

Understated luxury in midtown— the Monogram New York

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Location, location, location: The new Monogram New York nestles into midtown, a stone's throw from Grand Central Terminal. *Photograph by Arch-Exist.*

COURTS

Five state residents charged with defrauding CT, Washington of \$2M

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EDUCATION

Shriver tells Fairfield University grads to 'see' from the 'inside out'

FAIRFIELD — Timothy Shriver encouraged the Fairfield University Class of 2025 to “see” from the “inside out,” honoring dignity — their own and that of others durin ... • **Page 18**

Tuesday
May 27

ISSUE #20

Westchester Children's Association leader praises state funding as feds make cuts

BY PETER KATZ / pkatz@westfairinc.com



22%

of Westchester residents from birth to age 24 live in poor or low-income households.

Against the background of federal cuts to programs that serve children and low-income families and the agencies that run those programs, the executive director of the Westchester Children's Association (WCA) has commended New York state for enacting a budget that helps meet the needs of those segments of the population.

"New York's lawmakers have this year done well for low-income families in our state," WCA Executive Director Alison Lake told the Business Journal. She cited funding for programs such as the Empire State Child Credit, free universal school meals, a new \$20 million Housing Access Voucher Program, more than \$400 million

in child care assistance and infrastructure, and the implementation of a \$1,000 birth allowance for families on public assistance.

Lake, who serves on Gov. Hochul's Child Poverty Reduction Advisory Council, said that in Westchester 22% of those from birth to age 24 live in households that are poor or low-income. She noted that the consequences of poverty, especially for

children, can be poor health outcomes, educational disadvantages, and stress from not being properly housed that can impact their mental health.

At the federal level, the Republican budget plan being crafted in the House of Representatives is expected to trim the Head Start program, although not entirely eliminate it as has been called for by President Trump. SNAP, the Supplemental Nutrition Assistance Program, would be cut by \$290 billion. The program TANF, which provides Temporary Assistance for Needy Families, would be gutted. Some children would lose health care services due to cuts in Medicaid funding.

"Everyone knows what a crisis there is in affordable housing in New York state," Lake said. "At WCA we have had focus groups and housing always is the number one issue. The voucher program is a step in the right direction for sure as is the child tax credit. It is incredibly important that the state is working to hold onto these programs moving forward regardless of what happens at the federal level, but I don't think anyone has a crystal ball to be able to see what they'll be able to do. The budget, to me as a child advocate, is where we show our priorities. I'm happy to see that our lawmakers are making families and particularly low-income families a priority. It's about improving educational outcomes, social-emotional outcomes, and workforce. Fighting poverty is beyond the immediate. There definitely are long-term consequences if we don't get it right."

Lake said that WCA has engaged with the business community as much as possible and built relationships with organizations such as the Business Council of Westchester.

"People understand that getting kids off to the right start, making sure that they have the meals they need, the health care they need, the stable housing benefits all of us in the long run," Lake said. "I think for the business community you want to know that you have a steady pipeline of children that are going to be graduating from high school, graduating from college, that are ready to enter your pipeline in the workforce. Over the years I have seen the business community have a better understanding of that."

Lake pointed out that child care is important because if people don't have a way to be sure their children receive proper care during the daytime they won't be available to come to work. She sees progress in recent years in the way many businesses have taken steps to provide child care services to employees or at least try to help employees fulfill their child care needs.

"Children need advocates. Families, parents want the best for their children," Lake said. "In a county as diverse as Westchester some families have all the resources that their kids need; other families not as much. But, it doesn't mean that they don't care for their kids as much. We, the larger community, need to also care about children and make sure that all of them have what they need to really thrive. At WCA, we're always trying to educate people to understand how diverse the community is. When we vote to put people in office we want to make sure they are people that understand what children need and are willing to make them a priority."



"The budget is where we show our priorities — and this year, families are a priority."

— Alison Lake

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Merritt 7 corporate park is the new home of The Common Fund, which has moved from Wilton. *Photo courtesy of Merritt 7*

REAL ESTATE

Report: Southern Fairfield County office leasing up in Q1

BY GARY LARKIN / glarkin@westfairinc.com

Despite the economic and political volatility of the second Trump administration, Southern Fairfield County saw an uptick in office leasing activity for the first quarter of 2025 with Greenwich leading the way with asking rents that have reached \$100 per square foot, according to RM Friedland's recent market insight report.

The average office price per square foot in Greenwich in the quarter was \$73.50 compared to the region's average of \$43.98, according to the report. RM Friedland tracks office leasing for Westport, Norwalk, Darien, New Canaan, Stamford, and Greenwich.

"I think we are seeing quite a big change as far as the activity," said Nathaniel Barnum, co-managing director, Connecticut – RM Friedland. "It's a tough year both economically and politically but I think we saw a pretty decent first quarter."

The largest new lease of the quarter was The Common Fund's 31,000-sq.-ft. relocation to Norwalk at Merritt 7 from Wilton while the largest renewal was the American Institute for Foreign Studies' 32,000-sq.-ft. commitment at High Ridge Park in Stamford. The largest investment sale of the quarter was the \$22.4 million sale of Gorham Island in Westport.

"As far as trends, we continue to see

some downsizing of tenants either from one office to another, looking for more quality space vs. original space," said Tom Ashforth, co-managing director, Connecticut – RM Friedland. "But it is important that office occupancy, meaning workers going back to the office, has improved and is still gaining."

Total office inventory in Southern Fairfield County declined slightly to 24,594,882 square feet of Class A and B office space. Overall, availability for such properties was 20.7%. Stamford had the highest amount of total available space at just under 4 million square feet; Darien's was the lowest with a negligible amount. Such properties as 900 Long Ridge Road in Stamford were taken off the market for redevelopment.

While Greenwich's asking price for rent was \$73.50 per square foot, its availability rate was just a little over 10%. That compares to Stamford, whose asking price for rent was just over \$40 per square foot and availability rate of 25%. Norwalk had the lowest asking price for rent at \$30 per square foot.

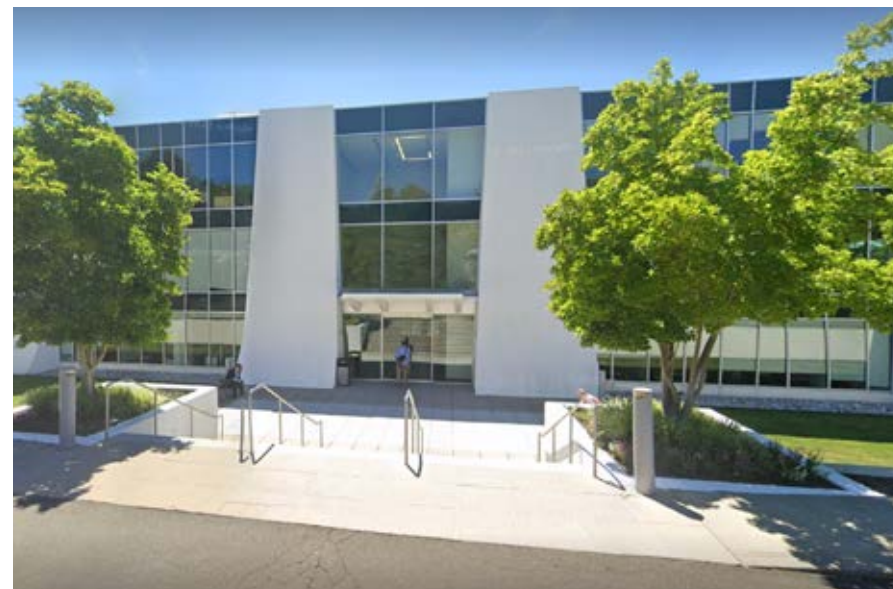
"With the continuing trade policy of Trump, what seems to be a trade war with China and how Wall Street is viewing all that with uncertainty" it seems that Southern Fairfield County leasing has held steady, Ashforth said.

"It's a tough year both economically and politically, but I think we saw a pretty decent first quarter."

— Nathaniel Barnum, Co-Managing Director, RM Friedland



Gorham Island office property *Photo courtesy: Hearst Connecticut Media*



American Institute for Foreign Studies' High Ridge Park *Photo via Google Maps.*

Yorktown approves zoning request for senior housing

BY PETER KATZ / pkatz@westfairinc.com



Location of proposed senior housing at 800 East Main St. in Yorktown.

“This rezoning marks a significant step forward in adding value to a currently underutilized property,” said Yorktown Supervisor Ed Lachterman. “This re-development will not only increase the Town’s property tax revenues but also provide a much-needed housing option for our empty nesters who wish to remain in Yorktown as they downsize from their single-family homes.”

The rezoning changed the site designation from a research laboratory and office district to a senior citizen’s district. The units would be rented to people age 55 and up.

In March 2023, the Town Board directed the developer to prepare a Draft Environmental Impact Statement for the project.

According to Attorney Janet Giris of the White Plains-based law firm Del-Bello Donnellan Weingarten Wise & Wiederkehr LLP as now proposed the two existing office buildings on the site will be demolished and two four-story residential buildings would be constructed. There would be 270 parking

spaces provided.

“The unit mix consists of 60 one-bedroom units and 120 two-bedroom units,” Giris said. “The project has been thoughtfully redesigned throughout the environmental review process and includes open spaces, walking trails and other recreational amenities, as well as extensive landscaping. The project incorporates balconies into all dwelling units and includes indoor amenity

space consisting of a clubhouse with club room, a catering kitchen, a fitness center, a spa, a screening room, a sports lounge, a reading room and an art studio.”

Giris pointed out that a pool and BBQ area would be created in the courtyard between the two buildings and sports courts are also proposed. Twenty-six acres of the property would be preserved as open space.

There are several public recreational facilities close to the site, including Donald J. Trump State Park, Shrub Oak Memorial Pavilion and Park, the Brian J. Slavin Aquatic Center, and the Links at Valley Fields, which is a

town-owned par 3 golf course.

To the east and southeast of the site is a mix of single-family homes, set on larger lots. Many of the properties are dense with tree cover and the structures are set back from the road. To the east of the site are several townhouse communities, featuring buildings that are two- to three-stories in height and that are landscaped with flowers, bushes, and trees throughout. Southeast of the site is a mix of commercial developments, including a grocery store, gas station, strip malls, small office buildings, a self-storage facility, and the Jefferson Valley Mall.

A findings document prepared for the Town Board found that if the site is not redeveloped, it would continue to generate limited taxes as the existing buildings are not occupied and are not anticipated to be in the near future given market conditions and office campus trends in the county and region.

The Town of Yorktown Tax Assessor estimated the developed site could have a full market value of \$51,990,000 and could generate approximately \$1,344,634 in property tax revenue per year. The development was expected to have no more than a few school-age children living there.

COURTS

Five state residents charged with defrauding CT, Washington of \$2M

BY GARY LARKIN / glarkin@westfairinc.com

Indictment charges they fraudulently received small business loans

NEW HAVEN – A federal grand jury in New Haven has returned a 20-count indictment charging five Connecticut residents with offenses related to fraudulent small business loan applications in Connecticut and Washington, according to the U.S. Attorney for the District of Connecticut David Sullivan and FBI Special Agent P.J. O’Brien.

Danbury residents Mycall Obas, 42, Mbali Ncube, 35, Pierre Obas, 49, Teresa Vargas, 43, of Hartford, and Stephen Walker, 30, of New Canaan, were each indicted May 14. Mycall

Obas, Ncube, Pierre Obas, and Vargas were arrested on May 15, and Walker was arrested May 19. Each has entered a plea of not guilty and is released on bond pending trial.

It is alleged that the co-conspirators applied for and obtained 12 loans totaling more than \$2 million through this scheme.

The indictment charges each of the five defendants with one count of conspiracy to commit wire fraud, one count of conspiracy to commit money laundering, and multiple counts of wire fraud. Each of these

charges carries a maximum term of imprisonment of 20 years.

The indictment also charges each of the five defendants with one more counts of making illegal monetary transactions, an offense that carries a maximum term of imprisonment of 10 years on each count. Mycall Obas and Pierre Obas are also charged with aggravated identity theft, which carries a mandatory term of imprisonment of two years.

According to the indictment, Mycall Obas, Ncube, Pierre Obas, and Walker used stolen personal and business identities, or created false business identities, to apply to NDC for small business loans through the Connecti-

cut Small Business Boost Fund and the state of Washington’s Small Business Flex Fund, according to the indictment.

In connection with the loan applications, they created and submitted false business records, including fraudulent certificates of organization, false income statements, false balance sheets, and false tax returns.

As alleged in the indictment and statements made in court, Vargas, who was a contractor for NDC and responsible for processing and underwriting small business loan applications, processed some of the fraudulent loan applications and submitted them to NDC for approval. She also specifically requested to be the loan processor on certain loan applications submitted by her co-conspirators in order to further the scheme.

This matter is being investigated by the FBI with the assistance of the IRS – Criminal Investigation Division, and the Meriden and Danbury police departments.

County opens temporary bridge in \$79M construction project

BY PETER KATZ / pkatz@westfairinc.com

Westchester County Executive Ken Jenkins joined other county officials, project engineers and members of the community to celebrate the opening of the temporary Glen Island drawbridge. The movable bridge, now open to vehicle traffic, will allow continued access to Glen Island Park during the full rehabilitation of the nearly century-old permanent bridge, while maintaining marine and recreational boat traffic.

In September of last year, the project was awarded to Kiewit Infrastructure Corporation in the amount of \$79,670,066.

The Glen Island Bridge, built in 1930, was the only connection for vehicles, pedestrians and cyclists to access Glen Island Park before the temporary bridge was erected. The bridge reha-

bilitation project is led by the Westchester County Department of Public Works and Transportation. The opening of the temporary bridge marks the project's first major construction milestone.

Jenkins said, "The opening of the temporary bridge represents an important step forward in our work to protect and improve one of Westchester's most cherished public parks. With this temporary bridge in place, we're able to continue welcoming the public while investing in the long-term future of the Glen Island Bridge."

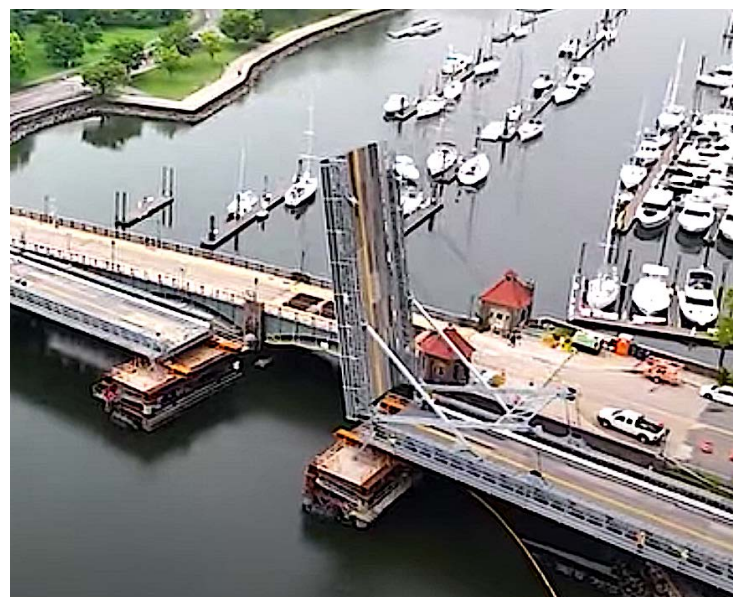
According to County Public Works Commissioner Hugh J. Greechan, "Constructing a temporary movable bridge of this scale while protecting marine access and pedestrian safety was no small feat. We have now created a safe and efficient detour that

allows our team to complete essential repairs on the historic bridge, without cutting off access to the park."

Kathy O'Connor, the county's parks commissioner, said, "Glen Island is a crucial part of the county's parks system and a year-round destination for families and outdoor enthusiasts. This new temporary bridge will ensure residents and guests can continue to enjoy everything Glen Island has to offer."

Peter Tartaglia, first deputy parks commissioner, characterized the project as protecting a key piece of infrastructure.

The temporary bridge will open to marine traffic on May 22. The full rehabilitation project of the old bridge includes a new bridge deck, sidewalks, floor beams, railings, lighting and electrical and mechanical upgrades, structural steel and masonry repairs. The revitalized permanent bridge is expected to be reopened to traffic in the summer of 2026.



Temporary drawbridge raised, next to old bridge undergoing rehabilitation..



Jenkins speaks at temporary bridge opening.

Westfair Business Journal

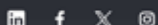
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Location, location, location: The new Monogram New York nestles into midtown, a stone's throw from Grand Central Terminal. *Photograph by Arch-Exist.*



Interior architectural firm Neri&Hu has said that it designed the rooms in Monogram New York for warmth and comfort. Here The Sphere Club's reading room and fireplace. *Photograph by Arch-Exist.*



Inside and out, Monogram New York pays homage to the Jazz Age dreams of Art Deco style, exemplified by the neighboring Chrysler Building seen from the new condominium residences' The Sphere Club. *Photograph by Arch-Exist.*



Residence 5B with its commanding views of midtown. *Courtesy Monogram New York.*

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UNDERSTATED LUXURY IN MIDTOWN—THE MONOGRAM NEW YORK

BY GEORGETTE GOUVEIA /
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Westchester County Executive Ken Jenkins joined other county officials, project engineers and members of the community to celebrate the opening of the temporary Glen Island drawbridge. The movable bridge, now open to vehicle traffic, will allow continued access to Glen Island Park during the full rehabilitation of the nearly century-old permanent bridge, while maintaining marine and recreational boat traffic.

All of which underscores that while the remote-work genie is out of the bottle, many have had to go back to the office, at least a few days a week, as we bid adieu to the post-pandemic era.

