

Westfair Business Journal

Rendering of revised plaza, 70 Westchester Ave.



Rendering of revised Adora project



Developers join in zoning petition to help jump-start White Plains projects

BY PETER KATZ / pkatz@westfairinc.com

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2024



2024 Greater Norwalk Real Estate Outlook: threading together housing, business, and retail

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

The eighth annual Greater Norwalk Real Estate Outlook was held in the M&T Bank Magnificent Room at the SoNo Collection mall in South Norwalk on May 22, 2024.

Since the location was first used for the annual real estate updates in 2021 some things have changed. In 2021, the space was the People's Bank Magnificent Room and the Covid pandemic was still a key force in driving people to relocate to suburbs throughout Fairfield County. Other things have stayed the same, most notably a chronic housing shortage which has not abated despite the creation of many new apartment complexes in Norwalk and the surrounding area.

Eric Bernheim, managing partner at FLB Law served as the moderator for the event. He thanked outgoing Greater Norwalk Chamber President Brian Giffin for having supported the Real Estate Outlook since its inception, and helping the annual event become a platform for insight into the market.

"Over the past eight years our panels have discussed a lot of high-profile developments that have really transformed Fairfield County for the better in my opinion," Bernheim said. "And fortunately, our FLB team has had the privilege of working on many of them. We were special counsel to the City of Norwalk for the mall project so we're grateful to be sitting here and seeing a successful project that's really become an asset of the community."

Bernheim also thanked Westport-Weston Chamber of Commerce Executive Director Matthew Mandell for supporting development efforts in Westport, including the Hamlet at Saugatuck, which will involve upzoning an area around the Westport train station. He also recalled the year's long process of building the new Westport YMCA, a project that started even before the annual Outlook event series.

"Who would think building a new YMCA for a community would be controversial?" Bernheim asked the audience. "This project probably took over a decade, really divided Westport, and had 27 public hearings just for the Planning and Zoning Commission to approve that application. I believe there were about 10 appeals, all of which we were successful on."

The uphill fight for development was a recurring theme throughout the panel, which was wide reaching.

"What we'll be discussing are all facets of the real estate industry," Bernheim explained.

"If you visualize the real estate market as a rope, each strand of that rope really needs to be strong enough so that the entire market is strong. In order to have a strong residential market you need to have retail and commercial to support that," without any one component

the other two are under that much more strain, according to Bernheim.

He noted that the Fairfield County Community Foundation has said that the region needs 25,000 new affordable housing

units to meet the needs of low-income residents, while the state as a whole is short 169,000 low income units and 100,000 middle income units. The lack of housing hurts staffing across sectors, and makes retail locations less able to withstand economic shocks that can be cushioned by neighborhood regulars.

Bernheim asked Executive Director of the Norwalk Housing Authority (NHA) Adam Bovilsky to highlight some of his organization's current projects. He explained that the NHA had shifted priorities from roughly 30 years ago, when it was slashing its capital and operating budgets for new housing units to focus on providing educational services and learning centers.

"The outcome of that was that our buildings got tired. Our buildings got a little run down, so we have two prongs to the work we do in development," Bovilsky said. "The first is we need to improve the housing we have."

Bovilsky made the case that the NHA has corrected course by pointing to Washington Village, the oldest continually serving federal public housing development in Connecticut which was recently converted to a single building featuring 273 brand new fixed income units. Colonial Village and Meadow Gardens are currently receiving major upgrades, including new units and gut renovations of existing structures, supplemented by other new projects.

Kylie Gosselin, president and CEO of the Housing Development Fund discussed how her organization has provided information and financial products to help those of limited means acquire housing, as well as developing projects such as Stamford's Washington Crossing which hosts 23 families earning below 60 percent of the area median income, with plans for future projects.

"What we're trying to do is actually increase supply," Gosselin said. "There's a really crucial need not only across the state but also especially acutely in Fairfield County."

Gosselin also outlined the Fund's services including home ownership counseling, financial literacy programs, and guidance in applying for federal downpayment assistance programs, which can provide access to a home for as little as one percent down. She also noted that her background as an attorney had let her see first hand situations where the "rope" Bernheim described had frayed due to stark separations between housing and retail, separating people from their jobs and businesses from their customers, a problem often rooted in zoning regulations.

David Waters, General Counsel for Building

and Land Technology (BLT) discussed how his company's tagline fits into the design of modern living space.

"Live Work Play is a concept that has really come into its own but it's not overly new," Waters said. "It's actually something that historically people had. Their offices were below their residential buildings and there were other things in town to begin with."

Waters said that corporate campuses, once the ideal example of separating work from home and entertainment, have been supplanted by home offices and short commutes. Young people prefer hybrid work without long commutes while enjoying access to amenities and the ability to socialize in public spaces near home, preferring a "London" style of living.

"People have very small flats there, but the neighborhood pub is an extension of their house. There it's not just a bar, it's a place where in back there's a playground for kids, board games on shelves on the walls, things like that. It becomes part of the whole sphere of options for people," Waters said.

David A. Waldman, the founder of David Adam Realty, Inc related how he had seen downtown Westport, particularly along Main Street go from the site of empty storefronts and high turnover to an area with a rent score north of \$120 per square foot. He credited Covid with reversing the trend of past years, where New York City's amenities drew younger people, to the present where many of them sought more space during lockdowns.

"Westport was one of the biggest recipients of Covid," Waldman said. "We have roughly 750 families moving down into the Westport market. As a result our vacancy rate went from 25 percent to sub 5 percent. Our rents have popped back up into north of \$100 a foot and we've had a lot of developments."

There was broad agreement among all of the panelists about what makes for a desirable housing development. The presence of third spaces, walkability, and access to retail and transportation were all key and a focus of the many developments they were each involved in.

Starkly different positions emerged on the topic of how to best furnish the housing the panelists all agreed was in desperate need. Balancing the costs to developers to include below market rate units and otherwise affordable structures was described as exceedingly difficult. The costs associated with developing any multifamily housing are challengingly high, particularly in communities where there is stronger opposition to the developments.

The more affordable units a building has, the more developers want a bigger structure to fit more market rate units to offset that lost income. Bigger structures tend to attract even further opposition from locals who would rather see only single-family housing in their neighborhood.



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Electric battery storage system proposed for Yonkers

BY PETER KATZ / pkatz@westfairinc.com

A single MP2XL unit is rated by Tesla as capable of storing up to 3.916 MWh of electricity.

Saw Mill River Energy Storage 1, LLC, which is at the same address in Latham, New York, as solar and electrical storage player New Leaf Energy, is expected to go before the Yonkers Planning Board on June 12 to present its application to build a battery energy storage system, or BESS, at 1100 Saw Mill River Road. The development would use battery storage units built by Tesla known as the Megapack MP2XL.

A single MP2XL unit is rated by Tesla as capable of storing up to 3.916 MWh of electricity. A megawatt-hour (MWh) of electricity is one million watts for one hour. Each MP2XL unit weighs 89,000 pounds, according to Tesla. A number of MP2XL units can be combined for increased storage capacity. A project in Australia has been designed to use multiple units for a total storage capacity of 889 MWh.

The MP2XL units have a system

to burn off any unwanted gases that might be produced to prevent them from building up and possibly exploding along with a system for controlling the unit's temperature.

The battery system would not take up the entire 2.21-acre site in Yonkers. According to Websy Darbouze, project manager for Colliers Engineering and Design, a section of the lot will be utilized for a future

warehouse facility that will be constructed by a separate developer. The project area is bounded to the west by Saw Mill River Road, to the east by residential properties, and to the north and south by commercial businesses. A seven-foot-high chain-link perimeter fence, concrete pads and associated electrical utilities also would be installed at the site.

Battery storage systems are used to store excess electricity produced by



Tesla Megapack battery setup.

renewable sources such as wind and solar that is not immediately needed for use in the electric grid. The excess power is stored in the batteries, and released as needed at times of increased demand or at night when solar cells aren't working or when the winds go calm and wind turbines stop turning.

Saw Mill River Energy Storage 1 estimates that it will cost just over \$312,000 to construct the project in Yonkers. It says that power generated from this facility will be sold directly

to consumers via the New York State's Community Distributed Generation Program. This program allows customers to directly offset their energy use with local solar power, while saving money on their electrical bills.

Darbouze said that a sound wall or other noise mitigation methods will be installed as necessary to deal with any potential noise impacts on neighbors and that the proposed project will not have any visual impact on adjacent properties.

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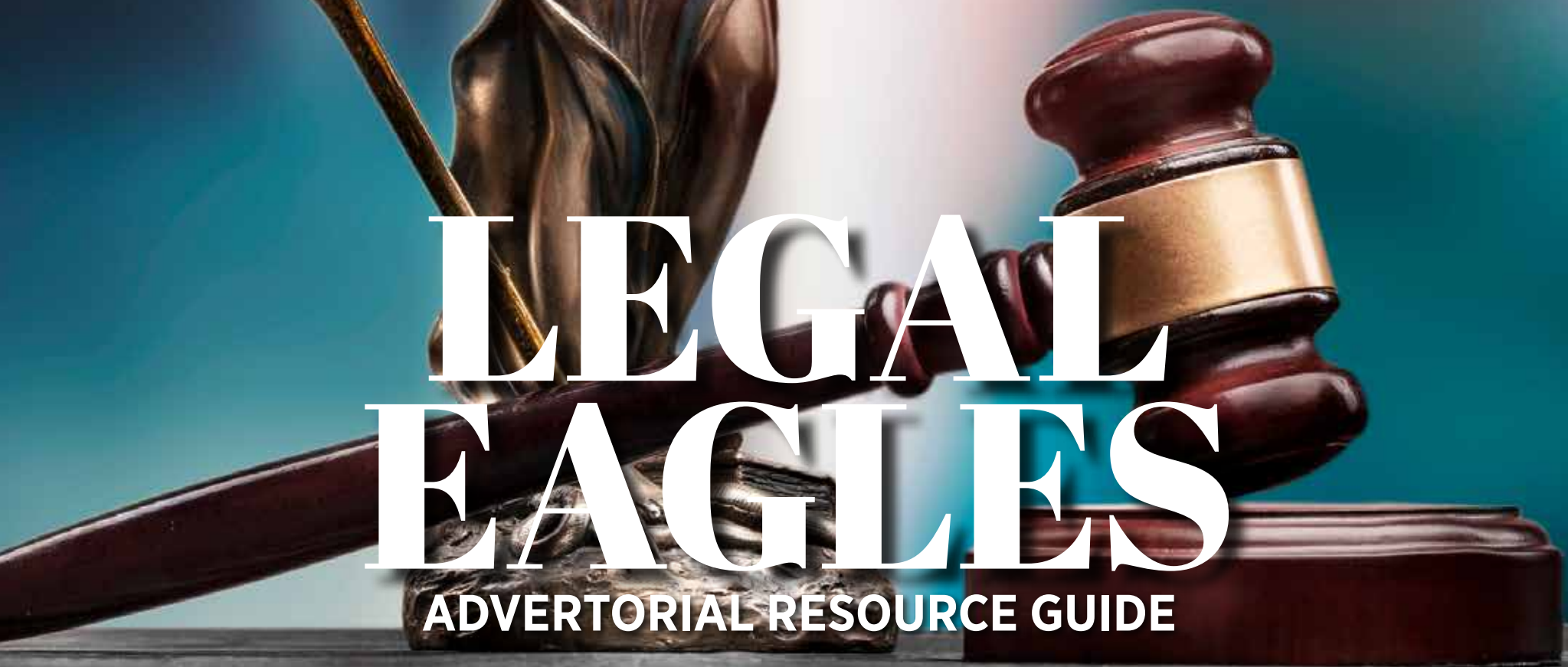
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Year established: 1978

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Total number in firm: 8
Number of attorneys in county: 8
Number of partners: 5
Associates: 2
Counsel: 1
Year established: 1982

GAGER, EMERSON, RICKART, BOWER & SCALZO LLP

325 Main St., Southbury 06488
203-262-6000 • bower@gagerlaw.com
gagerlaw.net

Managing Partner(s) or Officer(s): Kathy Bower, managing partner, Southbury branch

Number of attorneys in county: 7
Total number in Firm: 7
Number of Partners: 5
Associates: 2
Counsel: 2
Year Established: 1917

REICH & TRUAX LLC

2507 Post Road, Suite PH
Southport 06890
203-254-9877 • reichandtruax.com

Managing partner(s) or officer(s): Veronica E. Reich, Louise T. Truax

Total number in firm: 7
Number of attorneys in county: 7
Number of partners: 3
Associates: 4
Counsel: 0
Year established: 1998

ROSENBLUM NEWFIELD LLC

1 Landmark Square
Stamford 06901
203-358-9200 • rosenblumnewfield.com
jbra@jbraesq.com

Managing partner(s) or officer(s): James Rosenblum

Total number in firm: 8
Number of attorneys in county: 7
Number of partners: 7
Associates: 0
Counsel: 0
Year established: 1992

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com

Managing partner(s) or officer(s): Amy Zabetakis, managing partner

Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

BRODY AND ASSOCIATES LLC

120 Post Road West, Suite 101
Westport 06880
203-454-0560 • brodyandassociates.com
rbrody@brodyandassociates.com

Managing partner(s) or officer(s): Robert G. Brody

Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 3
Associates: 4
Counsel: 1
Year established: 1997

TREMONT SHELDON ROBINSON MAHONEY PC

64 Lyon Terrace
Bridgeport 06604
203-212-9075 • tremontsheldon.com
info@tremontsheldon.com

Managing partner(s) or officer(s): Robert Sheldon, Cindy Robinson, Jason Tremont and Douglas Mahoney

Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 1
Associates: 3
Counsel: 2
Year established: 1960

CARTA, MCALISTER & MOORE LLC

1120 Post Road, Darien 06820
203-202-3100 • cmm-law.com
mcarta@cmm-law.com

Managing partner(s) or officer(s): Mark R. Carta, managing partner; Darcy S. McAlister and Glen J. Moore, partners

Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 4
Associates: 2
Counsel: 0
Year established: 2012

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com

Managing partner(s) or officer(s): Amy Zabetakis, managing partner

Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

RUTKIN, OLDHAM & GRIFFIN LLC

5 Imperial Ave.
Westport 06880
203-277-7301 • rutkinoldham.com
soldham@rutkinoldham.com

Managing partner(s) or officer(s): Arnold H. Rutkin, Sarah S. Oldham, David W. Griffin

Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 1982

LAW OFFICES OF SETH J. ARNOWITZ LLC

733 Stamford St., Suite 302
Stamford 06901
195 Danbury Road, Suite 120
Wilton 06897

203-348-7722 • ctattorney.com
seth@ctattorney.com

Managing partner(s) or officer(s): Seth Arnowitz

Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 1998

JONES LAW LLP

1 Landmark Square, 21st floor
Stamford 06901
203-965-7700 • joneslawllp.com
sjones@joneslawllp.com

Managing partner(s) or officer(s): Stephen J. Jones

Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 3
Associates: 2
Counsel: 1
Year established: 2018

KAUFMAN BORGEEST & RYAN LLP

1010 Washington Blvd., Seventh floor
Stamford 06901
203-557-5700 • kbrlaw.com
akauffman@kbrlaw.com

Managing partner(s) or officer(s): Andrew S. Kaufman, Wayne E. Borgeest, Julianna Ryan

Total number in firm: 145
Number of attorneys in county: 4
Number of partners: 2
Associates: 2
Counsel: 0
Year established: 2018

MCELROY, DEUTSCH, MULVANEY & CARPENTER LLP

30 Jelliff Lane, Southport 06890
203-319-4000 • mdmc-law.com
edeutsch@mdmc-law.com

Managing partner(s) or officer(s): Edward B. Deutsch, managing partner New England offices

Total number in firm: 285
Number of attorneys in county: 4
Number of partners: 2
Associates: 1
Counsel: 1
Year established: 1983

MORRISON LAW FIRM PC

25 Field Point Road
Greenwich 06830
203-244-4041 • morrisonlawfirmpc.com
dmorrison@morrisonlawfirmpc.com

Managing partner(s) or officer(s): Daniel W. Morrison

Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 3
Associates: 0
Counsel: 1
Year established: 2017

CRAMER & AHERN

38 Post Road West, Westport 06880
203-222-7000 • cramerahern.com
allen.cramer@cramerandahern.com

Managing partner(s) or officer(s): Allan P. Cramer

Total number in firm: 3
Number of attorneys in county: 3
Number of partners: 2
Associates: 1
Counsel: 1
Year established: 1968

LAW OFFICES OF EDWARD NUSBAUM PC

212 Post Road West
Westport 06880
203-226-8181 • nusbaumfamilylaw.com
enusbaum@nusbaumfamilylaw.com

Managing partner(s) or officer(s): Edward Nusbaum, president

Total number in firm: 2
Number of attorneys in county: 2
Number of partners: 12
Associates: 0
Counsel: 1
Year established: 2018

LEV BERLIN & SOUSA PC

200 Connecticut Ave.
Norwalk 06854
203-838-8500 • mdmc-law.com
info@levberlin.com

Managing partner(s) or officer(s): Jack H. Sousa

Total number in firm: 2
Number of attorneys in county: 2
Number of partners: 1
Associates: 1
Counsel: 2
Year established: 1995

WILSON ELSEY MOSKOWITZ EDELMAN & DICKER LLP

1133 Westchester Ave.
White Plains 10604
914- 323-7000 • Wilsonelser.com
john.flannery@wilsonelser.com
Managing partner(s) or officer(s): John Flannery, managing partner
Total number in firm: 925
Number of attorneys in county: 128
Number of partners: 48
Associates: 33
Counsel: 34
Year established: 1978

KAUFMAN BORGEEST & RYAN LLP

200 Summit Lake Drive
Valhalla 10595
914- 449-1000 • Kbrlaw.com
akaufman@kbrlaw.com
Managing partner(s) or officer(s): Andrew S. Kaufman, Wayne E. Borgeest and Julianna Ryan
Total number in firm: 145
Number of attorneys in county: 54
Number of partners: 19
Associates: 34
Counsel: 1
Year established: 1997

JACKSON LEWIS PC

44 S. Broadway
White Plains 10601
914 872-8060 • Jacksonlewis.com
joseph.saccomano@jacksonlewis.com
Managing partner(s) or officer(s): Joseph A. Saccomano Jr., office managing shareholder
Total number in firm: 856
Number of attorneys in county: 51
Number of partners: 42
Associates: 9
Counsel: 0
Year established: 1958

BLEAKLEY PLATT & SCHMIDT LLP

1 N. Lexington Ave
White Plains 10601
914- 949-2700 • Bpslaw.com
Managing partner(s) or officer(s): Robert Braumuller, Susan E. Galvão
Total number in firm: 44
Number of attorneys in county: 44
Number of partners: 29
Associates: 6
Counsel: 9
Year established: 1937

PILLINGER MILLER TARALLO LLP

555 Taxter Road
Elmsford 10523
914- 703-6300 • Pmtlawfirm.com
jmiller@pmtlawfirm.com
Managing partner(s) or officer(s): Jeffrey Miller, Nicholas Tarallo
Total number in firm: 55
Number of attorneys in county: 40
Number of partners: 12
Associates: 27
Counsel: 1
Year established: 2006

KURZMAN EISENBERG CORBIN & LEVER LLP

1 N. Broadway, Suite 1004
White Plains 10601
914- 285-9800 • Kelaw.com
lcorbin@kelaw.com, jgoldsmith@kelaw.com
Managing partner(s) or officer(s): Lee Harrison Corbin and Jessica Galligan Goldsmith
Total number in firm: 43
Number of attorneys in county: 35
Number of partners: 20
Associates: 11
Counsel: 9
Year established: 1985

LOWEY DANNENBERG COHEN & HARD PC

44 S. Broadway, Suite 110
White Plains 10601
914- 997-0500 • Lowey.com
bhart@lowey.com
Managing partner(s) or officer(s): Barbara Hart, Gerald Lawrence, Geoffrey M. Horn
Total number in firm: 42
Number of attorneys in county: 35
Number of partners: 8
Associates: 27
Counsel: 0
Year established: 1968

DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR LLP

1 N. Lexington Ave.
White Plains 10601
914- 681-0200 • Ddw-law.com
aed@ddw-law.com
Managing partner(s) or officer(s): Alfred E. Donnellan
Total number in firm: 35
Number of attorneys in county: 35
Number of partners: 27
Associates: 7
Counsel: 1
Year established: 1995

CUDDY & FEDER LLP

445 Hamilton Ave.
White Plains 10601
914- 761-1300 • Cuddyfeder.com
AGioffre@Cuddyfeder.com
Managing partner(s) or officer(s): Anthony B. Gioffre III
Total number in firm: 35
Number of attorneys in county: 32
Number of partners: 22
Associates: 9
Counsel: 6
Year established: 1971

COFFEY MODICA O'MEARA CAPOWSKI LLP

200 E. Post Road, Suite 210
White Plains, NY 10601
914-205-5005 • cmoclpl.com
jomeara@cmoclpl.com
Managing partner(s) or officer(s): Juliann O'Meara, managing partner
Total number in firm: 30
Number of attorneys in county: 29
Number of partners: 8
Associates: 19
Counsel: 3
Year established: N/A

KEANE & BEANE PC

445 Hamilton Ave.
White Plains 10601
914- 946-4777 • Kblaw.com
jsiebert@blaw.com
Managing partner(s) or officer(s): Judson K. Siebert
Total number in firm: 28
Number of attorneys in county: 28
Number of partners: 28
Associates: 8
Counsel: 3
Year established: 1980

VOUTE, LOHRFINK, MAGRO & MCANDREW LLP

170 Hamilton Ave, Suite 315
White Plains 10601
914- 946-1400 • Vlmcc-law.com
vlmmc@vlmmc-law.com
Managing partner(s) or officer(s): Charles D. Lohrfink Jr.
Total number in firm: 25
Number of attorneys in county: 25
Number of partners: 13
Associates: 6
Counsel: 35
Year established: 1963

DORF NELSON & ZAUDERER LLP

555 Theodore Fremd Ave.
Rye 10580
914- 381-7600 • Dorflaw.com
jdorf@dorflaw.co
Managing partner(s) or officer(s): Jon A. Dorf
Total number in firm: 24
Number of attorneys in county: 23
Number of partners: 11
Associates: 9
Counsel: 4
Year established: 1997

LEASON ELLIS LLP

1 Barker Ave.
White Plains 10601
914- 288-0022 • Leasonellis.com
leason@leasonellis.com
Managing partner(s) or officer(s): David Leason
Total number in firm: 32
Number of attorneys in county: 23
Number of partners: 15
Associates: 13
Counsel: 4
Year established: 2008

SMITH, BUSS & JACOBS LLP

733 Yonkers Ave., Suite 200
Yonkers 10704
914- 476-0600 • sbjlaw.com
tsmith@sbjlaw.com
Managing partner(s) or officer(s): Thomas W. Smith
Total number in firm: 23
Number of attorneys in county: 23
Number of partners: 10
Associates: 9
Counsel: 4
Year established: 1989

FULLERTON BECK LLP

Four West Red Oak Lane
White Plains 10604
914-305-3464 • Fullertonbeck.com
efullerton@fullertonbeck.com
Managing partner(s) or officer(s): Eileen Fullerton, managing partner Katrine Beck, founding partner/owner
Total number in firm: 25
Number of attorneys in county: 22
Number of partners: 14
Associates: 7
Counsel: 4
Year established: 2018

MCCARTHY FINGAR LLP

711 Westchester Ave., Suite 405
White Plains, NY 10604
914- 946-3700 • Mccarthyfingar.com
info@mccarthyfingar.com

Managing partner(s) or officer(s):

Clinton B. Smith, Kathleen Donelli

Total number in firm: 22

Number of attorneys in county: 22

Number of partners: 22

Associates: 5

Counsel: 2

Year established: 1945

O'CONNOR MCGUINNESS CONTE DOYLE OLESON

WATSON & LOFTUS LLP

1 BARKER AVE., SUITE 675
WHITE PLAINS 10601
914- 948-4500 • OMCDOC.COM
ROLESON@OMCDOC.COM

MANAGING PARTNER(S) OR OFFICER(S):

RICHARD C. OLESON

TOTAL NUMBER IN FIRM: 21

NUMBER OF ATTORNEYS IN COUNTY: 21

NUMBER OF PARTNERS: 8

ASSOCIATES: 13

COUNSEL: 0

YEAR ESTABLISHED: 1945

WELBY, BRADY & GREENBLATT LLP

11 MARTINE AVE.
WHITE PLAINS 10601
914- 428-2100 • WBGLLP.COM
TWELBY@WBPGLLP.COM

MANAGING PARTNER(S) OR OFFICER(S):

THOMAS H. WELBY

TOTAL NUMBER IN FIRM: 21

NUMBER OF ATTORNEYS IN COUNTY: 21

NUMBER OF PARTNERS: 9

ASSOCIATES: 9

COUNSEL: 3

YEAR ESTABLISHED: 1988

VIGORITO, BARKER, PATTERSON, NICHOLS & PORTER LLP

115 E. STEVENS AVE., SUITE 206
VALHALLA 10595
914- 495-4834 • VBPNPLAW.COM
A.VIGORITO@VBPNPLAW.COM

MANAGING PARTNER(S) OR OFFICER(S):

ALFRED P. VIGORITO

TOTAL NUMBER ON FIRM: 71

NUMBER OF ATTORNEYS IN COUNTY: 20

NUMBER OF PARTNERS: 34

ASSOCIATES: 27

COUNSEL: N/A

YEAR ESTABLISHED: 2015

GAINES, NOVICK, PONZINI, COSSU & VENDITTI LLP

1133 WESTCHESTER AVE., SUITE N202
WHITE PLAINS 10604
914- 288-9595 • GAINESLLP.COM
SGAINES@GAINESLLP.COM

MANAGING PARTNER(S) OR OFFICER(S):

STEVEN H. GAINES

TOTAL NUMBER IN FIRM: 15

NUMBER OF ATTORNEYS IN COUNTY: 15

NUMBER OF PARTNERS: 5

ASSOCIATES: 1

COUNSEL: 9

YEAR ESTABLISHED: 2000

HARRINGTON, OCKO & MONK LLP

81 MAIN ST., SUITE 215
WHITE PLAINS 10601
914- 686-4800 • HOMLEGAL.COM
LSOLOMON@HOMLEGAL.COM

MANAGING PARTNER(S) OR OFFICER(S):

KEVIN J. HARRINGTON, GLENN A. MONK AND ROBERT S. OCKO

TOTAL NUMBER IN FIRM: 14

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 9

ASSOCIATES: 2

COUNSEL: 3

YEAR ESTABLISHED: 1992

BARTLETT, MCDONOUGH & MONAGHAN LLP

81 MAIN ST.,
WHITE PLAINS 10601
914- 448-0200 • BMMLLP.COM
CLIFFORD.BARTLETT@BMMLLP.COM

MANAGING PARTNER(S) OR OFFICER(S):

CLIFFORD A. BARTLETT

TOTAL NUMBER IN FIRM: 64

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 4

ASSOCIATES: 6

COUNSEL: 4

YEAR ESTABLISHED: N/A

ZARIN & STEINMETZ

81 MAIN ST., SUITE 415
WHITE PLAINS 10601
914- 682-7800 • ZARIN-STEINMETZ.COM
DAVID@ZARIN-STEINMETZ.NET

MANAGING PARTNER(S) OR OFFICER(S):

MICHAEL D. ZARIN, DAVID S. STEINMETZ

TOTAL NUMBER IN FIRM: 14

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 7

ASSOCIATES: 5

COUNSEL: 2

YEAR ESTABLISHED: 1997

GOLDBERG SEGALLA LLP

11 MARTINE AVE., SUITE 750
WHITE PLAINS 10606
914-798-5400 • GOLDBERGSEGALLA.COM
RCOHEN@GOLDBERGSEGALLA.COM

MANAGING PARTNER(S) OR OFFICER(S):

MAX G. GAUJEAN

TOTAL NUMBER IN FIRM: 309

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 6

ASSOCIATES: 7

COUNSEL: 0

YEAR ESTABLISHED: 2001

MARSHALL DENNEHEY WARNER COLEMAN & GOGGIN

800 WESTCHESTER AVE., SUITE C-700
RYE BROOK 10573
MARSHALDENNEHEY.COM
OFFICEJPCONNORS@MDWCG.ORG

MANAGING PARTNER(S) OR OFFICER(S):

JAMES P.

CONNORS, SENIOR COUNSEL AND OFFICE MANAGING ATTORNEY

TOTAL NUMBER IN FIRM: 513

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 4

ASSOCIATES: 5

COUNSEL: 4

YEAR ESTABLISHED: 1962

DANZIGER & MARKHOFF LLP

1133 WESTCHESTER AVE., SUITE N208
WHITE PLAINS 10604
914- 948-1556 • DANZIGERMARKHOFF.COM
DANZIGER.MARKHOFF@DMLAYERS.COM

MANAGING PARTNER(S) OR OFFICER(S):

HARRIS MARKHOFF,

JOEL DANZIGER, MICHAEL MARKHOFF, ROBERT B. DANZIGER

TOTAL NUMBER IN FIRM: 13

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 10

ASSOCIATES: 2

COUNSEL: 1

YEAR ESTABLISHED: 1960

CERUSSI & SPRING PC

1 N. BROADWAY
WHITE PLAINS 10601
914-948-1200
CERUSSILAW.COM
PGIANFELLO@CERUSSILAW.COM

MANAGING PARTNER(S) OR OFFICER(S):

RONALD G. CRISPI

TOTAL NUMBER IN FIRM: 12

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 4

ASSOCIATES: 7

COUNSEL: 1

YEAR ESTABLISHED: 1985

MCCULLOUGH, GOLDBERGER & STAUDT, LLP

1131 MAMARONECK, AVE.
WHITE PLAIN, NEW YORK 10605
914- 949-6400 • MCCULLOUGHGOLDBERGER.COM

SMANDELBAUM@MGSLAWYERS.COM

MANAGING PARTNER(S) OR OFFICER(S):

SETH M. MANDELBAUM

TOTAL NUMBER IN FIRM: 12

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 1

ASSOCIATES: N/A

COUNSEL: N/A

YEAR ESTABLISHED: 1984

YANKWITT LLP

140 GRAND ST., SUITE 705
WHITE PLAINS, 10601
914- 686-1500 • YANKWITT.COM
RUSSELL@YANKWITT.COM

MANAGING PARTNER(S) OR OFFICER(S):

RUSSELL YANKWITT

TOTAL NUMBER IN FIRM: 13

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 6

ASSOCIATES: 2

COUNSEL: 4

YEAR ESTABLISHED: 2009

BASHIAN & FARBER LLP

235 MAIN ST., SIXTH FLOOR
WHITE PLAINS 10601
914-290-4550 • BASHIANFARBERLAW.COM
GARYBASHIAN@BASHIANFARBERLAW.COM

MANAGING PARTNER(S) OR OFFICER(S):

GARY E. BASHIAN, IRVING O. FARBER

TOTAL NUMBER IN FIRM: 11

NUMBER OF ATTORNEYS IN COUNTY: 11

NUMBER OF PARTNERS: 5

ASSOCIATES: 4

COUNSEL: 2

YEAR ESTABLISHED: 2005



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At Cuddy & Feder we pride ourselves on our reputation for quality, substantive ties to community leaders, stakeholders and decision makers — built on the caliber of our work — and for bringing deep industry knowledge, compassion and experience to bear in service of our clients' goals. We're your strategic advisors, addressing not only your legal needs but your business and personal ones as well. As a mid-sized law firm, our size is an invaluable asset. It makes us judicious in our hiring and our commitment to diversity and teamwork is truly reflected in our tight-knit team.

It also offers our associates and overall staff greater exposure to sophisticated, challenging and varied work and opportunities for advancement. Our attorneys help local, regional, national and multinational clients alike identify and implement nuanced solutions to complex legal challenges in each of our key practice areas: real estate law; land use, zoning & development; litigation; trusts, estates & elder law; public and private finance (including tax-exempt and taxable bond financing); corporate law; telecommunications; energy & environmental law; cannabis law; and non-profit organizations. We are proud of the successful resolutions, innovative legal solutions and nuanced strategies we provide for our clients. Our team's shared breadth of legal and industry know-how makes us well suited to navigate the fast-paced, ever-changing corporate, political and legal landscapes to help you tackle your most complex legal challenges and see you through to your desired results.

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Plaintiffs Line Up to Challenge “Hidden” Ticket Fees with Class Action Complaints

By: Samuel G. Dobre, Jason F. Kaufman and Andrew J. Delzotto

In New York, there has been an uptick in class action lawsuits seeking to contest “hidden” ticket fees following online purchases. The New York Arts & Cultural Affairs Law was amended in August 2022, which has prompted dozens of nearly identical class action lawsuits to be filed in New York federal and state courts against various operators of places of entertainment related to charges incurred by consumers for admission.

New York Arts & Cultural Affairs Law § 25.07

The New York Arts & Cultural Affairs Law governs ticket sale practices for entertainment providers in New York that sell tickets to events. Under § 25.07(4), “every operator . . . of a place of entertainment . . . shall disclose the total cost of the ticket, inclusive of all ancillary fees that must be paid in order to purchase the ticket... Such disclosure of the total cost and fees shall be displayed in the ticket listing prior to the ticket being selected for purchase. Disclosures of subtotals, fees, charges, and any other component of the total price shall not be false or misleading and may not be presented more prominently or in the same or larger size as the total price. The price of the ticket shall not increase during the purchase process, excluding reasonable fees for the delivery of non-electronic tickets based on the delivery method selected by the purchaser, which shall be disclosed prior to accepting payment therefor.” Class action complaints have asserted that websites that facili-



Samuel G. Dobre is a labor and employment attorney in Bond’s New York City office, representing employers in complex labor and employment litigation matters. He has successfully defended claims of race, gender, age, disability, national origin and religion discrimination, and retaliation.



Jason F. Kaufman is also a labor and employment attorney in Bond’s New York City office. Jason brings extensive experience in a wide range of litigation matters, with an emphasis on managing labor and employment matters.



Andrew J. Delzotto is an attorney in Bond’s Westchester office, counseling clients in labor and employment matters and throughout all stages of union collective bargaining negotiations and general employment matters.

tate online ticket sales do not properly disclose the total ticket price, inclusive of fees and other charges, prior to the ticket being selected for purchase. The complaints have also alleged that the total ticket price has not been displayed on the first webpage where the ticket price appears. The law allows for any person injured by a violation to recover any actual damages or \$50, whichever is greater. The Court may also award reasonable attorneys’ fees to a prevailing plaintiff.

Plaintiffs’ Lawyers Are Not Dragging Their Heels

Plaintiffs across New York State are filing class action lawsuits against a wide variety of businesses engaged in selling tickets through their own website and third-party websites.

These class action lawsuits typically allege non-compliance with § 25.07(4) for failing to disclose service fees and other fees to customers up front. The lawsuits describe any additional fees (i.e. electronic or processing fees) as deceitful charges unfairly imposed on customers under the ambiguous guise of taxes and fees. As a remedy for violation of the law, class plaintiffs are seeking injunctive relief to stop current practices, along with class-wide monetary damages and attorney’s fees.

Recommendations

As these lawsuits continue to be filed, businesses should stay apprised of new developments and assess potential defenses to these claims.

Companies should evaluate ticket sale practices and make any necessary changes to comply with the amended New York Arts & Cultural Affairs Law. Businesses that work with third-party platforms and ticket resellers should be especially diligent in ensuring their business partners are also in compliance.

If you have any questions or would like additional information, please contact Samuel Dobre, Jason Kaufman, Andrew Delzotto, any attorney in Bond’s labor and employment practice, or the Bond attorney with whom you are regularly in contact.

About Bond, Schoeneck & King: Bond is a full-service law firm with downstate offices in Westchester, New York City, Garden City and Melville.



Bond Has New York State Covered!

Bond has a presence in every major metropolitan area, closing any distance between our attorneys and the clients who rely on them.

A full-service law firm serving businesses, colleges and universities, public sector entities, including school districts, Bond has more than 300 lawyers, including eight resident in the Westchester office.

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VENERUSO, CURTO, SCHWARTZ & CURTO LLP

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YONKERS 10710
914- 779-1100 • VCSCLAW.COM
JVENERUSO@VCSCLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): JAMES J. VENERUSO, MANAGING PARTNER
TOTAL NUMBER IN FIRM: 12
NUMBER OF ATTORNEYS IN COUNTY: 11
NUMBER OF PARTNERS: 5
ASSOCIATES: 3
COUNSEL: 3
YEAR ESTABLISHED: 2008

COLLIER, HALPERN & NEWBERG LLP

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914- 684-6800 • CHNNB.COM
PHALPERN@CHNNB.COM
MANAGING PARTNER(S) OR OFFICER(S): PHILIP M. HALPERN
TOTAL NUMBER IN FIRM: 10
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 4
ASSOCIATES: 2
COUNSEL: 4
YEAR ESTABLISHED: 1983

DAVIDOFF HUTCHER & CITRON LLP

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TOTAL NUMBER IN FIRM: 120
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 28
ASSOCIATES: 11
COUNSEL: 18
GOVERNMENT RELATIONS/LOBBYISTS: 20
YEAR ESTABLISHED: 1975

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TOTAL NUMBER IN FIRM: 18
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 4
ASSOCIATES: 6
COUNSEL: 1
YEAR ESTABLISHED: 1990

OXMAN LAW GROUP

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TOTAL NUMBER IN FIRM: 10
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 7
ASSOCIATES: 3
COUNSEL: 3
YEAR ESTABLISHED: 2001

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MANAGING PARTNER(S) OR OFFICER(S): LESLIE SYNDER
TOTAL NUMBER IN FIRM: 9
NUMBER OF ATTORNEYS IN COUNTY: 9
NUMBER OF PARTNERS: 3
ASSOCIATES: 5
COUNSEL: 1
YEAR ESTABLISHED: 1990

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TOTAL NUMBER IN FIRM: 275
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 5
ASSOCIATES: 1
COUNSEL: 2
YEAR ESTABLISHED: FIRM: 1897;
WESTCHESTER OFFICE: 2021

ROSENTHAL & MARKOWITZ LLP

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TOTAL NUMBER IN FIRM: 8
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 3
ASSOCIATES: 1
COUNSEL: 4
YEAR ESTABLISHED: 2000

WEST GROUP LAW PLLC

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TOTAL NUMBER IN FIRM: 12
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 1
ASSOCIATES: 0
COUNSEL: 7
YEAR ESTABLISHED: 1994

DENLEA & CARTON LLP

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TOTAL NUMBER IN FIRM: 7
NUMBER OF ATTORNEYS IN COUNTY: 7
NUMBER OF PARTNERS: 2
ASSOCIATES: 0
COUNSEL: 5
YEAR ESTABLISHED: 2013

ENEA, SCANLAN & SIRIGNANO LLP

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TOTAL NUMBER IN FIRM: 7
NUMBER OF ATTORNEYS IN COUNTY: 7
NUMBER OF PARTNERS: 7
ASSOCIATES: 2
COUNSEL: 0
YEAR ESTABLISHED: 2005

STERN KEISER & PANKEN LLP

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MANAGING PARTNER(S) OR OFFICER(S): LAURENCE KEISER AND ANDREW PANKEN
TOTAL NUMBER IN FIRM: 6
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 4
ASSOCIATES: 0
COUNSEL: 2
YEAR ESTABLISHED: 1994

GRIFFIN, COOGAN, SULZER & HORGAN PC

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MANAGING PARTNER(S) OR OFFICER(S): JAMES M. COOGAN, WILLIAM E. SULZER AND MICHEAL F. HORGAN
TOTAL NUMBER IN FIRM: 6
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 3
ASSOCIATES: 2
COUNSEL: 0
YEAR ESTABLISHED: 1965

JAFFE & ASHER LLP

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TOTAL NUMBER IN FIRM: 13
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 2
ASSOCIATES: 4
COUNSEL: 0
YEAR ESTABLISHED: 1974

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MANAGING PARTNER(S) OR OFFICER(S): JESS M. COLLEN
TOTAL NUMBER IN FIRM: 45
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 2
ASSOCIATES: N/A
COUNSEL: 3
YEAR ESTABLISHED: 1982

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KRAMER KOZEK LLP

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TOTAL NUMBER IN FIRM: 5

NUMBER OF ATTORNEYS IN COUNTY: 5

NUMBER OF PARTNERS: 3

ASSOCIATES: 2

COUNSEL: 1

YEAR ESTABLISHED: 2004

MARINO PARTNERS LLP

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MANAGING PARTNER(S) OR OFFICER(S): PAUL

J. MARINO

TOTAL NUMBER IN FIRM: 5

NUMBER OF ATTORNEYS IN COUNTY: 5

NUMBER OF PARTNERS: 4

ASSOCIATES: 0

COUNSEL: 1

YEAR ESTABLISHED: 2006

MARKHOFF & MITTMAN PC, THE DISABILITY GUYS

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TOTAL NUMBER IN FIRM: 7

NUMBER OF ATTORNEYS IN COUNTY: 5

NUMBER OF PARTNERS: 2

ASSOCIATES: 0

COUNSEL: 0

YEAR ESTABLISHED: N/A

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TOTAL NUMBER IN FIRM: 5

NUMBER OF ATTORNEYS IN COUNTY: 5

NUMBER OF PARTNERS: 3

ASSOCIATES: 0

COUNSEL: 2

YEAR ESTABLISHED: 1977

ANDREW GREENE & ASSOCIATES PC

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TOTAL NUMBER IN FIRM: 4

NUMBER OF ATTORNEYS IN COUNTY: 4

NUMBER OF PARTNERS: 0

ASSOCIATES: 3

COUNSEL: 1

YEAR ESTABLISHED: 2007

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TOTAL NUMBER IN FIRM: 4

NUMBER OF ATTORNEYS IN COUNTY: 4

NUMBER OF PARTNERS: 2

ASSOCIATES: 2

COUNSEL: 1

YEAR ESTABLISHED: 2018

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NUMBER OF ATTORNEYS IN COUNTY: 4

NUMBER OF PARTNERS: 2

ASSOCIATES: 1

COUNSEL: 1

YEAR ESTABLISHED: N/A

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TOTAL NUMBER IN FIRM: 3

NUMBER OF ATTORNEYS IN COUNTY: 3

NUMBER OF PARTNERS: 2

ASSOCIATES: 0

COUNSEL: 1

YEAR ESTABLISHED: 2001

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MANAGING PARTNER(S) OR OFFICER(S): RITA K.

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NUMBER OF ATTORNEYS IN COUNTY: 3

NUMBER OF PARTNERS: 1

ASSOCIATES: 2

COUNSEL: 0

YEAR ESTABLISHED: 1983

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NUMBER OF ATTORNEYS IN COUNTY: 3

NUMBER OF PARTNERS: 1

ASSOCIATES: 0

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YEAR ESTABLISHED: N/A

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TOTAL NUMBER IN FIRM: 3

NUMBER OF ATTORNEYS IN COUNTY: 2

NUMBER OF PARTNERS: 2

ASSOCIATES: 0

COUNSEL: 1

YEAR ESTABLISHED: 1997

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NUMBER OF ATTORNEYS IN COUNTY: 1

NUMBER OF PARTNERS: 1

ASSOCIATES: 1

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TOTAL NUMBER IN FIRM: 1

NUMBER OF ATTORNEYS IN COUNTY: 1

NUMBER OF PARTNERS: 1

ASSOCIATES: 1

COUNSEL: 1

YEAR ESTABLISHED: 2012

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Forced sale of TikTok causes uncertain times for local business

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



Emily Swift started Darkslide Photo Lab out of her Bridgeport photo studio in 2021 as part of her “pandemic pivot.” The career as a professional portrait and fashion photographer she had spent years building had stopped suddenly when Covid lockdowns swept the nation.

“Nobody really needed portraits during lockdown, so that led me to start considering what else I could do for money so that I didn’t have to sacrifice my studio during that sort of uncertainty,” Swift recalled.

“Film photography is specifically what got me into being a photographer in the first place, so I started to kind of revisit my roots and realized I could open a mail-in film lab.”

The lack of face-to-face interaction made it a safe business from a pandemic safety standpoint. But at first it wasn’t clear that there was sufficient demand for a new company serving the niche of people who were still using film cameras in 2021.

After all, in an era when people can shoot a video on their phone and share it around the world in seconds, who wants to wait for film to travel by mail and then be processed in a chemical bath for an hour?

Swift discovered there was a surprising amount of overlap. Just shy of fulfilling 500 orders in early 2022, a customer asked for a peek behind the scenes. She used TikTok to produce a short video that displayed the chemical baths, the drying process, and scanning that went into revealing the images, including a roll of film undeveloped since the 1980s. At the end she reveals the processed images both to the customer and the world before sending the originals home.

The video was a hit, racking up over 4.7 million views, and more than 458,000 likes on TikTok. Swift credits the viral video with allowing her to grow her Bridgeport-based business to employ not only herself but an assistant.

Swift even makes some money off of the accumulated views, but for her the real value is bringing in new orders from a deeply passionate but widely dispersed customer base.

“I did an audit on my last 250 orders and 160 of them came to us because of TikTok,” Swift said. “We average about 80 percent of our leads coming from TikTok.”

The platform’s unique mix of automated content moderation and an algorithm which seems particularly good at putting her videos in front of receptive audiences have made it a cornerstone of her business, but it seems possible another pivot might be made necessary by government action.

The federal government has passed legislation which would force ByteDance, the Chinese company which owns TikTok, to sell the app to an American business or essentially ban it from US devices. The move has bipartisan support and backing from Joe Biden’s white house but is already facing legal challenges. ByteDance and a group of TikTok influencers are both filing suits in the US Court of Appeals



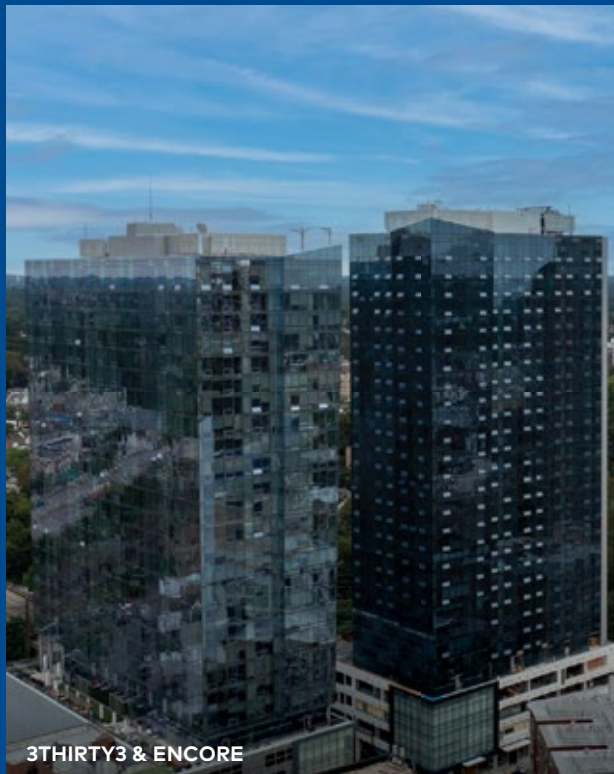
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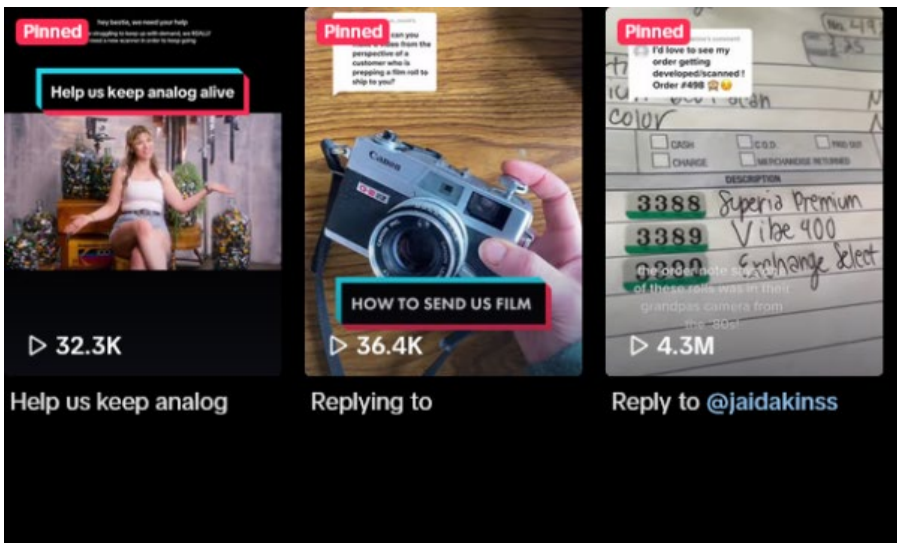
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for the District of Columbia. Oral arguments are set to begin in September.

Swift is worried about the outcome. “A lot of our growth plans that we had out for 2024 have been made on the assumption that we have the reach that we currently have,” Swift explained. “It’s going to throw a wrench in our lead generation, all our plans. It’s going to make it very difficult to continue to run how we currently run.”

Swift noted that she spoke with US Representative for Connecticut District 4 Jim Himes, who seemed supportive. Himes ultimately voted against the bill in Congress, although he said the decision was motivated primarily by First Amendment concerns rather than business impacts.

Himes joined 50 Democrats and 15 Republicans in voting against the bill, which ultimately passed 352 to 65 on March 13.

“The idea that the federal government would decide that it knows better what media the American citizenry should have access to feels to me like what Iran and China and Venezuela do, not what the United States does,” Himes said. “But I’m aware of the fact it is a massive platform for political speech, and small businesses.”

Himes said that there were legitimate security concerns that the platform could someday be used to harvest user data or spread propaganda, but that those concerns “don’t override the first amendment.”

He also indicated that the bill’s bipartisan support seemed motivated by ByteDance’s position as a Chinese company. “If you want anything to pass in Congress today if you paint it as being ‘tough on China’ it starts with the benefit of the doubt.”

“I think the whole concept is flawed constitutionally but this never would have worked if it were a Swedish company.”

Professor Steven Michels, who is a professor of Political Science at Sacred Heart University described the move by the government as highly unusual, particularly in a highly partisan environment.

“It’s just very strange, I’ve been using it as a case study in my classes,”

Michels said. “We’ve talked a lot about gridlock in government, partisanship, and then lo and behold you have something that both parties in Congress have been able to rally around despite it seemingly being pretty unpopular.”

Michels said that it seemed possible that the courts would prevent the forced sale, while there was a strong chance that practical concerns would preclude TikTok’s sale to a US entity.

“There is not a long list of companies that could afford it,” Michels said. Meta and Alphabet, the social media giants that own Instagram and Youtube respectively already have competing products. Additionally, Michels said, there could well be antitrust issues with either company adding TikTok to their portfolios.

“Microsoft and Apple probably don’t want it. Maybe Amazon because TikTok has been pivoting to commercial sales, but we’re looking at some early estimates that put TikTok’s value at 60 billion, 80 billion, it could be a hundred billion dollars, which is not chump change,” Michels said, adding that ByteDance has already indicated that it was uninterested in selling the algorithm that Swift credited with helping her business succeed.

“That determines what videos you watch which is really sort of the secret sauce and why the app has become so popular: because it’s really good at figuring out what you want.”

According to Michels, without the algorithm it is unlikely that major US companies will be interested in acquiring the branding and userbase alone.

The potential for a fractured user base has already cost Swift money, regardless of the ultimate outcome.

“It took us three full business days to download all of our videos that we have posted and back them up,” Swift said. “We did that so that if anything happened to the platform, we at least still had our content and can repost it elsewhere. We’re a small business. I have one employee and one intern. Between the three of us we’re turning a lot of rolls silver every month so to spend three full days on just back up our three years of content was just ridiculous.”



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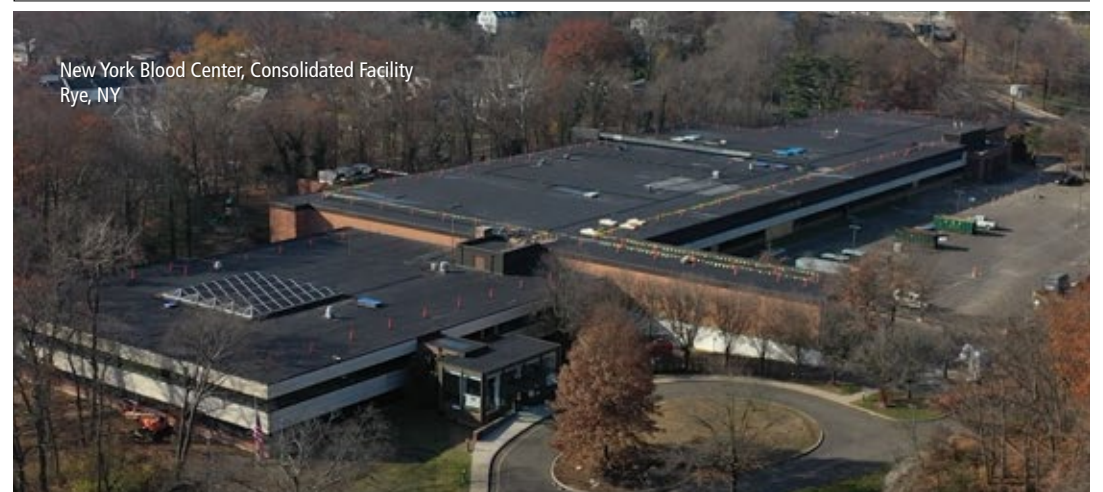
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1 *Developers join in zoning petition to help jump-start White Plains project—*



"Both developers have determined that construction of their respective projects as currently approved may not be financially feasible."

The White Plains Common Council was due to hold a public hearing at its June 3 meeting on a zoning request from two developers who joined together to file a petition for a zoning modification that they suggest will allow their adjoining projects to move forward.

The developers are Toll Brothers through TB White Plains Apartments, LLC, and Saber-North White Plains, LLC. White Plains Apartments is developing a project dubbed Adora Row at 80 Westchester Ave. and Saber-North is developing property at 70 Westchester Ave.

Attorneys David Steinmetz and Marsha Rubin Goldstein of the White Plains-based law firm Zarin & Steinmetz LLP represent TB White Plains Apartments and Mark Weingarten and Janet Giris of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP represent Saber-North.

The White Plains Apartments project is on a 3.1-acre parcel and the adjacent Saber property is approximately 1.83 acres. The law firms joined in asking the city to consider rezoning approximately 72,444 square feet of the Saber Property and the Toll Property from the B-3 Intermediate Business District to the RM-0.35 Residential Multi-Family District. They say that by so doing the developers will be able to modify their projects to increase the number of apartments and once again make the projects viable.

Adora Row was approved in 2022 for the development of approximately 20,549 square feet of retail and

restaurant space and 276 dwelling units together with approximately 753 parking spaces. There was a four-story building and an 11-story building. A previous project by a different developer had been approved for the site in 2018.

The Saber Property, which is adjacent to the Toll Property to the west, was approved in 2021 for the development of three buildings containing a total of 175 dwelling units and approximately 15,000 square feet of motor vehicle sales, retail and restaurant space, together with 295 parking spaces and related infrastructure. There was a one-story building, a three-story building and an 11-story building.

"As a result of the unanticipated impacts of the Covid-19 pandemic, including extreme escalations in hard costs and the decline in capital markets, the Petitioners have encountered unforeseen challenges in developing their respective projects," the attorneys said in a joint letter to Mayor Tom Roach and the White Plains Common Council. "Both developers have determined that construction of their respective projects as currently approved may not be financially feasible. To increase the economic viability of their respective projects, Petitioners are seeking approval of additional residential units to make development of the projects financially possible."

They said that they believe the resulting developments would be

consistent with recommendations contained in the draft of the city's revised Comprehensive Plan, "One White Plains." They said that if granted the zoning change would allow the developers to build revised projects that would foster more diverse and vibrant communities and support middle income households and thus reinforce economic diversity in the city.

If the zoning change goes through as requested, Toll would seek amended site plan and special permit approvals from the Common Council to increase the number of apartments by 58 units from 276 to 334 with a proposed unit mix of 29 studios, 166 one-bedroom units, 6 one-bedroom plus den units, and 133 two-bedroom units. Toll would add three stories to one of the buildings in its project. It would reduce the 20,549 square feet of retail space in that building to 14,576 square feet. The number of off-street parking spaces would increase from 753 to 808.

Saber would seek amended site plan and special permit approvals from the Common Council to increase the number of dwelling units on its property by 28, from 175 units to 203. The proposed unit mix would be 34 studios, 81 one-bedroom units, 31 one-bedroom plus den units, and 57 two-bedroom units. Saber would eliminate a building and add two stories to one of the buildings and one story to another. It would replace the previously approved 10,000 square feet of motor vehicle sales space with approximately 6,334 square feet of retail space and 3,436 square feet of office space. It would decrease the number of off-street parking spaces from 295 to 273.

The attorneys submitted material from engineering consultants that they said shows that the city's infrastructure is adequate to accommodate the development of additional dwelling units on the Toll property and the Saber property, and that the actions as proposed "are not reasonably expected to result in any significant adverse environmental impacts."

Representatives of both developers appeared at a White Plains Planning Board meeting to support the zoning change request and brief the board on the site plan revisions they expect to submit if the zoning change request is granted. The Planning Board approved sending a communication to the Common Council saying that the board had no objection to the council going ahead with a public hearing on the requested zoning change.

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Mamaroneck brewpub co-owner sues partner

BY BILL HELTZEL / bheltzel@westfairinc.com



A Poughkeepsie impresario of craft beer has sued his partner in a defunct Mamaroneck brewpub for allegedly misallocating assets.

Decadent Ales minority partner Alan Daniels accused Paul Pignataro of unjust enrichment in a complaint filed on May 21 in Westchester Supreme Court.

It would be futile to demand that Decadent Ales take action, the complaint states, because majority partner Pignataro “is the direct beneficiary of the wrongdoing” and “is incapable of making an independent and disinterested decision.”

Pignataro, of Hartsdale, did not reply to an email asking for his side of the story.

Decadent Ales specialized in IPAs and stouts, and operated from an industrial space on Hoyt Avenue near the Mamaroneck train station.

Pignataro, a former investment banker, formed the business in 2016, according to a state corporation record.

As of May 2018, Pignataro owned 85% of the business and was designated as the manager, according to the complaint, and Daniels owned 15%.

Though a minority owner, Daniels has an extensive background in retail beer sales and distribution.

He founded the Half Time beer emporium in Poughkeepsie 22 years ago.

According to Daniels’ complaint, Pignataro intentionally failed to comply with reporting and repayment requirements for a \$190,000 federal Economic Injury Disaster Loan that Decadent Ales received during the Covid-19 pandemic.

Daniels also alleges that his partner allocated beer sales revenues to himself instead of to the business, and failed to reimburse him for costs incurred in obtaining the liquor license and other approvals.

He accused Pignataro of violating their operating agreement, and he is demanding unspecified damages and an accounting of the business.

According to a lawsuit that Decadent Ales filed against an insurance company, Tropical Storm Ida in September 2021 flooded the brewpub and caused about \$500,000 in damages.

Decadent Ales closed in mid-2023 and the business was dissolved in October 2023.

Half Time’s second retail store operates in the same 20,000-square-foot warehouse-like space on Hoyt Avenue, Mamaroneck. It offers about 5,000 beers and boasts of being the home of the world’s largest beer selection.

Daniels is represented by Rhinebeck attorney Sean M. Kemp.

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Some of state's new \$120M water funding coming to Westchester, Dutchess and Orange

Yonkers and Mount Kisco in Westchester, the Village of Greenwood Lake in Orange County and the Dutchess County Water and Wastewater Authority are among the beneficiaries of \$120 million in new New York state funding for local water infrastructure projects.

It was announced late Thursday afternoon that New York's Environmental Facilities Corporation Board of Directors has approved more than \$120 million in financial assistance for water infrastructure improvement projects across the state. In addition to grant money, it provides municipal access to low-cost financing for sewer infrastructure projects as well as new water lines and treatment processes to remove contaminants from drinking water. Some money comes from the federal Bipartisan Infrastructure Law and some comes from the state's Water Infrastructure Improvement grant program.

Yonkers will receive a \$3-million

grant for the installation of approximately 2,600 linear feet of water main along Nepperhan Avenue. Another \$3-million grant is going to Mount Kisco for upgrades to the water treatment plant, water main replacement, and rehabilitation and improvements to four wells.

The Dutchess County Water and Wastewater Authority is to receive \$8.8 million in short-term market-rate financing, a \$4.5 million grant, and a second \$449,914 grant for the installation of a new interconnection between the Greenfields Water District and the Hyde Park system to serve as an alternate water source due to the presence of contamination in the existing four wells in the Greenfield Water District.

The Village of Greenwood Lake in Orange County is receiving \$2-million short-term market-rate financing and a \$3-million grant for the redevelopment of existing wells, development of a new spring source, and rehabilitation of the



Filling water glass. Photo by Peter Katz.

existing water treatment plant.

U.S. Rep. Pat Ryan, whose 18th Congressional District includes all of Orange and most of Dutchess and Ulster, said, "Every Hudson Valley family deserves clean drinking water. From helping to eradicate PFAS (chemicals) from Dutchess County water to ensuring that parents in Greenwood Lake have the peace of mind that the water coming out of their faucet is clean and safe, this

funding will be a game-changer for families across the Hudson Valley."

State Sen. Pete Harckham said, "This infrastructure funding, including financial support to upgrade and rehabilitate the drinking water facilities in Mount Kisco, will allow municipalities statewide to invest in capital improvements and new technologies that will ensure that regulatory water treatment requirements are met."

Orange County business sues to protect celebrity photos

BY BILL HELTZEL / bheltzel@westfairinc.com

A Hudson Valley print-on-demand business claims that a Manhattan company improperly blocked sales of celebrity photographs.

Wall Art Distributors Inc., of Washingtonville, Orange County, accused Merch Traffic of violating the Digital Millennium Copyright Act, in a complaint filed on May 14 in U.S. District Court, White Plains.

Merch "misrepresented that it owned the copyrights," the complaint states, "in an effort to impair and interfere with Wall Art's relationship with Walmart."

Merch Traffic is a branding and merchandise company that represents major entertainers, such as singer Harry Styles.

Wall Art was formed in 2017 by James Ferrazzano, of New Windsor, and makes about \$428,000

annually selling reprints and posters of celebrities such as Styles.

Celebrity photos are typically taken by photographers invited to public events, Wall Art says, and the photographers own the copyrights to their work.

Many of the photos in Wall Art's stock were licensed by the photographers to the Everett Collection, according to the complaint, which in turn licensed them to Wall Art for reprinting and distribution to individual buyers.

On Feb. 16, Merch sent 47 take-

down notices to Walmart demanding that Wall Art's celebrity images be removed from the online market, according to the complaint, under the Digital Millennium Copyright Act.

Walmart removed the photos and suspended Wall Art's account.

Merch had claimed, under penalty of perjury, that it had the right to enforce the copyrights.

"Merch does not -- and cannot -- contend it owns or has any rights of copyright for the photographs at issue in this case," the complaint states.

Wall Art challenged the DMCA action, citing its license to reprint and sell the photos. Merch allegedly admitted it was wrong but then asserted that it was protecting the

celebrities' publicity rights.

The DMCA, the complaint states, does not protect publicity rights.

Merch withdrew some of the takedown notices, the complaint states, and Walmart reinstated Wall Art's account.

Wall Art says the ordeal disrupted its business for months and harmed its reputation.

It accused Merch of violating the DMCA and interfering with business. It is asking the court to stop Merch from issuing takedown notices that claim rights it does not have; declare that Merch does not have a valid claim for publicity rights; and award unspecified damages.

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

To get an “early” tax refund, adjust your withholding

BY NORMAN GRILL

If you received a large refund this year, you may want to adjust your withholding.

Each year, millions of taxpayers claim an income tax refund. Receiving a payment from the IRS for a few thousand dollars can be a pleasant influx of cash, but it means you were essentially giving the government an interest-free loan for close to a year, which is not the best use of your money.

Fortunately, there is a way to begin collecting your 2024 refund now: You can review the amounts withheld—and any estimated tax payments you’re making—and adjust them to keep more money in your pocket during the year.

CHOOSING TO ADJUST

It’s particularly important to check your withholding and/or estimated tax payments if you have:

Received an especially large 2023 refund,

- Gotten married, divorced or added a dependent,
- Bought a home, or
- Started or lost a job.

Withholding or estimated tax payment changes might also be warranted if your investment income has changed significantly.

MAKING A CHANGE

You can modify your withholding at any time during the year, and more than once a year.

To do so, simply submit a new Form W-4 to your employer. Changes typically will go into effect several weeks after the new Form W-4 is submitted. For estimated tax payments, you can adjust each time quarterly payments are due.

While reducing your withholding or estimated tax payments will put more money in your pocket now, you also need to be careful that you don’t reduce them too much. If you don’t pay enough tax throughout the year on a timely basis, you could end up owing interest and penalties when you file your return, even if you pay your outstanding tax liability by the deadline in April 2025.

GETTING HELP

One thing to consider when adjusting your withholding is the passage of any new tax legislation.

For example, several years ago when the Tax Cuts and Jobs Act was enacted, the IRS needed to revise withholding tables to account for the increased standard deductions, suspension of personal exemptions, and changes in tax rates and brackets.

.....
This column is for information only and is not intended as advice. Consider getting the help of a tax professional to determine your optimum withholding or tax payments.



Contributing Writer



Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203 254-3880.



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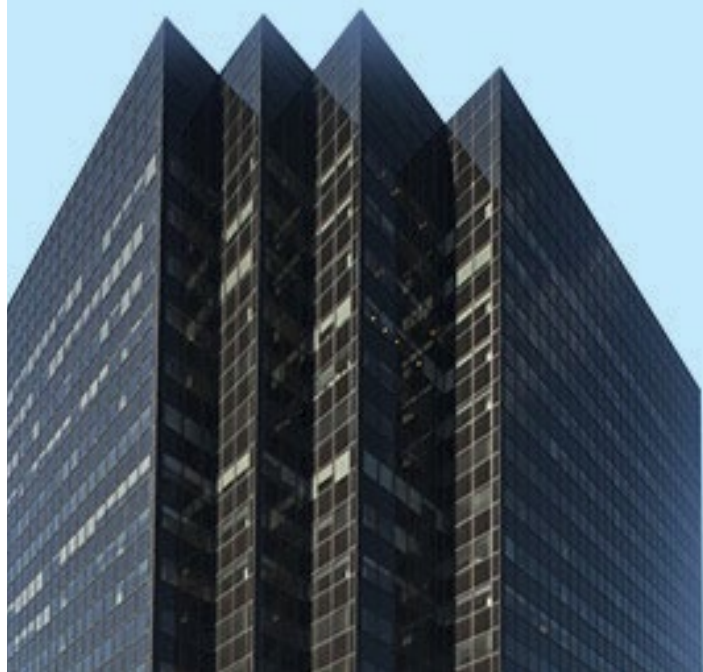


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\$119M in new hangar projects coming to Stewart Airport

BY PETER KATZ / pkatz@westfairinc.com



Stewart Airport. Satellite photo via Google Maps.

The commissioners of The Port Authority of New York and New Jersey, which owns and operates New York Stewart International Airport (SWF) today voted approval for leases that will allow the construction of what likely will be 15 new corporate jet hangars representing a new private investment at the airport of \$119 million. It is expected there will be 13 new hangars totaling 182,000 square feet to be built by a consortium composed of Sky Harbour, LLC, MJJ Builders, Corp., and Passero Associates. Aviation Facilities Company Management, LLC will construct two hangars totaling 125,000 square feet.

News of the deal for the new hangar construction came from The Orange County Partnership, which has been active in advocating for economic development, job creation, and investment at SWF along with the Port Authority.

The Port Authority said that the developers have indicated that the new leases will help create an estimated 245 permanent private-sector jobs in the region, as well as 260 jobs stemming from the construction of the proposed facilities. In keeping with what the Port Authority said is its commitment to driving diversity and local economic opportunities, the leases include ambitious goals to involve local businesses, minority and women-owned business enterprises (MWBE) and service-disabled veteran-owned businesses (SDVOB). The leases also require the tenants to align with the Port Authority's sustainability goals, which include construction of facilities that meet or exceed current industry-leading building energy efficiency standards and achieve net-zero emissions by 2050.

"New York Stewart is unique among the Port Authority's airports since it has the capacity and flexibility to meet demand for general aviation use that is not the focus of our major airports," said Port Authority Executive Director Rick Cotton. "The vote today approving two facilities to support general aviation shows that the Port Authority is responsive to the changing needs of the region's business community, and that New York Stewart will be a significant

part of increasing the region's economic vitality."

Maureen Halahan, president and CEO of the Orange County Partnership said, "The Port Authority's investment in New York Stewart International Airport is an investment in our future, creating jobs and new opportunities throughout the region. This will be a catalyst for economic development projects at SWF for many years to come."

The Orange County Partnership points out that corporate and other general aviation activity has steadily increased in the New York market, positioning SWF as a viable location for corporate jet hangar site selection.

In its resolution giving a go-ahead to the new hangars, the Port Authority noted that during the Covid-19 pandemic corporate jet activity accelerated. In 2021, corporate jet flights increased by 14% globally, compared with 2019. In 2022, activity increased 10% compared with 2021.

Orange County Executive Steve Neuhaus said, "Supporting economic development at New York Stewart International Airport has been one of my top priorities as county executive. SWF is a community and economic gem in Orange County, a key asset for traveling families and corporate business alike."

Lease execution is expected in the fall of this year, with operations of the new facilities expected to begin in 2028.



Westchester County Board of Legislators meeting at County Office Building in White Plains.

Westchester County Legislature approves infrastructure bonds

BY PETER KATZ / pkatz@westfairinc.com

The Westchester County Board of Legislators has approved floating bonds to help pay for infrastructure projects as well as flooding mitigation measures.

The Board approved a \$850,000 bond act to upgrade the information technology infrastructure at the county's Water Resource and Recovery Facility in Yonkers. The bond act will finance the replacement of outdated cabling, fiber, and network equipment critical for the facility's operations. The upgrade is necessary so the plant will meet federal Cybersecurity & Infrastructure Security Agency standards and prevent operational disruptions.

The Board has approved a \$1.9 million bond act for the McGregory Brook Relief Sewer project in Peekskill. The project is intended to enhance the sewer system's flow capacity and mitigate the risk of flooding.

The Board approved a \$750,000 bond act to finance a study evaluating the rehabilitation or replacement of a deteriorating 30-inch outfall pipe at the Port Chester Water Resource Recovery Facility. The study, to be conducted by consultants, will assess the pipe's condition, explore rehabilitation options, and develop a preliminary budget.

The Board recently passed a \$2 million bond act to support planning for watershed-based flood mitigation measures in various parts of the county and grant application materials. The funding is designed to help local governments prepare designs and paperwork for flood control projects and then apply to funding sources to move the projects forward.



TRANSPORTATION

Light at the End of the Tunnel

The long wait for Gateway Tunnel construction is over. The \$16.1 billion program is the largest infrastructure project in the country and will provide steady work for Local 825 members for years to come.

Reconstruction of the Portal North Bridge is nearing completion. Groundbreaking on the Tonelle Ave. bridge and utility relocation has begun and preparation for a new tunnel under the Hudson River is taking place.

And who better than Local 825 of the International Union of Operating Engineers, who recently bored the 3.5-mile Delaware Aqueduct water tunnel beneath the Hudson 70 miles up river, to handle the challenging work ahead.



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A journey into healing on a psychedelic retreat

BY WILLIAM D. KICKHAM

Wellness tourism is not just a trend or a response to public health crises. It's also a big business, led by companies like Jamaica's MycoMeditations, whose co-owner and CEO, Justin Townsend, a former Westchester and Fairfield counties resident, has a long résumé as an entrepreneur in the fields of communications, health care and technology.

According to the Global Wellness Institute, 2022 saw more than 819.4 billion wellness trips booked – a number that's projected to grow to one trillion this year. And with that growth comes a shift in what tourists are expecting from wellness travel.

“People have become far more specific about what they want to achieve in a retreat or program,” said Beth McGroarty, vice president of research for the Miami-based institute. “They want to go deeper and experiment with wellness in ways they have never before. Growing numbers of psilocybin and psychedelic retreats are opening each year.”

Psilocybin, first isolated in 1957, is a psychedelic compound found in more than 200 species of fungi – so-called “magic mushrooms” – that has been used in rituals, recreation and most recently as a treatment for everything from addiction to anxiety and depression. While the U.S. Food & Drug Administration (FDA) has granted “breakthrough therapy status” to psilocybin to study its effects on treatment resistant depression (TRD) and major depressive disorder (MDD), with clinical trials underway, it is illegal under federal law in the United States, where it is classified as a Schedule I controlled substance.

Some 25 states have considered 74 bills either to decriminalize or legalize



From left, Westfair luxury travel writer William D. Kickham hugs Steven Benjamin, LCSW, a lead therapist and retreat leader at MycoMeditations in Jamaica.

psilocybin, with 10 bills enacted and 32 still active. In March, Connecticut lawmakers decriminalized possession of magic mushrooms, with a fine of \$150 for possession of a half-ounce but no jail time. Meanwhile, a bill to legalize psilocybin-assisted therapy in New York has “a real chance” to pass in the State Senate, lawmakers there have said.

Given its suppressed status in the United States, wellness tourists have turned to the growing number of specialized psychedelic retreats overseas, including the pioneering MycoMeditations, with three Jamaican locations – in Blue Martin and Rainbow Tree, both in Treasure Beach in the parish

of St. Elizabeth; and Bluefields Bay Villas in Bluefields in the parish of Westmoreland.

“Many people in the world are walking trauma units and have never been diagnosed,” said Townsend, a onetime Harrison, Yonkers and Greenwich resident who served as head of innovation and entrepreneurship at the Institute for Next Generation Healthcare, Icahn School of Medicine at Mount Sinai.

“We are living in a period of hyper-novelty whereby everything seems to be changing at a rate that is faster than society can keep up with. At the same time, there is a mental health crisis sweeping the West that appears to be becoming more acute with each

“Many people in the world are walking trauma units and have never been diagnosed.”



Photographs by Abbie Townsend/MycoMeditations.

generation. These mental health issues, be they anxiety, depression, PTSD, etc., all appear to be further exacerbated by a lack of meaning and purpose in the world beyond that of the hedonistic hamster wheel that many appear to be on. These mental health difficulties present in individuals and family units leading to dysfunction and, of course, cross into the workplace, too, negatively impacting the well-being and productivity of the individuals, their career aspirations and goals.”

My experience with MycoMeditations – which took place in Blue Martin after I completed the screening process – has been both easy and hard to write as it was a journey into myself that I never took before. Yet I wanted to try to resolve – or at the least address – decades of deep emotional wounds that I have carried within me for most of my life.

These wounds arose from growing up as the fifth child in a family of 10 (five boys and five girls) and the middle child among the five boys – to quote an observer, “the middle child, squared” – where I became the scapegoat for a toxic mix of dysfunction and tragedy. Technically, it’s called a “negative reinforcing feedback loop,” but the gaping wounds by any other name are just as painful and left me with a lot of scars.

My childhood experience made me resistant to the tropes of traditional talk therapy and the typical pharmaceutical “solutions” so readily and cavalierly dispensed by the medical community. In the process of this assembly line standardization of mental health “treatment,” I, like many, became a citizen of Prozac Nation. And it did me little good.

MycoMeditations bases its high doses of psilocybin on the same protocols conducted in clinical trials at institutions like the Johns Hopkins School of Medicine and the Imperial College London. Throughout an eight-day retreat that incorporated individual and group therapy, I was surrounded by some of the most gifted, compassionate health professionals I’ve ever met, who never left my side.

But I won’t deny it: My three journeys were an experience of profound sadness and pain. I felt wave after wave of loneliness and grief. For much of the time, I felt these feelings had no boundaries or limits – that they comprised the whole universe. There were a lot of tears.

The therapist who stayed with me reassured me afterward that given my childhood, what happened was not surprising, that in essence, my mind and body were working through almost 60 years of subconscious trauma.

I’ve always blamed myself for the pain I suffered. What did I learn? That I’m a good, decent person who didn’t deserve this, and that I can feel good about myself. And while I didn’t encounter deceased parents or siblings, I did experience this: I saw

a concert pianist at the keyboard, dressed formally in tails, playing soft, soothing music. He did so deep in thought, leaning forward into the keys, then arching back, then moving side to side. He was immersed in the performance. And then, for some reason, I could see the sheet music he was reading from: He was playing the chords of my life – for me.

Attending a psychedelic-assisted retreat enabled me to see a different side of myself. My fellow guests (eight) were all admirable, courageous, successful people, each seeking to resolve respective issues and challenges within them, whether personal or professional. And

like me, they felt that they benefitted from the retreat.

“Psilocybin has the potential to offer you more creativity, and more ease with uncertainty and ambiguity,” Townsend said, “and we all could use a dose of that, that’s for sure.”


This is new and groundbreaking. It requires bravery and openness. But you will emerge a better version of yourself. As one guest at my MycoMeditations retreat said, “I am a more whole person for having come here.” And so, too, am I.




According to the National Library of Medicine, “psychedelics are contraindicated for individuals who have


been diagnosed with certain mental illnesses, on the grounds that (the) subjective effects may be disturbing or otherwise counter-therapeutic.” Abbie Townsend, MycoMeditations’ director of operations, writes: “We have a thorough screening process and deny applicants for a variety of reasons but primarily a personal or familial history of bipolar disorder or schizophrenia.” Before beginning any treatment, consult your primary care physician. Costs range from \$5,950 to \$27,300.

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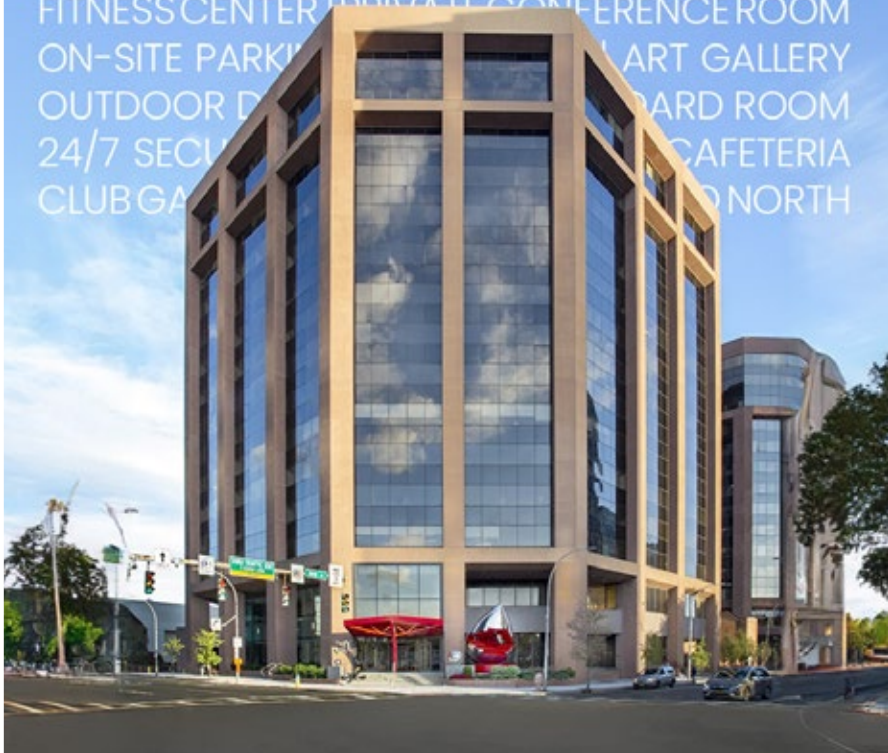


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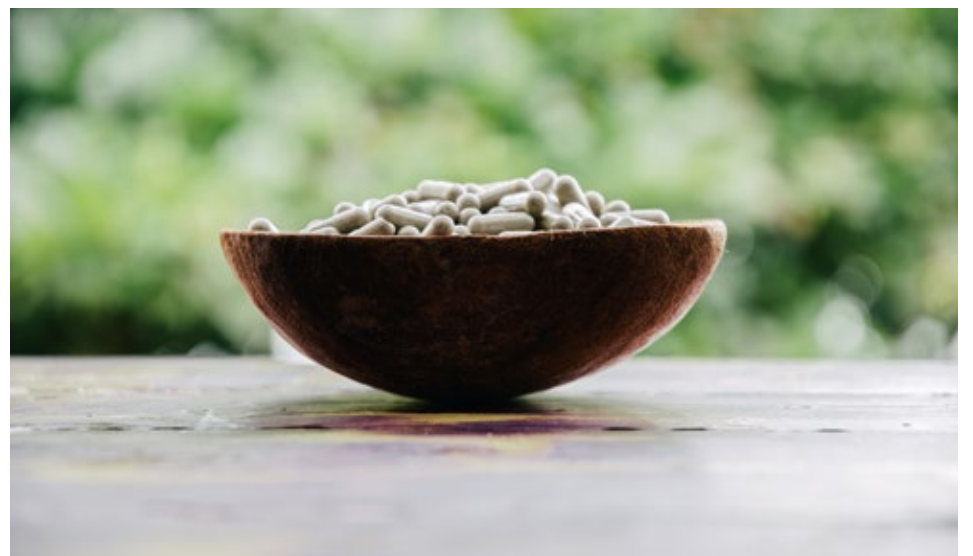
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MycoMeditations offers psychedelic-assisted therapy at three locations in Jamaica.

PSYCHEDELIC THERAPY IN CANADA

Apart from psilocybin-assisted therapy, MDMA-assisted therapy, which uses the psychoactive drug ecstasy, will soon be approved for clinical treatment of PTSD by the U.S. Food and Drug Administration (FDA), although the therapy will not become widely available for perhaps an additional six to 12 months.

However, you can now access this therapy at ATMA CENA Psychedelic Therapy in Edmonton and Calgary, Alberta (the only Canadian province with licensed psychedelic treatment). ATMA CENA adheres to the protocols of the Multidisciplinary Association for Psychedelic Studies (MAPS).

Canada offers a Special Access Program (SAP), whereby patients can gain access to MDMA and psilocybin therapy. Added ATMA CENA CEO Reverdi Darda: “We know the regulation and licensing for psychedelic-assisted therapy is going to take time. Without... the Special Access Program, individuals would not have access to safe, medically supervised and legal treatment.”

After completing an application, which typically takes six to 10 weeks to process, a client can start preparation with a therapist and receive the first dose of MDMA within three to four weeks.

Said ATMA CENA COO Jacque Lovely: “In the most recent MAPS clinical trial, 86% of participants treated with MDMA achieved a clinically meaningful benefit, and 71% of participants no longer met criteria for PTSD by study’s end.”

– William D. Kickham

Amble on over to the Ambleside

BY JEREMY WAYNE / jwayne@westfairinc.com

Some things, like Mount Kisco's new British pub, the Ambleside, are worth waiting for.

At a time when British pubs are struggling, Kisco's new Ambleside Pub is drawing a lot of attention.

Given its long gestation period and a significantly long labor, there can't be an expat Brit or pubophile in a radius of 50 miles of the village who hasn't been expectantly awaiting the opening.

The folks behind it are the local Anglo-American couple Drew and Leigh Hodgson. It's been three years since they opened The Hamlet, the British goods store, also in Mount Kisco, with their friends Mike and Karen Ransom, and an authentic British pub seemed the logical next enterprise.

I say "authentic" because like "bistro," "brasserie" or "bodega," the term "pub" has become somewhat bastardized. But the Ambleside's website has the answer to the question, "What is a pub?" It's short for "public house," or community center. It continues: "On most days a pub is filled with folks from the neighborhood, who refer to it as their 'local' (or 'boozier.')" At the Ambleside – named for the scenic Lake District village near where Drew Hodgson grew up – the aim is to bring this tradition to Mount Kisco, offering a place for locals, travelers and expats to gather, relax and make new friends.

Inside the door, I found the open-plan main floor, significantly larger than I was expecting, with deep-buttoned banquettes along two walls and a smattering of circular high and low tables, with padded stools taking up the rest of the space. I particularly liked the dark wooden floors, a great improvement on the nasty, beer-ingrained, patterned and desperately unhygienic carpets you can still find in some "authentic" U.K. country pubs. An eclectic collection of knickknacks, old prints, including prints of pubs, maps and views of the Lake District all add to the atmosphere, and the naturally friendly staff makes this a cheerful, unthreatening place to relax.

The bar itself is fairly compact but, as it says in the website notes on pubs and pub etiquette, the bar is where you stand and chat rather than somewhere you sit. It's also where you order your drinks and – where applicable – your food, which is subsequently brought to your table by a server.

The bar itself runs the gamut of liquors, with an especially good line

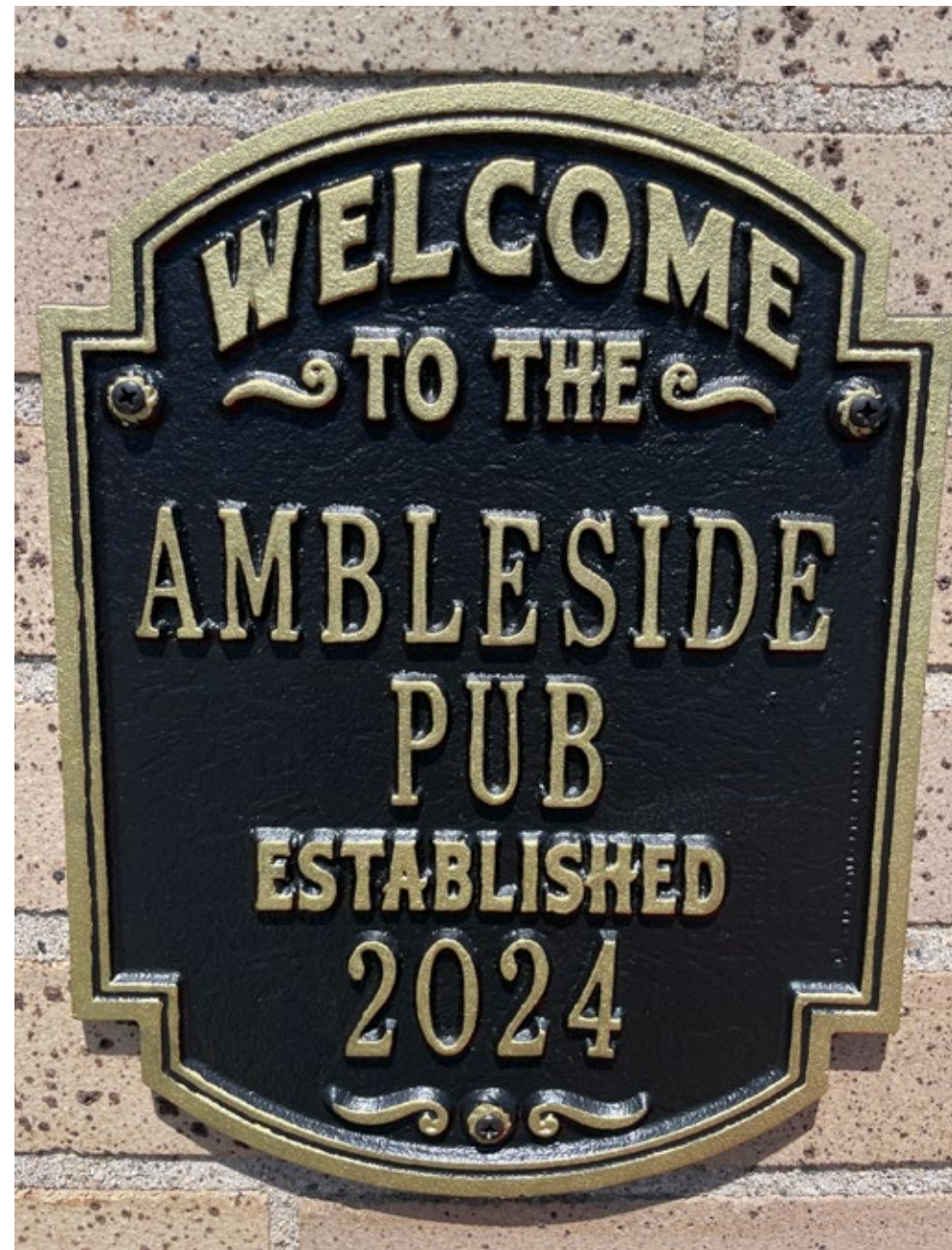
in Scotch whiskey. (Ambleside is only an hour from the Scottish border.) I was also tickled to see Pimm's No. 1 Cup, the quintessentially English summer drink. That's before you even get to the long list of beers by the bottle or on tap, which includes Ambleside Best Bitter; Old Glenham Guest (from the British-owned Old Glenham Brewery in Dutchess County); Guinness – of course – and Sloop West Coast IPA, should you be looking for a premium pale ale. Hardscrabble traditional British dry cider makes a great alternative to beer in the summer months. Be aware that draft beers are served in 20-ounce imperial pints and 10-ounce half pints.

As for the food, it's a nostalgic throwback to the pubs of yesterday, Cornish pasties (a kind of pie); sausage rolls; Scotch eggs (hard-boiled eggs encased in sausage meat and then fried); bangers and mash (sausages and mashed potatoes); and, of course, fish and chips. It's a great menu, even if these days, most pubs – well, those in London, certainly – are more likely to be offering avo toast and poke bowls than a plate of cod and chips.

The cheese and onion pasty I ordered at Ambleside, by the way, was superb – gorgeous melting cheese and potato, like a Swiss raclette, in the lightest, flakiest pastry case. And at a neighboring table, two customers proclaimed their steak and ale pie, a special of the day, "heroic." There were top marks, too, for wonderful "nursery" desserts, including a "99" in a bowl – a riff on the English treat of vanilla ice cream in a cornet, speared with a Cadbury's chocolate Flake (a famous English candy bar). And although I didn't try it for myself, my neighbor's description of his sticky toffee pudding as a "no-brainer" spoke volumes.

Music is 1970s and '80s rock and leans towards heavy-ish metal. That's thanks to co-owner Drew, who loves his U.K. bands. (You can check out his for-sale vinyl collection at The Hamlet nearby, where LPs are housed in an old bank vault and where you also find foodstuff like Cadbury's chocolate, British books, royal tea towels and such.)

I also appreciated being asked how I was enjoying the food, as the English bartender made a round of the tables. In a traditional, unreconstructed English pub, as opposed to a trendy "gastropub," I don't think anybody would ever ask whether you were enjoying the food, or indeed



Exterior wall plaque at The Ambleside. Photographs by Jeremy Wayne.



Cornish pasty at The Ambleside.



Bar at The Ambleside.

anything else.

The Ambleside is a treasure of its own – a welcome addition to the sophisticated Mount Kisco dining scene and certainly the equal of many of its cousins across the Pond.

.....
For more, visit theamblesidepub.com.

Into Africa

BY JEREMY WAYNE / jwayne@westfairinc.com

If you've always wanted to go on an African safari, May to September, which is winter in the Southern Hemisphere, is the best time to visit. The cooler winter months bring superb conditions for viewing big game – namely, lion, leopard, rhinoceros, elephant and African buffalo.



Zambezi River. Courtesy Time+Tide Africa.

South Africa, Botswana, Tanzania, Uganda, Zambia and Kenya are the most popular destinations for spotting the “Big Five,” the term coined in the 19th century by big game hunters for the most prized animals to shoot. (Happily, most safari travelers today shoot only with their cameras, although poaching is still a massive problem all over the continent.) More adventurous travelers might look farther afield, to countries like Namibia, Malawi, Mozambique, Madagascar and the Democratic Republic of Congo, all of which have distinct safari-type experiences to offer while actively working at improving their tourist infrastructures.

In the more developed countries, accommodations vary from high-end lodges and five-star tented luxury – brands like Four Seasons, where you'll sleep in linen sheets and dine on fine porcelain under the stars, with top-of-the-line chefs catering to your every culinary whim – to intimate, off-the-grid, owner-run, camp-style safaris. Wherever you choose to stay, get the clothes right – yards and yards of diaphanous linen, plus the de rigueur Panama on your head – and you'll fit in just fine.

Aside from the Big Five, July to October is also considered peak time to join the Great Wildebeest Migra-

tion, the largest overland migration in the world, when up to two million wildebeest, zebras and other animals move across Tanzania's Serengeti and Kenya's Masai Mara in search of good grazing.

Located in the Wogakuria Hills of the Northern Serengeti in Tanzania, and new on my radar, the wonderful-sounding Lemala Kuria Hills offers an ideal setting to experience the famed Great Migration along with other incomparable wildlife encounters.

Each of the lodge's 15 spacious, tented suites is glass-fronted and discreetly nestled among the region's iconic granite boulders and kopjes (small hills), offering maximum privacy and breathtaking views from private decks while allowing for wildlife sightings at all hours of the day, something that adds to the excitement. Designed to complement the natural beauty all around, each suite features elegant wooden African décor alongside en-suite bathrooms with free-standing bathtubs and private outdoor plunge pools, all of which makes Lemala Kuria Hills the perfect spot to unwind following an exhilarating day of game drives.

You can be whisked away on unforgettable safari excursions, far from the crowds to witness the Serengeti's

abundant wildlife up close with a Lemala Camps & Lodges expert guide. Or, you might choose to relax by the lodge's infinity pool and enjoy indulgent afternoon teas and “sundowner experiences” – which is basically just a fancy term for cocktails – overlooking the Isuria Escarpment. And while you may not be able to go full-throttle in a biplane – like Meryl Streep and Robert Redford as author Karen Blixen and big-game hunter Denys Finch Hatton in the movie “Out of Africa” – you can take a hot-air balloon safari to witness herd crossings from a bird's-eye-view, which is a truly thrilling experience.

In Kenya, The Safari Collection is a highly-respected company founded and owned by fourth-generation Kenyans, Tanya and Mikey Carr-Hartley. They operate four atmospheric boutique luxury lodges and one mobile camp in Kenya's finest locations and specialize in bespoke East African itineraries. From the homestead-style comforts at the Giraffe Manor in Nairobi, to the rugged rhino-dotted landscape at the luxurious Solio Lodge – 19,000 acres of conservancy surrounded by a 45,000-acre ranch, with its breathtaking views across the Samburu drylands; to the extraordinary array of wildlife and game at Siruai, overlooking Mount Kenya; to the Masai culture and dense wildlife at Sala's Camp in the Masai Mara, each lodge has its own unique environment and distinct features.

For a different vibe and pace, consider the breathtaking country of Zambia and the Chongwe region. Amid the confluence of the Chongwe and the Zambezi rivers, with the Great Isuria Escarpment in the background and the Lower Zambezi National Park as a neighbor, Chongwe wildlife is prolific, from herds of giant-tusked elephants and black-maned lions to packs of wild dogs and big pods of hippopotamuses.

Time + Tide Africa – another new-

bie on my radar, although it has been doing business for more than 10 years as Time + Tide and another 10 or so before that as Chongwe Safaris – offers three distinct Chongwe experiences. Chongwe House, Africa aficionados tell me, is one of Africa's most glamorous and exclusive-use safari houses, with a private raised deck and large pool and four open-sided, en-suite double bedrooms. With its sinuous, Gaudi-esque architecture, steep, thatched roof and idiosyncratic stick-fringed terraces, the uniquely designed double-story house is a dreamy spot for a bush safari with family or a group of friends.

Chongwe Suites, by contrast, are a luxurious pair of one and two-bedroomed canvas-walled safari suites, each with a private dip pool, open lamplit dining area and romantic, open-walled outdoor bathroom.

Last but not least, Chongwe Camp is an authentic safari tented bush camp, with canvas tents slightly incongruously set amid manicured gardens and panoramic views of the Chongwe and Zambezi rivers. It's renowned for its prolific game and spectacular sunsets. My kind of camp, it has to be said.

Watch this space for more Africa adventures next month, including a brilliant, educational tour of five East African countries – by ship. I'll also be telling you where you can learn “on-site” from experts about the unfathomable horrors of the West African slave trade, something we all should know about, and, in a less troubling, lighter mood, where to watch mesmerizing Kikuyu dance near the Equator in Nairobi.

For more, visit lemalacamps.com; thesafaricollection.com; and timeandtideafrica.com.

Jeremy Wayne is an accredited travel adviser with Superior Travel of New York. Contact him at jeremy@superiortravel.com.

As the African safari seasons starts, here are three stupendous locations to spot big game.



Great Wildebeest Migration. Courtesy Select African Safari.

Good Things Happening at

www.westfaironline.com/good-things-happening



WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, May 22 - 28

Johnston & Rhodes Bluestone Co., Roscoe, vs. CNY Excavating & Concrete, Sauquoit, et al, 24-9013-CGM: Adversary proceeding in Johnston & Rhodes Chapter 11 (24-35235). Attorney: Michelle L. Trier.

James R. Hill, Catskill, re. JRH Transportation, Catskill, 24-35517-CGM: Chapter 7, assets \$158,513, liabilities \$850,163. Attorney: Michael O'Leary.

John Kotsides, Stone Ridge, re. Custom Carpentry & Renovations, Stone Ridge, 24-35520-CGM: Chapter 13, assets \$346,117, liabilities \$146,916. Attorney: Dawn Kirby.

Nguyen, Bichhiep Thi, Pine Island re. Rainbow Nails and Spa, Port Jervis, 24-35535-CGM: Chapter 7, assets and liabilities \$0 - \$50,000. Attorney: Vern S. Lazaroff.

Juan M. Cespedes Lora, Haverstraw, re. CM Monumental, Spring Valley, 24-22455-SHL: Chapter 7, assets \$0 - \$50,000, liabilities \$50,000 - \$100,000. Attorney: Roselina D'Annuncci.

Yadira Abreu, Port Chester, re. Mantis Home Improvement, Port Chester, 24-22461-SHL: Chapter 7, assets \$934,095, liabilities \$1,627,330. Attorney: Jose O. Castaneda.

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

Applied UV Inc., Mount Vernon, Max Munn, CEO, 24-22462-SHL: Chapter 11, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 million. Attorney: Erica F. Aisner.

Sterilumen Inc., Mount Vernon, Scott Hayman, chief operating officer, 24-22463-SHL: Chapter 11, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 million. Attorney: Erica F. Aisner.

MK Architecture PC, North Salem, Peter L. Risetto, principal, 24-22467-SHL: Chapter 11, assets \$94,900, liabilities \$207,160. Attorney: Anne J. Penachio.

23 Washington Avenue LLC, Spring Valley, 24-22469-SHL: Chapter 7, assets \$0 to \$50,000, liabilities \$100,000 - \$500,000. Attorney: pro se.

U.S. District Court, White Plains Local business cases, May 22 - 28

Atlanticare Management LLC d.b.a. Putnam Ridge, Brewster vs. Scottsdale Insurance Co., Arizona, 24-cv-3956-NSR: Insurance. Attorney: Richard W. Brown.

Artan Kelmendi, Fairfield County, Connecticut, et al, vs. 888.Avernas Inc., Rye, et al, 24-cv-3972-CS: Fair Labor Standards Act. Attorneys: Galen C. Baynes and Louis Pechman.

Insubusiness Agricole SARL, Kingdom of Morocco vs. D&G Produce Inc., Yonkers, 24-cv-4044: Breach of contract. Attorney: Steven E. Nurenberg.

Equal Employment Opportunity Commission, New York City vs. Commodore Construction Corp., Mount Vernon, 24-cv-4066: Civil rights. Attorney: Annette M. Lalic.

Rudy Beltran Prats, Purdys vs. Le Jardine du Roi, Chappaqua, 24-cv-4067: Fair Labor Standards Act. Attorney: Jordan A. El-Hag.

DEEDS

Above \$1 million

760-24 Westchester Avenue LLC, Rye Brook, Seller: Webb Avenue MF LP, Cleveland, Ohio. Property: 1 Webb Ave., Harrison. Amount: \$8 million. Filed May 14.

Bvmstar Country House Owner LLC, Chicago, Illinois, Seller: MSA Westchester Holdings LLC, Bethesda, Maryland. Property: 2000 Baldwin Road, Yorktown. Amount: \$24.2 million. Filed May 14.

Church of Saint Ann Dunwoodie, Yonkers, Seller: Westchester School For Special Children, Yonkers. Property: 40 Brewster Ave., Yonkers. Amount: \$3 million. Filed May 13.

LI Parcel E LLC, Fort Washington, Pennsylvania, Seller: Azim Khalid, Rye. Property: 201 Horseman Blvd., Unit 405 Mount Pleasant. Amount: \$1.4 million. Filed May 14.

Moy, Eric, Rye. Seller: Choi & Shim Partner Inc., Flushing. Property: 38 Elm Place, Rye City. Amount: \$3 million. Filed May 17.

Pomerantz, John J., Harrison. Seller: Daisy Harrison LLC, Beverly Hills, California. Property: 19 Winfield Ave., Harrison. Amount: \$4.4 million. Filed May 16.

RAA Realty Corp., Croton-on-Hudson. Seller: Brook Street Construction LLC, Croton-on-Hudson. Property: 80 Brook St., Cortlandt. Amount: \$1.1 million. Filed May 16.

Stone Manors at Armonk LLC, Bronx, Seller: 97 Bedford Banksville Road LLC, Armonk. Property: 2 Daphne Lane, North Castle. Amount: \$1 million. Filed May 17.

Below \$1 million

208 Underhill Ave LLC, Harrison. Seller: 206 Underhill LLC, Yonkers. Property: 206-210 Underhill Ave., Harrison. Amount: \$765,000. Filed May 17.

34 Bridge Street LLC, Stormville. Seller: Rosanne Cardillo Irrevocable Living Trust, Tarrytown. Property: 34 Bridge St., Greenburgh. Amount: \$10. Filed May 16.

Blagrove, Maureen V., Springfield Gardens. Seller: M&G Realty Partners Associated LLC, Eastchester. Property: 96 McLean Ave., Greenburgh. Amount: \$425,000. Filed May 15.

Borsari, Denise, Buchanan. Seller: L&V Center Ave Properties LLC, Buchanan. Property: 437 Center Ave., Mamaroneck. Amount: \$10. Filed May 13.

C3d LLC, Scarsdale. Seller: Arielle Rozencwaig, New York. Property: 50 E. Hartsdale Ave., 3B, Greenburgh. Amount: \$423,000. Filed May 17.

Choe, Ko N., Scarsdale. Seller: Vedcades LLC, Scarsdale. Property: 860 Scarsdale Ave., Scarsdale. Amount: \$670,000. Filed May 10.

Coin Only LLC, Bronx. Seller: Theresa Skovera, New Rochelle. Property: 38 Garretson Road, White Plains. Amount: \$805,000. Filed May 13.

D'Angelo, Kathleen, Jefferson Valley. Seller: Better Limit LLC, Yonkers. Property: 3845 Wood St., Yorktown. Amount: \$390,000. Filed May 15.

DeLeon, Mario A., Schenectady. Seller: Hillside Street LLC, Dobbs Ferry. Property: 85 Euclid Ave., Greenburgh. Amount: \$275,000. Filed May 13.

Deutsche Bank National Trust Co., West Palm Beach, Florida. Seller: Pena Altgracia, New Fairfield, Connecticut. Property: 37 West Lane, Lewisboro. Amount: \$896,000. Filed May 6.

DiMatteo, Angelo, Mount Vernon. Seller: 139 Valentine Street LLC, Mount Vernon. Property: 139 Valentine St., Mount Vernon. Amount: \$445,000. Filed May 8.

Family Service Society of Yonkers, Yonkers. Seller: Yasmin Sofia, White Plains. Property: 3 Commerce St., White Plains. Amount: \$765,000. Filed May 7.

Fernandes, Andre M., Cortlandt Manor. Seller: Zsa Main Street LLC, Ossining. Property: 213-215 Main St., Ossining. Amount: \$520,000. Filed May 13.

Giusti, Adrienne, Winter Haven, Florida. Seller: Kindred Maison LLC, White Plains. Property: N/A Dobbs Ferry Road, Greenburgh. Amount: \$110,000. Filed May 16.

Hastings Collective LLC, Tuckahoe. Seller: ANR Southside LLC, Yonkers. Property: 139-141 Southside Ave., Greenburgh. Amount: \$980,000. Filed May 14.

Havell Property Group LLC, Brooklyn. Seller: Ochoa Abel, Ossining. Property: 14 Havell St., Ossining. Amount: \$330,000. Filed May 16.

Hb2 Alternative Holdings LLC, Houston, Texas. Seller: Vangar LLC, Port Chester. Property: 46 Roanoke Ave., Rye Town. Amount: \$426,000. Filed May 15.

Lake Mohegan Mansion LLC, Mohegan Lake. Seller: Aen Contracting LLC, Yorktown Heights. Property: 1707 Marie Lane, Yorktown. Amount: \$232,000. Filed May 16.

Little Bonnie & Company LLC, Bedford Hills. Seller: Grove Street Partners LLC, Mount Kisco. Property: 201 Grove St., Mount Kisco. Amount: \$900,000. Filed May 13.

Maasai Properties LLC, New York. Seller: Sheila L. Quispe, Pelham Manor. Property: 337 S. Ninth Ave., Mount Vernon. Amount: \$620,000. Filed May 14.

Macias, Roberto J., Mohegan Lake. Seller: TK Properties 1447 LLC, Yorktown Heights. Property: 1447 Narraganset Road, Yorktown. Amount: \$325,000. Filed May 14.

Malara, Frank, White Plains. Seller: Federal Home Loan Mortgage Corp., McLean, Virginia. Property: 431 Eighth Ave., Mount Vernon. Amount: \$414,000. Filed May 17.

May, Mark, Ossining. Seller: Cover Shark Ventures LLC, Peekskill. Property: 1612 Main St., Peekskill. Amount: \$800,000. Filed May 14.

MGM Home Management LLC, Valhalla. Seller: Federico Louis, Dagsboro, Delaware. Property: 3 Hampton Court, Yorktown. Amount: \$315,000. Filed May 17.

Palmer Lane Real Estate LLC, Hawthorne. Seller: Monteleone Alexandra, New Rochelle. Property: Palmer Lane, Mount Pleasant. Amount: \$585,000. Filed May 10.

Santorelli, Julia, Rye Brook. Seller: 178 Wyndcliffe LLC, Yonkers. Property: 2 Cambridge Ave., Yonkers. Amount: \$670,000. Filed May 16.

Shaw, Ann B., Yonkers. Seller: 145 Austin LLC, Yonkers. Property: 145 Austin Ave., Yonkers. Amount: \$325,000. Filed May 16.

Szpynkow LLC, Amawalk. Seller: Hancha Property LLC, Garwood, New Jersey. Property: 95 Clarendon Ave., Yonkers. Amount: \$400,000. Filed May 10.

US Bank NA, Lewisville, Texas. Seller: Cristian X. Carrion, White Plains. Property: 21 Aqueduct St., Ossining. Amount: \$294,000. Filed May 13.

US Bank Trust NA, Dallas, Texas. Seller: Daisy Villalobos, Yonkers. Property: 96 Boxwood Road, Yonkers. Amount: \$660,000. Filed May 10.

Vanegas, Luzmila, New York. Seller: US Bank Trust N A, Greenville, South Carolina. Property: 16 Agate Ave., Ossining. Amount: \$362,000. Filed May 15.

Vermong, Easter, Port Chester. Seller: 43 Smith Street Associates LLC, Yonkers. Property: 43 Smith St., Rye Town. Amount: \$550,000. Filed May 13.

Whistleman Group LLC, Katonah. Seller: Alison Jahncke, White Plains. Property: 59 Coralyn Ave., White Plains. Amount: \$930,000. Filed May 13.

Federal Tax Liens, \$10,000 or greater, Westchester County, May 22 - 28

DiMarzo, Nicholas A. and **Stephanie DiMarzo:** Eastchester, 2021 - 2022 personal income, \$76,532.

Ramsay, Glen: Scarsdale, 2012 personal income, \$371,946.

Rizzo, Laura-Michelle: Port Chester, 2022 personal income, \$95,070.

Ticker Tocker LLC: Port Chester, 2021 unemployment and quarterly taxes, \$22,153.

JUDGMENTS

455 Hospitality LLC, Tarrytown. \$20,771 in favor of Annex Group Inc., Elmsford. Filed April 10.

Abreu, Yessica M., White Plains. \$4,402 in favor of Capital One NA, Richmond, Virginia. Filed April 9.

Ali, Moazzam, Yonkers. \$255,000 in favor of Ali Abid, Yonkers. Filed April 22.

Allen, Devoun J., Yonkers. \$7,910 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 12.

Allen, Tirsa, Yonkers. \$3,589 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

Amato, James, Tuckahoe. \$2,479 in favor of Capital One Bank USA NA, Richmond, Virginia. Filed April 9.

Amejcor, Hubert D., Mount Kisco. \$3,861 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 18.

Auerbach, Todd W., New City. \$80,096 in favor of Bunyan International LLC, Henderson, Nevada. Filed April 9.

Bakoniario, Antonio, Mount Vernon. \$1,414 in favor of Calvalry SPV I LLC, Greenwich, Connecticut. Filed April 16.

Baron, Junior, Yonkers. \$23,220 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 16.

Belli, Isabel, Somers. \$9,816 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 11.

Brown, Naeema, Yonkers. \$5,522 in favor of Capital One Bank NA, Glen Allen, Virginia. Filed April 29.

Bruzzese, Charles G., Cortlandt Manor. \$4,621 in favor of Capital One NA, McLean, Virginia. Filed April 26.

Bukhvalova, Alisa, Mount Vernon. \$11,501 in favor of Capital One NA, Richmond, Virginia. Filed May 1.

Bustos, Miriam I., Bronxville. \$3,904 in favor of Capital One NA, McLean, Virginia. Filed April 29.

Byrd, Amos, Yonkers. \$9,500 in favor of Evelyn E. Byrd, Yonkers. Filed April 29.

Cabrera, Wisleika C., White Plains. \$3,845 in favor of Capital One NA, Glen Allen, Virginia. Filed April 22.

Cacinovic, Dragan, Larchmont. \$14,184 in favor of American Express National Bank, Sandy, Utah. Filed April 11.

Chung, Pearl, Yonkers. \$24,821 in favor of Bay Park Center for Nursing & Rehabilitation LLC, Bronx. Filed April 29.

Colon, Kimberly D., Yonkers. \$2,122 in favor of Capital One NA, Glen Allen, Virginia. Filed April 9.

Colton, Rhett T., Briarcliff Manor. \$3,873 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed April 4.

Cosentino, Bruno A., Buchanan. \$2,001 in favor of Capital One NA, Glen Allen, Virginia. Filed April 22.

Diaz, Yury M., Yonkers. \$28,037 in favor of Archbishop Stepinac High School, White Plains. Filed April 12.

Disanto-Izzo, Camille, White Plains. \$15,384 in favor of American Express National Bank, Sandy, Utah. Filed April 22.

Dorata, Mary, Scarsdale. \$5,570 in favor of American Express National Bank, Sandy, Utah. Filed April 15.

Duran, Morales, Port Chester. \$25,139 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 11.

Espinal, Robert, Yonkers. \$2,793 in favor of Capital One NA, McLean, Virginia. Filed April 22.

Fabian, Jajaira, Mount Vernon. \$33,078 in favor of 152-154 Willow Inc., Yonkers. Filed April 12.

Fernandez, Edward O., Yonkers. \$5,056 in favor of Capital One NA, McLean, Virginia. Filed April 22.

Galeano, Jose, Elmsford. \$1,961 in favor of Capital One NA, Glen Allen, Virginia. Filed April 10.

Gilles, Naval, Mount Vernon. \$1,969 in favor of Capital One NA, McLean, Virginia. Filed April 9.

Gresham, Layelle D., Tuckahoe. \$7,699 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed April 4.

Guerrero, Jose M., Croton-on-Hudson. \$6,156 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 18.

Gutierrez, Emily, Yonkers. \$1,561 in favor of Unifund Credit LLC, Cincinnati, Ohio. Filed April 4.

Hansen Brothers Delivery, Norwalk, Connecticut. \$6,610 in favor of Allstate Insurance Co., Tarrytown. Filed April 16.

Hardee, James, New Rochelle. \$3,432 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 10.

Harjas New York Inc., Walden. \$1,646,382 in favor of Andre Turner, Elmsford. Filed April 3.

Helbiz Inc., New York. \$30,134 in favor of ABW Solutions Ltd., Croton-on-Hudson. Filed April 9.

Huff, Omar, Mount Kisco. \$2,593 in favor of American Express National Bank, Sandy, Utah. Filed April 18.

Islam, Muhammad, Bronxville. \$12,165 in favor of Accesslex Institute, West Chester, Pennsylvania. Filed April 18.

Jennings, Angela N., Yonkers. \$5,629 in favor of Capital One NA, Glen Allen, Virginia. Filed April 9.

Jennings, Theresa, North Salem. \$5,781 in favor of American Express National Bank, Sandy, Utah. Filed April 22.

Jone, Salemah N., Mount Vernon. \$6,523 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 17.

Klinghoffer, David M., Hartsdale. \$2,728 in favor of Capital One NA, McLean, Virginia. Filed April 11.

Knittel, John P., Hastings-on-Hudson. \$19,167 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 10.

Kurtaj, Senad, Chappaqua. \$14,160 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 18.

Lesende, Marcos M., Peekskill. \$17,750 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 18.

Lozada, Caridad, Mohegan Lake. \$3,099 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed April 9.

Lugo, Rosaura, White Plains. \$11,723 in favor of White Plains Center for Nursing, White Plains. Filed April 4.

Maldonado, Jakeup E., Yonkers. \$2,825 in favor of Capital One NA, Mclean, Virginia. Filed April 22.

LIS PENDENS

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

Brown, Mary J., as owner. Filed by US Bank - Actlien Holding Inc. Action: Foreclosure of a mortgage in the principal amount of \$4,235 affecting property located at 92 Vineyard Ave., Yonkers. Filed April 30.

Campozano, Eleana, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 112 Holmes Ave., Hartsdale. Filed May 2.

Capital One Bank USA NA, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 1555 Old Orchard St., West Harrison. Filed May 3.

Carpenter, Kay, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$231,000 affecting property located at 119 DeHaven Drive, No. 229, Yonkers. Filed May 1.

Cepero, George L., as owner. Filed by Deutsche Bank Trust Company Americas. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 122 Terrace Ave., Port Chester. Filed May 1.

Demehasaj, Nazmi, as owner. Filed by Specialized Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$375,000 affecting property located at 7 North St., Bedford. Filed May 1.

Ditech.com, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$322,000 affecting property located at 1406 Narraganset Road, Mohegan Lake. Filed May 3.

Douglas Streeter Inc., as owner. Filed by J&B Contracting New York Inc. Action: Foreclosure of a mortgage in the principal amount of \$7,500 affecting property located at 1n Mamaroneck. Filed April 25.

FVS (minor heir), as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$109,000 affecting property located at 14 Mohawk Trail, White Plains. Filed May 3.

Gennarelli, Evelyn S., as owner. Filed by CMG Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 21 Coprock Road, Mount Pleasant. Filed May 2.

Gist, William R., as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$394,000 affecting property located at 300 Mamaroneck Ave., Unit 710, White Plains. Filed May 6.

Homeland Estate Holdings LLC, as owner. Filed by Suscenho LLC. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 2 Ritters Lane, Yonkers. Filed April 30.

Krasniqi, Fahri, as owner. Filed by HOF 1 Grantor Trust 5. Action: Foreclosure of a mortgage in the principal amount of \$232,000 affecting property located at 425 Prescott St., Yonkers. Filed May 1.

Maldonado, Lyda, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 423 Halstead Ave., Rye. Filed April 25.

Perrault, Joan M., as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$2,400,000 affecting property located at 31 Park Drive, Rye. Filed May 3.

Reyes, Emilio, as owner. Filed by US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$503,000 affecting property located at 70 Hutchinson Blvd., Mount Vernon. Filed May 1.

MECHANIC'S LIENS

Ganz, Aliza, White Plains. \$29,500 in favor of Duro Electric, Thornwood. Filed April 29.

Ganz, Aliza, White Plains. \$6,750 in favor of Sterling Paint Corp., Port Chester. Filed April 29.

Ganz, Aliza, White Plains. \$23,090 in favor of Panny & Sons Plumbing & Heating, Carmel. Filed April 29.

Ganz, Aliza, White Plains. \$12,500 in favor of Quinn Air LLC, Mamaroneck. Filed April 29.

Ganz, Aliza, White Plains. \$13,351 in favor of Goodhouse Flooring LLC, Danbury, Connecticut. Filed April 29.

Ganz, Aliza, White Plains. \$141,890 in favor of Zappico Construction LLC, Hawthorne. Filed April 29.

Ginsburg Development Companies LLC, Greenburgh. \$18,659 in favor of TK Elevator Corp., Atlanta. Filed April 16.

Hanson, Kimona, Greenburgh. \$20,350 in favor of Walter Guerrero/Wig Kitchen & Bath, Greenburgh. Filed April 17.

JPMorgan Chase Bank NA, White Plains. \$22,873 in favor of G&G Electric Supply Company Inc., New York. Filed May 2.

Klauder, Jennifer A., Ossining. \$4,320 in favor of Mid-Hudson Concrete Products Inc., Cold Springs. Filed April 26.

Mamaroneck White Plains LLC, White plains. \$11,036 in favor of United Rentals North America Inc., Chappaqua. Filed April 19.

Wartburg Residential Community Inc., Mount Vernon. \$31,494 in favor of G&G Electric Supply Company Inc., New York. Filed May 2.

Wheeler, Dustin D., Ossining. \$4,320 in favor of Mid-Hudson Concrete Products Inc., Cold Springs. Filed April 26.

White Plains Hospital Center Inc., White Plains. \$44,202 in favor of MCI Contracting Corp., Jefferson. Filed May 1.

NEW BUSINESSES

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

Partnerships

Green Frenchie, 73 Maple Ave., Rye 10580. c/o Kyle Ramalho and Amanda Ribeiro. Filed April 19.

Jireh Tree Service, 32 Main St. 1B, Dobbs Ferry 10522. c/o Wilda P. Martinez De Leon and Elder D. Diaz Hernandez. Filed May 2.

Sole Proprietorships

Fit Friends Lifestyle, 57B Route 6, Baldwin Place 10505. c/o Cheryl Gaillard. Filed April 16.

G. Alvarez Landscaping, 9 Sixth St., No. 3R, New Rochelle 10801. c/o Gabriel Alvarez. Filed April 18.

Guzman, M. I. Cleaning, 6 Broad Ave., Ossining 10562. c/o Martha Guzman. Filed April 17.

Hector Iron Works, 47 Purdy Ave., Port Chester 10573. c/o Hector W. Yallerco. Filed April 19.

Ivory Dental Care PLLC, 436 S. Broadway, Yonkers 10705. c/o Pradhan Prasannata. Filed April 30.

Jagged Noir Media, 16 Green Ave., Rye 10580. c/o Joseph A. Fiorello. Filed April 30.

Janeth Inga-Zhinin One Stop Cleaners, 2081 Albany Post Road, Montrose 10548. c/o Janeth Inga Zhinin. Filed April 18.

Korean Nursing Mentors, 21 Knoll View, Ossining 10562. c/o Seongah Yu. Filed April 26.

La Taqueria Los MB, 28 Bent Ave., Port Chester 10573. c/o Zurisabay Ruiz. Filed April 18.

Law Office of Rita J Tino, 150 Purchase St., Rye 10580. c/o. Filed April 26.

Lc Carpentry, 38 Sunlight Hill, Yonkers 10704. c/o Leonardo Da Costa Silva. Filed April 23.

Lights Camera Kennedy, 149 Fenimore Road, No. B4, Mamaroneck 10543. c/o Camille McDonald. Filed April 22.

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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

Little Angel Family Day Care, 476 Warburton Ave., Yonkers 10701. c/o Rafelisa Esther Castillo Paulino. Filed April 29.

Metrics, 304 S. Regent St., Port Chester 10573. c/o Gary Wayne Howell. Filed April 23.

Mr. Wallpaper Services, 221 Park Ave., Harrison 10528. c/o Jay Gunderson. Filed April 18.

Mr. Window Screen, 221 Park Ave., Harrison 10528. c/o Jay Gunderson. Filed April 18.

Nathaniel Publishing, 118 Waverly St., Apt. 1, White Plains 10701. c/o Nathaniel Enos. Filed April 19.

Ny Alloys & Fine Metals, 60 Mohegan Road, Larchmont 10538. c/o Juan Ayaso. Filed April 25.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 11 Zenta LLC. Property: 11 Zenta Road, Units 102, 202, Monroe. Amount: \$1.7 million. Filed March 29.

Loan Funder LLC Series 71091, as owner. Lender: 83 Duelk LLC. Property: 83 Duelk Ave., Monroe. Amount: \$1.9 million. Filed April 2.

Loan Funder LLC Series 71682, as owner. Lender: 4 Pecos LLC. Property: 4 Pecos Court, Monroe. Amount: \$1.9 million. Filed April 3.

Loan Funder LLC Series 71683, as owner. Lender: 6 Pecos LLC. Property: 6 Pecos Court, Monroe. Amount: \$1.9 million. Filed April 3.

Walden Savings Bank, as owner. Lender: RTN Properties LLC. Property: in Walkkill. Amount: \$1.3 million. Filed April 2.

Below \$1 million

Broadview Capital LLC, as owner. Lender: MB Realty New York LLC. Property: in Middletown. Amount: \$210,000. Filed April 1.

Loan Funder LLC Series 57883, as owner. Lender: 260 Main LLC. Property: 260 Main St., Goshen. Amount: \$150,000. Filed April 1.

Loan Funder LLC Series 71568, as owner. Lender: RE Equity New York LLC. Property: 73 McEwen St., Warwick. Amount: \$105,200. Filed April 2.

Orange Bank & Trust Co., as owner. Lender: Eric Butler. Property: in New Windsor. Amount: \$400,000. Filed April 2.

Secured Investment High Yield Fund II LLC, as owner. Lender: Orchids Assets LLC. Property: 169 Holmes Road, Newburgh. Amount: \$349,000. Filed April 1.

DEEDS

Above \$1 million

40 Haviland LLC, Monroe. Seller: GSP Holdings of Putnam LLC, Carmel. Property: 40 Haviland Road, Hyde Park. Amount: \$2.7 million. Filed April 11.

Apex Resource Management LLC, Bellevue, Washington. Seller: Niche Modern LLC, Beacon. Property: in city of Beacon. Amount: \$1.9 million. Filed April 9.

BAM Development Corp., Dover Plains. Seller: Zlotnikov Farms LLC, Scarsdale. Property: in Amenia. Amount: \$5 million. Filed April 8.

Hebe Holdings LLC, Fishkill. Seller: 69 Main Street Associates, White Plains. Property: 1125-1127 Main St., Fishkill. Amount: \$1.3 million. Filed April 10.

Ruderman, James, New York. Seller: Lonergan New York Holdings LLC, Atlanta, Georgia. Property: in Rhinebeck. Amount: \$8.2 million. Filed April 9.

Below \$1 million

135 Mill LLC, Poughkeepsie. Seller: Michael L. Reed, Poughkeepsie. Property: 135 Mill St., city of Poughkeepsie. Amount: \$180,000. Filed April 10.

1501 9G LLC, Elmsford. Seller: Vickers Property LLC, Boca Raton, Florida. Property: 1501-1505 Route, Hyde Park. Amount: \$295,000. Filed April 10.

29 HKR LLC, Washingtonville. Seller: Aurora L. Carino Trust, Salt Point. Property: 739 Main St., town of Poughkeepsie. Amount: \$940,000. Filed April 18.

3443 Fairview Connecticut LLC, Monroe. Seller: Frank A. Riscucci Jr., Poughkeepsie. Property: 41 Story Book Lane, Pleasant Valley. Amount: \$143,500. Filed April 16.

Advil Global Servs LLC, Newburgh. Seller: Amy C. Hines, Newburgh. Property: 27 Hooker Ave., city of Poughkeepsie. Amount: \$265,000. Filed April 16.

Bangbose, Samuel Oludare, Beacon. Seller: Grove Home Construction LLC, Pleasant Valley. Property: 27 Page Court, town of Poughkeepsie. Amount: \$508,500. Filed April 18.

Barristers Way LLC, Fishkill. Seller: Frederick D. Romig, Hopewell Junction. Property: 3 Lanisters Row, Wappinger. Amount: \$750,000. Filed April 16.

Bitl Inc, Centereach. Seller: Angel H. Freire, Poughkeepsie. Property: in Wappinger. Amount: \$335,000. Filed April 17.

Cameron Corners LLC, Baldwin Place. Seller: Leo J. Lachowicz, Oxford, Connecticut. Property: 463 Route 82, East Fishkill. Amount: \$500,000. Filed April 17.

Creekside Holding Corp., Hopewell Junction. Seller: Madison Avenue Management Inc., Wappinger Falls. Property: in Pleasant Valley. Amount: \$20,000. Filed April 15.

Davidson, Mark, Poughkeepsie. Seller: Davidson Sullivan Realty LLC, Liberty. Property: 14 Sugar Maple Road, town of Poughkeepsie. Amount: \$300,000. Filed April 11.

DJRC Holdings Inc., Poughkeepsie. Seller: Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$15,000. Filed April 17.

Double R Capital Inc., Poughkeepsie. Seller: Joseph M. Burks, Poughkeepsie. Property: 184 Beach Road, Poughquag. Amount: \$339,000. Filed April 22.

Enigma Speedway LLC, Pleasantville. Seller: Dutchess Park Inc., Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$400,000. Filed April 19.

Fishwoods Properties LLC, Milan. Seller: Brendan MacAlpine, Beacon. Property: 3019 Church St., Pine Plains. Amount: \$410,000. Filed April 11.

Gray, Amanda, Pawling. Seller: 579 N. Quaker Hill Road LLC, Mahopac. Property: in Pawling. Amount: \$350,000. Filed April 11.

Hadfield, Kelly Ann, Pine Plains. Seller: Bailey Family Real Estate Holdings LLC, Amenia. Property: in Pine Plains. Amount: \$130,000. Filed April 12.

Hafeez, Hina, Wappinger Falls. Seller: Toll Northeast V Corp., Washington, Pennsylvania. Property: in Fishkill. Amount: \$869,500. Filed April 11.

Heal Ventures LLC, Amenia. Seller: Peter Bartlett Wu, Kensington, New Hampshire. Property: in Amenia. Amount: \$875,000. Filed April 18.

Hogan, Michael P., Nyack. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed April 16.

Hunt, Daniel, Wappinger Falls. Seller: Erin Casey LLC, Hyde Park. Property: in Pawling. Amount: \$300,000. Filed April 17.

HVT Homes LLC, Fishkill. Seller: Robert Kossmann, Santa Fe, New Mexico. Property: in Hyde Park. Amount: \$100,000. Filed April 10.

HVT Homes LLC, Fishkill. Seller: Donna M. Duncan, Poughquag. Property: in Beekman. Amount: \$400,000. Filed April 18.

Kowalczyk, Anna, Brooklyn. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 201 Superior Court, Wappingers Falls. Amount: \$856,500. Filed April 12.

Luna Estates LLC, Yorktown Heights. Seller: Thomas K. MacEniff, Atlanta, Florida. Property: in Amenia. Amount: \$40,000. Filed April 16.

Macintosh Development Corp., Poughkeepsie. Seller: David A. Powell, Wappinger Falls. Property: 21 Enny Court, Wappinger. Amount: \$300,000. Filed April 19.

McCormack, Kevin, Poughkeepsie. Seller: No Place Like Home Development Corp., Fishkill. Property: 52 Rochdale Road, town of Poughkeepsie. Amount: \$709,000. Filed April 17.

Myhome Property Holdings LLC, Poughkeepsie. Seller: Rafael A. Torres, Poughkeepsie. Property: 296 Mill St., city of Poughkeepsie. Amount: \$545,000. Filed April 12.

RC3 Properties LLC, Lagrangeville. Seller: Jeffrey R. Palomo, Beacon. Property: 12 Miller St., Beacon. Amount: \$287,500. Filed April 16.

Route 22 Wingdale LLC, Dover Plains. Seller: D&D Mill LLC, Wingdale. Property: 1541 Route 22, Wingdale. Amount: \$300,000. Filed April 9.

Runne, Andrew, Hyde Park. Seller: Woodland Drive, Hurley New York LLC, New York. Property: 114 Roosevelt Road, Hyde Park. Amount: \$398,500. Filed April 11.

Signor, Dylan, Elmsford. Seller: Gold Score Properties Inc., Washingtonville. Property: city of Poughkeepsie. Amount: \$319,000. Filed April 8.

St. Pierre Hetz Ryan, New York. Seller: WRJG LLC, Beacon. Property: 10 Beekman St., Unit 4, city of Beacon. Amount: \$730,000. Filed April 8.

Stewarts Shops Corp., Ballston Spa. Seller: Dale O. Mitchell Trust, Millbrook. Property: in Pine Plains. Amount: \$50,000. Filed April 23.

WB Classical Builders LLC, Stormville. Seller: Daniel J. Donovan, Palm Beach, Florida. Property: in East Fishkill. Amount: \$350,000. Filed April 11.

Wiseman, Christopher P., Beacon. Seller: Tropeano & Sons LLC, Beacon. Property: in city of Beacon. Amount: \$950,000. Filed April 9.

JUDGMENTS

Alcantara, Isaac, Harriman. \$2,225 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 23.

Alves, Dyene D., Middletown. \$5,421 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Aplicano, Allan, Newburgh. \$1,187 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 23.

Baig, Roshan, Chester. \$7,764 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Barbosa, Evelyn, Chester. \$2,843 in favor of Municipal Credit Union, New York. Filed April 24.

Biggs, Lenora C., Middletown. \$2,742 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 22.

Bonilla, Ana J., Middletown. \$5,705 in favor of Capital One, McLean, Virginia. Filed April 26.

Brach, Sara, Monroe. \$2,319 in favor of Discover Bank, New Albany, Ohio. Filed April 24.

Cardona, Cynthia, Chester. \$21,758 in favor of Municipal Credit Union, New York. Filed April 24.

Cardoso, Rafael J. Nava, Middletown. \$2,645 in favor of Discover Bank, New Albany, Ohio. Filed April 24.

Carucci, Richard, Port Jervis. \$2,972 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Casey, Karen A., Washingtonville. \$4,782 in favor of Capital One, Glen Allen, Virginia. Filed April 26.

Chavez, Roani, Walden. \$1,350 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 26.

Ciavardini, Stephanie, Highland Mills. \$1,351 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 23.

Colon, Carlos, Slate Hill. \$7,821 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

Cristiean, Aurelia, Washingtonville. \$2,729 in favor of Synchrony Bank, Draper, Utah. Filed April 23.

Dysard, Lisa C., Middletown. \$4,773 in favor of Discover Bank, New Albany, Ohio. Filed April 22.

Elmendorf, Michael, Newburgh. \$2,754 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 26.

Evans III, John E. and Air Masks LLC, Salisbury Mills. \$23,186 in favor of American Express National Bank, Sandy, Utah. Filed April 24.

Gettes, Stephanie, Montgomery. \$2,709 in favor of Citibank, Sioux Falls, South Dakota. Filed April 26.

Gonzalez, Maria Ramos, Middletown. \$2,437 in favor of Synchrony Bank, Draper, Utah. Filed April 23.

Gore, Patricia, Chester. \$2,224 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

Griffin, Timothy, Filed Maybrook. \$6,441 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

Guevara, Luis A., Newburgh. \$2,392 in favor of Midland Credit Management Inc., San Diego, California. Filed April 23.

Hallman, Ruben, New Windsor. \$1,403 in favor of Midland Credit Management Inc., San Diego, California. Filed April 26.

Harrison, Kibree, Middletown. \$3,460 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Helt, Tracy A., Middletown. \$2,542 in favor of Capital One, Glen Allen, Virginia. Filed April 23.

Hilton, Erin, Filed Maybrook. \$2,870 in favor of Filed Maybrook Holdings LLC, Monroe. Filed April 22.

JW Consulting Inc. and Joel Weiss, Monroe. \$106,363 in favor of TD Bank, Mount Laurel, New Jersey. Filed April 24.

Kamal, Anum, Highland Mills. \$2,169 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Kukic, Flutur, Monroe. \$6,166 in favor of Midland Credit Management Inc., San Diego, California. Filed April 23.

Leggett, Stephanie, Florida. \$2,917 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 24.

Livermore, Nakia L., Middletown. \$1,241 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 23.

Mackey, Paul and Jessie Keen, Highland Falls. \$8,699 in favor of Mearns Street LLC, Brooklyn. Filed April 22.

Macon, Alphonzo, Middletown. \$7,022 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Manuele, Robert, Washingtonville. \$22,769 in favor of Discover Bank, New Albany, Ohio. Filed April 24.

Martin, Theresa, Middletown. \$25,464 in favor of Heritage Financial Credit Union, Middletown. Filed April 26.

McDonough, Michael, Montgomery. \$3,348 in favor of Synchrony Bank, Draper, Utah. Filed April 26.

Mendez, Solmarie, Newburgh. \$1,708 in favor of Midland Funding LLC, San Diego, California. Filed April 23.

Morris, Kate, New Windsor. \$4,127 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Neuman, Bracha, Monroe. \$7,408 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Oquendo, Unguel, Middletown. \$10,967 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 26.

Owen, Suzanne G., Middletown. \$17,461 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Perez, Christopher, Middletown. \$3,597 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Popo, Trevor, New Windsor. \$3,682 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 24.

Resto, Harry, Middletown. \$3,830 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 26.

Resto, Vanessa K., Newburgh. \$3,954 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Reyes, Mario R., Newburgh. \$4,799 in favor of Citibank, Sioux Falls, South Dakota. Filed April 23.

Romero, Ariana Garzon, Middletown. \$8,220 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 23.

Rosario, Sonia, Middletown. \$1,937 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed April 23.

Schwartz, Joseph, Monroe. \$3,055 in favor of Discover Bank, New Albany, Ohio. Filed April 23.

Sierra, Anthony, Monroe. \$4,208 in favor of Municipal Credit Union, New York. Filed April 24.

Taillie, Meghan, Newburgh. \$14,435 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Turnage IV, Clarence O., Washingtonville. \$13,801 in favor of US Alliance Federal Credit Union, Spring Valley. Filed April 26.

Weber, Chaim N. and Beila Weber, Monroe. \$59,983 in favor of Acres Whipple LLC, Harriman. Filed April 25.

Weiss, Chaim M., Monroe. \$1,524 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 26.

MECHANIC'S LIENS

A&M Urbanski Farms LLC, as owner. \$449,118 in favor of Ecovis Group Inc. Property: 12 Wisneiwski Road, Goshen. Filed May 17.

Hans Persoon and Clara Persoon Living Trust, as owner. \$270,136 in favor of Ecovis Group Inc. Property: in Goshen. Filed May 17.

Newburgh SHG 55 LLC, as owner. \$11,250 in favor of Pedros Construction & Drywall Inc. Property: 194 Chamber St., Newburgh. Filed May 2.

Newburgh SHG 56 LLC, as owner. \$5,375 in favor of Pedros Construction & Drywall Inc. Property: 200 Chamber St., Newburgh. Filed May 14.

Reyes, Lorena, as owner. \$21,810 in favor of Automotive Audio and Clayton A. Cotthaus Property: 15 Louise Drive, New Windsor. Filed May 8.

Saa, Alex, as owner. \$83,740 in favor of Lawn Masters of New York LLC. Property: 33 Paradise Valley Lane, Goshen. Filed April 30.

Shaw, Reggie, as owner. \$23,000 in favor of Lawn Masters of New York LLC. Property: 15 Luthien Forest Road, New Windsor. Filed April 30.

Vergiliana, Antonio Varano Dello and Andrea Varano Dello, as owner. \$13,827 in favor of Ecovis Group Inc. Property: 270 Maple Ave., Goshen. Filed May 17.

Vitali, Dave, as owner. \$5,251 in favor of Lawn Masters of New York LLC. Property: 19 Greentree Lane, Blooming Grove. Filed April 30.

NEW BUSINESSES

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Partnerships

HD Flooring, 8 Highview Drive, Middletown 10941. c/o Serojnie Diana Girdharry and Hugo Alberto Penaloza Lozano. Filed April 30.

Pinto Cleans, 58 S. Lander St., Newburgh 12550. c/o Keila Castro Pinto and Jissela Jackelin Castro Pinto. Filed April 29.

Sole Proprietorships

Amazing Amys Art, 2302 County Route 1, Westtown 10998. c/o Amy Lynn Plocharczyk. Filed April 30.

Aromas, Lonli, 54 Stuart Road, Carmel 10512. c/o Freddy Guilamo De La Rosa Jr. Filed April 22.

Baker Land Worx, 33 Oak St., Walden 12586. c/o Joseph Richard Baker. Filed April 29.

Bleeding Heart Concepts, 10 Hill Road, Washingtonville 10992. c/o Alexa J. R. Cupo. Filed May 1.

Convergence Records, 139 Dykeman Road, Carmel 10512. c/o Robert Connolly. Filed April 25.

Eldridge Elixir Company, 353 Main St., Nelsonville 10516. c/o Emily Morales. Filed April 23.

Flowers Luggage, 715 Bloodgood Court, Central Valley 10917. c/o Adriana Karina Perozo Flores. Filed April 29.

Get More Customers Advertising Agency, 16 Deer Run Road, Cold Spring 10516. c/o Marco Frezza. Filed April 24.

Huny Arborist, 5565 Route 9W, Marlboro 12542. c/o Joseph James Leonardo. Filed May 6.

J&K Electric, 38 Burnett Way, Washingtonville 10992. c/o Scott Richard Bove. Filed May 1.

Lissie's Creations, 158 Pike St., Port Jervis 12771. c/o Lissette Hernandez. Filed April 30.

Luck Sports, 29B Jones Road, Warwick 10990. c/o Peter Michael Luck. Filed May 3.

Personality Barber Shop, 236 Broadway, Newburgh 12550. c/o Mark Bobbitt. Filed April 29.

Pin Wei Foods Co., 3 Forrest Drive, Port Jervis 12771. c/o Li Jianhui. Filed April 30.

Scootoncollectibles, 1156 Craigville Road, Chester 10918. c/o Scott Michael Abbot. Filed May 3.

Sheri B. Co., 49 E. Main St., Apt. 2, Port Jervis 12771. c/o Sharon R. Bickford. Filed April 30.

Sweet Treats R Made of These, 54 Bender Road, Westtown 10998. c/o Rebecca Bollenbach. Filed April 30.

Woods Farming, 443 St., Andrews Road, Walden 12586. c/o Gregory T. Woods. Filed May 3.

BUILDING PERMITS

Commercial

CNM LLC, Norwalk, contractor for CNM LLC. Perform replacement alterations at 10 Tindall Ave., Norwalk. Estimated cost: \$35,870. Filed March 21.

Construction Management & Builders Inc, Beverly, Massachusetts, contractor for LT Stamford LLC. Perform replacement alterations at 110 High Ridge Road, Stamford. Estimated cost: \$6,248,000. Filed April 2.

DFW Building Company LLC, Easton, contractor for Baker Properties Ltd. Partnership. Construct a training room for GE water and air products display area for at 49 John St., Stamford. Estimated cost: \$90,000. Filed April 11.

E&A Construction Inc., Stamford, contractor for Three 28-348 Hope St LLC. Remodel and update of space; revised to include: "no change of use at 330 Hope St., Stamford. Estimated cost: \$20,000. Filed April 2.

G&R Home Improvement LLC, Stamford, contractor for Riverbend South LLC. Splitting room in childcare and adding additional cabinets and two sinks at 9 Riverbend Drive South, Stamford. Estimated cost: \$50,000. Filed April 2.

Glenbrook Industrial Park LLC, Stamford, contractor for Glenbrook Industrial Park LLC. Change existing industrial warehouse space to a commercial kitchen use group with accessory offices and without changes to footprint or structure at 650 Glenbrook Road, Stamford. Estimated cost: \$993,000. Filed April 22.

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

Italian Center of Stamford Inc., Stamford, contractor for Italian Center of Stamford Inc. Install temporary tents at 1620 Newfield Ave., Stamford. Estimated cost: \$18,000. Filed April 29.

Jewish Community Center Inc. (JCC), Stamford, contractor for Jewish Community Center Inc. Set up tent outside on the JCC's patio for the summer at 1035 Newfield Ave., Stamford. Estimated cost: \$0. Filed April 3.

Jewish Community Center Inc., Stamford, contractor for Jewish Community Center Inc. Install temporary tents at 1035 Newfield Ave., Stamford. Estimated cost: \$6,000. Filed April 29.

Kerschner Development Company LLC, Norwalk, contractor for 132 Water Street LLC. Convert second floor to two apartments at 132 Water St., Norwalk. Estimated cost: \$527,000. Filed March 26.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Melanie and Ian Ross. Replace roof at 23 Overbrook Road, Norwalk. Estimated cost: \$12,600. Filed March 28.

Rossi-Nero Development LLC, Norwalk, contractor for 11 Hanford Place LLC. Repair and replace existing stairs and decks at 11 Hanford Place, Norwalk. Estimated cost: \$33,000. Filed March 28.

Timber and Stone Builders LLC, Norwalk, contractor for Paul Theodoridis. Install a new roof at 55 Wall St., Norwalk. Estimated cost: \$35,000. Filed March 26.

Zajowski, Robert, Norwalk, contractor for David A. Burke. Install inground Gunitite pool at 75 Crooked Trail Road, Norwalk. Estimated cost: \$60,000. Filed March 28.

Residential

Bartlett, Philip, Norwalk, contractor for Barry and Rose L. Bernheim. Install generator and two LP tanks at 20 Green Hill Road, Norwalk. Estimated cost: \$10,000. Filed March 28.

Brooks, William Francis, Norwalk, contractor for William Francis Brooks. Remove and replace nine windows at 53 Bartlett Ave., Norwalk. Estimated cost: \$6,000. Filed March 22.

Brown Roofing Company Inc., Norwalk, contractor for Margaret C. Miller. Remove existing and reroof 4 Hollow Spring Road, Norwalk. Estimated cost: \$29,917. Filed March 27.

Davroc LLC, Norwalk, contractor for Thomas and Kathleen Malone. Install Mendota gas direct vent fireplace at 10 Deana St., Norwalk. Estimated cost: \$10,583. Filed March 25.

Dream Home Contracting Group Inc., Norwalk, contractor for Mary Ellen Seuch. Repair one layer rip and reroof 106 Newtown Ave., Norwalk. Estimated cost: \$11,890. Filed March 27.

Ercolano Cleaning & Restoration LLC, Norwalk, contractor for Peter J. Dadamo. Perform replacement alterations at 32 Pine Hill Ave., Norwalk. Estimated cost: \$19,730. Filed March 26.

Hazzard, Michael, Shelton, contractor for Jessica Sohl. Install a natural gas 24 kw Generac generator on property at 9 Davenport Drive, Stamford. Estimated cost: \$10,000. Filed April 9.

The Home Depot USA Inc., Atlanta, Georgia, contractor for Andrew Palmer. Remove and replace four windows, same size, no structural change at 141 Frederick St., Stamford. Estimated cost: \$3,762. Filed April 18.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Victoria French and Anthony J. Sanches. Install rooftop solar panels at 147 Fifth St., Stamford. Estimated cost: \$29,520. Filed April 11.

James Lindwall & Sons LLC, Norwalk, contractor for Starlight LLC. Expand existing deck at the single-family residence at 20 Starlight Drive, Norwalk. Estimated cost: \$6,000. Filed March 22.

Jensen Marie E. and Eric E. Jensen, Stamford, contractor for Marie E. and Eric E. Jensen. Install temporary tents at 236 Davenport Drive, Stamford. Estimated cost: \$4,000. Filed April 22.

Kerschner Development Company LLC, Norwalk, contractor for Elizabeth Beinfeld. Install generator at rear of single-family residence at 20 Drum Road, Norwalk. Estimated cost: \$10,000. Filed March 25.

Kling Brothers Builders LLC, Newtown, contractor for James Robinson and Adria Cianciulli. Convert a three-season room to a sunroom at the rear of the house at 314 Pepper Ridge Road, Stamford. Estimated cost: \$117,138. Filed April 25.

Kmf Construction LLC, Stamford, contractor for Robert E. Henck Jr. Replace two kitchen windows. Plumbing and electrical work on related trade permits at 181 Winesap Road, Stamford. Estimated cost: \$19,472. Filed April 29.

LA Barnaby & Sons Inc., Stratford, contractor for Joseph Bonomo and Elynn Stewart. Strip roof and re-shingle 20 Poppy Lane, Stamford. Estimated cost: \$13,000. Filed April 12.

Landscaping Inc Gonzalez, Norwalk, contractor for Landscaping Inc. Gonzalez. Construct superstructure for new single-family residence at 5 Ells St., Norwalk. Estimated cost: \$400,000. Filed March 25.

Lang, Christopher J., Norwalk, contractor for Donald Alan Broggi. Construct concrete inground pool and associated pool equipment at 736 Den Road, Stamford. Estimated cost: \$117,500. