14.9%  | \$1.3 billion   | 1865  |
| 4    | Citigroup (Citi Bank)<br>www.citi.com<br>388 Greenwich St.<br>NY, NY 10013<br>(888) 248-4226                    | Jane Fraser, CEO<br>support@citiprogram.org   | \$2.78 trillion  | \$5.8 billion                         | 0.65%  | 12%  | \$14.4 billion  | 1998 (formerly Citicorp and Travelers Group)            |
| 5    | <b>Wells Fargo</b><br>www.wellsfargo.com<br>Seagram Building<br>375 Park Ave. NY,<br>NY 10152<br>(800) 935-5711 | Charles Scharf, CEO and President<br>charles.scharf@wellsfargo.com  | \$2.2 trillion   | \$5.25 billion                        | 1.03%  | 11.5%  | \$14.6 billion  | 1852  |
| 6    | <b>Capital One</b><br>www.capitalone.com/<br>530 N. Broadway<br>White Plains NY 10603<br>(914) 761-9700         | Richard Fairbank, CEO<br>alli.sherman@capitalone.com  | \$682.9 billion  | \$2.2 billion                         | 1.27%  | 3.26%  | \$23.6 billion  | 1994  |
| 7    | <b>TD Bank</b><br>www.tdbank.com<br>101 S Ridge St,<br>Rye Brook, NY 10573<br>(914) 939-1427                    | Leo Salom,<br>President and CEO (US)<br>Customer.service@td.com   | \$519 billion  | \$4.04 billion                        | 1.01%  | 14.2%  | \$9.26 million<br>Canadian                              | 1955  |
| 8    | <b>Citizens Bank</b><br>www.citizensbank.com<br>53 Greenwich Ave.<br>Greenwich, CT 06830<br>(203) 629-7986      | Bruce Van Saun, Chair and CEO<br>www.citizensbank.com<br>bruce.vansaun@citizensbank.com                       | \$227.9 billion  | \$517 million                         | 0.88%  | 12.2%  | \$2.2 billion   | 1828<br>(started as High Street Bank in Providence, RI) |
| 9    | <b>M&amp;T Bank</b><br>www.mtb.com<br>320 Mamaroneck Ave,<br>White Plains, NY 10605<br>(914) 328-0565           | Rene Jones,<br>Chair and CEO<br>custserv@peoples.com  | \$214.7 billion  | \$664 million                         | 1.26%  | 9.9%   | \$140 million   | 1856<br>(dates back to Manufactures and Traders Bank)   |

## 2026 Banks List For Westchester And Fairfield County/ Ranked by Total Assets

| Rank | Bank name<br>Address<br>Branches<br>Website<br>Phone number  | Top executive (s)<br>Email address  | Total Assets<br>as of Q1 2026<br>Total Assets<br>as of Q1 2026 | Net income<br>(loss) as of<br>Q1 2026 | Return<br>on assets<br>annualized<br>(Q1-2026) | Return<br>on equity<br>annualized<br>(Q1-2026) | Allowance<br>for credit and<br>loan losses<br>(Q1-2026) | Year founded                                   |
|------|--|---|--|---------------------------------------|--|--|---|--|
| 10   | <b>KeyCorp.</b><br>www.key.com<br>56 Westchester Ave,<br>Pound Ridge, NY 10576<br>(914) 764-4041                   | Christopher Gorman,<br>Chair and CEO<br>Laura_J_Mimura@keybank.com                                | \$188.7 billion  | \$486 million                         | 0.99%  | 9.98%  | \$1.75 billion  | 1825   |
| 11   | <b>Northern Trust</b><br>www.northerntrust.com<br>165 Mason St 1st Floor, Greenwich, CT<br>06830<br>(203) 863-1400 | Michael O'Grady,<br>Chair and CEO<br>www.northerntrust.com  | \$170.26 billion   | \$525.5<br>million                    | 1.1%   | 17.4%  | \$195.2 million   | 1889 (started in<br>Chicago)                   |
| 12   | <b>Webster Financial</b><br>www.websterbank.com<br>200 Elm Street,<br>Stamford, CT 06902<br>(800) 325-2424         | John Ciulla, President and CEO<br>ClientServicesSupport@websterbank.<br>com                       | \$88.58 billion  | \$246.2<br>million                    | 1.16%  | 16.18%   | \$719.4million  | 1935   |
| 13   | <b>Flagstar Bank</b><br>www.Flagstar.com<br>2320 Central Park Ave,<br>Yonkers, NY 10710<br>(914) 961-0642          | Joseph Otting,<br>Chair, President and CEO<br>www.flagstar.com                                    | \$87.1 billion   | \$13 million                          | 0.06%  | 2.71%  | \$1.007 billion   | 1987   |
| 14   | <b>Valley National Bank</b><br>www.valley.com<br>464 Mamaroneck Ave,<br>White Plains, NY 10605<br>(914) 290-6330   | Ira Robbins, Chair and CEO<br>www.valley.com  | \$64.5 billion   | \$163.9<br>million                    | 1.02%  | 8.35%  | \$599.8 million   | 1927   |
| 15   | <b>Customers Bank</b><br>www.customersbank.com/<br>102 S Ridge St,<br>Rye Brook, NY 10573<br>(914) 701-4005        | Sam Sidhu, Chair and CEO<br>www.customersbank.com   | \$25.88 billion  | \$69.7 million                        | 1.13%  | 13.16%   | \$161 million   | 2009   |
| 16   | <b>BeaconBank</b><br>www.beaconbank.com<br>150 US-6,<br>Mahopac, NY 10541<br>(845) 628-1313                        | Paul Perrault, Chair and CEO<br>retailloanservices@beaconbank.com                                 | \$23.2 billion   | \$46.1 million                        | 0.84%  | 7.32%  | \$253 million   | 1871<br>(was Putnam<br>County Savings<br>Bank) |
| 17   | <b>Apple Bank</b><br>www.Applebank.com<br>1289 Boston Post Road<br>Larchmont, NY 10538<br>(914) 574-4790           | Steven Bush,<br>Chair, President and CEO<br>www.applebank.com<br>applebank.servicing@upstart.com. | \$19.22 billion  | \$63 million                          | NA   | 3.9%   | \$63.65 million   | 1863   |
| 18   | <b>Dime Community Bancorp</b><br>55 Church St.<br>White Plains, NY 10601<br>1-800-321-DIME (3463)                  | Stuart Lubow, President and CEO<br>dimesupport@dime.com   | \$15.34 billion  | \$114.35<br>million                   | 0.92%  | 8.51%  | \$97.4 million  | 1864   |

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|------|---|--|--|---------------------------------------|--|--|---|--------------|
| 19   | <b>Ocean First</b><br>www.oceanfirst.com<br>80 Garth Rd,<br>Scarsdale, NY 10583<br>(888) 623-2633                           | Christopher Maher, CEO<br>cmaher@oceanfirst.com                                  | \$14.56 billion  | \$20.51 million                       | 0.57%  | 4.95%  | \$89.9 million  | 1902         |
| 20   | <b>ConnectOne</b><br>www.connectonebank.com/<br>567 N Broadway,<br>White Plains, NY 10603<br>(844) 266-2548                 | Frank Sorrentino III<br>support@cnob.com   | \$14.2 billion   | \$36.4 million                        | 1.10%  | 6.89%  | \$153.1 million   | 2005         |
| 21   | <b>Tompkins<br/>Community Bank</b><br>www.tompkinsbank.com<br>293 Lexington Ave,<br>Mt Kisco, NY 10549<br>(914) 241-1972    | David DeMilia<br>ddemilia@tompkinsfinancial.com                                  | \$8.68 billion   | \$26.1 million                        | 1.23%  | 11.1%  | \$977,000   | 1836         |
| 22   | <b>Ridgewood Savings Bank</b><br>www.ridgewoodbank.com<br>670 McLean Ave,<br>Yonkers, NY 10704<br>(914) 964-9820            | Leonard Stekol,<br>Chair, President and CEO<br>ridgewoodbank.support@upstart.com | \$7.48 billion   | \$9.7 million                         | 0.52%  | 3.96%  | \$37.67 million   | 1921         |
| 23   | <b>Trustco Bank</b><br>www.trustcobank.com/<br>220E E Hartsdale Ave, Hartsdale, NY<br>10530<br>(914) 722-2640               | Robert McCormick, Chair/President/CEO<br>mhall@trustcobank.com                   | \$6.51 billion   | \$16.3 million                        | 1.02%  | 9.66%  | \$53 million  | 1902         |
| 24   | <b>Bankwell</b><br>www.bankwell.com<br>258 Elm St.<br>New Canaan, CT 06840<br>(203) 652-0166                                | Christopher Gruseke, President and CEO<br>www.bankwell.com                       | \$3.4billion   | \$11.3 million                        | 1.35%  | 12.2%  | \$29.6 million  | 2002         |
| 25   | <b>Union Savings Bank</b><br>www.unionsavings.com<br>226 Main St.<br>Danbury, CT 06810<br>(203) 830-4200                    | Chelen Reyes, President and CEO<br>www.unionsavings.com                          | \$3.3 billion  | \$20.43<br>million                    | 0.77%  | 4.3%   | \$23.49 million   | 1866         |
| 26   | <b>First County Bank</b><br>www.Firstcountybank.com<br>117 Prospect St.<br>Stamford, CT 06901                               | Nitin Mhatre, CEO<br>businessbanking@firstcountybank.com                         | \$2.32 billion   | \$4.6 million                         | 0.2%   | 2%   | \$18.6 million  | 1851         |
| 27   | <b>NorthEast Community<br/>Bancorp</b><br>www.necb.com<br>325 Hamilton Avenue,<br>White Plains, NY, 10601<br>(914) 684-2500 | Kenneth Martinek, Chair and CEO<br>www.necb.com                                  | \$2.025 billion  | \$9.95 million                        | 1.97%  | 12.82%   | \$4.6 million   | 1934         |

## 2026 Banks List For Westchester And Fairfield County/ Ranked by Total Assets

| Rank | Bank name<br>Address<br>Branches<br>Website<br>Phone number  | Top executive (s)<br>Email address                                | Total Assets<br>as of Q1 2026<br>Total Assets<br>as of Q1 2026 | Net income<br>(loss) as of<br>Q1 2026 | Return<br>on assets<br>annualized<br>(Q1-2026) | Return<br>on equity<br>annualized<br>(Q1-2026) | Allowance<br>for credit and<br>loan losses<br>(Q1-2026) | Year founded   |
|------|--|---|--|---------------------------------------|--|--|---|--|
| 28   | <b>Fairfield County Bank</b><br>www.fairfieldcountybank.com<br>150 Danbury Road<br>P. O. Box 2050<br>Ridgefield, CT 06877-0950<br>(203) 431.7431 | David Schneider, CEO<br>www.fairfieldcountybank.com               | \$1.9 billion  | \$8.36 million                        | 0.45%  | 3.61%  | \$18.66 million   | 1871   |
| 29   | <b>Newtown Savings Bank</b><br>www.nsbonline.com<br>39 Main St, Newtown, Connecticut<br>06470<br>(203) 426-2563                                  | Ken Weinstein, President and CEO<br>CustomerService@NSBonline.com | \$1.9 billion  | \$3.44 million                        | 0.73%  | 8.5%   | \$18.4 million  | 1855   |
| 30   | <b>Ives Bank</b><br>www.ivesbank.com/<br>220 Main St.,<br>Danbury, CT 06811<br>(203) 744-8704  | Martin Morgado,<br>President and CEO<br>REspinal@ivesbank.com     | \$1.68 billion   | \$16.3 million                        | 0.58%  | 7.61%  | \$18.06 million   | 1849   |
| 31   | <b>Patriot National Bank</b><br>www.Bankpatriot.com<br>999 Bedford St,<br>Stamford, CT 06905<br>(888) 728-7468                                   | Steven Sugarman, President<br>www.bankpatriot.com                 | \$1.18 billion   | \$1.76 million                        | 1.10%  | 12.96%   | \$7.3 million   | 1999   |
| 32   | <b>DR Bank</b><br>drbank.com/<br>1001 Post Rd,<br>Darien, CT 06820<br>(203) 656-3500   | Jason Hardgrave, CEO<br>support@drbank.com                        | \$860.65 million   | \$4.28 million                        | 1.67%  | 18.45%   | NA  | 2006<br>formerly Darien<br>Rowayton Bank   |
| 33   | <b>First Bank of Greenwich</b><br>www.greenwichfirst.com 444 E Putnam<br>Ave.<br>Cos Cob, CT 06807<br>(203) 629-8400                             | Frank Gaudio, President and CEO<br>info@greenwichfirst.com        | \$806.83 million   | \$1.6 million                         | 0.58%  | 6.61%  | \$7.87 million  | 2006   |
| 34   | <b>The Milford Bank</b><br>www.milfordbank.com/<br>3651 Main St,<br>Stratford, CT 06614<br>(203) 386-9176  | Jorge Santiago,<br>President and CEO<br>www.milfordbank.com       | \$652.7 million  | \$3.58 million                        | 0.65%  | 6.83%  | \$4.9 million   | 1872   |
| 35   | <b>Connecticut<br/>Community Bank</b><br>www.ccbankonline.com/<br>605 West Avenue, 3rd Floor, Norwalk,<br>Connecticut 06850<br>(203) 854-9244    | David Tralka, President and CEO<br>www.ccbankonline.com           | \$524.4 million  | \$2.94 million                        | 0.34%  | 4.19%  | \$3.5 million   | 1998 includes<br>Bank & Trust<br>banks of Darien,<br>Greenwich,<br>Norwalk,<br>Stamford, and<br>Westport |

## State of the Economy Series Highlights Power of Community, Collaboration, and the Arts

**T**he Business Council of Westchester hosted its latest installment of the State of the Economy Series presented by Beacon Bank on May 4. It was a powerful reminder that Westchester's strength lies not only in its economic diversity, but also in its deep sense of community and shared purpose. Across sectors, one theme resonated clearly: progress happens when we show up for one another.

Marsha Gordon, President and CEO of The Business Council of Westchester, kicked off the program by posing the question:

"How's it going out there? What are you seeing on your industry horizons? What are your challenges? What are your opportunities? This is an important discussion... We are a community that cares about each other and supports each other, and we are all creative and resilient."

Deputy County Executive, Joan McDonald, also emphasized the importance of community in her opening remarks, stating: "Our most important byline is that we govern with civility and competency. As we move through these turbulent times, it is really important that we remember those things."

The panelists spoke to the importance of collaboration in navigating today's economic challenges, emphasizing that businesses, nonprofits, educators, and cultural institutions are strongest when they work together. Whether addressing affordability, workforce development, or regional growth, the conversation underscored a collective commitment to supporting one another and building a more resilient local economy.

Katrine Aliha Beck, Partner at Fullerton Beck LLP, opened the panel discussion by reflecting on hybrid work models: "I think it impacts business in the sense that it takes away from the natural way of meeting and developing relationships, but it has also created new opportunities where you can meet with someone over Zoom for half an hour without having to commute."

Edward "Teddy" Bugniacet, Commercial Risk Advisor at Marsh McLennan Agency, lifted the veil on key insurance trends, stating: "I would say right now what we're seeing in the marketplace is some opportunity in the property market, which is encouraging... but I am sure everyone here has seen their auto insurance go up relatively significantly. We are seeing that as well on the

commercial side."

Paca Lipovac, President and CEO of Richmond Community Services, shared some of the challenges her organization is currently facing due to the HR1 bill: "We are fully funded by New York State Medicaid... with the changes that started last year, there is over a trillion-dollar cut to Medicaid services... Essentially, not paying enough in taxes affects us directly. HR1 also cut SNAP benefits, which is a serious issue that is going to affect many people with disabilities."



*Seated from left, Morgan McEwan, Michael Steiper, Teddy Bugniacet, Katrine Beck, Joe Pizzimenti, Waddell Stillman and Paca Lipovac. Standing, from left, Kim DeMilia of Beacon Bank, Michael Goldrick of Beacon Bank, BCW President & CEO Marsha Gordon, Westchester Deputy County Executive Joan McDonald and Michael Schiliro of Beacon Bank.*

Morgan McEwan, President of MorDance, spoke about the arts as an economic driver rather than something viewed solely through a charitable lens: "As an organization, we look at MorDance not as operating in a silo, but as part of an ecosystem... When people come to see a performance, they are going shopping, going to restaurants, spending money, and driving sales tax revenue within the county."

Joseph Pizzimenti, CEO of CClean Commercial Cleaning, followed with a discussion on robotics and AI integration in the workplace: "There are so many things out there in every industry, but it really has to fit the structure of your business and the value you deliver to your clients."

Michael Steiper, PhD, President of Purchase College, emphasized

the importance of a liberal arts education in today's uncertain economy: "The idea that our institutions of higher learning in Westchester funnel talent into the workforce... I encourage everyone in this room to rebuild those relationships with us as talent pipelines. We are adapting to this marketplace, and we are adapting to your needs."

Waddell Stillman, President of Historic Hudson Valley, discussed the strategies that they are implementing to highlight one of their signature events, The Blaze: "We are very much hoping to be a leader in bringing people into the county. We are experiencing a K-shaped economy, and we are doing our best to serve both sides of that economy."

Contributing sponsors of the series include CClean, Dorf Nelson & Zauderer LLP, IMA, Marsh McLennan Agency, RM Friedland, Thalle Industries, and the Westchester County Office of Economic Development, as well as our media partner, Westfair Business Journal.



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**1** Health care professionals honored at Doctors of Distinction event

Outstanding professionals who help ensure that health care in Westchester, and Fairfield Counties, and the Hudson Valley consistently meets the highest standards were honored May 20 during Westfair Communications' Doctors of Distinction 2026 event, which took place at the venue Mansion on Broadway in White Plains.

WMCHHealth is proud to support **Dr. Mill Etienne & Dr. Julia Keltz.**

*Congratulations to tonight's honorees!*



After Westfair's Events Director Natalie Holland welcomed those in attendance, Peter P. Semczuk, regional vice president for New York City and executive director, Moses Campus and Faculty Practice Group at Montefiore Einstein spoke.

Semczuk noted that when Montefiore was founded some 100 years ago its core mission was the take care of the poor.

"Here it is 100 years later," Semczuk said "Despite the fact that Montefiore will soon be responsible for 16 hospitals we never lost sight of the mission to take care of poor people."

He pointed out that as part of its expansion Montefiore is over the next several months welcoming the St. John's Riverside Hospital System in Yonkers into its family and shortly thereafter Garnet Heath Medical Center, which has locations in Orange County and Sullivan County.

"The mission will remain the same: to teach, to heal and to advance discoveries of the patients that we care for," Semczuk said.

A panel discussion followed featuring three medical professionals: Cara Pensabene, global medical director at Mastercard and a board member of the American Heart Association of Westchester and Fairfield Counties; Vanessa Reiser, an author who also is founder and CEO of Tell a Therapist, LLC; and Lori Solomon, chair of Family & Community Medicine and medical director of the Family Health Center at New York Medical College.

This year, there were 15 honorees who were cited not only for their

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outstanding contributions to the quality of care provided to patients but also for their contributions to health care as a whole.

The honorees were:

**Michael DiGiorno, DO, MHSA, FASN, chief operating officer of St. John's Riverside Hospital.** He is the hospital's chief of nephrology and director of the Joshi Center for Comprehensive Renal Care in Yonkers and medical director of the St. John's Medical Group. To help secure the region's future physicians, Dr. DiGiorno organized the Lake Erie College of Osteopathic Medicine education program for medical students and championed the implementation of ACGME-accredited residencies in internal medicine and emergency medicine at St. John's Riverside Hospital.

**Mill Etienne, chief of medicine and neurology at WMCHHealth's Good Samaritan Hospital.** Dr. Etienne is a professor of neurology and

medicine at New York Medical College, where he serves as vice chancellor and associate dean for student affairs. He is director of neurology and medicine at WMCHHealth's Good Samaritan Hospital and a past president of the New York State Neurological Society. Etienne has served in the U.S. Navy for more than 20 years and is currently executive officer of the reserve unit of the USNS Comfort. He is the founding director of the Comprehensive Epilepsy Center at Walter Reed National Military Medical Center and served as chief of ethics aboard the USNS Comfort during the response to the 2010 Haiti earthquake.

**Daniel Gold, MD, CMIO, physician partner at ENT & Allergy Associates.** He

trained at SUNY Downstate Health Sciences University before completing his otolaryngology training at Tufts Medical Center. He returned to New York 17 years ago and has since served



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as a full-time private practice otolaryngologist caring for patients in both office and hospital settings. For the past 14 years, Gold has also served as a managing partner and board member of ENT and Allergy Associates. He currently serves as the group's chief medical information officer, leading the digital transformation of patient care.

**Adam Hammerman, EMT, Hatzalah Volunteer Ambulance, vice president and chief financial officer at New York Medical College.** He provides strategic financial leadership that has strengthened the institution's fiscal health and operational transparency including a streamlined and transparent budgeting process and achieving a sustainable budget surplus, positioning the institution for long-term stability and growth. Hammerman has also dedicated more than 35 years to emergency medical service as a volunteer emergency medical technician with Hatzalah Volunteer Ambulance Corps, responding to emergencies across Westchester, Manhattan, Queens and Rockland County.

**Christopher Iannuzzi, medical director radiation oncology at Saint Vincent's Medical Center - Hartford Healthcare.** Dr. Iannuzzi is a senior physician leader at Hartford HealthCare, serving as medical director of radiation oncology and chairman of the Department of Oncology. He also serves as MSK Care Partner Site Director, helping align clinical care, quality outcomes and innovation across the network in collaboration with Memorial Sloan Kettering Cancer Center.

**Adele El Kareh, MD, PhD, FACOG, board-certified obstetrician-gynecologist, Optum Medical Care.** Dr. Kareh provides comprehensive women's health care. She earned her master's degree and doctorate from Columbia University Vagelos College of Physicians and Surgeons and her medical degree from David Geffen School of Medicine at UCLA. She completed her obstetrics and gynecology residency at Icahn School of Medicine at Mount Sinai and a fellowship at Columbia University.

**Julia Keltz, MD, FACOG, board-certified OB/GYN, associate vice-chair of education and residency program director OB/GYN at Westchester Medical Center.** She specializes in minimally-invasive gynecologic surgery and chronic pelvic pain. She regularly leads educational initiatives, including sessions focused on leadership and teamwork for health care teams.



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Julia Keltz



Dr. Inna Lazar



Anne Limowski

“Despite the fact that Montefiore will soon be responsible for 16 hospitals, we never lost sight of the mission to take care of poor people.”

— Peter P. Senczuk

**Inna Lazar, O.D., founder of PRO EYECARE, a multi-location practice serving Greenwich and Darien, Connecticut.** Dr. Lazar specializes in ocular surface disease, dry eye and myopia management, offering a technology-driven approach that focuses on treating underlying causes rather than symptoms. Lazar also is the founder of Eye Care from the Heart, a nonprofit organization dedicated to providing comprehensive eye care and myopia management to children regardless of financial circumstances.

**Anne Limowski, assistant director and attending psychologist at Montefiore Einstein Psychiatry Associates.** She also serves as a supervisor and CBT curriculum director in the Montefiore Psychiatry Residency Program. She is focused on improving access to evidence-based care for anxiety, obsessive-compulsive disorder and related conditions.

**Mooyeon Oh-Park, MD, MHCM, chief physician, research and innovation at Burke Rehabilitation Hospital and professor of rehabilitation medicine and neurology at Albert Einstein College of Medicine and Montefiore Health System.** Her work focuses on advancing wellness and healthy aging through collaboration among clinical care, academia

and industry. She is board-certified in physical medicine and rehabilitation, sports medicine, lifestyle medicine and electrodiagnostic medicine. Her research focuses on delirium and frailty prevention, health care innovation, and preserving mobility and function in older adults.

**Hande Omur, MD, associate medical director of interventional psychiatry services at Greenwich Hospital.** Dr. Omur is a board-certified psychiatrist specializing in consultation-liaison and interventional psychiatry. In addition to her service at Greenwich Hospital, part of the Yale New Haven Health System, she is an assistant professor of behavioral sciences and psychiatry at Yale School of Medicine. She completed her psychiatry residency at Maimonides Medical Center and a fellowship in psychosomatic medicine and psycho-oncology at Memorial Sloan Kettering Cancer Center and NewYork-Presbyterian/Weill Cornell Medical Center.

**David Raizen, president and volunteer leader of the Scarsdale Volunteer Ambulance Corps.** During his 45 years as the organization has developed a pilot community paramedicine program that brings medical care into the home, including blood and urine test-

ing, helping reduce hospital admissions and readmissions. The program also provides flu and RSV testing and vaccinations. He also launched an EMT training program that prepares individuals for New York state EMT certification, including specialized classes for Scarsdale High School students. Raizen also led the effort to build a new headquarters for SVAC at 5 Weaver St., in the village.

**Robin Saide, associate vice chancellor, student mental health and wellness at New York Medical College.** Saide also is an assistant professor in the Department of Psychiatry and Behavioral Sciences at New York Medical College, as well as an adjunct professor at Touro University Graduate School of Social Work. At NYMC, Saide provides operational, clinical and strategic leadership for the Office of Student Mental Health and Wellness, overseeing programs and services that support graduate students. She has co-created several wellness initiatives, including a mental health and safety app and a peer-led wellness ambassador program.

Kristine Sposato, DNP, MSN, FNP, senior director of occupational health services and employee wellness at White Plains Hospital. She began her career in 2000 as a registered nurse on the ICU step-down unit, caring for critically ill patients before moving

into leadership as an assistant nurse manager, where she helped launch a medical-surgical and stroke program. She now oversees programs supporting the health and well-being of more than 6,000 employees across the hospital system and partner organizations.

**Sherma G. Winchester-Penny, MD, cardiologist, Optum Medical Care.** She is a board-certified cardiologist specializing in general cardiology, with additional board certifications in internal medicine, cardiovascular disease and nuclear cardiology. She is affiliated with Garnet Health Medical Center, Garnet Health Medical Center – Catskills, Montefiore St. Luke’s Cornwall Hospital and St. Anthony Community Hospital.

The judges for Westfair’s 2026 Doctors of Distinction were Janine Miller and Gary Sastow. Miller is executive director of the Westchester County Medical Society and the Westchester Academy of Medicine. Sastow is a partner at the law firm of Danziger & Markhoff LLP.

The presenting sponsor of the event was Montefiore Einstein. Partner for the event was White Plains Hospital. Supporters were: Action Entertainment; Burke Rehabilitation; Crystal Run Healthcare, powered by Optum; Lucid; Sharc Creative; WMCHHealth; Yale New Haven Health Greenwich Hospital.

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# Protect yourself and your home with these hantavirus awareness and prevention tips

BY JIM MCHALE



The MV Hondius, site of a recent hantavirus outbreak, in the Canary Islands port of Granadilla May 10. *Courtesy AcfiPress Noticias Canarias.*

The Dutch cruise ship MV Hondius – site of an April outbreak of the Andes subtype of hantavirus, which infected 10 people and killed three – has returned to the port of Rotterdam for deep cleaning. Meanwhile, passengers have been evacuated, repatriated and, if exposed to the virus, quarantined, with 16 Americans being monitored at the University of Nebraska Medical Center’s National Quarantine Unit in Omaha and two at Emory University Hospital in Atlanta.

The outbreak – along with a separate death in Colorado from local rodent exposure, confirmed May 16 – have reminded homeowners and building managers that diseases spread by rodents like hantavirus, though rare, remain a real health concern, especially where rodents can easily find food and shelter.

As president of JP McHale Pest Management LLC – and someone who’s spent my entire career preventing and managing pest infestations – I can say with confidence that there is no reason to panic. Most people will see a mouse at home or in their

office at some point. Just stay alert and act quickly to prevent problems by identifying signs of rodent activity early, following safe cleanup practices and taking steps to keep rodents out before an isolated problem becomes an infestation.

## WHAT IS HANTAVIRUS, AND CAN I CATCH IT?

Hantavirus is actually an entire genus of viruses (Orthohantavirus) with dozens of recognized species and subtypes. In the United States, some of these variants can cause Hantavirus

Pulmonary Syndrome (HPS), a rare but serious lung disease. Early symptoms like fever, fatigue and muscle aches can seem like the flu but may quickly lead to breathing problems or, in severe cases, lung failure. Most U.S. hantavirus cases are linked to direct contact with rodents’ urine, droppings or saliva, or inhaling dust containing these materials.

## WHAT ARE THE SIGNS OF RODENT ACTIVITY?

Homeowners and property managers should watch for:

- Small, dark droppings that look

like grains of rice, often along baseboards, in cabinets or behind appliances;

- Scratching, scurrying or squeaking in walls and ceilings;
- Gnaw marks on wood, wires, cardboard or food packaging;
- Nests that are made from shredded paper, fabric, insulation or vegetation.

Seeing droppings doesn’t mean you have hantavirus, but it does mean you should act quickly and carefully.

## WHAT IS THE BEST AND SAFEST WAY TO CLEAN UP DROPPINGS?

Cleaning incorrectly can release harmful particles and increase your risk. To clean safely, follow these steps:

- Do not sweep or vacuum droppings. Ventilate the area for at least 30 minutes first.
- Wearing a mask and gloves, spray droppings, urine and nests with disinfectant (one part bleach to nine parts water, or a U.S. Environmental Protection Agency (EPA)-approved cleaner, and leave the solution on for five minutes.
- Use paper towels to pick up waste, seal it in a plastic bag and dispose of it. Disinfect the area afterward.
- Wash your hands thoroughly and wash any potentially contaminated clothing separately.

“There is no reason to panic. Most people will see a mouse at home or in their office at some point.”

—Jim McHale

## WHEN TO CALL A PROFESSIONAL

If the problem is small and contained, follow these safety steps. Call a licensed professional if you experience:

- Droppings in multiple rooms or levels of a property;
- Daytime sightings of mice or rats;
- Nests in insulation, attics or basements;
- Persistent scratching noises inside the walls;
- Strong or unusual odors.

Professionals have the right tools and training to clean, disinfect and solve the problem safely. In serious cases, they might need to remove and replace contaminated insulation.

## PREVENTION IS THE BEST DEFENSE.

To reduce the risk of hantavirus, keep rodents out and remove sources of food, water and nesting materials. Steps include:

- Seal gaps and cracks around foundations, doors, windows and utility lines.
- Store food in a sealed, air-tight container.
- Don’t leave out garbage or leftover food.
- Keep kitchens, basements and storage areas clean and clutter-free.
- To prevent pest problems, clear outdoor debris, drain standing water and trim vegetation near buildings.

Advanced monitoring and prevention – such as regular inspections, sealing entry points and using digital pest detection – help spot rodents early and stop infestations. With SMART digital pest control, professionals often detect rodents before anyone notices signs.

## STAY INFORMED, NOT ALARMED

While the recent news illustrates why it’s important to prevent rodent problems, there’s no need to panic. The risk for most people remains low. Watch for signs, clean up safely and call experts if needed. Acting early protects your home and community, so a practical response matters.

*Jim McHale is a Cornell-trained entomologist as well as president of JP McHale Pest Management LLC, headquartered in Buchanan.*

# M&G Millennial & Gen Z



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Nominate outstanding coworkers, friends, or family for the Millennial & Gen Z Awards and help celebrate their achievements. Honoring those born between 1981 and the early 2000s, this award recognizes innovation, resilience, and leadership—highlighting the impact of the next generation while fostering a culture of recognition and encouragement.

**Submission deadline:**

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## *Nomination Requirements*

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**03**

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All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.



From left: Edita Berisha, BSN, RN; Nancy Amalbert, Keyur Thakar, M.D.; Janna Andrews, M.D.; and Anna Komowoski, M.D., celebrate Phelps Hospital's new Health and Wellness Center. *Photographs courtesy Northwell Health.*

HEALTH CARE

# New Phelps Hospital center bolsters support care for cancer patients

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Northwell's Phelps Hospital in Sleepy Hollow has launched an enhanced Health and Wellness Center for oncology patients, a state-of-the-art, 850-square-foot facility designed to elevate holistic supportive care.

The donor-funded center – on the second floor of the Phelps Cancer Center, part of Northwell's network of cancer care and bid to become Westchester County's premier destination for cancer treatment -- integrates a comprehensive suite of services, including its newest offering, exercise oncology, all aimed at buoying patients throughout their journey by fostering physical, emotional and mental well-being.

The expanded Health and Wellness Center is strategically located adjacent to Phelps' infusion center to provide a compassionate, welcoming environment for individuals recently diagnosed with cancer, currently in treatment or thriving as survivors.

"The launch of our new Health and Wellness Center marks a pivotal moment for Northwell's Phelps Hospital and our oncology patients," said Beata Mastalerz, president of Phelps Hospital. "It embodies our deep commitment to treating the whole person, not just the disease. By integrating comprehensive supportive therapies

alongside cutting-edge medical treatments, we empower our patients to navigate their cancer journey with resilience and an enhanced quality of life, right here in their community."

The innovative exercise oncology program is designed to help cancer

patients and survivors safely improve strength, endurance, flexibility and overall well-being during and after treatment. Led by trained rehabilitation and wellness professionals, the program provides exercise sessions tailored to each participant's abilities and recovery goals, helping to reduce fatigue, improve mobility and build confidence.

A treatment room in Phelps Hospital's new Health and Wellness Center.

The program and its services are available to individuals diagnosed with cancer whose physician is affiliated with Northwell Health. Patients receive eight wellness sessions with a Northwell Health-affiliated physician, gaining access to tailored supportive services for all phases of their experience.

The center also provides a broad range of other holistic support services, including:

- Acupuncture;
- Art and music therapy;
- Energy healing (Reiki);
- Gentle touch massage;
- Meditation;



A treatment room in Phelps Hospital's new Health and Wellness Center.

"It embodies our deep commitment to treating the whole person, not just the disease."

— Beata Mastalerz

- Mindful wellness, including visits with a psychiatrist or psychologist and support groups;
- Nutritional support with a registered dietitian;
- Yoga.

To ensure continued support beyond their initial complimentary sessions, patients are connected with community resources and Northwell's specialized programs like the evidence-based lifestyle medicine program led by Keyur Thakar, M.D., director of medical oncology at Phelps. This physician-led program provides patients with scientifically backed strategies for sustainable health, focusing on key pillars like exercise, diet, sleep, stress management and fostering healthy social networks.

Phelps also champions its integra-

tive wellness therapies by offering Reiki trainings to staff, with many incorporating the practice into their personal and professional lives.

"This Reiki class gave me the opportunity to work on myself and others through this healing and holistic practice," said Eileen Peterson, an oncology infusion nurse at Phelps Hospital. "I truly enjoyed the training and found it equipped me with an additional tool to further support our patients. I continue my self-practice and offer it to patients in our oncology infusion area, which I believe is wonderful and a very positive offering for patients."

As a safe, gentle and noninvasive complementary therapy, clinical studies suggest, Reiki promotes deep relaxation, reduces stress and anxiety and can help alleviate pain by activating the body's natural healing capacities. This focus on integrating proven holistic modalities reflects a growing body of research demonstrating the significant benefits of complementary health therapies in improving patient outcomes, particularly in oncology settings, by enhancing comfort, reducing treatment side effects and supporting overall quality of life.

Northwell's Phelps Hospital is a full-service, 218-bed acute care community hospital with more than 1,700 employees and 1,400-plus medical staff members representing 60 medical specialties,

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BirthWrite Consulting Group

**MARISSA WEIDNER**

*Chief Corporate Responsibility Officer*  
Webster Bank

**NETWORKING AND  
AWARD PRESENTATION**

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**Wednesday, June 10  
5:30 – 8 PM**



# Grow your own fresh vegetables and save

BY MELINDA MYERS

With escalating food prices, now is a great time to start growing some of your own vegetables. Not only can you save money, but you'll enjoy great flavor and maximum nutritional value.

Take time to do a bit of planning. Your first trip to the garden center can result in buying more plants than the space and time you have available to grow and tend. Consider growing what you and your family like to eat fresh. Some vegetables, like greens, broccoli and peas, taste best when harvested from the garden and served the same day.

Include vegetables that are used in many of your favorite recipes. Even a few garden-fresh vegetables can boost the flavor of any dish.

Focus on vegetables that help reduce your food budget. Grow those that are more expensive to purchase or provide a large harvest for the available space. Tomatoes, greens and sweet peppers are a few favorites to consider. Sweet corn is fun and delicious to grow but requires more space than a single tomato plant which can produce an average of 8 pounds or more of tomatoes per plant.

Once you have your list of vege-

tables you want to grow, start laying out the garden. Vegetables that produce fruit we eat, like tomatoes, peppers and squash, produce best when grown in full sun. Root crops, like radishes and carrots, prefer full sun but can tolerate some shade, while greens are the most shade tolerant.

Check spacing requirements for each vegetable as you plan your garden. Seed packets, plant tags, gardening catalogs and websites, including your local University Extension Service, can help. More compact varieties need less space than their larger counterparts. Consider growing these if space is limited or when gardening in containers and elevated planters.

If you are feeling stuck, check out one of the many preplanned gardens you can find online. You may not find exactly what you are looking for, but you may find it easier to adapt an existing plan than starting from scratch.

Increase your harvest without expanding your garden with space-saving growing techniques. Grow vegetables in wide rows, providing the plants with just enough space to reach full size. Make sure all parts are accessible from the surrounding pathways.

Plant short-season vegetables, like

“Take time to do a bit of planning. Your first trip to the garden center can result in buying more plants than the space and time you have available.”



A single tomato plant can produce an average of 8 pounds or more of tomatoes. *Courtesy All-America Selections.*

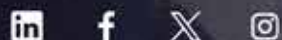
lettuce, radishes and beets, in between those that need more space like tomatoes and peppers. You'll be harvesting the quick-maturing vegetables by the time the bigger plants need the space.

Train vining crops, like cucumber, squash and melons, onto a support. You'll save valuable garden space, reduce the risk of disease and make harvesting much easier. Create a sling from cloth or macramé and attach it to the support to prevent the weight of large squash and melons from breaking the vines.

Save even more time and money by talking with your gardening friends and family. Gardeners are some of the most generous people, willing to share their

knowledge, tools, seeds and transplants.

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



## HOW WESTCHESTER & FAIRFIELD WORK

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# LIRR strike ends

BY PETER KATZ / pkatz@westfairinc.com

Negotiators for the Metropolitan Transportation Authority and five unions reached a deal after the May 18 rush hour to end the strike against the Long Island Rail Road that began at 12:01 a.m. on May 16. The deal came too late to restore service for the May 19 morning rush hour but service was phased in beginning at noon with full service restored by the May 19 afternoon rush hour.

The contract covers four years from 2023 through August 2027. It's believed that there will not be any fare hikes or tax increases specifically to cover costs of the new contract. The wage increases are 3% in the first and second years, 3.5% in the third year and 4.5% in the fourth year. Union members are due to receive an additional \$3,000 payment. During the negotiations, the MTA backed off its demands for work rules changes.

Gov. Kathy Hochul, in announcing the contract agreement said, "Negotiations are rarely easy, but I have a lot of respect for the collective bargaining process that unfolded over the last few days. And I always believed that we could reach a good, fair compromise, a contract that achieved two principles: Number one, protecting affordability for Long Islanders and commuters while giving fair wages to the employees. And by working and negotiating together, we have reached that kind of deal."

Hochul said that the new contract will ensure that the 3,500 Long Island Rail Road employees who are members of the unions that went on strike will be paid fairly for their labor. Hochul noted that a benefit of the contract agreement was that Knicks fans could to take LIRR trains to Madison Square Garden in time for game one of the Eastern Conference Finals.

Two of the striking unions, the International Association of Machinists and Aerospace Workers and the Transportation Communications Union had released a joint statement in which they blamed the strike on MTA Chair and CEO Janno Lieber, who was reported to have made a demand that the contribution made by union workers toward their health care coverage be increased to help offset pay hikes.

"The dedicated Long Island Rail Road workers represented by our unions are not asking for special treatment — they are simply fighting to keep up with the skyrocketing cost of living in the New York region after years without a raise," the unions said. "There seems to be a disconnect between Mr. Lieber and the reality faced by workers who have gone four years without a raise."

The unions accused Lieber of "turning his back" on two proposals from federal officials that the unions said could have avoided a strike.



Hochul announces end to LIRR strike.

## HEALTH CARE

# Westchester Disabled On the Move moves to new headquarters

BY PETER KATZ / pkatz@westfairinc.com

The nonprofit Westchester Disabled On the Move Inc. (WDOM) held an open house on the evening of May 19 to welcome people to its new headquarters at One Executive Boulevard in Yonkers. The 4,304-square-foot space in Simone Development Companies' four-story medical building was designed to provide a new, more modern facility for its employees and a fully-accessible location for its clients.

WDOM helps people with disabilities, the elderly, and low-income families live independent lives by providing them with access to health care, housing, and other assistance through social programs.

Among those attending a previously held ribbon-cutting to mark

the headquarters' opening were: Westchester County Executive Ken Jenkins; Joe Simone president of Simone Development Companies, Yonkers City Council President Lakisha Collins-Bellamy; Yonkers City Councilmen John Rubbo and Tim Hodges; Westchester County Legislator Nancy Barr; Shari Rosen Ascher, director of policy & programs for small business and Chambers of Commerce for Westchester County; and Jeff Zitofsky, program administrator for the Westchester County Office for People with Disabilities.

"We are delighted to welcome Westchester Disabled On the Move to their new home at One Executive Boulevard," said Joe Simone, president of Simone Development Companies. "This property was specifically

repurposed into a state-of-the-art medical building to suit the high-standard needs of organizations like Westchester Disabled On the Move, who require accessibility and convenience for the people they serve."

According to Maria Samuels, executive director of WDOM, "The convenient location and accessibility for our clients made this the perfect choice. This next chapter in our continued growth marks our commitment to providing leading services and advocacy for all of Westchester's disability community. We are delighted to remain in Yonkers."

Jenkins characterized the opening of the new headquarters as representing continued progress toward a more accessible, inclusive Westchester County for residents of all abilities.

"For more than 40 years, Westchester Disabled On the Move has been a trusted advocate for individuals with disabilities, seniors and low-income

"We are delighted to welcome Westchester Disabled On the Move to their new home at One Executive Boulevard."

— Joe Simone

families, helping connect residents to the services and support they need to live independently and with dignity," Jenkins said. "This beautiful new headquarters reflects that mission perfectly. By creating stronger connections between healthcare providers, advocacy organizations and community services, we are helping ensure every resident has the opportunity to fully participate in an active life in Westchester."

Barr saw the move as evidence of WDOM's commitment to its clients.

"Under Maria Samuels' forward-thinking leadership, Westchester Disabled on the Move is positioning itself for future growth, which will enable it to expand services and better represent the Westchester community of people with disabilities," Barr said. "I look forward to continued collaboration with Maria and her staff and wish them success as they settle into their new space."

# Bridgeport, NYC named two worst places to start a career

BY GARY LARKIN / glarkin@westfairinc.com

“69% of employers in the U.S. report difficulty finding qualified talent, indicating persistent labor shortages in 2026.”

— WalletHub report

Bridgeport and New York City are the two worst places to start a career, according to a recent study by WalletHub.

The free personal finance website and mobile app that provides daily credit score update released a report May 11 that listed Bridgeport as 181st and New York City as 182nd among the places to start a career. WalletHub measured cities by key indicators of career-friendliness, availability of entry-level jobs, monthly average starting salary and housing affordability.

In order to determine the best cities in which to launch a career, WalletHub compared 182 cities — including the 150 most populated U.S. cities, plus at least two of the most populated cities in each state — across two key dimensions — “Professional Opportunities” and “Quality of Life.” The company evaluated the two dimensions using 25 relevant metrics with each one being graded

on a 100-point scale, with a score of 100 representing the most favorable conditions for job-market entrants.

Bridgeport received a total score of 35.79, a Professional Opportunities ranking of 173 and a Quality of Life ranking of 181. New York City had a total score of 34.67 with a Professional Opportunities ranking of 181 and a Quality of Life ranking of 173.

On the other end of the rankings, the top three cities to start a career, according to WalletHub, are Atlanta (71.33), Orlando (70.28) and Austin (67.37). Austin received the top ranking for Quality of Life while Miami was tops in Professional Opportunities.

“Transitioning out of school and into the workforce can be a difficult and stressful process, but certain cities make things a lot easier than others,” said Chip Lupo, a WalletHub analyst. “The best cities for starting a career not only have a lot of job opportunities but also provide

substantial income growth potential and satisfying work conditions. It’s also important to consider factors such as how fun a city is to live in or how good of a place it is for raising a family, to ensure life satisfaction outside of your career.”

Lupo explained the thinking about how Atlanta was named the top place to start a career.

“Atlanta is the best place to start a career, with strong job growth of 2.08% annually, ranking 10th in the nation,” he said. “Plus, the median annual household income in Atlanta is already pretty high, at over \$90,400. In addition, Atlanta has a lot of job opportunities at companies that are rated at least 4 out of 5 stars on Glassdoor, along with plentiful entry-level jobs, and residents have a high rate of satisfaction with their jobs.”

Casey Halliley, an adjunct professor at CUNY Baruch College, told WalletHub some of the challenges facing young college graduates, especially in these troubled changes.

“Every generation faces challeng-

es,” Halliley said. “For me it was 9/11, the tech bubble bursting, Y2K, Enron and Worldcom going bankrupt and many other terrible global problems.

“Now we have expensive housing, the potential threat of AI taking entry-level jobs, student loans and the overall increasing cost of living. But we also have access to remote work, online learning, an incredibly robust internet, investing platforms and ... AI.”

One upside WalletHub discovered in its report is despite the hurdles facing young job candidates, there is a silver lining.

There are many factors — job-market saturation, housing affordability and commuter-friendliness, for instance — to consider about each prospective area. Fortunately, 69% of employers in the U.S. report difficulty finding qualified talent, indicating persistent labor shortages in 2026, which could benefit new graduates with in-demand skills.

Read the full report and your city’s rank.

# Starbucks opens new shop in Brookfield

BY PAMELA BROWN

“We’re proud to be part of Brookfield and look forward to being a gathering place for the community.”

— Starbucks spokesperson

**BROOKFIELD** – A new Starbucks has opened at the well-traveled intersection and commercial district at 128 Federal Road. It replaces a Starbucks that was at 132 Federal Road in the Dress Barn Plaza.

“We’re proud to be part of Brookfield and look forward to being a gathering place for the community,” said a Starbucks spokesperson. “In communities like Brookfield, our partners are what make Starbucks coffeehouses special.”

Joanna Croshier is store manager of the new Brookfield location that opened last month.

“Residents have been asking for months when this location will open. We are pleased to see any new

business that brings people together,” said Greg Dembowski, Town of Brookfield Economic Development director. “Starbucks is at a perfect location for residents from out of town to gather and take a break from the busy world we live in.”

It has taken Starbucks some time to bring this store to fruition. The development of the property began in October 2022 when it received zoning approval with construction commencing in November 2023. Starbucks is part of a 4,730-square-foot building that was divided into two retail spaces. Next door is Dave’s Hot Chicken, a popular restaurant known for its hot, spicy chicken that recently opened earlier this month.

The Starbucks Coffee Co. has numerous locations across Connecti-

cut, including Fairfield, Stamford, Norwalk, Westport, Danbury, New Milford, New Fairfield, Bethel, Ridgefield, Newtown, and more, with some towns having multiple shops. According to the Starbucks spokesperson, Starbucks offers competitive pay, best-in-class benefits like paid parental leave and comprehensive healthcare at just 20 hours per week, and opportunities for career and skills development.

The coffee house chain is known for its diverse menu of high-quality food that’s free of high fructose corn syrup, artificial dyes, flavors or artificial trans-fats, and its extensive ethically sourced coffee offerings, from light-bodied blonde roasts to rich medium coffees and dark roasts. Its summer menu, that launched this month, features a whole new line of food and drinks, including new

Refresher tropical flavors, such as passionfruit, guava, and mango-pineapple, along with Mexican-style horchata-inspired espresso beverages, including a horchata frappuccino blended beverage. Also, customers will see the return of its popular Unicorn Cake Pop, a vanilla cake mixed with confetti sprinkles and dipped in white chocolate icing.

According to its website, “Starbucks is back,” said Brian Niccol, chairman and chief executive officer. “Customers are responding to our commitment to world-class service, compelling menu innovation, and marketing that truly resonates. We’re putting the customer at the center of everything we do and setting our partners up for success. We know there’s more work ahead, but we’re confident in our plan and see significant opportunity in the U.S. and around the world.”

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## WESTCHESTER

## DEEDS

## Above \$1 million

**136 Westmoreland LLC**, White Plains. Seller: 136-158 Westmoreland LLC, White Plains. Property: 136 Westmoreland Ave., White Plains. Amount: \$1.7 million. Filed April 21.

**136 Westmoreland LLC**, White Plains. Seller: 136-158 Westmoreland LLC, White Plains. Property: 146 Westmoreland Ave., White Plains. Amount: \$1.8 million. Filed April 21.

**14sb LLC**, Greenwich, Connecticut. Seller: Stone Bridge Road Development LLC, Purchase. Property: 14 Stone Bridge Road, Harrison. Amount: \$5.4 million. Filed April 22.

**Hlinovsky, Paul**, New York. Seller: Guion Stteet LLC, Bronxville. Property: 205 White Plains Road, Eastchester. Amount: \$4 million. Filed April 27.

**Iskowitz Joel**, Jefferson Valley. Seller: Residences At Underhill Farms LLC, Yorktown Heights. Property: 1812 Soundview Court, Yorktown. Amount: \$1.2 million. Filed April 27.

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

Questions and comments regarding this section should be directed to:

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

**Matthews, Quimay**, Sleepy Hollow. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., 210, Cortlandt. Amount: \$1 million. Filed April 23.

**Reardon, Kayla**, Mamaroneck. Seller: VG Developers LLC, Hartsdale. Property: 82 Seton Drive, New Rochelle. Amount: \$1.4 million. Filed April 23.

**Redniss, Seth**, Brooklyn. Seller: Nash Road Holdings LLC, New York. Property: 276 Nash Road, North Salem. Amount: \$1.1 million. Filed April 24.

## Below \$1 million

**233 South Lake LLC**. Seller: LHL LLC. Property: 8 White Birch Road S., Pound Ridge. Amount: \$96,000. Filed April 23.

**30 Authentic LLC**, Yonkers. Seller: Joseph Devito, Yonkers. Property: 30 College Place, Yonkers. Amount: \$810,000. Filed April 27.

**921 Soundview Drive LLC**, White Plains. Seller: Marjorie E. D'Arcangelo. Yonkers. Property: 921 Soundview Drive, Rye Town. Amount: \$925,000. Filed April 23.

**Berger, Simone T.**, Croton-on-Hudson. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., 306, Cortlandt. Amount: \$525,000. Filed April 23.

**Brave X Development LLC**, Bedford Corners. Seller: Joan H. Richter, Wilton, Connecticut. Property: 713 Old Post Road, Bedford. Amount: \$440,000. Filed April 24.

**Bravo, Manuel N.**, White Plains. Seller: Homeward Residential Inc, West Palm Beach, Florida. Property: 39 Requa St., Mount Pleasant. Amount: \$492,000. Filed April 22.

**Carrington Mortgage Services LLC**, Seller: Doris L. Ferraro, Yonkers. Property: 724 Locksley Road, Yorktown. Amount: \$359,000. Filed April 22.

**Casa Gallinelli Management LLC**, Yorktown Heights. Seller: James J. Cronin Jr., Mohegan Lake. Property: In Yorktown. Amount: \$150,000. Filed April 23.

**Chin, Andrew**, Sleepy Hollow. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing Ph525, Mount Pleasant. Amount: \$964,000. Filed April 24.

**Groverly LLC**, Long Island City. Seller: Clara Petrozza, Yonkers. Property: 84 Page Ave., Yonkers. Amount: \$718,000. Filed April 21.

**H&M Realty Holdings LLC**, Peekskill. Seller: Gregory Beobide, Danbury, Connecticut. Property: 515 Washington St., Peekskill. Amount: \$900,000. Filed April 27.

**Holdings HDR LLC**, Bronx. Seller: WHD LLC, Yonkers. Property: 120 Herriot St., Yonkers. Amount: \$800,000. Filed April 21.

**Homeward Residential Inc.**, West Palm Beach, Florida. Seller: Wells Fargo Bank NA, West Palm Beach, Florida. Property: 39 Requa St., Mount Pleasant. Amount: \$10. Filed April 22.

**Jemab Family Ltd. Partnership**. Seller: Divette Henderson, Peekskill. Property: 206 James St., Peekskill. Amount: \$200,000. Filed April 23.

**Jl Forest LLC**, Monroe. Seller: Michael Scarimbolo, White Plains. Property: 89 Alexander Ave., White Plains. Amount: \$542,000. Filed April 24.

**Kennedy, William T.**, Hastings-on-Hudson. Seller: Scoopsmac LLC, Harrison. Property: 4 Merrill St., Greenburgh. Amount: \$791,000. Filed April 27.

**Lapborisuth, Pawan**, Mount Vernon. Seller: Robinson Development LLC, White Plains. Property: 65 Second St., Mount Vernon. Amount: \$765,000. Filed April 23.

**Lin, Jimmy**, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., 9n, Yonkers. Amount: \$420,000. Filed April 22.

**Lopez, Malu**. Seller: Philip Sell, Yonkers. Property: 47 Gibert Place, Yonkers. Amount: \$306,000. Filed April 22.

**Mireku, Benjamin**, Bronx. Seller: Robinson Development LLC, White Plains. Property: 65 W. Second St., Mount Vernon. Amount: \$775,000. Filed April 27.

**Mitaj Realty Group 1 LLC**, Mahopac. Seller: David Surlis, Pearl River. Property: 30 32 Alexander Ave., Yonkers. Amount: \$700,000. Filed April 23.

**Mitchell, Sonia**, Mount Vernon. Seller: J & H Folkes Properties LLC, White Plains. Property: 128 E. Fourth St., Mount Vernon. Amount: \$780,000. Filed April 22.

**Muratori, Chelsea**, New York. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2023 Millstone Court 23, Yorktown. Amount: \$979,000. Filed April 22.

**NRZ REO XVI LLC**. Seller: Us Bank Na, Farmers Branch, Illinois. Property: 13 Timber Ridge, Mount Kisco. Amount: \$400. Filed April 23.

**Pircio, Doreen**, Granite Springs. Seller: MGM Home Management LLC, Valhalla. Property: 98 Molly Pitcher Lane, Yorktown. Amount: \$355,000. Filed April 21.

**Rothenberg, Matthew E.**, White Plains. Seller: Briar Zappico Commons LLC, Hawthorne. Property: 9 Robert Rinaldi Lane, Ossining. Amount: \$600,000. Filed April 27.

**Rye Town**, Port Chester. Seller: Westchester Land Trust Inc., Bedford Hills. Property: In Rye Town. Amount: \$1,650. Filed April 27.

**SFEV Into the Woods LLC**, Brooklyn. Seller: Ezratty Brian, Palm Beach Gardens, Florida. Property: 7 Vincent Lane, North Castle. Amount: \$675,000. Filed April 24.

**SHYO LLC**, Lakewood, New Jersey. Seller: City of Yonkers. Property: 97 William St., Yonkers. Amount: \$147,000. Filed April 24.

**Smith, Anna**, Mount Kisco. Seller: Brave X Development LLC, Bedford Corners. Property: 713 Old Post Road, Bedford. Amount: \$540,000. Filed April 27.

**US Bank NA**, Chicago, Illinois. Seller: Antonio F. Reda, New City. Property: 518 Pleasantville Road, Mount Pleasant. Amount: \$691,000. Filed April 27.

**Winning Bidz LLC**. Seller: Eliot Kaplan. Property: 462 Ninth Ave., Mount Vernon. Amount: \$450,000. Filed April 22.

## JUDGMENTS

**Adams, Dwight E.**, New Rochelle. \$9,591 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Balci, Atakan**, Yonkers. \$10,803 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Barnaby, Sara J.**, Hartsdale. \$5,635 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 25.

**Bello, Amaurys**, Yonkers. \$12,923 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Boylequatroni, Denise**, Pelham. \$1,901 in favor of Midland Credit Management Inc., San Diego, California. Filed March 23.

**Brown, Kiyah S.**, Yonkers. \$23,776 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed March 24.

**Cain, Roxanne L.**, New Rochelle. \$5,800 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Callaghan, Sheena**, Yonkers. \$8,931 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Chasi, Wilson P.**, Yonkers. \$12,003 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Chavis, Bobby J.**, Mount Vernon. \$5,688 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Christmas, Justin**, Mount Vernon. \$2,285 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 25.

**Chulan, Megan**, Mount Vernon. \$10,700 in favor of Midland Credit Management Inc., San Diego, California. Filed March 25.

**Cignarella, Andrea M**, Pleasantville. \$2,779 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Crespo, Steven**, White Plains. \$4,380 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Cruz, Tania D.**, White Plains. \$11,260 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Daniels, Ahlvoid E.**, Pleasantville. \$20,346 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Dedushaj, Renik**, White Plains. \$6,227 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Delgais, Jake**, Yonkers. \$17,752 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Deneen, Christopher T.**, Mount Vernon. \$31,220 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Doty, Ann L.**, Bedford. \$4,806 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 25.

**Duran, Carolina R.**, Yonkers. \$5,747 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Encarnacion, Bienvenido,** Yonkers. \$12,827 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Fish, Nicole H.,** Yonkers. \$9,110 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Gil, Joan M.,** Cortland Manor. \$12,759 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Goka, Selom,** Hartsdale. \$16,090 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Gonzale, J Berrios,** Croton-on-Hudson. \$2,893 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

**Hayes, Jade L.,** Yonkers. \$6,215 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Huot, George A.,** White Plains. \$11,351 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Jesser, Rebecca,** Somers. \$2,021 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 23.

**Jesus Ovalles, Jesse D.,** Tarrytown. \$22,084 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Jimenez, Manuel,** Yonkers. \$9,953 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Koines, Karen,** Irvington. \$1,780 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 23.

**Lee, Shawanna,** Yonkers. \$14,744 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Lee, Shawanna,** Yonkers. \$30,468 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Lin, Kevin,** Yonkers. \$8,808 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Lopez, Fidel,** Yonkers. \$6,743 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Lowe, Donovan,** New Rochelle. \$2,038 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

**Lyn, Nichlah,** Ossining. \$2,885 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 23.

**McCants, Calvin C.,** White Plains. \$5,774 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 23.

**Morisete, Lissette,** Yonkers. \$6,327 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed March 25.

**Noboa, Scarlet E.,** White Plains. \$7,172 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Ortiz, Gloria,** New Rochelle. \$2,108 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Payne, Kendo,** Mount Vernon. \$4,134 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Perez, Luis A.,** Pelham. \$4,514 in favor of Capital One NA, McLean, Virginia. Filed March 24.

**Porras, Anthony,** New Rochelle. \$5,588 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Priore, Judy,** Shrub Oak. \$10,609 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Quinde, Jadan Carlos,** Sleepy Hollow. \$3,743 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Ramirez, Mercedes M.,** Bedford. \$4,432 in favor of Capital One NA, McLean, Virginia. Filed March 24.

**Reid, Maybell E.,** Mount Vernon. \$11,825 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Rivera, Luis,** Mount Vernon. \$23,736 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed March 25.

**Rodriguez Jr., Fernando,** Yonkers. \$4,518 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Rodriguez, Junior R.,** Port Chester. \$2,148 in favor of Capital One NA, McLean, Virginia. Filed March 24.

**S. Realty Inc.,** Mount Vernon. \$7,315 in favor of Metro Group Inc. Filed March 23.

**Sako, Samira A.,** Yonkers. \$3,224 in favor of Capital One NA, McLean, Virginia. Filed March 24.

**Salazar, Jose A.,** Mount Vernon. \$4,777 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Santiago, Tracy,** Shrub Oak. \$2,664 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 25.

**Shemonoski, Marilyn,** Hastings-on-Hudson. \$3,230 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Sierra, Maritza,** Yonkers. \$4,226 in favor of Capital One NA, McLean, Virginia. Filed March 24.

**Siguenza, Manuel R.,** Port Chester. \$3,413 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Singh, Joginder,** Port Chester. \$24,048 in favor of Capital One NA, McLean, Virginia. Filed March 23.

**Smith, Yesenia,** Yonkers. \$8,017 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Tavernier, Darius,** Yonkers. \$7,908 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Thakkar, Disha,** White Plains. \$10,938 in favor of Capital One NA, McLean, Virginia. Filed March 25.

**Vega, Jessica,** Yonkers. \$3,123 in favor of Discover Bank, Columbus, Ohio. Filed March 25.

**Villarraga Ortiz, Jamie A.,** White Plains. \$11,504 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 24.

**Wallace, Anthony V.,** Mount Vernon. \$50,368 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 23.

**Wallace, Dolandre J.,** Mount Vernon. \$9,524 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Wallace, Dolandre J.,** Mount Vernon. \$11,563 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 25.

**Wilson, Lorraine,** Mount Vernon. \$1,958 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 24.

**Younger, Marilyn D.,** Mount Vernon. \$3,792 in favor of Capital One NA, McLean, Virginia. Filed March 24.

## LIS PENDENS

**40 Cedar Street LLC,** as owner. Filed by Ci Notes LLC. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 40 Cedar St., Dobbs Ferry. Filed April 10.

**Affordable Logistics Inc.,** as owner. Filed by United Capital Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 2025 Maple Ave., Cortlandt. Filed April 6.

**American Express Centurion Bank,** as owner. Filed by Credit Suisse First Boston Mortgage Securities Corp. Action: Foreclosure of a mortgage in the principal amount of \$480,000 affecting property located at 56 Priscilla Ave., Yonkers. Filed April 10.

**Bank of America NA,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$630,000 affecting property located at 560 Westchester Ave., Rye. Filed April 8.

**Bautista, Rigoberto,** as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$496,000 affecting property located at 215 Manhattan Ave., Yonkers. Filed April 6.

**Bedford Properties Acquisitions LLC,** as owner. Filed by Customers Bank. Action: Foreclosure of a mortgage in the principal amount of \$475,000 affecting property located at 22 Bedford Bankville Road, North Castle. Filed April 6.

**Bunney, Steven P.,** as owner. Filed by Wintrust Mortgage. Action: Foreclosure of a mortgage in the principal amount of \$249,000 affecting property located at 9 Brookside Drive, Yorktown. Filed April 7.

**Capital One NA,** as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 158 Route 100, Katonah. Filed April 7.

**Discover Bank,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 158 Route 100, Katonah. Filed April 9.

**Empire South Broadway LLC,** as owner. Filed by All State Plumbing & Heating Corp. Action: Foreclosure of a mortgage in the principal amount of \$78,000 affecting property located at 7-11 S. Broadway, White Plains. Filed April 10.

**Heffernan, Amy,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$700,000 affecting property located at 1417 Shadow Lane, Rye. Filed April 6.

**Iodice, Jerry,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 23 Cortlandt Manor Road, Somers. Filed April 6.

**Jiang, Junwen Chu,** as owner. Filed by UMB Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$2,300,000 affecting property located at 2 High Point Terrace, Greenburgh. Filed April 7.

**Jimenez, Hector F.,** as owner. Filed by Freedom Mortgage Corporation. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 237 Roberts Ave., Yonkers. Filed April 6.

**Karpfe, Arthur,** as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$157,000 affecting property located at 3072 Crompond Road, Yorktown. Filed April 8.

**Estate of Barbara A. Pryor,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 21 Lorraine Terrace, Mount Vernon. Filed April 9.

## MECHANIC'S LIENS

**200 CC Fee Owner LLC,** New Castle. \$82,766 in favor of Foundation Building Materials, Newburgh. Filed April 28.

**Bagley, Carol Ann,** White Plains. \$11,700 in favor of Urena Construction & Design Inc., Queens. Filed April 29.

**Brescia, Nicholas,** Yonkers. \$23,350 in favor of Yost & Campbell Inc., Mount Vernon. Filed April 27.

**Chester WP LLC,** White Plains. \$17,576 in favor of Herc Rentals Inc. Filed April 28.

**Main St Lofts Yonkers LLC,** Yonkers. \$227,380 in favor of Harley Construction Management, Northvale. Filed April 27.

**North Avenue L LLC,** New Rochelle. \$475,675 in favor of KSW Mechanical LLC, Long Island. Filed April 27.

**Riverdale Ave Owners LLC,** Yonkers. \$4,529 in favor of Guma Construction Corp., Brooklyn. Filed April 24.

**Rodriguez, Donna,** Cortlandt. \$75,937 in favor of W&C General Contractor Inc. Filed April 29.

**Tuckahoe Road Management Group,** Yonkers. \$9,000 in favor of Subsurface Water Main & Sewer, Brooklyn. Filed April 27.

**Westchester Holdings DE LLC,** Harrison. \$9,906 in favor of Everon LLC, Boca Raton, Florida. Filed April 24.

## NEW BUSINESSES

### Sole Proprietorships

**Daniela Cifuentes-esthetic Studio,** 6 North St., Mount Vernon 10550. c/o Daniela Cifuentes. Filed April 9.

**Endicotts Kids Zone of Elmsford,** 205 Endicott Ave., Elmsford 10523. c/o Emely Garcia. Filed April 28.

**Erika Martins Hair Solutions,** 537 Locust Ave., Port Chester 10573. c/o Erica Martins Guelere. Filed April 28.

**FEJ Builders C,** 49 Vincent St., Elmsford 10523. c/o Favi6n E. Chiibo and Jose C. Zhonio. Filed April 29.

**Flowing Fabrics,** 45 Westminster Road, Scarsdale 10583. c/o Anand Kumar Anand. Filed April 15.

**Flying Swan Traveling Agency**, 66 Main St., No. 504, Yonkers 10701. c/o Toki Swan. Filed April 27.

**Fmc Technologies**, 26 Westbrook Drive, Cortlandt Manor 10567. c/o Christophor J. Prichinello. Filed April 29.

**Food For Thought (pod-cast)**, P.O. Box 441, Mount Vernon 10552. c/o Arthur Lee Smith. Filed April 28.

**Four Q**, 17 Salem Road, Chappaqua 10514. c/o Thomas G. Quaranta. Filed April 27.

**Golden Zenjo**, 300e Prospect Ave 1e, Mount Vernon 10553. c/o Glenna R. Bajjo. Filed April 23.

**Ground Force Moving**, 15 Island View Place, New Rochelle 10801. c/o Daniel Rodriguez. Filed April 30.

**Headless Horse Limo**, 127 Park Ave. Second floor, Mount Vernon 10550. c/o Matheus Casarin. Filed April 20.

**Icase Studio**, 189 Roberts Ave., Yonkers 10703. c/o Omar Alsagheer. Filed April 9.

**Island Skillet**, 101 Highland Ave 3k, Yonkers 10705. c/o Michelle Morgan. Filed April 14.

**Jar Driving Education Service of New York**, P.O. Box 892, Sleepy Hollow 10591. c/o Jonathan Romepo. Filed April 21.

**Javadog Web Design**, 169 Webber Ave., Sleepy Hollow 10591. c/o Patrick Seyapura. Filed April 20.

**Johns Landscaping & Masonry**, 610 Highland Ave., Peekskill 10566. c/o John Sebastian Machisaca. Filed April 17.

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Questions and comments regarding this section should be directed to:

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

**JSR Consulting**, 64 Kensington Road, No.1b, Bronxville 10708. c/o Jack Tzong Jeng Liang. Filed April 10.

**Julias Cozy Cradol**, 135 Wakefield Ave., Yonkers 10704. c/o Ephraim Antoiniel. Filed April 27.

**Karing Dental Co**, 462 S. Broadway, Yonkers 10705. c/o. Filed April 29.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Broadview Capital LLC**, as owner. Lender: Cap Rate Prospect I LLC. Property: 35 Forest Road, Palm Tree. Amount: \$3.3 million. Filed April 24.

**Loan Funder LLC Series 79045**, as owner. Lender: Old Town & Chestnut LLC. Property: 7 Old Town Road, Monroe. Amount: \$1.9 million. Filed April 24.

**Village Park LLC**, as owner. Lender: NBT Bank. Property: 124 S. Main St., Florida. Amount: \$6.9 million. Filed April 24.

#### Below \$1 million

**Continental Capital Group LLC**, as owner. Lender: 62 East Main Street LLC. Property: 62 E. Main St., Washingtonville. Amount: \$175,000. Filed April 24.

**EH Capital LLC**, as owner. Lender: Equity Homes NY II Inc. Property: in Middletown. Amount: \$100,000. Filed April 27.

**Garcia, Michael Angel**, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in LaGrange. Amount: \$754,290. Filed Feb. 18.

**Plaza Home Meeting Inc.**, as owner. Lender: Michael A. Bianchi Jr. Property: 55 Glen Ave., Middletown. Amount: \$241,881. Filed April 27.

**Primelending**, as owner. Lender: Denise A. and John Paul Laporte. Property: in Minisink. Amount: \$514,836. Filed April 27.

**Rock Solid Funding LLC**, as owner. Lender: Broccoli Patch Inc. Property: 1355 Kings Highway, Chester. Amount: \$230,700. Filed April 23.

**Walden Savings Bank**, as owner. Lender: Harold and Sarah Knebel. Property: in Florida. Amount: \$500,000. Filed April 27.

### DEEDS

#### Above \$1 million

**71 Church LLC**, Spring Valley. Seller: 71 Airmont Purchaser LLC, Brooklyn. Property: 71 Church Road, Airmont. Amount: \$2.5 million. Filed April 29.

**BH Equity 2 LLC**, Airmont. Seller: 268 Wallabout Realty LLC, Brooklyn. Property: 33 Smith Hill Road, Airmont. Amount: \$1.4 million. Filed April 27.

**Blackrock Holding LLC**, Hopewell Junction. Seller: 171 Parker Avenue Realty LLC, Wappingers Falls. Property: in city of Poughkeepsie. Amount: \$1 million. **Filed April 16.**

**Bronx West Rock Fund li LLC**, Bronxville. Seller: Marsico Family Trust, Chambersburg, Pennsylvania. Property: 23 College Ave., and 81 E. Route 59, Nanuet. Amount: \$2.1 million. Filed April 29.

**Freschl, Marc**, New York. Seller: Oriole Mills Property LLC, Rhinebeck. Property: in Red Hook. Amount: \$17 million. Filed April 17.

**Klar, Shaindy**, Spring Valley. Seller: Bama Enterprises Corp., New City. Property: 615 Union Road, New Hempstead. Amount: \$1.5 million. Filed April 27.

**MS Highview LLC**, Suffern. Seller: Shem Olam LLC, Suffern. Property: 82 Highview Road, Suffern. Amount: \$6.5 million. Filed April 28.

**SH Grasmere Acquisition LLC**, New York. Seller: Mensch Grasmere LLC, Red Hook. Property: 25-29 Mill Road, Rhinebeck. Amount: \$16.8 million. Filed April 16.

**Smith, Eric**, Brooklyn. Seller: 1010 Holdings LLC, Milan. Property: in Milan. Amount: \$4.1 million. Filed April 16.

**Smolin, Brian**, Brooklyn. Seller: 17 Church LLC, Beacon. Property: in city of Beacon. Amount: \$4.2 million. Filed April 15.

**Tiger HI Realty LLC**, Brooklyn. Seller: 31 Murray Hill Drive LLC, Brooklyn. Property: 31 Murray Hill Drive, Nanuet. Amount: \$8 million. Filed April 29.

**Wappingers Falls Realty Holding LLC**, Brewster. Seller: Gas Land Petroleum Inc., New Paltz. Property: 2357-2365 Route 9D, Wappinger. Amount: \$3.4 million. Filed April 15.

**Wilderness Drive 54 LLC**, Newburgh. Seller: Margret J. Evangelista, Stony Point. Property: 54 Wilderness Drive, Stony Point. Amount: \$1.1 million. Filed April 27.

#### Below \$1 million

**1 Lane Street LLC**, Spring Valley. Seller: Herman Stark, Monsey. Property: 1 Lane St., Monsey. Amount: \$735,000. Filed April 28.

**19 W. Windy Bush LLC**, Netcong, New Jersey. Seller: Irene M. Cox, West Nyack. Property: 16 Maple Ave., West Nyack. Amount: \$450,000. Filed April 29.

**228 Mansion Street LLC**, White Plains. Seller: Cora Keith, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$465,000. Filed April 17.

**4 Keim Drive LLC**, Tallman. Seller: Nash, Delores A. Nash, South Nyack. Property: 4 Keim Drive, Pomona. Amount: \$570,000. Filed April 27.

**5 Lea LLC**, Brooklyn. Seller: Deutsche Bank National Trust Co., Orange, California. Property: 5 Lea Court, Pomona. Amount: \$910,000. Filed April 29.

**6 Bellows Lane LLC**, Spring Valley. Seller: David Teitelbaum, Airmont. Property: 6 Bellows Lane, Chestnut Ridge. Amount: \$410,000. Filed April 27.

**60 S. Central LLC**, Nanuet. Seller: Elisabeth Personna, Brooklyn. Property: 60 S. Central Ave., Nanuet. Amount: \$615,000. Filed April 29.

**9 Charles Lane 2C LLC**, Spring Valley. Seller: Genette M. Apicella, Pomona. Property: 9 Charles Lane, Pomona. Amount: \$220,000. Filed April 29.

**Bascom Properties LLC**, Pleasant Valley. Seller: Five Minute Construction LLC, Redding, Connecticut. Property: 26-32 S. Center St., Millerton. Amount: \$700,000. Filed April 15.

**Christophe, Nathan**, Middletown. Seller: Charles Greenberg Trust, New City. Property: 12 Park Ave., New City. Amount: \$525,000. Filed April 29.

**Development By 3JS LLC**, Wappingers Falls. Seller: James R. Van Tassel, Marlboro. Property: 8 Andover Lane, Poughkeepsie. Amount: \$240,000. Filed April 17.

**Gabari, Jason**, Cornwall. Seller: Rejuvenate Properties II LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$379,000. Filed April 15.

### JUDGMENTS

**Abate, Leonard Jr.**, Newburgh. \$11,799 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 14.

**Acevedo, Marvin A.**, Newburgh. \$18,862 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 9.

**Alicea, Cynthia Xiomara**, Walden. \$3,613 in favor of Bank of America, Charlotte, North Carolina. Filed April 14.

**Alvarado, Kimberly**, Newburgh. \$1,695 in favor of Midland Credit Management Inc., San Diego, California. Filed April 13.

**Anderson, Randy L.**, Port Jervis. \$7,012 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 14.

**Aponte, Bertha I.**, New Windsor. \$3,775 in favor of Bank of America, Charlotte, North Carolina. Filed April 15.

**Ariza, Agnello**, Middletown. \$2,599 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Arnita, Jaime**, Middletown. \$1,931 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**Bedell, Tammy L.**, Middletown. \$10,001 in favor of Capital One, McLean, Virginia. Filed April 13.

**Bedoya, Jessica**, New Windsor. \$2,608 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**Beloved Restaurants LLC**, Miramar Beach, Florida. \$162,710 in favor of Vox Funding LLC, New York. Filed April 15.

**Bonilla, Dalia**, Middletown. \$6,698 in favor of Citibank, Sioux Falls, South Dakota. Filed April 13.

**Brown, Christopher C.**, Middletown. \$14,726 in favor of Capital One, McLean, Virginia. Filed April 15.

**Brulatour, Nicole**, New Hampton. \$2,384 in favor of Capital One, McLean, Virginia. Filed April 14.

**Conklin, Misty S.**, New Hampton. \$6,677 in favor of Capital One, McLean, Virginia. Filed April 13.

**Cormier, Joseph**, Sparrow Bush. \$4,415 in favor of Citibank, Sioux Falls, South Dakota. Filed April 14.

**Cothren, Charles**, Middletown. \$2,641 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Covenant Roofing Company LLC**, Lebanon, Ohio. \$158,703 in favor of Retro Advance Inc., Westbury. Filed April 14.

**Davis, Teka**, Middletown. \$2,575 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**DiNaso, Ann**, New Windsor. \$9,687 in favor of Bank of America, Charlotte, North Carolina. Filed April 15.

**Donald, Devon**, Middletown. \$1,896 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Ehler, John**, Middletown. \$1,982 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**Eichler, Michael W**, Newburgh. \$23,763 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 9.

**Feliz, Danilda**, Middletown. \$3,274 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Figuera, Jeniree**, Chester. \$4,414 in favor of American Express National Bank, Sandy, Utah. Filed April 15.

**Greene, Amber L.**, Newburgh. \$20,938 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 14.

**Jackson, Vanesha**, New Windsor. \$2,547 in favor of Midland Credit Management Inc., San Diego, California. Filed April 14.

**Joe NY Consulting Inc.**, Middletown. \$160,996 in favor of TD Bank, Portland, Maine. Filed April 10.

**Johnson, Patty**, Middletown. \$5,382 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 13.

**Leslie, Kimberly K.**, Middletown. \$17,316 in favor of Capital One, McLean, Virginia. Filed April 13.

**Maldonado, Jacqueline**, Middletown. \$1,807 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**McGovern, Lanikka**, Warwick. \$1,912 in favor of Capital One, McLean, Virginia. Filed April 14.

**McLaughlin, Kevin**, Chester. \$6,985 in favor of Capital One, McLean, Virginia. Filed April 14.

**Meals On Wheels Corp.**, Queens. \$61,793 in favor of Vox Funding LLC, New York. Filed April 15.

**Medellin, Andres**, Pine Bush. \$11,127 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 14.

**Mercado, Carlos**, Middletown. \$2,789 in favor of Synchrony Bank, Draper, Utah. Filed April 15.

**Ortiz, Hymie**, Walden. \$2,446 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Ortiz, Noel Severiano**, Montgomery. \$3,712 in favor of Bank of America, Charlotte, North Carolina. Filed April 15.

**Perrego, Mitchell**, Campbell Hall. \$7,485 in favor of Capital One, McLean, Virginia. Filed April 14.

**Pierson, Barbara Ann**, Harriman. \$2,083 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Pongnon, Millicent**, Middletown. \$3,426 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**Porter, Rebecca J**, Walden. \$6,082 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 14.

**Pounds Construction LLC**, Belleview, Florida. \$65,057 in favor of Vox Funding LLC, New York. Filed April 15.

**Primus, William**, Middletown. \$1,582 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Rake, Shaniya**, Port Jervis. \$4,559 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Reaves, Jerremy**, Middletown. \$4,189 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Roldan, Judiessia**, Middletown. \$992 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Sammons, Camille I**, Montgomery. \$9,361 in favor of Capital One, McLean, Virginia. Filed April 14.

**Sharrett, Christopher**, Campbell Hall. \$5,378 in favor of Capital One Bank, McLean, Virginia. Filed April 15.

**Spencer, Trina**, Middletown. \$3,509 in favor of Capital One, McLean, Virginia. Filed April 14.

**St. Fleur, Lourdine**, Monroe. \$2,350 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Stackhouse, Shanice Y.**, Newburgh. \$1,739 in favor of Midland Credit Management Inc., San Diego, California. Filed April 13.

**Starro, Erica**, Filed Maybrook. \$2,255 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Stevens, Robert H.**, Middletown. \$7,497 in favor of Bank of America, Charlotte, North Carolina. Filed April 15.

**Teeple, Jordana**, Middletown. \$14,133 in favor of Bank of America, Charlotte, North Carolina. Filed April 15.

**Thomas, Javon**, Highland Mills. \$3,458 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 13.

**Thompson, Kijuanne**, Middletown. \$2,226 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

**Turnage, Clarence**, Washingtonville. \$2,562 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 13.

**Villalona, Yarielis**, Westtown. \$2,370 in favor of Capital One, McLean, Virginia. Filed April 13.

**Yossef, Roisy**, Highland Mills. \$23,385 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 13.

**Zuckerman, Kimberly**, Middletown. \$1,183 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

## MECHANIC'S LIENS

**37 Police Drive LLC**, as owner. \$109,303 in favor of Active Fire Protection Inc. Property: 37-39 Police Highway, Goshen. Filed May 4.

**Crystal Run Newco LLC**, as owner. \$1,857 in favor of CRP Sanitation Inc. Property: 1 Galleria Drive, Middletown. Filed April 27.

**Dhtaa, Kafagy**, as owner. \$5,212 in favor of CRP Sanitation Inc. Property: 16 Wayne Ave., Fort Montgomery. Filed May 15.

**Espinal, Christopher Lee**, as owner. \$1,072 in favor of Newburgh Plumbing & Heating Inc. Property: 68 Liberty St., Newburgh. Filed April 29.

**Halpern, Moche**, as owner. \$40,212 in favor of Obstacle Systems Inc. Property: 8 Kingsville Drive, Monroe. Filed May 5.

**Keen Equities LLC**, as owner. \$245,000 in favor of 5 L Enterprises Inc. Property: in Blooming Grove. Filed May 13.

**New Windsor Destinta Plaza LLC**, as owner. \$30,000 in favor of D&J Logistics LLC. Property: 215 Quassaick Ave., New Windsor. Filed April 27.

**Reade Hotel Capital LLC**, as owner. \$129,459 in favor of Captive Aire Systems Inc. Property: 60 Centre Drive, Woodbury. Filed May 4.

**Ruggirello, Marilyn J.**, as owner. \$406,672 in favor of Commonwealth Electrical Technologies LLC. Property: 277 St. Andrews Road, Montgomery. Filed May 11.

**Ruggirello, Marilyn J.**, as owner. \$406,672 in favor of Commonwealth Electrical Technologies LLC. Property: in Montgomery. Filed April 23.

## NEW BUSINESSES

### Partnerships

**Classic Auto Productions**, Road 5, Box 546a, Middletown 10940. c/o Richard Demberg and Robert Leonard Barrett. Filed April 27.

### Sole Proprietorships

**A&K Bright Beginnings Childcare**, 96 Logans Way, Filed Maybrook 12543. c/o Ashley Jean Baptiste. Filed April 24.

**Bell Street Window Cleaning**, 28 John St., Warwick 10990. c/o Stephen M. Jordan Jr.. Filed April 27.

**Bunny Entertainment**, 34 Maryland Ave., Middletown 10940. c/o Marlon Santiago Lopez Ortiz. Filed April 28.

**Eagle Advising Services**, 1 Thistle Drive, Montgomery 12549. c/o Christopher R. Arndt. Filed April 28.

**Glenwood Construction Co.**, 14 Garland Trail Monroe, NY. c/o Robert McGuigan Jr. Filed April 24.

**GPS Transport Service**, 9 Lafayette Drive, New Windsor 12553. c/o Predeep Iranjan Gunasekara. Filed April 29.

**In The Black Books Bookkeeping**, 42 Highland View Place, Middletown 10940. c/o Ines L. Evans. Filed April 24.

**Mountainville Bread Co.**, 80 Taylor Road, Mountainville 10953. c/o Arthur Gordon Lingley. Filed April 27.

**Nishara Communications**, 165 Berea Road, Walden 12586. c/o Anthony Hasan Linnen. Filed April 24.

**Nishara Essentials**, 467 Broadway, Unit 2003, Newburgh 12550. c/o Anthony Hasan Linnen. Filed April 24.

**Peru Contractors, 3** Stillman Way, Apt. D, Monroe 10950. c/o Juan Antonio Rios Miranda. Filed April 28.

**Photo ID**, 30 Horseshoe Way, Middletown 10940. c/o Idris D. Daniels. Filed April 27.

**Wells Works NY**, 298 Burlingham Road, Bloomingburg 12721. c/o Robert E. Wells Jr.. Filed April 29.

**Your Way Transportation**, 77 Grand Ave., Middletown 10940. c/o Lavar J. Ghee. Filed April 24.

## BUILDING PERMITS

### Commercial

**260 Long Ridge Land LLC**, Stamford, contractor for 260 Long Ridge Land LLC. Commercial alterations on the second floor at 260 Long Ridge Road, Stamford. Estimated cost: \$85,000. Filed April 15.

**300 Atlantic Street Owner LLC**, Stamford, contractor for 300 Atlantic Street Owner LLC. Renovate Suite 802 at 300 Atlantic St., Stamford. Estimated cost: \$444,745. Filed April 9.

**300 Atlantic Street Owner LLC**, Stamford, contractor for 300 Atlantic Street Owner LLC. Construct office Suite 301 in Group B on the third floor at 300 Atlantic St., Stamford. Estimated cost: \$133,379. Filed April 10.

**300 Atlantic Street Owner LLC**, Stamford, contractor for 300 Atlantic Street Owner LLC. Third floor, Suite 302, office prebuild at 300 Atlantic St., Stamford. Estimated cost: \$355,603. Filed April 10.

**300 Atlantic Street Owner LLC**, Stamford, contractor for 300 Atlantic Street Owner LLC. Third floor, Suite 303, office prebuild at 300 Atlantic St., Stamford. Estimated cost: \$265,242. Filed April 10.

**300 Atlantic Street Owner LLC**, Stamford, contractor for 300 Atlantic Street Owner LLC. Located on Third floor, Suite 304, office prebuild at 300 Atlantic St., Stamford. Estimated cost: \$182,164. Filed April 10.

**398 Fairfield Avenue LLC**, Stamford, contractor for 398 Fairfield Avenue LLC. Legalize approximately 60-foot retaining wall along Sunnyside Avenue at 398 Fairfield Ave., Stamford. Estimated cost: \$5,000. Filed April 15.

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Mount Kisco, NY 10549  
Phone: 914-694-3600

**986 Bedford Street**, Stamford, contractor for 986 Bedford Street. Install aluminum stud-mounted letters at 986-986 Bedford St., Stamford. Estimated cost: \$3,000. Filed April 15.

**Arco/Murray National Holdings Inc.**, Downers Grove, Illinois, contractor for Five Harbor Point Square LLC. Construct the foundation only for a 22,975-square-foot two-story use Group A assembly building at 200 Washington Blvd., Stamford. Estimated cost: \$2,000,000. Filed April 27.

**Arteffects Incorporated**, Bloomfield, contractor for CHC Realty II Inc. Install a nonilluminated sign at 22 Fifth St., Stamford. Estimated cost: \$5,775. Filed April 24.

**Avila, Doris S. and Vilma J. Sagastume-Contreras**, Norwalk, contractor for Doris S. Avila and Vilma J. Sagastume-Contreras. Renovate single-family residence at 55 Clinton Ave., Norwalk. Estimated cost: \$1,000. Filed April 1.

**Bismark Construction Company Inc.**, Norwalk, contractor for Norwalk Hospital Association. Install new air handling equipment and interior and exterior renovations at 34 Maple St., Norwalk. Estimated cost: \$687,311. Filed April 1.

**Bismark Construction Company Inc.**, Norwalk, contractor for Norwalk Hospital Association Construct support upgrades for X-ray equipment at 34 Maple St., Norwalk. Estimated cost: \$137,000. Filed April 1.

**Blackwell Construction LLC**, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Demise office space and construct a new interior configuration occupied by Moneycorp at 400 Atlantic St., Stamford. Estimated cost: \$234,000. Filed April 15.

**J. Rodas Home Improvement LLC**, Norwalk, contractor for Peter and Alexandra Benevides. Renovate single-family residence at 12 Pine Hill Ave., Norwalk. Estimated cost: \$200,000. Filed April 1.

**Pro Builders of Connecticut LLC**, Norwalk, contractor for Danny Kalmanides. Reconstruct stone retaining wall and steps at 38 Pine Hill Ave., Norwalk. Estimated cost: \$125,000. Filed April 1.

**Proangle Construction LLC**, Norwalk, contractor for Sixty-four Connecticut Avenue Associates. Install awning and canopy for Speeders Carwash at 64 Connecticut Ave., Norwalk. Estimated cost: \$35,000. Filed April 7.

**Proangle Construction LLC**, Norwalk, contractor for 297 Main Avenue LLC. Perform replacement alterations at 275 Main Ave., Norwalk. Estimated cost: \$348,000. Filed April 7.

**Rick's Main Roofing Ltd.**, Norwalk, contractor for Dooney & Bourke Inc. Reroof 6 Regent St., Norwalk. Estimated cost: \$96,170. Filed April 7.

**St. Michael Construction and Cleaning**, Norwalk, contractor for Realty Lola LLC. Construct a foundation for rear addition at 20 North Ave., Norwalk. Estimated cost: \$40,000. Filed April 1.

**Two Cousins Masonry LLC**, Norwalk, contractor for ACR Property LLC. Convert two-family residence to four-family residence at 8 North Ave., Norwalk. Estimated cost: \$105,000. Filed April 6.

### Residential

**A1 Home Improvement LLC**, Berlin, contractor for Jeffrey A. Wiggin and Adrienne Makowski. Remove existing roof and reroof 34 Leonard St., Stamford. Estimated cost: \$15,250. Filed April 21.

**Araujo Decking Construction LLC**, Danbury, contractor for Erika Herrmann and Ariel German Suffern. Replace decking and stairs on existing deck and build a deck extension at 996 Stillwater Road, Stamford. Estimated cost: \$15,383. Filed April 1.

**Area Renovation Inc.**, Stamford, contractor for Christopher Blohm and Deirdre Blohm. Replace the back porch with new railings, boards, joists and a support frame, ensuring it matches the existing design at 135 Breezy Hill Road, Stamford. Estimated cost: \$7,000. Filed April 21.

**Area Renovation Inc.**, Stamford, contractor for Thomas S. King and Kathryn A. Francavilla. Build a residential new deck attached to the house at 31 Gaymoor Drive, Stamford. Estimated cost: \$20,879. Filed April 22.

**AVM Construction Services Inc.**, Stamford, contractor for Nicolas Dellacamera and Christina Dellacamera. Repair single-family dwelling after fire at 2189 Long Ridge Road, Stamford. Estimated cost: \$400,000. Filed April 2.

**Bailiwick Roofing and Siding Inc.**, Norwalk, contractor for Lora Ann Sporny. Install new roof, tear off existing one layer, apply new metal to eaves and rakes, add 12 feet of ice and water membrane, use plywood tape, cover with synthetic paper, and place new GAF Timberline architectural lifetime shingles at 30 Brookhollow Lane, Stamford. Estimated cost: \$34,856. Filed April 20.

**Banks Brothers Services Inc.**, Greenwich, contractor for Michael Banks and Albina Banks. Transform flat roof over existing garage into a pitched roof to match the new garage and main house at 386 June Road, Stamford. Estimated cost: \$90,000. Filed April 22.

**Barbour Brown LLC**, Darien, contractor for Ben Biscarrat and Brianne Corcoran. Renovate single-family residence at Deepwood Road, Stamford. Estimated cost: \$300,000. Filed April 13.

**Battinelli, Anthony**, Stamford, contractor for Ashley Brianne Carrier and Eric Stephen DiLello. Remove existing asphalt roof and reroof 129 Davenport Ridge Road, Stamford. Estimated cost: \$32,200. Filed April 22.

**Best Way Siding & Roofing LLC**, Wolcott, contractor for Daniel G. Chichester Jr., Al Chichester and Jennifer D. Chichester. Remove all old shingles and accessories and install new shingles and accessories at 36 Denise Place, Stamford. Estimated cost: \$20,300. Filed April 16.

**Bill Heyde - Carpentry/Contractor LLC**, Wilton, contractor for Sharon Asks. Construct a residential addition, approximately 300-square-feet, consisting of a one-story structure over a new crawl space foundation, including a bedroom and full bath at 41 Idlewood Place, Stamford. Estimated cost: \$105,000. Filed April 16.

**Burr Roofing Siding & Windows Inc.**, Stratford, contractor for Ryan Clark and Nina Clark. Remove existing roof and reroof 32 Lynam Road, Stamford. Estimated cost: \$221,408. Filed April 1.

**Carpentry Unlimited Inc.**, Stamford, contractor for Andrew Williams. Detach the three-car garage at 165 Gun Club Road, Stamford. Estimated cost: \$150,000. Filed April 21.

**Casale, Anna M.**, Brewster, New York, contractor for Mark Friedman and Deborah Friedman. Create a relaxing oasis with a 13'x40' in-ground pool and a 6'6"x8' spa at 158 Davenport Drive, Stamford. Estimated cost: \$150,000. Filed April 8.

**Cass, Martin and Carol Cass**, Stamford, contractor for Martin Cass and Carol Cass. Construct a new 24' x 24' prefab accessory two-car garage on an 8" slab concrete foundation with a pitched, 4" thick concrete slab, covered breezeway at 3 Nathan Hale Drive, Stamford. Estimated cost: \$54,000. Filed April 22.

**CDS Construction & Consulting LLC**, Bethel, contractor for Little Workers of Sacred Hearts of Jesus & Mary Inc. Renovate existing spaces into pre-k classrooms; convert existing room into entry vestibule; remove existing exterior staircase and screen porch; construct new two-story additions containing hallways and children's storage cubbies; construct three new toilet rooms, two of which are accessible; upgrade main entrance to first-floor classroom and include a new handicap accessible ramp and front porch; expand driveway and sidewalks at 627 Glenbrook Road, Stamford. Estimated cost: \$457,000. Filed April 28.

**Cebulski Construction Inc.**, Bridgeport, contractor for Frank R. Williams Jr. and Victoria R. Williams. Construct a small mudroom addition totaling 115 square feet and renovate the second floor of the house to improve the bedroom and bathroom layout at 490 June Road, Stamford. Estimated cost: \$320,000. Filed April 28.

**City of Stamford**, Stamford, contractor for the city of Stamford. Set up the annual temporary tent at the end of April for May use and take it down at the end of October at 1349 Newfield Ave., Stamford. Estimated cost: \$500. Filed April 7.

**Classic Roofing Company Inc.**, Newtown, contractor for Barbara S. Thanhauser. Remove all layers of asphalt shingles, install new cedar siding in areas with copper flashing, remove skylights from the breeze way roof, apply ice and water barrier, deck tape on plywood joints, install GAF Timberline asphalt shingles, and place copper valley flashing at 1062 Sunset Road, Stamford. Estimated cost: \$60,900. Filed April 1.

**Connecticut Masonry & Waterproofing LLC**, Monroe, contractor for Serman Family Trust. Remove existing roof and reroof 50 Overbrook Drive, Stamford. Estimated cost: \$30,400. Filed April 20.

**Custom Copper Works LLC**, Stamford, contractor for Krzysztof Faryna and Marzena Faryna. Remove existing asphalt shingles and install new ultra-HD asphalt shingles at 70 Pepper Ridge Road, Stamford. Estimated cost: \$7,861. Filed April 8.

**DHS Home Improvement LLC**, Bridgeport, contractor for Richard Michael Parry and Michelle M. Parry. Replace kitchen cabinets and repair a damaged beam on the ceiling at 14 Reed Place, Stamford. Estimated cost: \$6,700. Filed April 5.

**DiGiorgi Roofing & Siding Inc.**, Beacon Falls, contractor for Robert Andrasi and Jessica L. Andrasi. Replace three double-hung inserts, one single casement insert, two casement windows and two awning windows at 5 Hampshire Lane, Stamford. Estimated cost: \$5,604. Filed April 15.

**DiGiorgi Roofing & Siding Inc.**, Beacon Falls, contractor for Shirley M. Viscarello. Remove entire roof and reroof 233 Dogwood Lane, Stamford. Estimated cost: \$17,393. Filed April 27.

**IJ Group OZ LLC**, Norwalk, contractor for IJ Group OZ LLC. Construct a two-story mixed used / eight-unit residential at 3 Isaacs St., Norwalk. Estimated cost: \$800,000. Filed April 6.

**J and S Home Solution LLC**, Norwalk, contractor for Francesca and Andrew Bond. Renovate single-family residence at 294 Newtown Ave., Norwalk. Estimated cost: \$230,000. Filed April 1.

**J&J Angeles Home Improvement LLC**, Norwalk, contractor for Deng Yushan and Jin Zexi. Renovate bathroom at 25 Grand St., No.115, Norwalk. Estimated cost: \$10,600. Filed April 6.

**JP Carroll Roofing LLC**, Norwalk, contractor for Morris Kiplin and Vivienne D. Kiplin. Remove existing roof and reroof 22 Windsor Place, Norwalk. Estimated cost: \$22,795. Filed April 7.

**Olenoski, David B.**, Shelton, contractor for Ashley Sproul. Remove and replace kitchen cabinets and countertops; open kitchen to dining and living rooms by removing non-bearing partitions; and relocate washer and dryer at the water heater closet. 2437 Bedford St., Stamford. Estimated cost: \$18,000. Filed April 2.

**Robert Lupinski Painting & Remodeling LLC**, Norwalk, contractor for John Chellgren. Rebuild two-car garage addition at 12 Anderson Road, Norwalk. Estimated cost: \$40,000. Filed April 1.

**Rodger Gibson LLC**, Norwalk, contractor for Stewart Kluss. Replace kitchen in existing location at 136 East Ave., No. 2A, Norwalk. Estimated cost: \$35,000. Filed April 1.

**Sanz, Katia**, Norwalk, contractor for Katia Sanz. Renovate single-family residence at 31 Hyatt Ave., Norwalk. Estimated cost: \$30,000. Filed April 1.

**Ten Merrill Road LLC and Deb Thorton**, Norwalk, contractor for Deb Thorton. Add one full bathroom within primary bedroom at 10 Merrill Road, Norwalk. Estimated cost: \$20,000. Filed April 1.

**The Greyrock Companies LLC**, Norwalk, contractor for Greyrock Woods LLC. Build foundation-only for one-family house at 4 Singingwoods Road, Norwalk. Estimated cost: \$12,000. Filed April 1.

**Valadares, Candido A.**, Norwalk, contractor for Peter Dolle and Donna Stolar. Remove existing deck and construct new deck with stairs at 28 Geneva Road, Norwalk. Estimated cost: \$80,000. Filed April 6.

## COURT CASES

### Bridgeport Superior Court

**McLean, Gregory**, Hamden. Filed by Jean M. Walker, Stratford. Plaintiff's attorney: Connolly Brennan Ralabate PC, Stratford. Action: the plaintiff was being transported to a medical appointment in a van operated by the defendant who proceeded to operate the van beyond the main entrance of the Lord Chamberlain parking lot when the driver suddenly and without warning allegedly applied the van's brakes with unreasonable and excessive force while the van was traveling over a speed bump causing the plaintiff to fall to the floor of the van and sustain injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6158152-S. Filed March 30.

**Rogers, Erica B.**, Stratford. Filed by New Country Motor Cars of Westport LLC, Plano, Texas. Plaintiff's attorney: Rubin & Rothman LLC, Islandia. Action: the plaintiff and the defendant entered into a vehicle lease agreement. The lease terms, included monthly payments, excess mileage charges and costs for repairs not considered normal wear and tear. However, the defendant allegedly has failed to make the required payments and refused to pay despite demands from the plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6158276-S. Filed March.

**Segui Jr, Osvaldo, et al**, Hamden. Filed by Mattie Cobb, Bridgeport. Plaintiff's attorney: Nicholas R. Nesi, East Haven. 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-26-6158470-S. Filed April 6.

**The Catholic Academy of Bridgeport Inc., et al**, Bridgeport. Filed by Joel Saavedra, West Haven. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff was employed as a fourth-grade teacher and later as the girls' basketball coach by the defendant. The defendant allegedly informed a parent that the plaintiff had been terminated for inappropriately touching female students, a statement made publicly in front of parents that was false. This alleged defamation caused the plaintiff severe humiliation, mental anxiety, emotional distress and led to additional incidental expenses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6158448-S. Filed April 6.

### Danbury Superior Court

**Entertainment Production Accounting Inc., et al**, Shelbyville, Tennessee. Filed by Capital Shack LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered into a Purchase and Sale of Future Receivables agreement, whereby the defendant sold and the alaintiff purchased. The defendant allegedly defaulted on the agreement by failing to communicate and discuss reconciliation following nonpayment. The defendant closed its depository accounts, changed its depository account and insufficient funds in the defendant's bank account. As a result, the plaintiff suffered damages and seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058610-S. Filed March 17.

**Ortega-Camas, Jose**, Danbury. Filed by Jonas Rosario, Danbury. Plaintiff's attorney: Tremont Sheldon PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058744-S. Filed March 27.

**Rashid, Mohammad**, Greenwich. Filed by Erica Ames, Greenwich. 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. DBD-CV-26-6058642-S. Filed Feb. 5.

### Stamford Superior Court

**Gluck, Elisheva R.** Filed by Capital One NA, Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-26-6079611-S. Filed March 16.

**Kakaletris, Louis, et al**, Stamford. Filed by Jose Rivera, Rocky Hill. Plaintiff's attorney: Attorney Rachel M. Baird, Rocky Hill. Action: the plaintiff and defendant allegedly concealed ownership of family properties and business assets to shield them from creditors while maintaining control over those assets. The complaint claims the defendant controlled and profited from the Wardwell Street property despite efforts to obscure his ownership interest through misleading records and LLC structures. Plaintiff further alleges that defendant transferred jointly owned property into an LLC to avoid creditors, accumulated significant unpaid debts and later engaged in identity theft and financial fraud using accounts opened in plaintiff's name. After reporting the alleged misconduct, plaintiff claims he was subjected to harassment and intimidation, resulting in multiple lawsuits involving fraud, emotional distress and defamation. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6079634-S. Filed March 18.

**Quito, David**, Stamford. Filed by Gilberto Velasquez, Stamford. Plaintiff's attorney: The Maddox Law Firm Inc., 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-26-6079726-S. Filed March 24.

**Whale Logistics (USA) Inc., et al**, Buena Park, California. Filed by Mottex Capital LLC, Stamford. Plaintiff's attorney: Nakul Madhav Havnurkar, Cincinnati, Ohio. Action: The plaintiff and defendant entered into a Purchase and Sale of Future Receivables Agreement, whereby the defendant sold and the plaintiff purchased. The defendant defaulted on the agreement allegedly by failing to communicate and discuss reconciliation following nonpayment. The defendant closed its depository accounts, changed its depository account and insufficient funds in the defendant's bank account. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6079713-S. Filed March 24.

## DEEDS

### Commercial

**1427 Kings Highway LLC**, Trumbull. Seller: 1427, 1436 and 1443 Kings Highway East LLC, Fairfield. Property: 1427-1443 Kings Highway, Fairfield. Amount: \$1. Filed April 14.

**24 Annjim Drive LLC**, Fairfield. Seller: Jon L. Newman, Greenwich. Property: 24 Annjim Drive, Greenwich. Amount: \$10. Filed April 21.

**25 Chestnut and Pine LLC**, Old Greenwich. Seller: Yongting He and John Anello, Old Greenwich. Property: 25 Chestnut St., Greenwich. Amount: SN/A. Filed April 21.

**28 Valleywood LLC**, Greenwich. Seller: PF2026 Irrevocable Trust, St. Petersburg, Florida. Property: 28 Valleywood Road, Cos Cob. Amount: \$1,850,000. Filed April 21.

**36 Baldwin Farms North LLC**, Greenwich. Seller: Anthony Strelzick, Greenwich. Property: 36 Baldwin Farms North, Greenwich. Amount: \$7,750,000. Filed April 20.

**8 Old Round Hill Lane LLC**, New Canaan. Seller: Spencer W. Lampert and Shari Lampert, Greenwich. Property: 8 Old Round Hill Lane, Greenwich. Amount: \$10. Filed April 21.

**94 Halo, LLC**, Dover, Delaware. Seller: Stavros Aivalis and Audra Nicole Antonello, Stamford. Property: 94 Haviland Road, Stamford. Amount: \$330,000. Filed April 6.

**Balidemaj, Enver**, Stamford. Seller: Mica Development Co. - Stillwater Avenue LLC. Stamford. Property: 40 Hoyclo Road, Stamford. Amount: \$2,625,000. Filed April 8.

**Capitol Holding of Connecticut LLC**, Old Lyme. Seller: Roque Martin and Anna Martin, Fairfield. Property: 1053 Fairfield Beach Road, Fairfield. Amount: \$3,050,000. Filed April 17.

**Crimson King LLC**, White Plains, New York. Seller: Mary M. Jones, Greenwich. Property: 14 Pinecroft Road, Greenwich. Amount: \$5,550,000. Filed April 23.

**Gaudiano, Anthony**, Stamford. Seller: CCC Real Estate Holding Company LLC, Boca Raton, Florida. Property: 393 Glenbrook Road, Stamford. Amount: \$700,000. Filed April 6.

**Huang, Chao and Jia Guo**, Scarsdale, New York. Seller: 72 Highview LLC, Darien. Property: 72 Highview Ave., Stamford. Amount: \$750,000. Filed April 10.

**O'Neal, Margaret A.**, Old Greenwich. Seller: Alexander Georg Wolters and Samantha Jane Schoen, Cohasset, Massachusetts. Property: 53 Lockwood Ave., Old Greenwich. Amount: \$3,925,001. Filed April 21.

**Paparatto, Stephanie and Gregory Paparatto**, Brooklyn. Seller: Robert J. Horrigan and Thomasin M. Mullen, Stamford. Property: 160 Rock Rimmon Road, Stamford. Amount: \$1,070,000. Filed April 9.

**Silva, Hector**, Stamford. Seller: Cadet Realty LLC, Stamford. Property: 1458 Bedford St., Stamford. Amount: \$1,350,000. Filed April 7.

**Torrey, Vanessa and Mark Torrey**, Stamford. Seller: Keesey Knit LLC, Stamford. Property: 105 Harbor Drive, Unit 137, Stamford. Amount: \$500,000. Filed April 8.

**White, Daniel J. and John White Jr.**, Fairfield. Seller: DH Holdings of Connecticut LLC, Fairfield. Property: 441 Westford Drive, Fairfield. Amount: \$800,000. Filed April 13.

### Residential

**Ali, Mohammed S.**, Stamford. Seller: Brian Mesa and Carla Rodriguez, Stamford. Property: 140 Frederick St., Stamford. Amount: \$675,000. Filed April 8.

**Aloupis, Magdalini**, Stamford. Seller: Binamra Binay and Sangita Choudhury, Stamford. Property: 2289 Bedford St., Unit G17, Stamford. Amount: \$599,000. Filed April 7.

**Ashenofsky, Allison and Kevin McCarthy** Stamford. Seller: Tommer Ben-Joseph, Stamford. Property: 7 Dora St., Unit 2, Stamford. Amount: \$730,000. Filed April 9.

**Asthana, Kartikey and Apoorva Agrawal**, Riverside. Seller: Susan A. Hopper, Old Greenwich. Property: 10 Verona Drive, Riverside. Amount: \$10. Filed April 24.

**Bae, Su Min**, Mamaroneck, New York. Seller: Ronald A. Gallo and Kathleen T. Gallo, Jensen Beach, Florida. Property: 104 North St., Unit 801, Stamford. Amount: \$533,000. Filed April 7.

**Bester, Jakub**, Stamford. Seller: Abdol-Hossein Hajjar, Stamford. Property: 55 Merriman Road, Stamford. Amount: \$620,000. Filed April 10.

**Cimina, Matthew James**, Fairfield. Seller: Matthew James Cimina and Monica D. Cimina, Fairfield. Property: 2745 Burr St., Fairfield. Amount: \$1. Filed April 15.

**Cohen, Jennifer F. and Joseph B. Cohen,** Pleasantville, New York. Seller: Rebekah Gainsley, New York, New York. Property: 19 Orchard Hill Lane, Greenwich. Amount: \$2,650,000. Filed April 20.

**Colville, David,** Fairfield. Seller: David Colville, Fairfield. Property: 115 Dwight St., Fairfield. Amount: \$0. Filed April 14.

**De Lotbiniere, Alain and Catherine Nicole De Lotbiniere,** Greenwich. Seller: Leonard Valentino and Juliana Valentino, Stamford. Property: 21 Ravenglass Drive, Unit 24, Stamford. Amount: \$2,600,000. Filed April 10.

**Derigin, Joseph F. and Marie Sinamise Lindor-Cesar,** Stamford. Seller: Jose A. Herrera Penso and Ana Y. Roa Bustamante, Stamford. Property: 29 Quintard Terrace, Stamford. Amount: \$700,000. Filed April 10.

**DiPersia, Ronna,** Greenwich. Seller: Roona DiPersia, Greenwich. Property: 197 Round Hill Road, Greenwich. Amount: \$1. Filed April 20.

**Guan, Michelle and Franklin Guan,** Brooklyn, New York. Seller: William P. Flannery, Nokomis, Florida. Property: 99 Prospect St., Unit 3M, Stamford. Amount: \$190,000. Filed April 9.

**Hoyt, Joseph,** Stamford. Seller: John A. Vento and Barbara Calorossi, Norwalk. Property: 39 Woodway Road, Unit C7, Stamford. Amount: \$425,000. Filed April 8.

**Ikushima, Takashi,** Tokio, Japan. Seller: Amy Mascunana, Stamford. Property: 34 Fourth St., Unit 1734, Stamford. Amount: \$393,000. Filed April 8.

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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**Kunin, William and Bridget Greaney,** Stamford. Seller: Joann B. Leone, Stamford. Property: 7 Brown House Road, Old Greenwich. Amount: \$1,710,000. Filed April 22.

**LeClair, Julia Wetherell and Jeremy Barber,** Greenwich. Seller: Andrew J. Robertson and Susan L. Robertson, Greenwich. Property: 411 Stanwich Road, Greenwich. Amount: \$10. Filed April 20.

**Levinson, Glenn and Susan C. Levinson,** Fairfield. Seller: Susan C. Levinson, Fairfield. Property: 105 Bridle Trail, Fairfield. Amount: \$100. Filed April 14.

**Macari III, Joseph A.,** New York, New York. Seller: Ann T. Macari New York, New York. Property: 511 Hunting Ridge Road, Stamford. Amount: \$1. Filed April 10.

**Megdadi, Janet,** Fairfield. Seller: Donald Barberio and Denise Honeycutt, Fairfield. Property: 148 Millspaugh Drive, Fairfield. Amount: \$750,000. Filed April 17.

**Mijangos Polanca, Danny A., et al,** Stamford. Seller: Elke C. Seperak and Dawn D. Lopez, Stamford. Property: 71 Deleo Drive, Stamford. Amount: \$665,000. Filed April 7.

**Miller, Kim E.,** Greenwich. Seller: Kim Miller, Greenwich. Property: 34 N. Porchuck Road, Greenwich. Amount: \$0. Filed April 21.

**Murphy, Timothy Thomas and Kelsey Murphy,** Fairfield. Seller: Lauren H. Diorio and Stavros Moisiades, Fairfield. Property: 6 Buckboard Lane, Fairfield. Amount: \$1,175,000. Filed April 16.

**Otero, Daniel G. and Sabrina M. Lanosa,** Rye Brook, New York. Seller: Daniel S. Payea and Kathleen M. Payea, Stamford. Property: 87 Pembroke Drive, Stamford. Amount: \$1,654,117. Filed April 8.

**Paul, Ann L.,** Fairfield. Seller: Ann Paul, Fairfield. Property: 314 S. Benson Road, Fairfield. Amount: \$0. Filed April 13.

**Polidoro, Matthew,** Norwalk. Seller: Gary Martin and Michele Martin, Fort Myers, Florida. Property: 1633 Washington Blvd., Unit 6D, Stamford. Amount: \$439,000. Filed April 9.

**Reich, Veronica,** Stamford. Seller: Richard Perino and Patricia Perino, Stamford. Property: 168 Colonial Road, Unit 6, Stamford. Amount: \$830,000. Filed April 7.

**Rivera, Andreina and Nube Siguenza,** Weston. Seller: David W. Hilinski, Fairfield. Property: 187 Halley Ave., Fairfield. Amount: \$490,000. Filed April 16.

**Rosen, Samuel W.,** Stamford. Seller: Harold W. Doughty and Ursula Doughty, Stamford. Property: 106 E. Hunting Ridge Road, Stamford. Amount: \$1,067,000. Filed April 6.

**Rosenthal, Daniel,** Stamford. Seller: William R. de Jonge, New York, New York. Property: 2475 Summer St., Unit 27, Stamford. Amount: \$320,000. Filed April 7.

**Schneble, Dean E. and Phyllis K. Schneble,** Fairfield. Seller: Kevin J. Kells, Fairfield. Property: 132 Southport Woods Drive, Unit 6-C-1, Southport. Amount: \$300,000. Filed April 17.

**Syla, Urim,** Stamford. Seller: Brunilda Marku, Stamford. Property: 7 Fourth St., Apt. 3H, Stamford. Amount: \$345,000. Filed April 9.

**Wheeler, Susan Tracy,** Fairfield. Seller: Frank D'Oria and Gloria D'Oria Fairfield. Property: 160 Glengarry Road, Fairfield. Amount: \$747,000. Filed April 13.

## MORTGAGES

**10 Mason LLC,** Greenwich, by Kathleen Dillon. Lender: First County Bank, 117 Prospect St., Stamford. Property: 10 Mason St., Greenwich. Amount: \$36,000,000. Filed April 7.

**532RHR LLC,** Westport, by Sharon M. Jones. Lender: Stormfield SPV I, LLC, 200 Pequot Ave., Southport. Property: 532 Round Hill Road, Greenwich. Amount: \$10. Filed April 8.

**Albert, Alida Lee,** Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 380 Rock Rimmon Road, Stamford. Amount: \$250,000. Filed March 27.

**Amin Construction LLC,** Greenwich, by Daniel II. Walsh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 56 Cognewaugh Road, Cos Cob. Amount: \$900,000. Filed April 10.

**Bear, Jason and Christine Bear,** Southport, by Stefanie Langerman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 126 Lalley Blvd., Fairfield. Amount: \$1,200,000. Filed April 2.

**Bellido Yucra, Richard A.,** Fairfield, by Marcel Desjardins. Lender: Cornerstone Federal Credit Union, 1515 Black Rook Turnpike, Fairfield. Property: 52 Alelaide St., 52, Fairfield. Amount: \$130,000. Filed March 30.

**Berner IV, Robert Lee and Nora Westbye,** Greenwich, by Margaret E. Conboy. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2 Forest Ave., Old Greenwich. Amount: \$2,287,500. Filed April 6.

**Bhavana, Swecha and Ganadeep Patlolla,** Stamford, by Terriann J. Walker. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 14 Mid-River Run Road, Stamford. Amount: \$350,000. Filed March 23.

**Biscarrat, Benjamin and Brianne Corcoran,** Stamford, by Rosamond A. Koether. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 107 Deepwood Road, Stamford. Amount: \$1,709,810. Filed March 25.

**Castellana, John and Sabrina G. Castellana,** Greenwich, by Andrew L. Wallach. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 20 Park Place, Riverside. Amount: \$1,619,800. Filed April 10.

**Clifford, Steven B. and Hillary B. Clifford,** Flint, Michigan, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 19 Essex Road, Greenwich. Amount: \$250,000. Filed April 8.

**Cofini, Carl M.,** Greenwich, by Cheyenne Pena. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 58 Cambridge Drive, Greenwich. Amount: \$200,000. Filed April 9.

**Cook, Christopher and Kelsey Cook,** Fairfield, by Scott Rogalski. Lender: Lakeview Loan Servicing LLC, 4425 Ponce De Leon Blvd., Coral Gables, Florida. Property: 375 Old Oaks Road, Fairfield. Amount: \$711,274. Filed April 2.

**Culhane, John and Amanda Culhane,** New York, New York, by Katherine M. Macol. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 164 Farist Road, Fairfield. Amount: \$1,040,000. Filed March 30.

**Delaney, Paul and Kathy Delaney,** Stamford, by Thomas Moore. Lender: American Federal Mortgage Corporation, 360 Route 24, Chester, New Jersey. Property: 42 Fox Ridge Road, Stamford. Amount: \$622,000. Filed March 26.

**DePaolo, Simone and Ann Jackson,** Fairfield, by Thomas Moore. Lender: Better Mortgage Corporation, 1 World Trade Center, 80th floor, New York, New York. Property: 452 S. Benson Road, Fairfield. Amount: \$400,000. Filed March 30.

**Dibiase, Ben C. and Gabrielle M. Dibiase,** Greenwich, by Antonio Faretta. Lender: Guaranteed Rate Inc, 3940 N Ravenswood Ave., Chicago, Illinois. Property: 16 Pemberwick Road, Greenwich. Amount: \$654,250. Filed April 8.

**Domiziano, Gloria,** Fairfield, by Tamara L. Peterson. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 145 Brentwood Ave., Unit 145, Fairfield. Amount: \$539,100. Filed April 2.

**Fague, Jeremy and Laurel Fague,** Stamford, by Matthew Wermer. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 44 Riverbank Drive, Stamford. Amount: \$710,000. Filed March 24.

**Fisher, Benjamin P.,** Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Ridge Brook Road, Greenwich. Amount: \$1,500,000. Filed April 7.

**Flower, Benjamin and Katherine Opal Flower,** Stratford, by Kevin C. Kaiser. Lender: Reliant Home Funding Inc., 445 Broadhollow Road, Suite 334, Melville, New York. Property: 110 Alden St., Fairfield. Amount: \$655,000. Filed April 1.

**Foley, Thomas C.,** Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 62 Khakum Wood Road, Greenwich. Amount: \$4,190,000. Filed April 6.

**Galvez-Sanchez, Gloria M.,** Stamford, by Robert E. Colapietro. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 27 Aquila Road, Stamford. Amount: \$100,000. Filed March 25.

**Garunov, Saranna N. and Greg Garunov,** Fairfield, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 95 Greenleigh Road, Fairfield. Amount: \$250,000. Filed April 2.

**Hertz, Benjamin and Louisa Hertz,** Old Greenwich, by Ann Brown. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 3 Bennett St., Old Greenwich. Amount: \$2,932,400. Filed April 6.

**Hohl, Stephen,** Greenwich, by John L. Vecchiolla. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 150 Prospect St., 5, Greenwich. Amount: \$287,930. Filed April 8.

**Ireland, Timothy and Calah Lambertson,** Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Fairfield. Property: 273 Woodside Circle, Fairfield. Amount: \$50,000. Filed March 31.

**Ishikawa, Norimichi** and **Noriko Ishikawa**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 57 Crawford Terrace, Riverside. Amount: \$200,000. Filed April 6.

**JAC LLC**, Greenwich, by Ryan E. Schlotterback. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 96 Weaver St., Greenwich. Amount: \$670,000. Filed April 7.

**Jason Ritzzo Rei-Greenwich 2 LLC**, Greenwich, by R. Richard Roina. Lender: Secure Capital Group LLC, 611 Access Road, First floor, Stratford. Property: 39 Brookridge Drive, Greenwich. Amount: \$2,500,000. Filed April 9.

**Kaporis, Athena**, Greenwich, by Ryan E. Schlotterback. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 25 W. Elm St., Unit 43, Greenwich. Amount: \$459,400. Filed April 7.

**Kelley, Gloria J. and Lauren D. Kelley**, Stamford, by Patrick Q. Mitchell. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 11 Daskam Place, Stamford. Amount: \$85,000. Filed March 24.

**Kelley, Susan**, Stratford, by Karen A. McCormack. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 688 Wilson St., Fairfield. Amount: \$351,000. Filed March 31.

**Kerins, John T. and Clare G. Kerins**, Brooklyn, New York, by Eileen Pate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 196 Robin Lane, Fairfield. Amount: \$450,000. Filed April 2.

**Klee, Robert and Yi Wang**, Greenwich, by Erin Spiess Chang. Lender: Marc Klee and Barbara Engelson, 57 Marion Drive, New Rochelle, New York. Property: 1 Driftway, Greenwich. Amount: \$1,268,000. Filed April 10.

**Klingbeil Sotomayor, Hans Patrick**, Greenwich, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 73 Weaver St., Apt. 2, Greenwich. Amount: \$500,000. Filed April 6.

**Larsen, Nicholas and Silvia Larsen**, Southport, by Thomas Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 139 High Meadow Road, Southport. Amount: \$832,000. Filed March 31.

**Lee, Jay Hyeon**, Stamford, by Maria C. Miller. Lender: Freedom Mortgage Corporation 951 Yamato Road, Suite 174, Boca Raton, Florida. Property: 850 E. Main St., 508, Stamford. Amount: \$215,375. Filed March 25.

**Liang, Roger and Dan Wang**, Scarsdale, New York, by Gennaro Bizzarro. Lender: Liberty Bank, 315 Main St., Middletown. Property: 45 Sundance Drive, Greenwich. Amount: \$1,000,100. Filed April 9.

**Lima, Eucinea and Guilherme Lima**, Stamford, by Michael C. Jachimczyk. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 10 Mead St., Apt. 2, Stamford. Amount: \$391,000. Filed March 25.

**Liu, Jiechang**, Great Neck, New York, by Howard R. Wolfe. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 53 Hope St., Unit A18, Stamford. Amount: \$195,000. Filed March 27.

**Loris, Michelle and Victoria Ferrara-Loris**, Fairfield, by Brian S. Cantor. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 49 South St., Fairfield. Amount: \$1,050,000. Filed March 31.

**Lorusso, Lisa M. and Richard Lorusso**, Stamford, by Anita Bartolini. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 75 Hidden Brook Drive, Stamford. Amount: \$150,000. Filed March 27.

**Marinstein, Jeffrey and Cynthia Lyon**, Stamford, by Jonathan Van Horn. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2435 Bedford St., Unit 11B, Stamford. Amount: \$540,000. Filed March 23.

**Martello, Vincent and Christine Martello**, Stamford, by Antonio Faretta. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 235 Thornridge Drive, Stamford. Amount: \$337,655. Filed March 26.

**Michaud, Brian and Jaimee Michaud**, New Canaan, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 364 Cedar Hill, Greenwich. Amount: \$4,000,000. Filed April 8.

**Moganakkumar, Anthony**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Powell St., Greenwich. Amount: \$330,000. Filed April 7.

**Moxhay, David J. and Judith M. Moxhay**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 430 Wormwood Road, Fairfield. Amount: \$45,000. Filed April 2.

**Muller, Caitlin B. and Christopher T. Muller**, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 115 Charter Oak Road, Fairfield. Amount: \$762,000. Filed March 31.

**Mundackal, Joseph J.**, Flint, Michigan, by Angelo J. Magee. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 83 Beaumont St., Fairfield. Amount: \$400,000. Filed March 30.

**Palilla, Liam**, Newtown, by Lauren J. Mashe. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 697 Cove Road, 1B, Stamford. Amount: \$301,750. Filed March 23.

**Parrino, Joseph and Sandra Murphy**, Stamford, by Antonio Faretta. Lender: Valon Mortgage Inc., 14647 S. 50th St., Suite A150, Phoenix, Arizona. Property: 391 Stillwater Ave., Stamford. Amount: \$171,951. Filed March 24.

**Pritchard, Connell and Emily Pritchard**, Norwalk, by Margaret A. O'Neal. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 65 Thorpe St., Fairfield. Amount: \$686,250. Filed March 30.

**Racanelli, Nicholas and Nazli M. Racanelli**, Southport, by N/A. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 544 Flintlock Road, Southport. Amount: \$1,253,000. Filed April 1.

**Rodriguez, Jesus and Martha Rodriguez**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 192 Byram Road, Greenwich. Amount: \$50,000. Filed April 9.

**Sabogal, Susana and Elliot Friedman**, Old Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 6 Sylvan Lane, Old Greenwich. Amount: \$6,000,000. Filed April 9.

**Salbashian, Lenna and Jacob Horton**, Newport, Rhode Island, by M. Cassin Maloney Jr. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 23 Westview Place, Riverside. Amount: \$1,575,000. Filed April 7.

**Sandoval, Homero**, Bronxville, New York, by Matthew L. Corrente. Lender: Ives Bank, 220 Main St., Danbury. Property: 139 Mulberry St., Stamford. Amount: \$570,500. Filed March 23.

**Sanfilipo, Michael and Rachel Rubin**, Stamford, by Brad M. Aron. Lender: Liberty Bank, 315 Main St., Middletown. Property: 359 Reid St., Fairfield. Amount: \$1,001,000. Filed March 31.

**Schumacher, Suzanna**, Fairfield, by Christopher A. Stratton. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 538 Stratfield Road, Fairfield. Amount: \$843,000. Filed April 2.

**Summers, Kimberlee**, Stamford, by Brooke Cavaliero. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 27 Wellington Drive, Stamford. Amount: \$619,200. Filed March 26.

**Track, John and Shiva Track**, Stamford, by Gerald M. Fox III. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 59 Emerald Lane, Stamford. Amount: \$1,295,000. Filed March 26.

**Urban, Anthony and Jeanine M. Urban**, Stamford, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 27 Carrington Drive, Stamford. Amount: \$1,980,000. Filed March 23.

**Vinoski, Matthew E. and Nicole D. Vinoski**, Fairfield, by Tenneil Bailey. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1485 Brookside Drive, Fairfield. Amount: \$150,000. Filed March 30.

**Walewski, Jose L. and Kara E. Mead**, Fairfield, by Daniel Vincent Randazzo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 71 Elm St., Fairfield. Amount: \$250,000. Filed March 31.

**Winslow, Eric Joseph and Madison Lee Winslow**, Stamford, by N/A. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 274 High St., Fairfield. Amount: \$600,000. Filed April 1.

**Woodfine, Kenneth G. and Bridget Woodfine**, Flint, Michigan, by Olga Coleman-Williams. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 109 Youngstown Road, Fairfield. Amount: \$133,000. Filed April 1.

**Zar, Peter and Peyton Zar**, Stamford, by Jeff Dearden. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 865 High Ridge Road, Unit 1, Stamford. Amount: \$728,000. Filed March 24.

**Zhang, Fiona and Kevin Li**, Greenwich, by Gillian V. Ingraham. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 131 Woodside Drive, Greenwich. Amount: \$2,875,000. Filed April 9.

## NEW BUSINESSES

**Ajax Energy**, 9 W. Broad St., Ninth floor, Stamford 06902, c/o TFS Energy Futures LLC. Filed May 1.

**Club Studio**, 357 E. Center St., Suite 2J, Manchester 06040, c/o Tim Holmes. Filed April 13.

**Domkar Remodeling**, 49 Elmcroft Road, Apt. 1, Stamford 06902, c/o Jacek Popiolek. Filed May 5.

**Elevate Cleaning & Concierge Services**, 1425 Bedford St., Apt. 8A, Stamford 06905, c/o Grace Quinde-Lucin. Filed May 4.

**Everlasting Beauty Salon**, 43 Bank St., Stamford 06901, c/o SMS Services LLC. Filed April 30.

**Flawless Capital Group**, 9 W. Broad St., Suite 320, Stamford 06902, c/o DMS Equities LLC. Filed April 24.

**G.F.R. Painting & More**, 11 Jefferson St., Norwalk 06851, c/o Sergio Gary Flores. Filed April 13.

**Manresa Wilds**, 50 Day St., Norwalk 06854, c/o Jessica Vonashek. Filed April 13.

**Marie Adler Studios**, 26 Pearl St., Norwalk 06850, c/o Robert Sciglimpaglia Jr. Filed April 13.

**Nail's by Castro**, 7 Broad St., No.105, Stamford 06901, c/o Vanessa Castro. Filed April 27.

**NPH Prepaid Wireless / Nene Photography**, 1351 Washington Blvd., Sixth floor, Unit 601, Stamford 06901, c/o Wesner Midy. Filed May 1.

**On The Brew Coffee Company**, 21 Davenport St., Stamford 06902, c/o On the Brew Coffee Company LLC. Filed April 29.

**Pinot's Palette**, 25 Harbor Point Road, Stamford 06902, c/o Creative Corks LLC. Filed April 30.

**Plantologie**, 54 First St., Apt.1, Norwalk 06855, c/o Shaina Gluckman. Filed April 13.

**PMI U.S. Sales & Distribution Company**, 677 Washington Blvd., Suite 1100, Stamford 06901, c/o Swedish Match North America LLC. Filed April 29.

**Resonant Wave Healing**, 27 Gilford St., Stamford 06907, c/o Resonant Wave Healing LLC. Filed April 30.

**Stamford Business Group**, 1234 Summer St., Sixth floor, Stamford 06905, c/o Veritas Management Inc. Filed May 1.

**The Champagne Room International**, 916 Hope St., Stamford 06907, c/o Gregory Martin. Filed April 29.

**The Drop Out Gallery**, 40 Rowayton Woods Drive, Norwalk 06854, c/o Mitchell Allen Langley. Filed April 13.

**Triple S Window Film**, 337 Westport Ave., Norwalk 06851, c/o Steve DeMarco. Filed April 13.

**Vals Crochetingfinds**, 93 Sunrise Hill Road, Norwalk 06851, c/o Valerie Clark. Filed April 13.

**VM Sales Group**, 1234 Summer St., Sixth floor, Stamford 06905, c/o Veritas Management Inc. Filed May 1.

**Well Played**, 66 Glenbrook Road, 1329, Stamford 06902, c/o Alice Houel. Filed April 30.

# Legal Notices

Notice of Formation of PB Golf Shop LLC Art. Of Org. filed with SSNY on 02/24/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the PB Golf Shop LLC, 1195 North Ave, New Rochelle, NY 10804. Purpose: any lawful purpose. #63974

Notice of Formation of Avieul Media LLC Art. Of Org. filed with SSNY on 2/4/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63981

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kristen N. Gizzi, Esq., 12 Paulding Street, Pleasantville, NY 10570. Purpose: any lawful act or activity. #63982

Notice of Formation of CauseLink, LLC Arts. of Org. filed with SSNY on 1/26/26. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Holly Alexander, 41 Todd Hill Circle, Goldens Bridge, NY 10526 Purpose: any lawful act or activity. #63985

Notice of formation of Simplify with Amy, LLC. Arts. Of Org. filed with SSNY on 3/15/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Simplify with Amy, LLC, 80 Burr Farms Road, Mt. Kisco, NY 10549. Purpose: any lawful purpose. #63986

Notice of Formation of ESSENCE HAUS PILATES, LLC. Articles of Organization filed with SSNY on 02/21/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gloria LaCourse, 15 Lincoln Avenue, Apartment 1, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63987

Notice of Formation of VELARE PHOTOGRAPHY, LLC. Articles of Organization filed with SSNY on 01/13/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Northwest Registered Agent, LLC, 418 Broadway, Suite N, Albany, NY 12207. Purpose: any lawful purpose. #63988

Notice is hereby given that a license, No. NA 0340 25 123410, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 6 Church St., City of White Plains, Westchester County, for on premises consumption.

A&R Hospitality Group LLC DBA La Bocca Ristorante & Vineria 6 Church St. White Plains, NY 10601 #63989

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

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

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Soleil Global Enterprise LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 04/02/2026. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: Soleil Global Enterprise LLC, 41 Carpenter Ave Apt. A, Mt Kisco, NY 10549, principal business location of the LLC. Purpose: Any lawful activity. #63994

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

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