Metro-North has seen ridership increase 12.1% from 2023 (60,141,495) to 2024 (67,389,907). Last October was the most successful ridership

month of the post-pandemic era with 6,548,501 riders — a 16.2% increase from October 2023 (5,637,482). (Anecdotally, both Metro-North Harlem Line trains we took for this story — one peak, one off-peak — were packed.) According to the Metropolitan Transportation Authority's (MTA) latest report, Long Island Railroad ridership increased 6.3% in February 2025 compared to 2024 and is up 8.8% year to date.

Which brings us to the new Monogram New York, a building of condominium residences with a street level retail space, offering understated luxury in the heart of midtown (135 E. 47th St. between Lexington and Third avenues, two blocks from Grand Central Terminal's 47th Street entrance). "The way I look at it, Monogram New York has an interesting amenity and that is proximity," Jordan Shea, director of sales, said over coffee in the sales office that is set up in one of the 35-story building's 190 units. (Ranging from a 478-square-foot studio to a 1,674-square-foot penthouse, the condos start at \$1,028,900 and go up to \$5 million. To date, 70 have been sold or are under contract.)

Real estate and asset management firm Navigation Capital Group could've developed Monogram New York, which opened in the second half of last year, overlooking the East or Hudson Rivers, Shea continued. But then, its proximity would have been less, and proximity is what residents want. Indeed, the building is nestled in a rezoned, mixed-use neighborhood with easy access to dining, shopping, services and nightlife. And that, he added, makes it perfect for returning executives who are in the office several days a week and don't want to go back to suburban homes

late at night; or for those on the go seeking a no-fuss pied à terre, one that pays tribute to the Art Deco style, celebrating its 100th anniversary, that along with the 19th century's Beaux Arts style and the mid-20th century's International style has helped define New York City's iconic skyline.

It's no surprise, then, that among the sweeping views of the city — on a clear day, you can see as far east as the planes taking off from the transformed LaGuardia Airport and south as the silvery spire of One World Trade Center — is the commanding presence of the sleek, diamantine Chrysler Building, one of the finest examples of Art Deco architecture. Art Deco's step-back design and fanciful crowning are echoed in Manhattan-based Ismael Leyva Architects'(I-LA) <https://ilarch.com/> crenellated metal, terra-cotta and enamel design for Monogram New York. Meanwhile Neri&Hu's interiors are sparely elegant and comfortably contemporary with oak floors and cabinetry, Calacatta gold marble countertops in the kitchens and Carrara marble bathrooms.

"In everything we do, we aim to create an oasis that is welcoming and evokes a sense of warmth and comfort," Rossana Hu, partner in Shanghai-based Neri&Hu, said in the handsome promotional book, and that aesthetic embraces her firm's turnkey furnishings and design services.

Amenities include full-time concierge services, the Health Club, with a gym, movement studio and his and her spas; and The Sphere Club, which has a bar and lounge, a reading room with a fireplace and a dining room with a catering kitchen.

Think of it, Shea said, as a five-star hotel. Except now it can be your home.



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Owners of flood-prone Rye house sue developer for \$1M

BY BILL HELTZEL / bheltzel@westfairinc.com

“No property is going to handle a hurricane or tropical storm.”

— Susan Cappelli,

A couple who bought a newly-built \$1.5 million house in Rye is suing the developer for allegedly refusing the fix a defective storm water system that has allowed flooding on their property.

Katie and Parker Lee are demanding \$1 million from Susan Cappelli and 50 Walker Avenue Associates LLC, in a complaint filed on May 2 in Westchester Supreme Court.

Cappelli and her company “failed to provide an operable storm management system as required by the contract,” the complaint states.

Cappelli said in a brief telephone interview that the allegations are false. The stormwater system was developed by an engineer and inspected and approved by the City of Rye. “There is nothing wrong with the storm water system,” she said. The problem is with inadequate catch basins on the city street.

Cappelli, who operates SAC Development, and Thomas DeMasi, owner of Alpine Construction, have built many luxury houses in Rye.

In 2016, an affiliate of their businesses, 50 Walker Avenue Associates, paid \$650,000 for a house on Walker Avenue. In 2018, the company mortgaged the property for \$1,080,000 to finance a construction loan.

Cappelli is listed on the mortgage as the corporation’s managing member and DeMasi, who is not named as a defendant in the lawsuit, as a member.

In 2019, they demolished the house and built a 2,583-square-foot, 5-bedroom Colonial.

In 2020, they sold the house to the Lees for \$1.55 million.

Plumbing, electrical, heating, cooling and storm management systems were warranted as free of defects for two years, according to the complaint. If notified within 30 days of a defect, the corporation had 60 days to either repair or replace the system.

One feature of the property is a driveway that slopes to the garage and basement below ground level.

The Lees claim they asked if there were any flooding issues and were told there had been none.

(A clause in a sales contract rider, detailing 50 Walker Avenue Associates’ representations about the property, is crossed out. It states: “To the best of their knowledge, the dwelling on the premises is not located in a flood zone as designated by the federal government.”)

On Sept. 1, 2021, a year and a half after the Lees bought the house and while the warranty was still active, five feet of water flooded the garage and basement, “caused by the defective storm management system.”

The corporation failed to repair or replace the storm water system, the Lees claim, and their basement and garage have been flooded three more times since then.

The storm that flooded the Lee’s house was from the remnants of Hurricane IDA, one of the most damaging cyclones in recent U.S. History.

“No property is going to handle a hurricane or tropical storm,” Cappelli said.

She said she and her partner met with the Lees after the storm, offered to raise the driveway at the curb and even offered to buy back the property. The Lees, she said, refused the offer to

buy, stating that you can’t buy anything in Rye for \$1.5 million anymore.

Meanwhile, Cappelli says she has been trying for years to get the city to fix problems with street flooding caused by inadequate catch basins.

“I don’t do things half way,” Cappelli said. “I do things to the 100th percent.”

The Lees accused the corporation of breach of contract. They accused the corporation and Cappelli of violating the New York debtors and creditors laws by conveying property with intent to defraud.

The Lees are represented by Mount Kisco attorney Heather R. Gushue.

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AVIATION

Pilot sues helicopter service at Westchester County Airport

BY BILL HELTZEL / bheltzel@westfairinc.com



R44 Raven II, Bonn, Germany Airport, Oct. 12, 2024

A former pilot at a Westchester County Airport helicopter service claims he was fired because he refused to fly an aircraft that he considered unairworthy.

James P. Dickson accused Wings Air Helicopters and owner Javier V. Diaz of retaliation, in a complaint filed on May 1 in Westchester Supreme Court.

Dickson’s termination was directly caused by his refusal to engage in or conceal violations of FAA regulations,” the complaint states, “and thus constituted unlawful whistleblower retaliation.”

Dickson, of Orangeburg, is certified

as a commercial helicopter pilot and flight instructor, according to the complaint and to Federal Aviation Administration records.

Wings Air offers scenic tours, charter flights throughout the Northeast, aerial photography and surveying, and flight training. Diaz also is certified as a commercial helicopter pilot, according to a FAA record.

Dickson says Wings Air hired him a year ago.

Then this past November, he noticed mechanical problems on a Robinson R44 Raven II, a small, two-to-three-passenger helicopter manufactured in 2018. Unless the aircraft

was properly maintained, according to the lawsuit, it was unairworthy under FAA regulations.

Dickson submitted an incident report through Wings Air’s internal reporting system, detailing overspeed indications (where, for instance, an engine or rotor revs too fast) and misalignment of a torque marker on a fan nut.

Despite the report, Diaz had another pilot “illegally fly the unairworthy plane to Long Island, falsely informing the pilot that it had been cleared to fly,” according to the lawsuit. Then Diaz demanded that Dickson amend the report ... “and falsely indicate that the aircraft had been flight-ready.”

Dickson refused to change the report and refused to operate the Rob-

inson R44 Raven II, the lawsuit states, unless it was inspected and properly cleared for service, as required by the FAA.

If he would not fly the helicopter, Dickson claims Diaz said, he would have to find another job. Dickson continued to refuse flying the aircraft, and was fired.

Then the FAA investigated, according to the lawsuit, and substantiated that there had been a violation of an order or regulation.

Dickson is demanding monetary damages for past and future lost earnings and for emotional distress, as well as punitive damages.

Wings Air did not reply to a message asking for its side of the story.



Business Leaders Make Their Voices Heard at BCW's Albany Lobby Day

Thirty-six members of the Business Council of Westchester (BCW) traveled to the state capital on May 13 for their annual Albany Lobby Day, providing a valuable opportunity for local business leaders to engage directly with state government.

The day offered BCW members firsthand insight into the inner workings of state operations through meetings with elected officials, members of Governor Kathy Hochul's administration, policy experts, and a representative from the Albany press corps.

This year's Albany Lobby Day held particular significance as BCW members had the opportunity to express their gratitude to state legislators for the inclusion of crucial funding for the Unemployment Insurance Fund and the recent amendments addressing the Pay Frequency issues that had been impacting businesses. The BCW worked hard over the past few months to secure these positive outcomes in the recently adopted State Budget.

The packed itinerary facilitated a diverse range of interactions, allowing BCW members to connect with key players in New York State policymaking. The day included a meeting with the Westchester Assembly Delegation, providing a platform to discuss regional business priorities and concerns directly with local representatives.

Attendees had the opportunity to hear from Zilvinas Silenas, the President & CEO of the Empire Center, gaining valuable insights into the state's economic landscape and policy debates. This was followed by a meeting with Assemblymember Carrie Woerner, Chair of the Assembly Committee on Racing & Wagering, offering a focused discussion on issues within that sector.

Gaining a media perspective, the BCW members engaged with

Zach Williams, Legislative Correspondent for Bloomberg News, providing a glimpse into how business-related news is covered in the state capital. The dialogue continued with Assemblymember Marianne Buttenschon, Chair of the Assembly Small Business Committee, allowing for a dedicated conversation on the unique challenges and opportunities facing small businesses in Westchester County.

A significant portion of the day was dedicated to engaging with the executive branch, including a crucial meeting with Deputy Budget Director Matt Howard. This session provided an invaluable opportunity for BCW members to understand the state's fiscal priorities and advocate for policies supportive of business growth.

The afternoon culminated in a meeting with Senate Majority Leader Andrea Stewart-Cousins and the Westchester Senate Delegation. This high-level engagement underscored the importance of the Westchester business community to state leaders and facilitated a direct exchange on legislative priorities.

Beyond the formal meetings, the BCW members were treated to an insightful tour of the State Capitol building and the New York State Assembly Chamber, offering a behind-the-scenes look at the legislative process and the historical significance of the state's governing body.

The Business Council of Westchester's Albany Lobby Day proved to be a resounding success, empowering its members with a deeper understanding of state government and providing a crucial platform to advocate for their interests. The direct engagement with policymakers and the opportunity to acknowledge recent legislative wins solidified the BCW's role as a vital voice for the Westchester business community in Albany.

KeyBank Event Provides Bipartisan Perspectives on Economy, Energy and Leadership

The Business Council of Westchester (BCW) hosted its latest KeyBank Speaker Series event on May 12, featuring a timely discussion with two of the region's Congressional representatives, George Latimer (D-16) and Mike Lawler (R-17).

The KeyBank Speaker Series provided a valuable platform for Westchester business leaders to hear directly from their Congressional representatives. The congressmen engaged in a thoughtful dialogue moderated by John Ravitz, Executive Vice President of the BCW, focusing on critical issues impacting the local and national business landscape: the economy, energy policy, and effective leadership.

Congressman Lawler, in his opening remarks, highlighted the current dynamics in Washington D.C., particularly concerning the ongoing reconciliation process. He emphasized his efforts to negotiate provisions related to Medicaid and tax reform.

“Being able to deal directly with the President, his administration and my leadership is what is going to be able to make sure that your voices, collectively are heard in this process,” said Lawler.

Lawler specifically addressed the proposed changes to Medicaid, outlining his opposition to earlier suggestions of cuts and the eventual inclusion of work requirements for able-bodied adults without dependents in the current bill. On the topic of taxes, Lawler underscored his commitment to reinstating the State and Local Tax (SALT) deduction, a significant concern for many Westchester residents and businesses, noting positive engagement with President Trump on the issue.

Congressman Latimer, a newcomer to the House, stressed the importance of bipartisan collaboration and long-term vision in governance.

“We will not save this country by being partisan,” Latimer asserted, emphasizing the need to “find a way to work across the aisle and within our own party's ideologies, because we need to move America forward, not a particular ideology.”

Latimer cited his existing working relationship with Congressman Lawler on issues such as the Social Security hearing office in White Plains and foreign policy towards Israel as examples of successful bipartisan efforts. Latimer expressed concern about a perceived lack of long-term thinking in

Washington, particularly regarding international relations and the approach towards key allies.

During the moderated discussion on economic policies, Congressman Lawler defended the new administration's use of tariffs as a short-term negotiating tool, expressing optimism about upcoming trade agreements. He also pointed to the extension of the Tax Cuts and Jobs Act as a key element of their economic agenda. Congressman Latimer, while acknowledging the need to address the national debt, cautioned against policies

that could create instability and negatively impact international business confidence. He advocated for a more predictable and consistent policy environment to foster long-term economic growth.

Both congressmen underscored the significance of energy policy for the region and the nation. They agreed on the need for a balanced approach that considers both economic viability and environmental sustainability. The BCW has taken a leadership role on clean energy through its Clean Energy Action Coalition, which is in its inaugural year.

On the topic of leadership, Congressman Latimer emphasized the importance of recognizing the

contributions of a broader team and avoiding the notion of any single “indispensable person.” He drew on his extensive experience in various levels of government in Westchester County to highlight the value of collaboration and considering the impact of federal decisions on local governance.

Congressman Lawler echoed the sentiment of effective communication and engagement as crucial aspects of leadership, particularly in navigating complex legislative processes.

Ravitz praised both representatives for their openness.

“The relationship that the BCW has with both Congressman Latimer and Congressman Lawler are ones that we are very grateful for, because we can pick up the phone and they answer. We can work with their staff both in DC and in their district offices. That type of consistent working relationship is another example of the advocacy work the BCW does on behalf of our members.” Ravitz said.



From left, BCW Executive Vice President & COO John Ravitz; John J. Manginelli, President – Hudson Valley/Metro New York Northeast Regional Executive - KeyBank Real Estate Capital; Congressman George Latimer (D-16); BCW President & CEO Marsha Gordon; Congressman Mike Lawler (R-17) and BCW Chairman James Schutzer, Senior Partner, Alera Group

Proposed agreement for Central Hudson rate hikes

BY PETER KATZ / pkatz@westfairinc.com

Central Hudson Gas & Electric Corp., staff of the New York State Department of Public Service (Public Service Commission) and other parties to the utility's rate case proceeding have agreed on a three-year plan that would hike rates for gas and electricity but by less than the utility had originally proposed.

Central Hudson serves approximately 315,000 electric customers and 90,000 natural gas customers in a service area stretching from south of Newburgh to the Albany area.

The company says that the rate hikes would allow it to continue making infrastructure investments to help improve reliability, and protect the grid and customers against cyber-attacks.

Central Hudson says the plan, which still must be approved by the Public Service Commission (PSC)

would result in an increase of 3.12% in the first-year bills of what it describes as a "typical electric customer" who uses 630 kilowatt hours of electricity per month. A kilowatt hour is one thousand watts of electricity used for one hour. A gas customer who uses an average of 6,400 cubic feet of gas per month would see a total bill increase of 5.19% for the

first rate year.

Central Hudson had originally asked for rate hikes that would have produced increases of approximately 4.6% for electricity and 5.8% for natural gas.

The new plan would produce savings for qualifying low-income customers of the utility. Customers who receive the base level Home Energy Assistance Program or other qualifying benefits would see their typical monthly electric bill decrease by approximately 4.2%, or



Central Hudson line worker in Orange County

\$3.85 per month.

The PSC is expected to rule on the new proposal this fall and may approve, modify, or reject any or all proposed terms.

"We understand the financial challenges that rising bills place on our customers, and we are committed to easing this burden by implementing a

rate plan that balances essential system investments with the need to keep costs as low as possible," said Steph Raymond, Central Hudson's president and CEO. "Our top priority is to enhance the reliability and efficiency of our services, ensuring that our communities receive the maximum value and support they deserve."

GOVERNMENT

HV animal shelters to benefit from part of \$10.4M in state funds

BY PETER KATZ / pkatz@westfairinc.com



Paws Crossed in Elmsford. Satellite photo via Google Maps.

Animal shelters in the Hudson Valley are among those to benefit from \$10.4 million in state funding that was announced May 21 by Gov. Kathy Hochul. The money has been awarded to 30 animal care organizations across the state through the seventh round of funding in the New York State Companion Animal Capital Fund. It's the first state program in the nation to fund capital projects for animal shelters. The funding will support construction, renovation, and expansion projects that will enhance animal care and health and help ensure adoptions for dogs and cats.

Paws Crossed Animal Rescue in Elmsford is due to receive \$500,000.00 for a new HVAC

system, new doors, epoxy flooring and painting in three kennels.

Middletown Humane in Orange County has been awarded \$500,000 for updates and repairs to the interior and exterior, upgrading heating/cooling, updated lighting and electrical systems, replacing the roof, insulation and painting, alarm system and perimeter fencing.

The Ulster County SPCA has been awarded \$500,000.00 to redesign the kennel, replace the floor, repair floors and walls, and renovate the kitchen, grooming room and exam room.

According to Hochul's office, since the 2017 launch of the Companion Animal Capital Fund program, which is administered by the De-

partment of Agriculture and Markets, the state has dedicated over \$38 million to the program. In total, 130 projects have been awarded across New York so far. This round of funding builds on previous rounds of this program that is helping to offset the costs associated with capital projects run by New York state animal shelters, such as renovating dog kennels, improving medical facilities, or building more efficient shelters to reduce overall operational costs.

"Any pet owner can tell you that companion animals like dogs and cats are more than just furry friends – they're family," Hochul said. "Animal shelters and humane societies play an enormous role in keeping companion animals safe and well cared for while they await their new families and forever home. This funding is making a real difference, helping to better equip these vital facilities with the tools they need to improve the quality of care for animals."



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LIFESTYLE

Connecticut's PACT helps local military and first responders

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“This is the perfect time of year to show gratitude to our troops and first responders,”

— Rodger Mort

For the past two years, Packaging and Crating Technologies LLC (PACT), a family-owned manufacturing company in Watertown, Connecticut, has raised close to \$10,000 for United States servicemen and women. Now the corrugated crate and lithium battery packaging producer is looking to assist locally in its own backyard by hosting the third annual Military Heroes Charity Program to benefit both the Tunnel to Towers Foundation (T2T) and the American Legion Post 22 in Thomaston, Connecticut.

Throughout the month of May — which commemorates both Memorial Day, which will be observed Monday, May 26, and National Military Appreciation Month — PACT has been donating 1% of sales proceeds from its entire line of moving containers and shipping products to Tunnels to Towers Foundation, a nonprofit that helps military families secure mortgage-free

homes, as well as making a \$1,000 contribution to American Legion Post 22, which ensures proper health and other essential benefits for current service members and veterans.

“Memorial Day is always met with eager anticipation of warmer weather and fun summer vacations. However, for thousands of military families, May is a time of sadness and solemnity as they remember their fallen loved ones,” said Rodger Mort, chief operating officer at PACT. “The United States military is a key customer that uses our packaging containers as

all branches of service personnel are moved to different posts, and we are always grateful to help such humble heroes in any way possible.”

T2T was founded to recognize the valiant life of New York City firefighter Stephen Gerard Siller, a member of Brooklyn’s Squad 1 who had just finished his shift when he got word over his scanner of a plane

hitting the North Tower of the World Trade Center. He drove his truck to the entrance of the Brooklyn Battery Tunnel, but it had already been closed for security purposes. Determined to carry out his duty, he strapped 60 pounds of gear to his back and raced on foot through the tunnel to the Twin Towers, where he gave up his life while saving others. He left behind a wife, five children, extended family and friends.

To date, the foundation has provided more than 600 mortgage-free homes for families, including specially-adapted smart homes for catastrophically injured veterans and first responders. More than 500,000 participants have supported the organization’s 80-plus national walk, run and climb fundraisers.

The American Legion is the largest U.S. veterans’ organization, with more than 1.6 million members who strengthen the nation through programs, services and advocacy for those who have served in the U.S. Armed Forces. Today, the organization is committed to destigmatizing mental health support by offering peer-to-peer resources in the fight to end veteran

suicide. American Legion Post 22 is a leading advocate for health-care and earned benefits for area veterans, service members and their families.

According to the Defense Casualty Analysis System, there were 844 total military deaths in 2022.

PACT is a preferred vendor for the U.S. Department of Defense and has been awarded two special permits from the Department of Transportation for the shipping of lithium-ion batteries, as well as passed the proposed SAE-G-27 test standard. Its various patented shipping containers, which range from \$40 to \$2,000-plus, are made from corrugated cardboard, a lightweight, sustainable and durable material that can often be reused for hundreds of moves and brought to any recycling center or eco-friendly dumpster for final disposal.

Added Mort: “This is the perfect time of year to show gratitude to our troops and first responders, and we encourage all Connecticut residents to help us reach our goal through a direct donation to these two wonderful charities.”

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Eye on Small Business: Inkaterra Market, Hartsdale

BY JEREMY WAYNE / jwayne@westfairinc.com



From left, Kimberly and Coralie Jane Palomino and their mother, Yeny Espinoza, at the family's Inkaterra Market in Hartsdale. *Courtesy Inkaterra Market.*



Shoppers at Inkaterra Market. *Photograph by Kimberly Palomino.*

Westchester's growing Peruvian community has received a fillip with the opening of Inkaterra Market at the "Four Corners," as the intersection of Central and East Hartsdale avenues in Hartsdale is known.

When store owners Victor Palomino and Yeny Espinoza came to the United States from Peru in the late 1990s, they said they "realized that one of the most meaningful things we could bring from our homeland was our food and culture."

The couple, who have lived in Westchester County for more than 20 years, first thought of opening a market in 2012 at a time when they were starting their first company, Southern Star Peru LLC, a distributor of Peruvian products to restaurants and businesses.

"Opening a Peruvian market has been a longtime dream of ours," Espinoza said. "We always knew there was a demand for Peruvian goods, especially with the fast-growing Peruvian population in New York, but finding the right site took time."

However, as soon as they walked into the Hartsdale location, the couple said they knew it was the right one.

"We were lucky to have supportive friends who helped guide us through the process," they added. "We're so thankful for them."

Not confined to Westchester, they are hoping Inkaterra will serve a large Latino community from all over the tristate area, "as well as anyone interested in experiencing the taste of Peru."

Working directly with importers like InkaFoods and MiTierra to source their products, they offer a wide range of goods to help customers make authentic Peruvian dishes at home.

All in all, family-owned and -operated Inkaterra plans to stock more than 300 products, including fresh and frozen foods, cookies, candies, spices and assorted ingredients, along with favorite Peruvian drinks and sodas like InkaKola, Chicha Morada and Guaraná. Espinoza said that they will also carry items it would be hard to find elsewhere and emphasized that prices would be "economical."

Asked whether they had enjoyed business support locally, the couple answered, "Absolutely." They had high praise for the hamlet of Hartsdale and town of Greenburgh. "The town has been incredibly encouraging. Our Town Supervisor (Paul J. Feiner) has even helped promote our store," they said. "And the local community has welcomed us warmly, with open hearts and open minds, and we're so grateful for their support."

As Feiner himself said of Inkaterra's grand opening earlier this month: "I have never seen so much enthusiasm for a small business in my 34 years as town supervisor."

As for advice for others looking to open a similar market, Palomino was forthcoming.

"Never give up," he said. "The journey may be challenging, but every step is worth it in the end."

Inkaterra Market is at 14-16 N. Central Ave. in Hartsdale. For more, call 914-258-4081.

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Photo courtesy CKO Croton.

Eye on Small Businesses: The Croton Tapsmith and CKO Croton

BY JEREMY WAYNE / jwayne@westfairinc.com

“I thrive on reinvention and challenge. It’s what has defined every chapter of my career so far. My favorite saying has to be, ‘Why not?’”

— Toni Senecal, Co-Owner of The Croton Tapsmith and CKO Croton

How do you move from entertainer to entrepreneur? Many have tried – and many have failed. So we asked Toni Senecal – who pivoted from a career as an Emmy Award-winning broadcast journalist and producer and host of CBS 2’s “Toni On! New York” show for more than 10 years to full-on entrepreneurship -- for some valuable tips.

Senecal and her husband, Tracy Shea, an award-winning former TV journalist and filmmaker, live in Cortlandt Manor with their two sons but own and operate two businesses in Croton-on-Hudson -- The Croton Tapsmith, a regional craft beer taproom that is sponsoring “Hey Hudson Valley,” its first country hoedown, on Saturday, May 17 -- and CKO Croton, a kickboxing gym.

They also spearhead the Croton Business Council, whose mission is “to foster a vibrant and thriving local economy by creating diverse opportunities for businesses to participate in events that not only drive revenue but also enrich the fabric of our community.”

So, one busy couple. They opened the Tapsmith in 2019 as a bar that would reflect their shared vision -- “all craft beer sourced from within two hours of our front door,” as Senecal explained it. One of the biggest challenges in shifting from the world of media to the hospitality and fitness industries was that both required an entirely different kind of stamina, structure and adaptability.

“In television, deadlines are tight but predictable. In hospitality, the unpredictability is constant,” she said.

“You’re dealing with supply chains, staffing, fluctuating foot traffic, health codes and, of course, the ever-changing tastes of your customers, all in real time.”

She described how supporting the New York beer renaissance

had become both a business and a fascinating deep dive into regional brewing.

“As someone who had spent years covering food and beverage on camera, I had a unique perspective on what makes a hospitality concept. Paired with my husband’s expertise in advertising and marketing” – a career, she said, he had grown weary of – “it was a strong foundation for success.”

During the Covid pandemic, Senecal’s business career took what she calls another unexpected turn when she purchased CKO Kickboxing, the local gym that she and her husband had belonged to for years. She had always loved the gym and has now completely transformed it, “both the space,” as she put it, “and myself.” That’s quite a story of its own. She lost 50 pounds, became a certified trainer and nutritionist and began helping others achieve sustainable, healthy change.

Asked about her qualifications for



Toni Senecal, co-owner of The Croton Tapsmith and CKO Croton. Photograph by Tracy Shea.

starting disparate new businesses essentially from scratch, Senecal said that writing a smart business plan and sticking to it was key.

“You have to know what you are and what you’re not,” she said. “There are plenty of people who will say, ‘You should do (insert random business idea)’ and if you aren’t careful, you can find yourself lost in ideas that try to please everyone yet no one. We refer to that as becoming a ‘Frankenbusiness,’ with random bolted-on parts and ideas that become a monster.”

Senecal offered some further good advice to would-be bar and restaurant owners: “Don’t romanticize it. The best venues don’t succeed, because they have great cocktails or clever décor alone. They succeed, because they’re operationally sound, consistently executed and deeply connected to their community.

“Do your research. Know your numbers. And be present. People want to feel like they’re walking into something that’s both cared for and cared about. If you’re not ready to be all-in, it’s not the right time.”

She also stressed that reinvention is not only inevitable; it’s necessary. “The market, the neighborhood, even your own role will evolve. Build with flexibility in mind, and leave room to grow.”

And she concluded, “I thrive on reinvention and challenge. It’s what has defined every chapter of my career so far. My favorite saying has to be, ‘Why not?’”

The Croton Tapsmith is inaugurating “Hey Hudson Valley,” a country music hoedown, at noon Saturday, May 17, on Grand Street in Croton-on-Hudson.

20  25

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Regeneron in \$256M deal to acquire human genetics and bio company

BY PETER KATZ / pkatz@westfairinc.com

“We share 23andMe’s founding vision of the power of genetics and data... We believe we are uniquely suited to be responsible and effective stewards of 23andMe’s future.”

— Aris Baras, SVP, Regeneron Genetics Center

Tarrytown-based Regeneron Pharmaceuticals, Inc. has been named the successful bidder in the bankruptcy auction for substantially all of the assets of the human genetics and biotechnology company 23andMe Holding Co. Regeneron intends to acquire 23andMe’s Personal Genome Service, Total Health and Research Services business lines, together with its Biobank and associated assets. Regeneron said it expects the transaction to close in the third quarter of this year.

The definitive agreement follows the auction’s completion on May 16, as part of the company’s court-supervised sale process and ongoing Chapter 11 proceedings. The proposed transaction remains subject to approval by the U.S. Bankruptcy Court for the

Eastern District of Missouri, approval under the Hart-Scott-Rodino Act and certain closing conditions. A court hearing to consider approval of the transaction is scheduled for June 17.

Aris Baras, senior vice president and head of the Regeneron Genetics Center described 23andMe as a pioneer in consumer genetics and research.

“Since 2013, the Regeneron Genetics Center has sequenced the genetic information of nearly three million people in research studies, using this deidentified data to make meaningful discoveries at speed and scale,” Baras said. “We share 23andMe’s founding vision of the power of genetics and data and the health benefits to individuals and society in understanding the human genome. We believe we are uniquely



suited to be responsible and effective stewards of 23andMe’s future.”

George D. Yancopoulos, co-founder, board co-chair, president and chief scientific officer of Regeneron said, “We have deep experience with large-scale data management. We believe we can help 23andMe deliver and build upon its mission to help those interested in learning about their own DNA and how to improve their personal health, while furthering Regeneron’s efforts to use large-scale genetics research to improve the way society treats and prevents illness overall.”

23andMe will be operated as a wholly owned direct or indirect subsidiary of Regeneron Pharmaceuticals, Inc. and continue operations as a personal genomics service. Regeneron’s purchase does not include 23andMe’s Lemonaid Health business.

Joe Selsavage, interim CEO of 23andMe, said, “With the support of Regeneron and their deep experience in genetic sequencing, testing and discovery, we look forward to continuing to help people access and understand the human genome for the benefit of customers and patients.”

Wayfair coming to Ridge Hill in Yonkers

BY PETER KATZ / pkatz@westfairinc.com



Rendering of Wayfair store at Ridge Hill in Yonkers.

Retailer Wayfair Inc., which has had a strong presence on the internet, is growing its brick and mortar presence and has announced plans to open a large-format retail store at Ridge Hill in Yonkers. Wayfair says that the store will be opening in early 2027.

It was just a year ago that Wayfair opened its first large-format retail store in Wilmette, Illinois. The Yonkers announcement follows the previously revealed plans for Wayfair’s Atlanta store, slated to open in 2026. Wayfair says it is expanding its in-person retail presence in key markets across the country.

“Once again Yonkers is attracting innovative and transformative businesses to our city, like Wayfair,” said Yonkers Mayor Mike Spano. “Wayfair is a premier go-to destination for home shopping and Yonkers is excited to be among the first markets to host

its large-format retail store. We look forward to seeing their Yonkers store prosper and attract shoppers here from around the region.”

Liza Lefkowski, vice president of merchandising and stores at Wayfair, said, “Over the past year, we’ve seen firsthand how a thoughtfully designed physical store can deepen engagement,

drive growth, and introduce the Wayfair brand to entirely new audiences. The upcoming Yonkers store builds on that momentum — bringing our immersive retail experience to the New York metro area and delivering the same inspiration, convenience, and flexibility our customers have come to expect.”

At approximately 114,000 square feet, the Yonkers store will feature 19 departments. The store will carry furniture and merchandise for décor, outdoor living, home improvement, and more.

“New York is one of the most design-forward markets in the world, and Yonkers gives us the space to bring our retail vision to life,” said Lefkowski. “This location lets us serve everyone from Manhattan to Westchester and beyond with an inspiring, full-scale shopping experience that Wayfair is known for.”

Wayfair said that in addition to having a large selection of items that will be available in the store for shoppers to take with them, the store’s proximity to Wayfair’s New Jersey fulfillment center will enable fast delivery of large items.

Wayfair, which is headquartered in Boston, generated net revenues of \$11.9 billion for the year ended Dec. 31. It had a gross profit of \$3.6 billion and a net loss of \$492 million.

As of March 31 of this year, Wayfair reported it had 21.1 million customers. The average order value was \$301 compared with \$285 in the first quarter of 2024. Wayfair said that 63.4% of the orders it received were placed using a mobile device.

Shriver tells Fairfield University grads to 'see' from the 'inside out'

BY GARY LARKIN / glarkin@westfairinc.com

“If you give your heart a chance to see... we can meet just as we are. Just beautiful. All of us. No exceptions.”

— Timothy Shriver,

FAIRFIELD — Timothy Shriver encouraged the Fairfield University Class of 2025 to “see” from the “inside out,” honoring dignity — their own and that of others during the university’s 75th commencement Sunday, May 18.

“If you give your heart a chance to see... you can meet people without an agenda... We can meet just as we are. Just beautiful. All of us. No exceptions,” said Shriver, chair of the Special Olympics International board.

Fairfield University honored nearly 2,000 graduates earning associate’s, bachelor’s, master’s, and doctoral programs from all five of its academic schools. The three days of ceremonies included a historic milestone: the inaugural Commencement exercises for Fairfield Bellarmine, recognizing the first graduating class of the university’s two-year associate’s degree program.

Drawing from his decades of experience with the Special Olympics, Shriver shared a moving story from the Special Olympics World Winter Games in Torino, Italy, where athletes from 150 countries marched in joyful celebration.

“They carried labels with them like Down syndrome or autism or Fragile X, intellectual disability, developmental disability, and more,” he said. “One police officer witnessing the scene remarked, ‘I just saw the whole world pass before my eyes, and it was beautiful.’”

Shriver challenged graduates to take actions for the good of society.

“If you see injustice, oppose it,” he said. “If you see someone who’s left out and humiliated...bring them in. If you see despair, awaken hope.

“The way you make a difference determines the difference you make. Make your way the way of dignity.”

Joining Shriver on stage was Rev. John F. Baldwin, S.J., a distinguished professor of liturgical theology at Boston College’s Clough School of Theology and Ministry and a longtime former member of Fairfield’s Board of Trustees. Father Baldwin was also honored with an honorary Doctor of Laws degree in recognition of his leadership and contributions to theological education and the Church.

Reflecting the voice of the student body, undergraduate speaker Zachary Christian Maloy captured the spirit of the day and the lasting impact of the Fairfield experience.

“We often hear: College is the best four years of your life. I disagree. College is the four years that teach you how to live the best years of your life. Because what we built here — these relationships, this community, this Fairfield family — it’s not just nostalgia; it’s foundation.”

Graduate Ceremony: May 17 in the Leo D. Mahoney Arena

The graduate commencement address was delivered by Cathy E.



The first graduating class of Fairfield University’s Bellarmine campus celebrates. *Photo courtesy of Fairfield University*

Minehan, former president of the Federal Reserve Bank of Boston and a respected leader in finance, higher education, and public service. Minehan received an honorary Doctor of Laws degree.

In her remarks, she reminded graduates of their responsibility to remain actively engaged citizens: “With your new degree comes some responsibilities. A major one is the need to engage in and understand what is going on around you in the larger world.”

An additional honorary degree was awarded during the graduate ceremony to Robin Bennett Kanarek ’96, Fairfield alumna, philanthropist, and former trustee, who was honored for her enduring contributions to health care and education.

Fairfield Bellarmine Ceremony: May 15 at the Regina A. Quick Center

The commencement weekend began with a historic milestone on Thursday, May 15, as Fairfield Bellarmine celebrated the graduation of its inaugural class. Thirty-five students were honored at a ceremony held at the Regina A. Quick Center for the Arts, recognizing their completion of Fairfield University’s new two-year associate degree program offering tracks in business, computer science, health studies, and liberal studies.

Established to serve students from the Greater Bridgeport area, Fairfield Bellarmine is rooted in the Jesuit tradition of social justice and academic

excellence. The Class of 2025 set a precedent for academic achievement, leadership, and opportunity, laying the foundation for generations of future scholars to follow.

With an 80% two-year graduation rate, Fairfield Bellarmine significantly outpaces Connecticut’s three-year graduation rate for community colleges, which remains below 20%. Approximately 90% of Fairfield Bellarmine graduates plan to continue their studies toward a bachelor’s degree at Fairfield University.

Student speaker Scarlet Lopez reflected on the strength of the Bellarmine community.

“What we experienced here wasn’t just academic learning,” she said. “The professors and the Bellarmine staff made sure our time here was about more.”

“They pushed us to be better. They believed in us even when we didn’t believe in ourselves. They encouraged us when we felt overwhelmed...They reminded us that we were capable of more than we ever imagined.”

Rev. Kevin O’Brien, S.J., Fairfield Bellarmine vice provost and executive director, recalled a formative moment early in the program, when a student asked upon seeing the newly renovated campus, “Is this all for us?”

Father O’Brien answered: “Yes, Fairfield Bellarmine is for you, because you are a child of God, worthy of an education rooted in excellence that forms the mind, heart and spirit.”



Members of the 2025 graduating class enjoy the ceremony. *Photo courtesy of Fairfield University*

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WESTCHESTER

DEEDS

Above \$1 million

1560 Front Street LLC, Yorktown Heights. Seller: JGPC Holdings LLC, Yorktown Heights. Property: 1560 Front St., Yorktown. Amount: \$1.7 million. Filed April 29.

Apostle Continuation Church Inc., Bronx. Seller: New York Funeral Chapels LLC, Houston, Texas. Property: 21 Broad St., Mount Vernon. Amount: \$2 million. Filed April 29.

Audette, Matthew, San Diego, California. Seller: 50 Ridge LLC, Purchase. Property: 50 Ridge St., Rye City. Amount: \$5.9 million. Filed April 29.

BGRS LLC, Oakbrook Terrace, Illinois. Seller: Sean Murray, Bronxville. Property: 73 Lockwood Ave., Eastchester. Amount: \$1 million. Filed April 28.

Clain, Alison B., Rye. Seller: 7 Red Oak LLC, Purchase. Property: 7 Red Oak Drive Rye City. Amount: \$3.5 million. Filed April 28.

Danzis, Alan, Mamaroneck. Seller: 539 Bleeker LLC, Mamaroneck. Property: 539 Bleeker, Mamaroneck. Amount: \$2.1 million. Filed April 28.

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

Questions and comments regarding this section should be directed to:

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

Elmgart, Padma, New York. Seller: 475 Bedford Center Road LLC, Bedford. Property: 472 Bedford Center Road, Bedford. Amount: \$2.6 million. Filed April 29.

Grossman, Derek, White Plains. Seller: G & G Home Builders Corp, Greenwich. Property: 18 Rock Ridge Drive, Rye Town. Amount: \$1.5 million. Filed April 28.

Marbury LLC, Palo Alto, California. Seller: Susan C. Morth, North Salem. Property: 324 Hardscrabble Road, North Salem. Amount: \$7.8 million. Filed April 29.

Myro 3 LLC, New Rochelle. Seller: Ronald Letizia, Mamaroneck. Property: 2 Wellhouse Lane, Mamaroneck. Amount: \$1.7 million. Filed April 29.

Reino Assets LLC, Golden's Bridge. Seller: Somers Estates LLC, Bronx. Property: 23 Florence Drive, Somers. Amount: \$1.3 million. Filed April 28.

Below \$1 million

104 Waverly LLC, Yonkers. Seller: M&M Realty Group LLC, Flushing. Property: 102 Waverly St., Yonkers. Amount: \$590,000. Filed May 1.

23 Kisona Road LLC, Mount Kisco. Seller: CSMA LLC, North Salem. Property: 21 Kisona Road Mount Kisco. Amount: \$450,000. Filed April 29.

330 TMV LLC, Brooklyn. Seller: Andrew Carnan, Peekskill. Property: 330 Tecumseh Ave., Mount Vernon. Amount: \$400,000. Filed April 28.

56 Patmor Avenue LLC, Bellerose. Seller: US Bank NA, Coppell, Texas. Property: 56 Patmor Ave., Yonkers. Amount: \$547,000. Filed April 29.

615 Warburton 1h LLC, New York. Seller: Buckingham Owners Inc., New York. Property: 615 Warburton Ave., Yonkers. Amount: \$125,000. Filed April 28.

Abrams, Joseph, Brooklyn. Seller: 124 Depeyster Street LLC, Sleepy Hollow. Property: 124 Depeyster St., Mount Pleasant. Amount: \$659,000. Filed April 28.

AJ3 Management Service LLC, Elmsford. Seller: Elizabeth A. Flynn, Mount Vernon. Property: 19 Darwood Place, Mount Vernon. Amount: \$370,000. Filed April 28.

Aristippo, Gina, Somers. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2003 Millstone Court 3, Yorktown. Amount: \$789,000. Filed April 30.

Baisden, Tiffanee D., Bronx. Seller: 156 Webster LLC, Mount Vernon. Property: 413-415 S. Eighth Ave., Mount Vernon. Amount: \$935,000. Filed April 28.

Barnard, Jeffrey, Mamaroneck. Seller: PNC Bank NA, New Canaan, Connecticut. Property: 546 Clafin Ave Mamaroneck. Amount: \$10. Filed April 30.

Bleonas Property LLC, Valhalla. Seller: 644 Broadway Realty Corp., Harrison. Property: 644 N. Broadway, North Castle. Amount: \$800,000. Filed April 28.

Boada, Patricia, White Plains. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 4 Martine Ave., White Plains. Amount: \$465,000. Filed April 28.

Dejesus, Judith, Yonkers. Seller: Aria Capital LLC, West Long Branch, New Jersey. Property: 615 Warburton Ave., Yonkers. Amount: \$300,000. Filed April 28.

Garbarino, Kristin, Hastings-on-Hudson. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2010 Millstone Court 10, Yorktown. Amount: \$869,000. Filed April 30.

Goldenstone Land II LLC, Mount Vernon. Seller: LSF8 Master Participation Trust, Dallas, Texas. Property: 251 Grand St., Mount Vernon. Amount: \$700,000. Filed April 28.

KM Group Holdings LLC, Briarcliff Manor. Seller: Halyna A. Kolessa, Briarcliff Manor. Property: 7 Dunn Lane, Ossining. Amount: \$525,000. Filed April 30.

Liberty Utilities New York Water Corp., Merrick. Seller: Nash Road Holdings LLC, New York. Property: 105-117 Nash Road, Lewisboro, North Salem. Amount: \$740,000. Filed April 29.

Liu, Ling, Scarsdale. Seller: Wells Fargo Bank NA, West Palm Beach, Florida. Property: 7 Lakeview Road, North Salem. Amount: \$430,000. Filed April 30.

Lopez, Jose L., Yonkers. Seller: 321 McLean Realty LLC, Yonkers. Property: 321 McLean Ave., Yonkers. Amount: \$555,000. Filed April 30.

Miele, Domenic, West Harrison. Seller: 21 Brae Burn LLC, Scarsdale. Property: 23 Brae Burn Drive, Harrison. Amount: \$850,000. Filed April 28.

Point 62 LLC, White Plains. Seller: John M. Perone, Mamaroneck. Property: 7 Minetta Place, Yonkers. Amount: \$100. Filed May 1.

Point 62 LLC, White Plains. Seller: Charles D'Agostino, Pleasantville. Property: 5 Minetta Place, Yonkers. Amount: \$14,000. Filed May 1.

PVNC Holdings LLC, Mount Vernon. Seller: Marilyn J. Collins, Yonkers. Property: 167 Windermere Drive, Yonkers. Amount: \$220,000. Filed April 29.

Robert James Contracting Corp., Garden City. Seller: 55 Ridge Equity LLC, White Plains. Property: 12 Shady Road, Greenburgh. Amount: \$891,000. Filed April 29.

Satun Realty Corp., Mount Vernon. Seller: Anthony Marcuccilli, Mount Vernon. Property: 135 Vista Place, Mount Vernon. Amount: \$725,000. Filed April 30.

SGB Realty Group LLC, Monroe. Seller: AJ3 Management Service LLC, Elmsford. Property: 19 Darwood Place, Mount Vernon. Amount: \$409,000. Filed April 28.

Sickles Management LLC, New Rochelle. Seller: Gowkaran Budhu, Bronx. Property: 115 Sickles Ave., New Rochelle. Amount: \$10. Filed April 28.

Vangar LLC, White Plains. Seller: Mitchell I. Weingarden, White Plains. Property: 809 Oakwood Drive, Peekskill. Amount: \$325,000. Filed April 30.

West Delano LLC, Yonkers. Seller: Anselmo D. Almeida, Yonkers. Property: 236 Delano Ave., Yonkers. Amount: \$525,000. Filed April 28.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses.

Lakeside Hardware & Building Materials LLC, Dobbs Ferry. Amount: \$5,250.

Priority Ground Force Construction Inc., Yonkers. Amount: \$8,000.

Cutting Edge Landscaping Inc., Port Chester. Amount: \$5,500.

Quizhe Contento Corp., White Plains. Amount: \$34,500.

Emmy Deli Grocery Corp., New Rochelle. Amount: \$11,000.

AKD Homes LLC, New Rochelle. Amount: \$21,000.

Boschicks LLC, New Rochelle. Amount: \$21,000.

Total Physique PTC Inc., Mamaroneck. Amount: \$21,000.

H. Chandler Clark M.D., New Rochelle. Amount: \$21,000.

The Wave Bar Lounge & Restaurant Inc., Mount Vernon. Amount: \$3,000.

Beckford Lloyd, Mount Vernon. Amount: \$3,000.

Hydro Cleaning Systems Inc., New Rochelle. Amount: \$21,000.

DeMasi, Tiziana, New Rochelle. Amount: \$21,000.

Nunez Consulting Services Corp, Yonkers. Amount: \$50,000.

Nunez-Mora George F., Yonkers. Amount: \$50,000.

S&L Contracting and Service Inc., Peekskill. Amount: \$3,500.

Beau Dudley Corp. d.b.a. Dudley's Parkview Restaurant, New Rochelle. Amount: \$21,000.

RV Hudson Construction Inc., Cortlandt Manor. Amount: \$1,000.

Issac Nasrallah, Yonkers. Amount: \$34,500.

Carnell Environmental Inspections Inc., Valhalla. Amount: \$21,000.

Employee Recourse Center Inc., Dobbs Ferry. Amount: \$21,000.

On My Way Roadside Corp., Yonkers. Amount: \$9,500.

CLNY MMA LLC d.b.a. Premier Martial Arts, Hawthorne. Amount: \$500.

Tigre Tree Care and Landscaping Inc., Dobbs Ferry. Amount: \$3,000.

Deli Brothers Corp., Peekskill. Amount: \$34,000.

Tur-Bus Express Corp., Yonkers. Amount: \$41,000.

Patriot Management & Development LLC, White Plains. Amount: \$34,500.

2020 Convenience Mart Corp., Mount Vernon. Amount: \$14,500.

Dublin Mart Corp., Yonkers. Amount: \$5,500.

Saidi Zaid Al, Yonkers. Amount: \$5,500.

Vargas & Tolentino Food Corp. d.b.a. **The 600 Deli & Grill**, Yonkers. Amount: \$21,000.

NZE Mechanical Corp., New Rochelle. Amount: \$20,500.

Morning Dew Tattoo Inc., New Rochelle. Amount: \$21,000.

Maick'fc Construction Inc., Peekskill. Amount: \$21,000.

CCB & NR Inc., New Rochelle. Amount: \$21,000.

Galvani and Sons Landscaping Inc., Yonkers. Amount: \$21,000.

Frank G. Schwall, Scarsdale. Amount: \$21,000.

Paramount Landscaping and Masonry Inc., Yonkers. Amount: \$6,500.

JUDGMENTS

11 Kathy Holdings LLC, Yonkers. \$15,340 in favor of city of Yonkers, Yonkers. Filed April 18.

296 Woodworth Yonkers LLC, Mount Vernon. \$60,340 in favor of city of Yonkers, Yonkers. Filed April 18.

517 West Properties LLC, Brooklyn. \$77,734 in favor of Cermele & Wood LLP, White Plains. Filed April 18.

570 West Properties LLC, Brooklyn. \$77,734 in favor of Cermele & Wood LLP, White Plains. Filed April 18.

Acosta, Carolina, Port Chester. \$7,767 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 18.

Aquatalia, New York. \$119,052 in favor of Boemos Spa, Fucecchio Italy. Filed April 17.

Archie, Shandrane G., Mount Vernon. \$5,623 in favor of Capital One NA, Richmond, Virginia. Filed April 18.

B&Bs Fifth Avenue Pub LLC, Pelham. \$21,360 in favor of Consolidated Edison, New York. Filed April 16.

Baby Varghese, Mount Vernon. \$4,453 in favor of Discover Bank, Columbus, Ohio. Filed April 14.

Barrett, Karen A., Mount Vernon. \$2,970 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 16.

Barrow-Rashid, Khadijah A., Cortlandt Manor. \$11,305 in favor of Discover Bank, Columbus, Ohio. Filed April 14.

Beckerman Jordan R., Rye. \$134,653 in favor of Bizfund LLC. Filed April 15.

Belcastro, Steven M., Oyster Bay, \$11,910 in favor of Black Marjeh & Sanford LLP, Elmsford. Filed April 22.

Brito, Joel E. aka Elmsford. \$6,670 in favor of 36-38 East Main Street LLC, Elmsford. Filed April 22.

Brown, Nicole, Mount Vernon. \$4,170 in favor of Discover Bank, Columbus, Ohio. Filed April 17.

Bua, Jennifer, Katonah. \$16,636 in favor of Capital One NA, Richmond, Virginia. Filed April 15.

Calix, Arlee C., Yonkers. \$27,788 in favor of 138 Fourth Avenue Corp., Yonkers. Filed April 22.

Crawford, Andrew, Mount Vernon. \$8,099 in favor of Citizens Bank NA, Sioux Falls, South Dakota. Filed April 14.

Cruz, Osvaldo III Hawthorne. \$4,693 in favor of Capital One NA, Richmond, Virginia. Filed April 14.

Davis, Shavana S., Mount Vernon. \$7,940 in favor of Discover Bank, Columbus, Ohio. Filed April 17.

Eagle Group LLC, Larchmont. \$15,936 in favor of Dal-Tile Distribution Inc., Philadelphia, Pennsylvania. Filed April 17.

Fabrizi, Joseph, Mount Vernon. \$8,408 in favor of Allstate Fire & Casualty Insurance Co., Tarrytown. Filed April 17.

Gable, Carol A., Larchmont. \$23,404 in favor of Capital One NA, Richmond, Virginia. Filed April 14.

Gamez, Amanda, Port Chester. \$8,906 in favor of Capital One NA, Richmond, Virginia. Filed April 14.

GAPL LLC, Eastchester. \$7,793 in favor of Keith R. Betensky d.b.a., Mount Kisco. Filed April 23.

Gomez, Mayra, Mount Vernon. \$7,019 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 16.

Graham, Kamisha, White Plains. \$2,658 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 16.

Grande, Nelida, White Plains. \$15,315 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 18.

Griffin, Monique, New Rochelle. \$4,236 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 22.

Gutierrez, Meilin L., Peekskill. \$24,557 in favor of Affinity Federal Credit Union, Basking Ridge. Filed April 15.

Hache, Carlos A., Tarrytown. \$5,682 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 18.

Hanney, Michael, Croton-on-Hudson. \$7,332 in favor of Discover Bank, Columbus, Ohio. Filed April 15.

Hardy, Heather L., Yonkers. \$2,542 in favor of Discover Bank, Columbus, Ohio. Filed April 17.

Himatsingka America Inc., New York. \$589,156 in favor of Creation Textiles Company Ltd. Filed April 17.

Holland, Lewen, Yonkers. \$5,524 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 18.

Lovell, Qwadere N. I., White Plains. \$4,522 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 14.

Martinez, Jose M., Port Chester. \$3,182 in favor of Discover Bank, Columbus, Ohio. Filed April 15.

McGill, Kevin J., Pelham. \$14,396 in favor of Capital One NA, Richmond, Virginia. Filed April 17.

McLetchie, Sharleen, Mount Vernon. \$2,680 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 16.

Miller, O'Neil, Bronx. \$9,667 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Monegro, Jessica, Yorktown Heights. \$3,298 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 18.

Ogando, Lucia, Mount Vernon. \$2,506 in favor of Capital One NA, Richmond, Virginia. Filed April 18.

Paulino, Juan, Yonkers. \$3,460 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 16.

Perez, Harry, Port Chester. \$2,562 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 18.

Primerano, Stephen M., Cortlandt Manor. \$5,952 in favor of Capital One NA, Richmond, Virginia. Filed April 17.

Rodriguez, Elizabeth M., Yonkers. \$5,612 in favor of Capital One NA, Richmond, Virginia. Filed April 18.

Rodriguez, Naomi, Mohegan Lake. \$3,161 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 18.

Schiefer, Karla N., Thornwood. \$4,443 in favor of Capital One NA, Richmond, Virginia. Filed April 14.

Sharon K. Design Inc., Brewster. \$54,954 in favor of Cargo Partner Network Inc. Filed April 17.

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

LIS PENDENS

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

15 South 14 Ave LLC, as owner. Filed by US Bank Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$592,000 affecting property located at 15 S. 14th Ave., MtountVernon. Filed April 4.

159 Centre Avenue Condominium Board of Managers, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$460,000 affecting property located at 159 Centre Ave., New Rochelle. Filed April 9.

Adou, Ernest, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 3241 Lookout St., Mohegan Lake. Filed April 10.

Auth, Steven A., as owner. Filed by Team3 Capital LLC. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 1708 Marie Lane, Mohegan Lake. Filed April 8.

Bank of America NA, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$164,000 affecting property located at 112 Drew Lane, Yorktown. Filed April 9.

Beanstalk Group of Companies Inc., as owner. Filed by JY In Stencil LP. Action: Foreclosure of a mortgage in the principal amount of \$900,000 affecting property located at 590 S. Broadway, Yonkers. Filed April 9.

Belcher, Valerie F., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$486,000 affecting property located at 73 Hillside Ave., Mount Vernon. Filed April 10.

Grant, Jacqueline, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$411,000 affecting property located at 419 Nuber Ave., Mount Vernon. Filed April 8.

JPMorgan Chase Bank NA, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$274,000 affecting property located at 2 Hickory Road, Mahopac. Filed April 9.

Leach, Soumya, as owner. Filed by Pierpointe on the Hudson Condo I Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$151,000 affecting property located at 23 Water Grant St., Yonkers. Filed April 7.

Malik, Usman, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$692,000 affecting property located at 128 Highland Ave., Tarrytown. Filed April 8.

Mazidi-Ryan, Mahsa, as owner. Filed by MSR Holdings LLC. Action: Foreclosure of a mortgage in the principal amount of \$432,000 affecting property located at 240 Roundhill Drive, Yonkers. Filed April 9.

Miller, Sandra, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$405,000 affecting property located at 7 Marvin Place, New Rochelle. Filed April 7.

Narcisco, Dominic, estate, as owner. Filed by TD Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$320,000 affecting property located at 44 Krystal Drive, Somers. Filed April 10.

Roberti, Louis, as owner. Filed by First National Bank of America. Action: Foreclosure of a mortgage in the principal amount of \$538,000 affecting property located at 49 Butler Hill Road, Somers. Filed April 8.

MECHANIC'S LIENS

3 WPD Apartments LLC, Harrison. \$120,603 in favor of Rav Group 2 LLC, Goshen. Filed May 12.

70 Pier LLC, Yonkers. \$416,000 in favor of Concrete Systems Inc., Newark, New Jersey. Filed May 13.

Arthouse Wp Developments LLC, White Plains. \$29,633 in favor of MC Construction NY Corp. Filed May 15.

Gojka, Ching Yue, Greenburgh. \$23,658 in favor of Foundation Building Materials LI, Farmingdale. Filed May 12.

International Business Machines Corp., Yorktown. \$1,548,121 in favor of HT Lyons Inc. Filed May 9.

JJ Realty Associates LLC, Yonkers. \$166,369 in favor of Newport Designs Corp. Filed May 13.

Rubin, Marsha, South Salem. \$4,445 in favor of Renoy-ourhome,. Filed May 15.

NEW BUSINESSES

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

Partnerships

Witchy Cat Botanica, 48 Clinton St., Port Chester 10573. c/o Yazmin Losa and Andrew R. Loja. Filed April 21.

Sole Proprietorships

Anita J. Productions, 64 Centre Ave., Apt. 14, New Rochelle 10801. c/o Miles A Robertson. Filed May 7.

Bijou 1924, 222 N. Broadway, Yonkers 10701. c/o Natasha Francis. Filed May 6.

Bravos Cake & Decor, 1763 Hanover St., Yorktown Height 10598. c/o Sandra E. Romero. Filed April 30.

C&O Piping Solutions, 3 Dickson Lane, Mount Kisco 10549. c/o. Filed April 25.

Citycars, 100 Waring Place, No.1, Yonkers 10703. c/o. Filed April 25.

Concept Cardwell, 143 Lake Ave., Yonkers 10703. c/o Rasi-awn Cardwell. Filed May 5.

DJ Matrix, 34 Wildwood Ave., Mount Vernon 10550. c/o O'Neil Downer. Filed April 28.

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

Questions and comments regarding this section should be directed to:

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

Elite V. Home Improvements, 151 Fairview Ave., Port Chester 10573. c/o Victor Natividad Bueno Juela. Filed May 5.

Fashiondex, 136 Colabaugh Pond Road, Croton-On-Hudson 10520. c/o Max Andrews. Filed April 29.

Feeding Young Foodies, 282 Katonah Ave. 1122, Katonah 10536. c/o Alexandra Edelman. Filed April 28.

Fredys Landscaping, P.O. Box 202, Shrub Oak 10588. c/o Fredy A. Hernandez. Filed May 2.

Gordon Eye & Face, 1 Byram Brook Place, Armonk 10504. c/o. Filed April 25.

Iamgunterman, 110 N. Third Ave., Apt. 7G, Mount Vernon 10550. c/o Gunter Rickhoven Jr. Filed May 6.

Victors Painting, 128 Fremont St., Peekskill 10566. c/o Victor Tigre. Filed April 15.

Westchester Comedy Class, 44 Garth Road, Scarsdale 10583. c/o Benjamin Rosenfeld. Filed April 22.

Westchester Comedy Club, 44 Garth Road, Scarsdale 10583. c/o Benjamin Rosenfeld. Filed April 22.

Westchester Super Scoopers, 64 Lispenard Ave., New Rochelle 10801. c/o Robert Pugliese. Filed April 17.

Yad International, 11 Southway, Hartsdale 10530. c/o Yolanda A Dixon. Filed April 11.

Yonkers Psychic Readings, 240 Delano Ave., Yonkers 10704. c/o Mathew Costello. Filed April 10.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

12 Northbrook LLC, as owner. Lender: Accolend LLC. Property: 12 Northbrook Road, Spring Valley. Amount: \$1.2 million. Filed Feb. 24.

Buchanan GF LLC, as owner. Lender: Loan Funder LLC Series 92179. Property: 5 Buchanan Road, Spring Valley. Amount: \$1.5 million. Filed March 10.

Engel, Yutta, as owner. Lender: TD Bank NA. Property: 8 Gel Court, Monsey. Amount: \$2 million. Filed Feb. 25.

MSK Remsen LLC, as owner. Lender: Northeast Community Bank. Property: 229 and 231 Remsen Ave., Monsey. Amount: \$3.2 million. Filed Feb. 25.

Below \$1 million

10 Gladys LLC, as owner. Lender: Kiavi Funding Inc. Property: 10 Gladys Drive, Spring Valley. Amount: \$464,900. Filed March 4.

28 East Castle LLC, as owner. Lender: Broadview Capital LLC. Property: 28 E. Castle Ave., Spring Valley. Amount: \$982,000. Filed Feb. 27.

ABL RPC Residential Credit Acquisition LLC as owner. Lender: Golden Property Group LLC Property: 507 Farmers Mills Road, Carmel. Amount: \$343,000. Filed April 22.

Mid-Hudson Valley Federal Credit Union as owner. Lender: Tristan Vernon and Madeline White. Property: Horse Pound Road, Carmel. Amount: \$886,000. Filed April 3.

MJ Poughkeepsie Holdings LLC, as owner. Lender: Loan Funder LLC Series 99404. Property: in Clinton. Amount: \$210,000. Filed April 22.

Movement Mortgage LLC as owner. Lender: Christina and Brian Donohue. Property: 10 Placid Drive, Carmel. Amount: \$435,000. Filed Feb. 12.

Transformedproperty LLC as owner. Lender: Loan Funder LLC Series 99391. Property: 99 Route 292, Patterson. Amount: \$224,000. Filed April 18.

DEEDS

Above \$1 million

Aurora North Meadows LLC, Ferguson, Minnesota. Seller: Moonlight Meadows Farm LLC, LaGrangeville. Property: in Union Vale. Amount: \$4.2 million. Filed April 11.

Mr. Waverly Properties LLC, Wappingers Falls. Seller: 1234 Properties LLC, Wappingers Falls. Property: in Wappingers. Amount: \$1.2 million. Filed April 17.

OT Poughkeepsie LLC, Ramsey, New Jersey. Seller: Country Club Apartments LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$13 million. Filed April 10.

Below \$1 million

25 KPJBMM LLC, Poughkeepsie. Seller: HPA Holding 1 LLC, New York. Property: 25 College View Ave., town of Poughkeepsie. Amount: \$725,000. Filed April 9.

2637 Route 52 Holding Corp., Flushing. Seller: Holcomb Trust, Stevenson Ranch, California. Property: in East Fishkill. Amount: \$200,000. Filed April 9.

300 Main St LLC, Hopewell Junction. Seller: Sam S. Ghebrial, Beacon. Property: in city of Beacon. Amount: \$700,000. Filed April 10.

3302 Franklin Avenue LLC, Millbrook. Seller: Dental Associates of Millbrook LLC, Millbrook. Property: in Washington. Amount: \$950,000. Filed April 10.

35 Oldfarm HPD LLC, New York. Seller: Douglas Allen, Rhinebeck. Property: Old Farm Road, Rhinebeck. Amount: \$905,000. Filed April 16.

5 Lango LLC, Glen Head. Seller: Eileen Cullen, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$190,500. Filed April 10.

65 Diddell Road LLC, Wappingers Falls. Seller: Corbin Trust, Wappingers Falls. Property: in Wappingers. Amount: \$860,000. Filed April 16.

Ahasrm LLC, Poughkeepsie. Seller: AHL Holdings LLC, Frisco, Texas. Property: in town of Poughkeepsie. Amount: \$190,000. Filed April 16.

Amenia Realty LLC, Hopewell Junction. Seller: R&A Abrams LLC, Dover Plains. Property: in Amenia. Amount: \$500,000. Filed April 11.

Barresi, Mark, Bronx. Seller: Roof Over Your Head LLC, LaGrangeville. Property: in Wappingers. Amount: \$202,000. Filed April 9.

Candyman Properties LLC, Red Hook. Seller: Julia N. Hotton, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$250,000. Filed April 17.

Carmine, Michael, Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$427,000. Filed April 10.

Dejonge, Audrey, Fort Lee, New Jersey. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed April 15.

Design Properties LLC, Pleasant Valley. Seller: Jose Reinoso, Pleasant Valley. Property: 106 Wigston Road, Pleasant Valley. Amount: \$100,000. Filed April 16.

Don T Must LLC, Long Island City. Seller: Janet Price Bertomen, Greenbush. Property: in North East. Amount: \$495,000. Filed April 15.

Drinks, Robert, Ossining. Seller: 9 Railroad Avenue LLC, Hopewell Junction. Property: in East Fishkill. Amount: \$350,000. Filed April 9.

Foster, Christian Donald, Poughkeepsie. Seller: WCI Enterprises II LLC, Marlboro. Property: in city of Poughkeepsie. Amount: \$265,000. Filed April 10.

General George LLC, Amenia. Seller: Sue Ann Cotter LLC, Poughkeepsie. Property: in Amenia. Amount: \$925,000. Filed April 9.

Guzzetta, Christopher, Wappingers Falls. Seller: AGM Estates LLC, Monroe. Property: 5 Doyle Drive, Wappingers. Amount: \$445,000. Filed April 18.

Hebert, Taylor, Somers. Seller: Route 82 LLC, Pleasant Valley. Property: 23 Farm View Lane, Hopewell Junction. Amount: \$690,500. Filed April 15.

Jodra, David, Ossining. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$713,000. Filed April 11.

LaGrange 36 LLC, Teaneck, New Jersey. Seller: Simon Wright Family Trust, Riverside, New Jersey. Property: in town of Poughkeepsie. Amount: \$315,000. Filed April 10.

LaGrange RE Holding LLC, Carmel. Seller: Nesheiwat Estates Inc., New Paltz. Property: in LaGrange. Amount: \$100,000. Filed April 9.

LaGrange RE Holding LLC, Carmel. Seller: Nesheiwat Estates Inc., New Paltz. Property: in LaGrange. Amount: \$100,000. Filed April 11.

Leonard, Jennifer, Peekskill. Seller: 8 Railroad Holdings LLC, White Plains. Property: 8 Railroad Ave., town of Poughkeepsie. Amount: \$400,000. Filed April 16.

Northern Red Oak LLC, Kent, Connecticut. Seller: Christopher R. Lindstrom, Craryville. Property: in Amenia. Amount: \$800,000. Filed April 17.

Northern Red Oak LLC, Kent, Connecticut. Seller: Michael S. Levin, Amenia. Property: in Amenia. Amount: \$918,000. Filed April 16.

JUDGMENTS

Pawlian Real Estate LLC, Pawling. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$420,000. Filed April 11.

PJSUSS Property Holdings LLC, Monroe. Seller: Megan Locascio, Hyde Park. Property: 8 Sherwood Place, Hyde Park. Amount: \$338,000. Filed April 10.

Rebel1016 LLC, Hopewell Junction. Seller: Linda M. Boss, Hopewell Junction. Property: 1026 Route 82, Hopewell Junction. Amount: \$235,000. Filed April 9.

Rejuvenate Properties LLC, Poughkeepsie. Seller: Eleanor Relyea Trust, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$225,000. Filed April 9.

RG Antonio Property LLC, Hyde Park. Seller: Thomas L Gleason, Staatsburg. Property: 35-41 Salt Point Turnpike, town of Poughkeepsie. Amount: \$110,000. Filed April 15.

Speight, Michell, New Rochelle. Seller: RC3 Properties LLC, LaGrangeville. Property: 12 Miller St., city of Beacon. Amount: \$699,000. Filed April 10.

Stephens, Kim, New York. Seller: W&K 1 LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$250,000. Filed April 10.

Tompkins, Matthew R., Cold Spring. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$650,000. Filed April 10.

Trocino, Alexander M, Poughkeepsie. Seller: MT & JT Realty Corp., Poughkeepsie. Property: 2 Red Hawk Lane, Hyde Park. Amount: \$250,000. Filed April 16.

Wells Fargo Bank National Association, West Palm Beach, Florida. Seller: Jane E. Gullery, Poughkeepsie. Property: 354 Van Wagner Road, town of Poughkeepsie. Amount: \$473,500. Filed April 10.

Alvarado, Noelia, Monroe. \$3,133 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 17.

Baisley, Peter Thomas, Middletown. \$21,474 in favor of Bank of America, Charlotte, North Carolina. Filed April 9.

Benitez, Axel and Maria Diaz Guzman, Monroe. \$13,591 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 15.

Booker, Madison Keith, Washingtonville. \$3,183 in favor of Bank of America, Charlotte, North Carolina. Filed April 9.

Bracero Olga, Middletown. \$2,405 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 15.

Braithwaite, Dawn D, Cornwall-on-Hudson. \$1,423 in favor of Midland Credit Management Inc., San Diego, California. Filed April 14.

Bruno, Phillip, Newburgh. \$6,443 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 14.

Burden, Gwendolyn J., Newburgh. \$2,470 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 9.

Buscemi, Anthony T., New Windsor. \$2,073 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Byrd, Linda, Newburgh. \$2,287 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Clarke, Ariana Fielding, Newburgh. \$4,034 in favor of Capital One, Glen Allen, Virginia. Filed April 8.

Conquest, Yolanda, Middletown. \$3,049 in favor of Bank of America, Charlotte, North Carolina. Filed April 11.

Cromwell, Tinisha D., Newburgh. \$5,900 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 14.

Delvalle, Jeanette, Chester. \$3,860 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Diggs, Vana, Middletown. \$1,673 in favor of Midland Credit Management Inc., San Diego, California. Filed April 17.

Eastside Interiors Inc., Tuxedo Park. \$95,412 in favor of Atlantic Casualty Insurance Co. Filed April 9.

Frigand, Russell, Walden. \$3,792 in favor of PCA Acquisitions V LLC, Wilmington, Delaware. Filed April 9.

Garcia, Luis F., Walden. \$2,172 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Hall, Georganna I., Monroe. \$3,914 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Harding, Heather, Rock Tavern. \$4,175 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 14.

Hocutt, Anankhka, Middletown. \$3,471 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 9.

Howard, Alexandria, Newburgh. \$15,902 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 16.

Jacquet, Vulna, Highland Falls. \$1,477 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 14.

Kearns Randy, Florida. \$6,486 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 9.

Laufer, Moshe, Monroe. \$81,346 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 9.

Lehn, Jarod A., Monroe. \$11,335 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 15.

Lowy, Devorah, Monroe. \$3,638 in favor of Security Credit Services LLC, Oxford, Minnesota. Filed April 17.

Mayes, Melynda L, Huguenot. \$2,219 in favor of Midland Credit Management Inc., San Diego, California. Filed April 8.

Milby, Christine, Middletown. \$2,283 in favor of Discover Bank, Columbus, Ohio. Filed April 8.

Morrow, Talisa M., Middletown. \$4,130 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Moskowitz, Eliezer, Monroe. \$36,099 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 15.

Moure, Jermaine, New Windsor. \$3,795 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Munoz, Keith, New Hampton. \$5,730 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Murphy, Bernadette, Middletown. \$5,525 in favor of Synchrony Bank, Draper, Utah. Filed April 9.

Neely, Thomas J., Port Jervis. \$8,569 in favor of Discover Bank, Columbus, Ohio. Filed April 8.

Olitan, Julius A., Newburgh. \$3,488 in favor of Citibank, Sioux Falls, South Dakota. Filed April 15.

Olson, Gia, Chester. \$7,475 in favor of Colonial Property Management LLC, Monsey. Filed April 14.

R&N Marquez Enterprise LLC, Middletown. \$130,082 in favor of FC Marketplace LLC. Filed April 11.

Rashad, Usman, Cuddebackville. \$5,545 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 11.

Roggeman, Patrick M., Middletown. \$3,506 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 15.

Rosario, Nathanya, Warwick. \$3,838 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 15.

Schoonmaker, Lisa, Godeffroy. \$1,559 in favor of Midland Credit Management Inc., San Diego, California. Filed April 16.

Sheldon, Celaniel, Newburgh. \$2,878 in favor of Citizens Bank, Johnston, Rhode Island. Filed April 9.

Simmons, Booker, Newburgh. \$9,100 in favor of Synchrony Bank, Draper, Utah. Filed April 8.

Smith, Brendon, Middletown. \$9,865 in favor of Sutton Hill II LLC, Livingston, New Jersey. Filed April 14.

Tablando, Larry Saa, Newburgh. \$7,494 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 9.

Thomas, Corey R., Middletown. \$3,593 in favor of Capital One, Glen Allen, Virginia. Filed April 10.

Thornton, Susan Sanok, Goshen. \$5,527 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 9.

Vicente, Jennifer, Newburgh. \$12,234 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 17.

Williams, Yolanda L., Middletown. \$4,758 in favor of TEG Federal Credit Union, Poughkeepsie. Filed April 15.

MECHANIC'S LIENS

24 Memorial Park LLC, as owner. \$41,956 in favor of Expanded Supply Products Inc. Property: 24 Memorial Park Drive, Clarkstown. Filed April 25.

33 Middlebush LLC, as owner. \$17,269 in favor of Cranesville Block Company Inc. Property: 33 Middlebush Road, Wappinger. Filed March 24.

9 Jude Drive Equities Proprietary LLC, as owner. \$28,500 in favor of Affordable Floors of New York Inc. Property: 9 Jude Drive, LaGrange. Filed March 10.

9 Jude Drive Equities Proprietary LLC, as owner. \$39,440 in favor of ER Baisley Tree & Landscaping Inc. Property: 9 Jude Drive, LaGrange. Filed March 5.

Briggs, Jenna, as owner. \$5,623 in favor of Kam of Western Dutchess County. Property: 5 Clark St., city of Poughkeepsie. Filed March 3.

Built Parcel Six LLC, as owner. \$40,550 in favor of Mancon LLC. Property: 44 Springside Ave., town of Poughkeepsie. Filed March 3.

Dia Center For the Arts Inc., as owner. \$3,385 in favor of Park Avenue Building & Roofing Supplies LLC. Property: 3 Beekman St., city of Beacon. Filed March 7.

Mahabir, Winston, as owner. \$10,000 in favor of Robert Lamark Paving Inc. Property: 9 Jude Court, LaGrange. Filed March 7.

Putnam Valley Volunteer Fire Department Inc., as owner. \$795,475 in favor of Worth Construction Company Inc. Property: 12 Canopus Hollow Road, Putnam Valley. Filed April 22.

Rodrigues, Eurico and Ida Rodrigues, as owner. \$5,391 in favor of Great Day Improvements. Property: 2 Adams St., Wappinger. Filed March 10.

NEW BUSINESSES

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

Partnerships

Wear Waldo Family Jewelry, 45 Cooper Drive, Monroe, NY 10950 c/o Ralph Hissem Waldo III and Amanda Margaret Schmalz. Filed April 4.

Sole Proprietorships

B&K Equipment Repair, 84 N. Main St., Florida 10921 c/o Robert Anthony Reiger III. Filed April 8.

Goshen Guitar Work & Electronics, 40 Park Place, Goshen 109924 c/o Michael Petrelli. Filed April 8.

Hudson Deli, 555 Broadway, Newburgh 12550 c/o Celia M. Duchitanga. Filed April 8.

Javiers Pools Hardscape & Landscaping, 304 Tower Ave., Maybrook 12543 c/o Javier Fausto Guanoquiza Moreno. Filed April 9.

Kiali Beauty, 57 Van Ness St., Apt. 1, Newburgh 12550 c/o Kiandra Dayana Ramos Chiock. Filed April 10.

Knotty & Nice, 26 Wileman Ave., Walden 12586 c/o Ralph W. Penney. Filed April 4.

Lash Terminal, 35 Cedar Lane, Apt. 7, New Windsor 12553 c/o Thomas Jermika Ann. Filed April 4.

Maries Love & Care, 2485 Albany Post Road, Walden 12586 c/o Marie Ruggirello. Filed April 8.

Pandito Empire, 57 Van Ness St., Apt. 1, Newburgh 12550 c/o Fernando Enrique Bonifaz Quintana. Filed April 9.

Rivers Of Purpose Coaching, 228 James St., No. 2, New Windsor 12553 c/o Monica Galarza Therese. Filed April 3.

Stephs Sweets, 389 Greeves Road, New Hampton 10958 c/o Stephanie Marie Burns. Filed April 3.

Swift Legacy Ventures, 40 Horton Ave., Middletown 10940 c/o Maria P. Salazar. Filed April 9.

Victorias Hand, 4266 Summerville Way, Chester 10918 c/o Natasha Brew Agyepomah. Filed April 10.

Vitch, 5 Clinton St., Walden 12586 c/o Vanessa J. Tellez. Filed April 3.

BUILDING PERMITS

Commercial

1039 East Main LLC, Stamford, contractor for 1039 East Main LLC. Perform conversion of 1,280 vacant commercial space into a takeaway deli. The designated space includes a storage area, cooking/kitchen, service and checkout areas at 1039 E. Main St., Stamford. Estimated cost: \$60,000. Filed April 2025.

200 Harvard Corporation, Stamford, contractor for 200 Harvard Corporation. Perform localized core drilling of the existing low slab, clean and prepare the area to receive stone. Fill the cavity with crushed stone, form the perimeter slab haunch, install the required vapor barrier and specified reinforcement for the new slab. Pour the slab and install the required control joints at 180 Harvard Ave., Stamford. Estimated cost: \$75,000. Filed April 2025.

260-292 Long Ridge Road, Stamford, contractor for 260-292 Long Ridge Road, Stamford. Install illuminated wall sign of 19.04 square feet to front of building; add additional sign of 15 square feet to existing pole sign at 260-292 Long Ridge Road, Stamford. Estimated cost: \$13,975. Filed April 2025.

3 at Pacific LLC, Stamford, contractor for 3 at Pacific LLC. Erect scaffolding at 541 Pacific St., Stamford. Estimated cost: \$7,500. Filed April 2025.

31 Maple Tree LLC, Stamford, contractor for 31 Maple Tree LLC. Construct four 4-story single-family townhouses and convert the existing dwelling into a two-family house resulting in a total area of 12,600 square feet at 31 Maple Tree Ave., Stamford. Estimated cost: \$1,600,000. Filed April 2025.

338 Eden Road LLC, Stamford, contractor for 338 Eden Road LLC. Renovate two downstairs bathrooms, upgrade the wet bar and frame a mechanical room and laundry area at 338 Eden Road, Stamford. Estimated cost: \$198,000. Filed April 2025.

778 Long Ridge Road Associates Ltd., Stamford, contractor for 778 Long Ridge Road Associates Ltd.. Replace rotting deck boards and decay in supporting beams at 778 Long Ridge Road, Stamford. Estimated cost: \$15,000. Filed April 2025.

898 Hope Street LLC, Stamford, contractor for 898 Hope Street LLC. Construct a separation wall at 894 Hope St., Stamford. Estimated cost: \$1,000. Filed April 2025.

A. Pappajohn Company, Norwalk, contractor for Merritt 7 Venture LLC. Relocate and install generator in parking garage at 501 Merritt 7, Norwalk. Estimated cost: \$52,750. Filed March 17.

Ama Design Build LLC, Madison, New Jersey, contractor for Stamford Exit 9 III LLC and Stamford Exit 9 IV LLC. Construct partitions, install doors, create raised flooring and build ceilings for new equipment rooms; modify the sprinkler, mechanical and fire alarm systems at 1 Blachley Road, Stamford. Estimated cost: SN/A. Filed April 2025.

American Construction Inc., New York, New York, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Perform interior alterations to the seventh floor for build-out for future new client business offices at 400 Atlantic St., Stamford. Estimated cost: \$1,000,000. Filed April 2025.

Arrow Steel Window Corp., Farmingdale, New York, contractor for city of Stamford Springdale Elementary School. Replace and perform related work on 4,000 square feet of existing aluminum windows on 1st, 2nd and 3rd floors at Springdale Elementary School, 1127 Hope St., Stamford. Estimated cost: \$1,584,400. Filed April 2025.

Augustus Manor Associates Ltd., Stamford, contractor for Augustus Manor Associates Ltd. Transform existing affordable housing building at 101 Main St., Stamford. Estimated cost: \$7,500,000. Filed April 2025.

Bedford Street Ventures LLC, Stamford, contractor for Bedford Street Ventures LLC. Mount front-lit channel letters at 219 Bedford St., Stamford. Estimated cost: \$3,500. Filed April 2025.

Bedford West Holdings LLC, Stamford, contractor for Bedford West Holdings LLC. Demolish interior finishes due to fire and water damage on the first floor and basement at 184 Bedford St., Stamford. Estimated cost: \$3,750. Filed April 2025.

Bedford West Holdings LLC, Stamford, contractor for Bedford West Holdings LLC. Demolish interior finishes and temporarily cap and remove fixtures at 184 Bedford St., Stamford. Estimated cost: \$43,500. Filed April 2025.

Downes Construction Company LLC, Norwalk, contractor for city of Norwalk. Perform replacement alterations at 30 Grumman Ave., Norwalk. Estimated cost: \$1,000,000. Filed March 14.

Downes Construction Company LLC, Norwalk, contractor for city of Norwalk. Construct new foot garage at 360 Grumman Ave., Norwalk. Estimated cost: \$1,800,000. Filed March 14.

FIP Construction Inc., Norwalk, contractor for 32 Knight Street property LLC. Perform replacement alterations at 32 Knight St., Norwalk. Estimated cost: \$5,500,000. Filed March 14.

Newfield Construction Group LLC, Norwalk, contractor for city of Norwalk. Renovate the Recreation Center at 98 S. Main St., Norwalk. Estimated cost: \$11,343,955. Filed March 14.

Olsen Construction Services LLC, Norwalk, contractor for Connecticut Light & Power Co. Repair north façade at 2 Tindall Ave., Norwalk. Estimated cost: \$733,531. Filed March 11.

Rafa Jr., Ernesto M., Norwalk, contractor for Ernesto M. Rafa Jr. Perform replacement alterations at 79 Cedar St., Norwalk. Estimated cost: \$30,000. Filed March 12.

Timber Ridge Associates, Norwalk, contractor for Timber Ridge Associates. Perform replacement alterations at 3-5 Wall St., Norwalk. Estimated cost: \$15,000. Filed March 11.

Wall Street Opportunity Fund LLC, Norwalk, contractor for Wall Street Opportunity Fund LLC. Perform replacement alterations at 97 Wall St., Norwalk. Estimated cost: \$15,000. Filed March 12.

Residential

A2z Contractors LLC, Stamford, contractor for Elad and Reut Shapiro. Renovate the entire interior, remove a deck/bump-out, replace and relocate the stairway, change and/or relocate windows, repair the roof and siding at 10 Evergreen Court, Stamford. Estimated cost: \$200,000. Filed April 2025.

All Star Roofing LLC, Waterbury, contractor for Deana Cora and Patrick Kaminski Family. Remove existing shingles down to the original deck area, replace damaged plywood and install new asphalt shingles at 120 Little Hill Drive Stamford. Estimated cost: \$15,600. Filed April 2025.

Area Renovation Inc., Stamford, contractor for Daniel Vecino and Alexis Pena. Add an 874-square-foot floor with a master bedroom, den, bathroom, office, hallway, and walk-in closet, including a 79.15-square-foot porch at the entrance; replace roofing and siding and install new windows at designated areas at 36 Westwood Road, Stamford. Estimated cost: \$350,000. Filed April 2025.

Aywasi Design + Construction LLC, Bethel, contractor for James M. Locker and Ilene Kweskin. Remodel bathroom at 129 Quarry Road, Stamford. Estimated cost: \$40,000. Filed April 2025.

B&C Roofing Company LLC, Stratford, contractor for Rivera Paul A. and Leticia Rivera Revocable Living Trust. Remove existing layers of asphalt shingles and cedar wood shingles and other improvements to accommodate new GAF architectural asphalt shingles at 1845 Summer St., Stamford. Estimated cost: \$28,800. Filed April 2025.

Bauts Construction Group Inc., New Canaan, contractor for Steven Owens. Remove existing layers of asphalt shingles and cedar wood shingles and install new flashing at 248 Stamford Ave., Stamford. Estimated cost: \$13,000. Filed April 2025.

BRT Services LLC, Greenwich, contractor for Frank L. and Linda S. Deluca. Replace landing and 16 steps at 224 Seaside Ave., Stamford. Estimated cost: \$9,000. Filed April 2025.

Burr Roofing Siding & Windows Inc., Stratford, contractor for Mark and Joy Indursky. Replace exterior siding with James Hardie siding at 862 Riverbank Road, Stamford. Estimated cost: \$84,884. Filed April 2025.

Castano, Juan and Eliana Castano, Stamford, contractor for Juan and Eliana Castano. Build a new 789 square-foot detached accessory dwelling unit in rear yard at 9 Skyline Lane, Stamford. Estimated cost: \$60,000. Filed April 2025.

Citalan, Enai A., Milford, contractor for Aldo Crisciolo. Perform the installation of a channel letter sign, which is internally illuminated at 211 Main St., Stamford. Estimated cost: \$2,000. Filed April 2025.

Craftworks Construction LLC, Norwalk, contractor for Hom Gregory. Replace roof at 43 Old Logging Road, Stamford. Estimated cost: \$30,600. Filed April 2025.

Cuscuna, Rocco B. Jr., Stamford, contractor for Joseph A. Maida and Caryn Cosentini. Install a generator with a 500-gallon above-ground propane tank and trenched gas piping from the tank to the generator at 83 Don Bob Road, Stamford. Estimated cost: \$12,500. Filed April 2025.

Depreta, Joseph C. and Virginia Depreta, Stamford, contractor for Joseph and Virginia Depreta. Build an 800 square-foot two-story ADU over an existing detached garage at 103 E. Hunting Ridge Road, Stamford. Estimated cost: \$120,000. Filed April 2025.

Diaferio, Crissa, Stamford, contractor for Crissa Diaferio. Erect a 30' x 50' white marquee tent for a birthday party at 6 Deacon Hill Road in Stamford at 6 Deacon Hill Road, Stamford. Estimated cost: \$3,000. Filed April 2025.

DSB Building Development LLC, New Fairfield, contractor for Peter Dispagna Trust and Nancy Dispagna Trust. Transform the space by removing the tub to create a new walkin shower at 128 Snow Crystal Lane, Stamford. Estimated cost: \$8,550. Filed April 2025.

Dynamic Design and Remodeling LLC, Westport, contractor for Frank and Carol Lea DiPietro. Renovate kitchen and downstairs bathroom, frame structurally to accommodate for new openings at 125 Wood Ridge Drive, Stamford. Estimated cost: \$56,850. Filed April 2025.

Ekstrom, Ann Marie, Norwalk, contractor for Ann Marie Ekstrom. Renovate single-family residence at 31 Myrtle St., Norwalk. Estimated cost: \$10,000. Filed March 14.

El Chico Handyman Services LLC, Stamford, contractor for Keith Pierce. Renovate and convert a portion of the existing basement space into a new bathroom, including demolition, framing, plumbing, electrical and finish work at 56 Calass Lane, Stamford. Estimated cost: \$30,000. Filed April 2025.

Eli Recinos Construction LLC, Stamford, contractor for Shergill Sukhjit Singh. Build a room in the garage, open a new window, install an access door, add some recessed lights and outlets and put in a sink at 536 Stillwater Road, Stamford. Estimated cost: \$11,400. Filed April 2025.

Empire Restoration LLC, Torrington, contractor for Maria DiCamillo. Replace the 13 square-roof at 4 Hendrie Court, Stamford. Estimated cost: \$10,702. Filed April 2025.

Environmental Appraisers & Builders LLC, Harrison, New York, contractor for Marc Strongwater. Add a bathroom upstairs at 56 Stone St., Stamford. Estimated cost: \$20,000. Filed April 2025.

Exceptional Home Improvements LLC, Trumbull, contractor for Finto Antony Vettathuparambil. Pour, frame and install at 1312 Hope St., Stamford. Estimated cost: \$4,100. Filed April 2025.

Flagship Custom Homes LLC, Stamford, contractor for Youssef M. Hayek and Maria J. Fuentes. Add a second floor to include a new bathroom and bedroom with master closet at 130 Sun Dance Road, Stamford. Estimated cost: \$274,000. Filed April 2025.

Flagstone Construction LLC, Trumbull, contractor for Jovin Yanique Guichette and Paul Marinice. Enclose a rear porch and replace materials of a second-story deck above at 18 Windell Place, Stamford. Estimated cost: \$15,000. Filed April 2025.

Furnari, Louis J., Stamford, contractor for Louis J. Furnari. Finish basement, including a new wet bar, laundry area, full bathroom, frame out a mechanical room, new windows on first floor, new roof shingles at 80 Horton St., Stamford. Estimated cost: \$25,000. Filed April 2025.

G.A. Castro Construction LLC, Stamford, contractor for Margaret A. Barone. Begin roof replacement at 104 Hubbard Ave., Stamford. Estimated cost: \$31,404. Filed April 2025.

G&S Renovations LLC, Stamford, contractor for Louis J. Ferri and Debbie Schayes. Remodel kitchen, and bathroom on the first floor, remodel master and hall bath on the second floor, install new sink cabinet and laundry in mud room and remodel master and hall bath on second floor, install new sink cabinet and laundry in mud room at 19 Meredith Lane, Stamford. Estimated cost: \$300,000. Filed April 2025.

Garcia, Cindy Diego, Stamford, contractor for Eugenio and Isabel Villagomez Living Trust. Add to existing single-family dwelling and convert of single family to two-amily dwelling at 14 Hall Place, Stamford. Estimated cost: \$100,000. Filed April 2025.

Gardel Home Improvement LLC, Shelton, contractor for Jill Rustky. Update the bathrooms at all four locations. Expand the lower-level bathroom at its current size. Relocate the toilet and sink in the master bathroom at the opposite wall. Shift the staircase forward at the second-floor landing. Create an open-concept kitchen on the main floor: upgrade the kitchen stove at the same time. Enclose the staircase at its current position. Demo the existing closet at the lower level at 61 Seaview Ave., Stamford. Estimated cost: \$85,000. Filed April 2025.

Gibson, Rodger L., Stamford, contractor for Rodger L. Gibson. Upgrade the existing kitchen by removing two walls at 113 Westwood Road, Stamford. Estimated cost: \$35,000. Filed April 2025.

Global Home Exteriors Inc., Sutton, Massachusetts, contractor for Charles and Anna Montalbano. Replace existing roof with new shingles at 252 Rocky Rapids Road, Stamford. Estimated cost: \$15,700. Filed April 2025.

Kessler, Jeremy and Kiska Kessler, Norwalk, contractor for Jeremy and Kiska Kessler. Construct two-story addition at 42 Fifth St., Norwalk. Estimated cost: \$145,000. Filed March 18.

Landis Home Improvement LLC, Norwalk, contractor for Nash J. Douglas. Renovate full bathroom and shower at 12 Styles Lane, Norwalk. Estimated cost: \$24,400. Filed March 12.

Mayne Construction LLC, Norwalk, contractor for Carey R. Dunne. Renovate basement and storage at 3 Valley Road, Norwalk. Estimated cost: \$125,000. Filed March 17.

Olsen Construction Services LLC, Norwalk, contractor for Connecticut Light & Power Co. Repair north façade at 2 Tindall Ave., Norwalk. Estimated cost: \$733,531. Filed March 11.

Open House Contractors LLC, Norwalk, contractor for Bradley and Serena Bowman. Renovate single-family residence at 7 Forest Hill Road, Norwalk. Estimated cost: \$260,000. Filed March 12.

Perfect View Landscaping LLC, Norwalk, contractor for Kimberley A. Hickey. Renovate bathroom at 47 Strathmore Lane, Norwalk. Estimated cost: \$7,200. Filed March 13.

Skyview Builders LLC, Norwalk, contractor for Richard J. Preli. Construct second-floor addition at 24 Lounsbury Ave., Norwalk. Estimated cost: \$275,000. Filed March 17.

Stenersen, Christopher and Kristen, Norwalk, contractor for Christopher and Kristen Stenersen. Construct superstructure for two-car garage at 297 Buttery Road, Norwalk. Estimated cost: \$60,000. Filed March 13.

Timber Ridge Associates, Norwalk, contractor for Timber Ridge Associates. Perform replacement alterations at 3-5 Wall St., Norwalk. Estimated cost: \$15,000. Filed March 11.

Vitiello, Nick G., Norwalk, contractor for Rowayton 241 LLC. Install in-ground concrete pool at 241 Rowayton Ave., Norwalk. Estimated cost: \$100,000. Filed March 13.

COURT CASES

Bridgeport Superior Court

ACB Express Corp., et al, Wethersfield. Filed by Mary Callaghan, Stratford. Plaintiff's attorney: Law Office of William J Whewell LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145682-S. Filed April 22.

Bria, Kevin Scott, Bridgeport. Filed by Deneelia C. Daye, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145735-S. Filed April 23.

Norwalk Transit District, Norwalk. Filed by Dwight Walker, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145657-S. Filed April 22.

Recovery Network of Programs, Inc. et al, Naugatuck. Filed by Elizabeth Torres, Bridgeport. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145478-S. Filed April 16.

Samana Inc., Ansonia. Filed by Isabel Deleon, Trumbull. Plaintiff's attorney: Daly Weiing & Bodell, Bridgeport. Action: the plaintiff was a patron at the defendant's coffee shop when he was served a hot cup of coffee and was injured when the lid on the hot coffee cup (not properly secured) caused hot coffee to spill on the plaintiff's thighs and legs causing serious personal injuries The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145623-S. Filed April 21.

Danbury Superior Court

Berger, Arielle, Danbury. Filed by Rafat Fahim, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054066-S. Filed April 7.

Brown, Jennifer, Danbury. Filed by Per Svendsen, Danbury. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff and defendant properties adjoin one another along with a shared driveway. The defendant trespasses onto plaintiff's property on foot, by vehicle and through the deposition of rocks and leaves. She also regularly leaves her trash cans on plaintiff's property. The defendant various trespasses are intentional. Despite repeated requests to curtail them, she steadfastly refuses. As a result of the same, the plaintiff has been damaged. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054155-S. Filed April 14.

McDonald, Hugh O., et al, Hampton, Georgia. Filed by The Energy Store LLC, Newtown. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054011-S. Filed April 1.

Pearlman, Kenneth, Danbury. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054020-S. Filed April 2.

Viera, Alves G., et al, Danbury. Filed by Angelina Eguizabal, Danbury. Plaintiff's attorney: Dressler Strickland, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054013-S. Filed April 1.

Stamford Superior Court

Cooper, Denise, Bridgeport. Filed by Gatsby Merentie, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072813-S. Filed April 8.

Mitacek, John, Norwalk. Filed by US Bank National Association d.b.a. Elan Financial Services, Earth City, Montana. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072663-S. Filed April 2.

The Stop & Shop Supermarket Company LLC, Hartford. Filed by Pamela Armstead, Greenwich. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: the plaintiff was lawfully on the premises controlled and owned by the defendant when she was caused to fall on an accumulation of sugar in the checkout section causing her to sustain injuries, damages and losses, The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072625-S. Filed March 31.

Toraby, Faith, et al, Cos Cob. Filed by Reya Guyfner p.p.a. Farid Ismayilov, Bernardsville, New Jersey. Plaintiff's attorney: Kenny O'Keeffe & Usseglio PC, Hartford. Action: the minor plaintiff was present at or near the defendants' property, when she was viciously attacked and bitten by the dog owned and/or kept by the defendants. At the time of the subject dog attack, the minor plaintiff was not trespassing or committing another tort on said premises and was not teasing, tormenting or abusing the defendants' dog. As a result of the attack by the dog, the minor plaintiff required emergency medical treatment and has suffered significant injuries The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072583-S. Filed March 27.

DEEDS

Commercial

194 Eastlawn Street LLC, Shelton. Seller: Meredith Lind, Fairfield. Property: 709 S. Pine Creek Road, Fairfield. Amount: \$1,200,000. Filed April 23.

315 Greenwich Associates LLC, Greenwich. Seller: Sutton Land LLC, Greenwich. Property: 315 Greenwich Ave., Greenwich. Amount: \$10. Filed April 14.

96 Clinton LLC, Fairfield. Seller: Alice I. Horrigan, Fairfield. Property: 96 Clinton St., Fairfield. Amount: \$775,000. Filed April 23.

Chopra, Nipun and Amy Morin, Stamford. Seller: 1295 Shippan Ave., LLC, Stamford. Property: 1295 Shippan Ave., Lot A-2, Stamford. Amount: \$717,000. Filed April 14.

Harper, Jeffrey and Jennifer B. Harper, Fairfield. Seller: 218 Nichols Street LLC, Fairfield. Property: 218 Nichols St., Fairfield. Amount: \$1,875,000. Filed April 24.

Kopczewski, Grzegorz and Agnieszka Kopczewska, Stamford. Seller: 55 Hope Street 19C LLC, Stamford. Property: 55 Hope St., 19C, Stamford. Amount: \$259,000. Filed April 15.

LWC 22 Round Hill Club Road Trust, Indian River Shores, Florida. Seller: Andrew Van Der Vord and Nicola Van Der Vord, Greenwich. Property: 125 Field Point Road, PH6A, Greenwich. Amount: \$10. Filed April 16.

PAW Tide Meadow LLC, Greenwich. Seller: Candace R. Phillips, Greenwich. Property: Lake Ave., Greenwich. Amount: \$10. Filed April 15.

Steinberg, Lauren K. and Jeremy A. Steinberg, Riverside. Seller: Delmarch Realty LLC, Greenwich. Property: 145 Doubling Road, Greenwich. Amount: \$1. Filed April 14.

Residential

Allegrini, Judith A. and Theodore J. Allegrini, Greenwich. Seller: Theodore J. Allegrini Jr., Greenwich. Property: 27 Lyon Ave., Greenwich. Amount: \$10. Filed April 15.

Barnum, Eric and Ainslee Barnum, Westminster, Colorado. Seller: Virginia Martinez and Fran Fine, Stamford. Property: 45 Marva Lane, Stamford. Amount: \$1,120,000. Filed April 16.

Barry, Thomas D., Delray Beach, Florida. Seller: Marcella T. Barry, Delray Beach, Florida. Property: 247 Sawmill Road, Stamford. Amount: \$1. Filed April 14.

Ben-Simon, Bobby and Harold Kriegsman, Greenwich. Seller: Tamar R. Ben-Simon, Greenwich. Property: 31 Baldwin Farms North, Greenwich. Amount: SN/A. Filed April 14.

AVP, Java Development Lead, Synchrony Bank, Stamford, CT. Lead the dsgn & archtct soltns for prodcts that meet reqrmnts to deliver bus value. Req Bach's deg or foreign equiv in Info Tech, Comp Engg, or rel techncl fld & 5 yrs post-baccalaureate, prgssv rel wrk exp. 100% Telecommtnng permtd. To apply, email resume to HR Manager referencing job code CT0073 in subject line to: kristine.mackey@syf.com.

Berrier, Mikel and **Laetitia Berrier-Saarbach**, Stamford. Seller: Marija Kegel and Jakob Kegel, Stamford. Property: 53 Wilder Road, Stamford. Amount: \$865,000. Filed April 15.

Chen, Ximeng and **Mallika Arachchilage**, Bridgeport. Seller: David Favale, Thomas M. Favale and John Favale, Lake Bluff, Illinois. Property: 1551 Fairfield Woods Road, Fairfield. Amount: \$406,000. Filed April 24.

Crandlemire, Mallory and **Nicholas Ackerman**, Stamford. Seller: Maryann SanFilippo, Stamford. Property: 93 Dunn Ave., Stamford. Amount: \$732,500. Filed April 17.

De La Cruz, Silvano, Norwalk. Seller: Paula Schmidl-Simandi, New York, New York. Property: Cutler Road, Greenwich. Amount: \$30,000. Filed April 14.

Forella, Jessalyn, and **Scott Axtell**, Fairfield. Seller: Todd I. Chandler and Jennifer E. Hanler, Fairfield. Property: 1000 Hilltop Drive, Fairfield. Amount: \$1,375,000. Filed April 25.

Gou, Hua, Stamford. Seller: Matthew Keith Williams and Jill Andrea Ledesma, South Park, Pennsylvania. Property: 158 Cedar Heights Road, Stamford. Amount: \$1,060,000. Filed April 17.

Green, Robert and **Lucina Green**, Stamford. Seller: Joel E. Friedlander, Greenville, Delaware. Property: 143 Hoyt St., Unit L4, Stamford. Amount: \$615,000. Filed April 14.

Hand, Christopher, Elmsford, New York. Seller: Dorothy R. Mayfield, Greenwich. Property: 29 Boulder Brook Road, Greenwich. Amount: \$1. Filed April 16.

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

Howard, Stephen John and **Jamie Walker**, Fairfield. Seller: Blasina Perez, Fairfield. Property: 561 Melville Ave., Fairfield. Amount: \$500,000. Filed April 22.

Keenan, Matthew B., Stamford. Seller: Balaji Krishnamoorthy, Stamford. Property: 444 Bedford St., Unit 3R, Stamford. Amount: \$350,000. Filed April 16.

Kittredge, Christopher and **Megan Kittredge**, Fairfield. Seller: Peri Pomposello, Stamford. Property: 126 Churchill St., Fairfield. Amount: \$580,000. Filed April 25.

Landmesser, Arthur and **Lara Landmesser**, Mount Vernon, New York. Seller: Russell Barkoff and Andrea Barkoff, Fairfield. Property: 10 Sleepy Hollow Road, Fairfield. Amount: \$1,600,000. Filed April 24.

Luo, Ming and **Man Wai Lau**, Stamford. Seller: Patricia A. Harmon, Stamford. Property: 385 Janes Lanes, Stamford. Amount: \$1,200,000. Filed April 16.

MacMillan, Carlene and **Owen Muir**, Brooklyn, New York. Seller: Abraham Tatosian and Lisa Katherine Tatosian, Stamford. Property: 1516 Riverbank Road, Stamford. Amount: \$1,900,000. Filed April 14.

Mastromatteo, Deborah M. and **Jeffrey Michael Smith**, Stamford. Seller: Deborah M. Mastromatteo, Stamford. Property: 970 Hope St., Unit 5C, Stamford. Amount: SN/A. Filed April 16.

Matison, Matthew J. and **Andrea N. Matison**, Greenwich. Seller: George W. Arnold Jr. and Dana L. Arnold, Greenwich. Property: 17 W. End Ave., Greenwich. Amount: \$1,395,000. Filed April 14.

Mensah, Melody and **Nana Akyer**, Stamford. Seller: Donald Antoine, Stamford. Property: 11 Leroy Place, Stamford. Amount: \$465,000. Filed April 17.

O'Rourke, Joan Tuckman and **Coral O'Rourke**, Merrick, New York. Seller: Arthur Gravanis LLC, Fairfield. Property: 214 Southport Woods Drive, Unit 8-C-1, Southport. Amount: \$630,000. Filed April 24.

Perez, Blasina, Fairfield. Seller: Qin Ma, Fairfield. Property: 270 Melody Lane, Fairfield. Amount: \$401,000. Filed April 22.

Pesantez, Enrique Andres, Stamford. Seller: Kenneth Hirsch, Stamford. Property: 30 Glenbrook Road, Unit 3H, Stamford. Amount: \$205,103. Filed April 16.

Pirraglia, Michael and **Sophia C. Distefano**, Stamford. Seller: Victor Dias and Rosa Dias, Stamford. Property: 77 Merriland Road, Stamford. Amount: \$875,000. Filed April 16.

Plaza Soto, Matthew, et al, Stamford. Seller: Antonio Larocca, Stamford. Property: 13 Treat Ave., Stamford. Amount: \$600,000. Filed April 14.

Popielarczyk, Janusz and **Marzena Popielarczyk**, Stamford. Seller: Robert Popielarczyk and Theresa Popielarczyk, Stamford. Property: 82 Givens Ave., Stamford. Amount: \$10. Filed April 15.

Ramos Florian, Eugenio, Stamford. Seller: Megan A. McGrath, Fairfield. Property: 32 Cardinal St., Fairfield. Amount: \$560,000. Filed April 25.

Sanfilippo, John and **Maryann Sanfilippo**, Stamford. Seller: Gerald M. Farro and Mary Katherine Farro, Stamford. Property: 12 Forestwood Drive, Stamford. Amount: \$1,310,000. Filed April 17.

Silloway, Marie Han, Fairfield. Seller: Marie H. Silloway, Fairfield. Property: Lot 172, Map 171, Riverside Drive, Fairfield. Amount: \$413,000. Filed April 25.

Singh, Gurjit and **Loni Cruz**, Fairfield. Seller: Mark S. Lentin, Bellbrook, Ohio. Property: 36 Coburn St., Fairfield. Amount: \$527,000. Filed April 24.

Valentin, Brianna and **Javier Valentin**, Stamford. Seller: Corneliu Holban, Stamford. Property: 25 Adams Ave., Unit 114, Stamford. Amount: \$500,000. Filed April 16.

Vavoulidis, Peter, Stamford. Seller: Nipun Chopra and Amy Morin, Stamford. Property: 1285 Shippan Ave., Stamford. Amount: \$615,000. Filed April 15.

Vincent, Linda, Branford. Seller: Kevin Grizzard and Emily Handlin, Fairfield. Property: 122 Stratfield Road, Fairfield. Amount: \$812,000. Filed April 22.

Wahler, Kathleen M., Westwood, New Jersey. Seller: Longina Perez, Stamford. Property: 50 Glenbrook Road, Unit 5H, Stamford. Amount: \$450,000. Filed April 17.

Wang, Der-Pei and **Sharon Wang**, Scarsdale, New York. Seller: Joan L. Geist and William Geist, Riverside. Property: 134 Lockwood Road, Riverside. Amount: \$2,625,000. Filed April 17.

Wanliss, Kim, Brooklyn, New York. Seller: Jordan Ayris, Stamford. Property: 246 Seaside Ave., Unit 2, Stamford. Amount: \$620,000. Filed April 14.

Woodson, Anthony, Stamford. Seller: Anthony Woodson and Gail Pressley, Stamford. Property: 177 West Ave., Unit 2, Stamford. Amount: \$0. Filed April 16.

Zajac, Aleksander and **Irena Zajac**, Stamford. Seller: Lynn K. Hamm, Stamford. Property: 1500 Bedford St., Unit 306, Stamford. Amount: \$190,000. Filed April 15.

Zeranski, Aaron and **Tracey A. Zeranski**, Greenwich. Seller: Aaron Zeranski and Tracey A. Zeranski, Greenwich. Property: 7 Lucy St., Greenwich. Amount: SN/A. Filed April 15.

LIS PENDENS

Barton Properties Connecticut LLC, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 100 Lockwood Ave., Stamford. Action: foreclose defendant's mortgage. Filed April 29.

Calderon, Cesar, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 72 Halloween Blvd., Stamford. Action: foreclose defendants' mortgage. Filed April 28.

Canola, Joaquin G., et al, Stamford. Filed by Law Office of Gerald S. Knopf LLC, Stamford, for Royal Pavilion Association Inc. Property: 60 Strawberry Hill Ave., Unit 305, Stamford. Action: foreclose defendants' mortgage. Filed May 2.

Charles, Remy, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 83 Orchard St., Stamford. Action: foreclose defendants' mortgage. Filed April 29.

Gomez, Ramona, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for JPMorgan Chase Bank NA. Property: 60 Lawn Ave., Unit 2, Stamford. Action: foreclose defendants' mortgage. Filed April 24.

Lanza, Louis, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Connecticut Housing Finance Authority. Property: 40 Standish Road, Unit 9E-4, Stamford. Action: foreclose defendants' mortgage. Filed April 24.

McCarthy, Kevin J., et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Citibank NA. Property: 79 Elizabeth Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 29.

Michelson, Barry, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for One Strawberry Hill Association Inc. Property: 1 Strawberry Hill, Unit 6E, Stamford. Action: foreclose defendants' mortgage. Filed May 6.

Portanova, David, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for JPMorgan Chase Bank NA. Property: 360 Thunder Hill Drive, Stamford. Action: foreclose defendants' mortgage. Filed May 5.

Spezzano, Kimberley, et al, Greenwich. Filed by Leopold & Associates PLLC, Armonk, New York, for Newrez LLC. Property: 51 Ivy St., Greenwich. Action: foreclose defendants' mortgage. Filed May 5.

Wolfram, Richard H., et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for JPMorgan Chase Bank NA. Property: 64 Halsey Drive, Greenwich. Action: foreclose defendant's mortgage. Filed May 9.

MORTGAGES

1238 Post Road LLC, Fairfield, by Amanda Marie Buckley. Lender: Ives Bank, 220 Main St., Danbury. Property: 1232 Post Road, Fairfield. Amount: \$1,665,000. Filed March 24.

21 Ridge LLC, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 21 Ridge St., Greenwich. Amount: \$1,000,000. Filed March 26.

27 Centerbrook Place LLC, Fairfield, by Jenny Acurio. Lender: Michael Lorch, 509 Edward Ave., Woodmere, New York. Property: 27 Centerbrook Place, Fairfield. Amount: \$100,000. Filed March 25.

94 Harris LLC, Harrison, New York, by Robert J. Disciullo. Lender: Champions Funding LLC, 365 E. Germann Road, Suite 140, Gilbert, Arizona. Property: 94 Harris St., Fairfield. Amount: \$420,000. Filed March 25.

Allen, Nathan and **Stephanie Allen**, New York, New York, by Howard R. Wolfe. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 22 Fieldstone Road, Stamford. Amount: \$595,000. Filed March 26.

Alpert, David M. and **Joanna S. Alpert**, Riverside, by Joshua F. Giman. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 32 Gilliam Lane, Riverside. Amount: \$4,830,000. Filed March 25.

Baker, Lawrence and **Emily Edelman**, Stamford, by James B. Dougherty. Lender: PNC Bank NA, 3232 Newmark Drive, Miamisburg, Ohio. Property: 414 W. Lyon Farm Drive, Greenwich. Amount: \$806,000. Filed March 25.

Bakshi, Tia and **Thomas Jedlicka**, Stamford, by James Kavanagh. Lender: First County Bank, 117 Prospect St., Stamford. Property: 15 Lyon Ave., Greenwich. Amount: \$252,000. Filed March 24.

Barkoff, Russell Oren and **Andrea Nicole Barkoff**, Fairfield, by Daniel Pagana. Lender: NMSI Inc., 2975 Wilshire Blvd., Suite 600, Los Angeles, California. Property: 255 Hillside Road, Fairfield. Amount: \$1,218,750. Filed March 26.

Bohan Jr., John P., Fairfield, by Andrew R. Sherriff. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 96 Westport Turnpike, Fairfield. Amount: \$300,000. Filed March 28.

Bonnist, Craig M. and **Kathleen A. Bonnist**, Fairfield, by Douglas I. Bayer. Lender: Leader Bank NA, 864 Massachusetts Ave., Arlington, Massachusetts. Property: 56 Howard St., Fairfield. Amount: \$560,000. Filed March 27.

Boyer, Lindsey and **Tucker Boyer**, Stamford, by Damaris Quiles. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 26 Mohawk Trail, Stamford. Amount: \$200,000. Filed March 24.

Breheny, Francesca S. and **Michael E. Brenehey**, Greenwich, by Tierra Stanback. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 24 Orchard Place, Unit A, Greenwich. Amount: \$250,879. Filed March 27.

Castellana, Joseph and **Linda Castellana**, Greenwich, by Kostantinos Kasparis. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 164 Stanwich Road, Greenwich. Amount: \$400,000. Filed March 28.

Chila, Steven and **Tiffany Chila**, New Fairfield, by Philip J. Toohey. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1076 Fairfield Beach Road, Fairfield. Amount: \$1,280,000. Filed March 26.

Connard, Ben D. and **Sunyua Song**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 47 Shady Lane, Greenwich. Amount: \$500,000. Filed March 25.

Davis, Andrew A. and **Michele L. Davis**, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 65 Hidden Brook Drive, Stamford. Amount: \$175,000. Filed March 25.

Dephillips, Edward, Fairfield, by Timothy S. Goetz. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 2154 and 2197 Fairfield Beach Road, Fairfield. Amount: \$1,035,000. Filed March 27.

Dwyer, Timothy R. and **Erin A. Ahearn-Dwyer**, Fairfield, by Antonio Faretta. Lender: Upstart Mortgage LLC, 2950 S. Delaware St., Suite 400, San Mateo, California. Property: 826 Stratfield Road, Fairfield. Amount: \$62,000. Filed March 26.

Espada, Pedro, Fairfield, by Benito Bonano III. Lender: American Eagle Financial Credit Union Inc., 333 E. River Drive, East Hartford. Property: 1180 Merritt St., Fairfield. Amount: \$150,000. Filed March 26.

Fitts, Benjamin J. and **Emily Lou Fitts**, Darien, by Marissa L. Florio. Lender: Keybank NA, 127 Public Square, Cleveland, Ohio. Property: 259 Knickerbocker Ave., Stamford. Amount: \$567,000. Filed March 26.

Foran, Lainie and **John Foran**, Fairfield, by Jeffrey M. Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 993 Bronson Road, Fairfield. Amount: \$810,000. Filed March 26.

Frankel, Glen A. and **Amy W. Frankel**, West Hartford, by Regina Volynsky. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 91 Lawton Ave., Stamford. Amount: \$806,500. Filed March 28.

Frisby, Melissa A. and **Alexander B. Kniffin**, Fairfield, by Katherine A. Cascella. Lender: Liberty Bank, 315 Main St., Middletown. Property: 115 Judson Road, Fairfield. Amount: \$325,000. Filed March 28.

Handler, Alex and **Rachael Pesce**, Stamford, by Bradd S. Robbins. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 6 Jama Lane, Stamford. Amount: \$1,000,000. Filed March 25.

Haritopoulos, Pete and **Maria Haritopoulos**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 19 Woodway Road, 12, Stamford. Amount: \$47,000. Filed March 28.

Harris, James V. and **Lyn A. Harris**, Fairfield, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane SE, Vienna, Virginia. Property: 343 Towne House Road, Fairfield. Amount: \$210,812. Filed March 26.

Helmich, Kevin F. and **Gina Helmich**, Fairfield, by Jepermarys Matos. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 105 Doreen Drive, Fairfield. Amount: \$175,000. Filed March 24.

Jaffe, Richard D. and **Kerri Q. Jaffe**, Old Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 140 Shore Road, Old Greenwich. Amount: \$850,000. Filed March 26.

Kapanadze, Irma, Brooklyn, New York, by Andrew L. Wallach. Lender: Nexa Mortgage, 3100 W. Ray Road, Suite 201, Office 209, Chandler, Arizona. Property: 140 Grove St., No.1E, Stamford. Amount: \$192,000. Filed March 25.

Kilpatrick, Christina and **Scott Kilpatrick**, Greenwich, by Joel M. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 78 Baldwin Farms South, Greenwich. Amount: \$3,974,250. Filed March 28.

Koenig, Michael and **Lisa Koenig**, Stamford, by Jeffrey S. McGregor. Lender: FourLeaf Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 97 Palmers Hill Road, Stamford. Amount: \$1,121,000. Filed March 24.

Kremheller, Diane E., Riverside, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 115 Colonial Road, Unit 65, Stamford. Amount: \$260,000. Filed March 24.

Kruizenga, Derek D. and **Sylvia Ansourian Kruizenga**, Greenwich, by Magda Zypulski. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 25 Hillcrest Park Road, Old Greenwich. Amount: \$350,000. Filed March 24.

Lestraude, Dante and **Trina Garvey Lestraude**, Stamford, by James Kavanagh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 326 Oaklawn Ave., Stamford. Amount: \$779,000. Filed March 24.

Magner, Keith and **Dina Magner**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 2817 Morehouse Highway, Fairfield. Amount: \$400,000. Filed March 28.

Maloney, Sally T., Greenwich, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 125 W. Lyon Farm Drive, Unit 125, Greenwich. Amount: \$543,000. Filed March 24.

Marciano, Lance D. and **Megan Marciano**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 22 Lincoln Ave., Greenwich. Amount: \$650,000. Filed March 26.

Mariak, Ewa, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 491 Fairfield Ave., Stamford. Amount: \$133,000. Filed March 26.

Nusbaum, Geraldine A., Stamford, by Kimberly A. Pierce. Lender: Liberty Bank, 315 Main St., Middletown. Property: 211 Sun Dance Road, Stamford. Amount: \$100,000. Filed March 28.

O'Brien, Maureen and **James Lee**, Fairfield, by Michelle D'Ziubina. Lender: Liberty Bank, 315 Main St., Middletown. Property: 273 Arbor Drive, Fairfield. Amount: \$450,000. Filed March 25.

Patankar, Mandar and **Ashwini Patankar**, Stamford, by Kenya Ford-Deedon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 46 Hollow Oak Lane, Stamford. Amount: \$210,000. Filed March 28.

Patel, Nirmal and **Ishaan Patel**, Greenwich, by Michelle Hernandez. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 24 Cognewaugh Road, Greenwich. Amount: \$250,000. Filed March 28.

Pedraza Rayo, Andres, Stamford, by Beth A. Grassetto. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 23 Hanover St., Stamford. Amount: \$650,000. Filed March 26.

Plachtyna, Steven and **Morgan J. Plachtyna**, New York, New York, by Nathaniel W. Shipp. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 73 Chestnut Hill Lane, Stamford. Amount: \$691,950. Filed March 27.

Proffitt, Andrew R. and **Aditya S. Gokhale**, Easton, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 68 Saddle Hill Road, Stamford. Amount: \$745,500. Filed March 24.

Reyes, Elisandro A. and **Jefferson Veliz**, Stamford, by Jose Antonio Pol. Lender: Lincoln Avenue Investments LLC, 31 Cogswell Lane, Stamford. Property: 40 Lincoln Ave., Stamford. Amount: \$175,000. Filed March 26.

Riley, Stacie and **Colton Riley**, Stamford, by Leah M. Parisi. Lender: Peoples Bank, 4401 Belle Oaks Drive, Suite 210, North Charleston, South Carolina. Property: 112 Soundview Ave., Fairfield. Amount: \$656,287. Filed March 25.

Rishar, Toni L., Stamford, by Colm P. Browne. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1515 Summer St., Unit 601, Stamford. Amount: \$357,500. Filed March 25.

Rollins, Gregory and **Kerry B. Mulvihill**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 418 Crestwood Road, Fairfield. Amount: \$75,000. Filed March 27.

Romanello, Daniel, Greenwich, by Antonio Faretta. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 174 Henry St., Greenwich. Amount: \$100,000. Filed March 24.

Rubino, Michael A. and **Sheryl M. Rubino**, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 125 Rolling Wood Drive, Stamford. Amount: \$173,000. Filed March 27.

Rusk, Robert G. and **Alice H. Rusk**, Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 54 Byram Shore Road, Greenwich. Amount: \$400,000. Filed March 27.

Saba-Price, Lisa and **Joseph W. Price**, Stamford, by Valentyna Lupinacci. Lender: First County Bank, 117 Prospect St., Stamford. Property: 263 Bouton Street West, Stamford. Amount: \$265,000. Filed March 27.

Shah, Ravish, Fairfield, by Marino Civitillo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 32 Sherwood Place, Fairfield. Amount: \$250,000. Filed March 25.

Smith, Thomas B. and **Marielle B. Smith**, Stamford, by Aneta Magiera. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 37 Buena Vista St., Stamford. Amount: \$150,000. Filed March 28.

Soria, Erik and **Chiara Soria**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 113 E. Cross Road, Stamford. Amount: \$500,000. Filed March 27.

Stebbins Jr., Richard F., Greenwich, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 11 Highland Place, Greenwich. Amount: \$120,000. Filed March 25.

Stowell, Jennifer and **Geoffrey Stowell**, Fairfield, by Alec Moore. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 401 Buena Vista Road, Fairfield. Amount: \$200,000. Filed March 24.

Tamigian, Ira, Greenwich, by Julissa Zamora. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 139 E. Elm St., Greenwich. Amount: \$750,000. Filed March 24.

Torno, Dillon and **Candace Torno**, Norwalk, by William M. Raccio. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 552 Knapps Highway, Fairfield. Amount: \$869,296. Filed March 24.

Traore, Mory, Fairfield, by Jonathan J. Martin. Lender: The Loan Store Inc., 6340 N. Campbell Ave., No. 100, Tucson, Arizona. Property: 220 Stonewall Lane, Fairfield. Amount: \$1,038,000. Filed March 24.

Verses, Angelica, Stamford, by Silvia Ines Sprott. Lender: Finance of America Reverse LLC, 8023 E. 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 1 Strawberry Hill, Court 2A, Stamford. Amount: \$577,500. Filed March 25.

Violi, Antoinette, Stamford, by Karen Y. Silpot. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 449 Westover Road, Stamford. Amount: \$300,000. Filed March 27.

Woo, Keong Thye and **Teresa Tak-Yin Lau**, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 4 Somerset Lane, Riverside. Amount: \$500,000. Filed March 25.

NEW BUSINESSES

Alana Joachim MS, Stamford, c/o Al Ana Joachim. Filed April 24.

Allergy and Asthma Center of Stamford, Stamford, c/o Paul Linder. Filed April 15.

Joachim, Alana, 100 Tresser Blvd., Apt. 807, Stamford, 06901, c/o Alana Joachim. Filed April 24.

JRS Business Enterprises LLC, 288 West Ave., Stamford, 06902, c/o Package Store. Filed April 23.

JRS1 Business Enterprises LLC, 82 Hoyt St., Stamford, 06905, c/o Package Store. Filed April 23.

Snider, Barbara, 70 Boulder Brook Drive, Stamford, 06903, c/o Barbara Snider. Filed April 15.

Stamford Care Center, Stamford, c/o Stamford Care Center LLC. Filed March 2.

Stamford Small Engine Repairs, Stamford, c/o James Proios. Filed March 10.

Taqueria La Lechonera, 18 Mohawk Court, Stamford, 06902, c/o Luis M. Rosario Peralta. Filed March 19.

The Italian Deli, Stamford, c/o Rocco Dipretta. Filed March 27.

The Italian Deli, 77 Crescent St., Stamford, 06906, c/o Richard Lopez. Filed March 28.

Tzwi Yitzchok Family Society, 33 Lancaster Place, Stamford, 06905, c/o Barbara Hutrik. Filed March 15.

Viktoria's Hair Secret, 44 Commerce Road, Suite 16, Stamford, 06902, c/o Viktoria Afzal. Filed March 6.
Vitality Bowls Stamford, 1125 High Ridge Road, Stamford, 06905, c/o Gabriela Neblock. Filed March 17.

Software Engineer, Advanced, Gartner, Inc., Stamford, CT. Dsgn, implmnt & spprt of cloud-bsd web apps to help fulfil the bus content & cllbrtn strtgy. Req Bach deg or frgn equiv deg in Comp Sci, Infrmnt Sci, IT, or a rel fld & 3 yrs of rel wrk exp. Telecommtng permttd on a hybrd schdl as dtrmnd by the emplyr. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: 99077.

Legal Notices

Notice of Formation of DAVIGO LLC. Articles Of Org filed with SSNY on 03/26/2025. Office Location: Westchester County NY. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 804 Bronx River Road, 4D, Bronxville NY 10708. Purpose: any lawful purpose. #63800

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: docshay1, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/7/2023. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: docshay1 LLC, 777 white plains road unit 4a Scarsdale NY 10583, principal business location of the LLC. Purpose: any lawful business activity. #63801

Kara Wilson Art LLC. Arts. of Org. filed with the SSNY on 9/22/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 34 Wells Ave., Croton on Hudson, NY 10520. Purpose: Any lawful purpose. #63802

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: American Track, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/21/2025. Office location: Westchester County. Cogency Global, Inc has been designated as agent of the LLC upon whom process against it may be served. Cogency Global, Inc. shall mail a copy of process to: The LLC, 3950 Fossil Creek Blvd, Suite 106, Fort Worth, Texas 76137 principal business location of the LLC. Purpose: any lawful business activity. #63803

Notice of Formation of Julie Russell, LLC Art. Of Org. filed with SSNY on 4/25/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 75 Island Drive, Rye, NY 10580. Purpose: any lawful purpose. #63806

Notice of Formation of G&G's Toy Vault 2, LLC filed on 5/3/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Bonham Ln, Cortlandt Manor NY 10567. Purpose: any lawful purpose. #63808

Notice of Formation of H PRODUCE LLC Art. Of Org. filed with SSNY on 04/23/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Washington Avenue Apt 2R, White Plains, NY, 10606 Purpose: any lawful purpose #63809

Notice of Formation of KYMESQ LAW, PLLC. Articles of Organization filed with SSNY on 05/07/2025. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Kymberly A. Robinson, Esq. 11 Foxhall Place, Scarsdale, NY 10583 Purpose: any lawful purpose #63822

The annual return of the Hegarty Family Foundation for the year ended June 30, 2024 is available at its principal office located at Adamant Tax and Advisory Services, LLC, 700 White Plains Road, Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63823

Notice of Formation of BuildWise Solutions, LLC Art. of Org. filed with SSNY on 08/29/2024. Offc. Loc.: Westchester County. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 333 Mamaroneck Ave., PMB 150, White Plains, NY 10605. Purpose: Any lawful act or activity. #63824

Notice of Formation of Joy Hvac LLC. Of Org. filed with SSNY on 05/15/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 43 Winthrop Avenue, Elmsford, NY, 10523 Purpose: any lawful purpose #63825



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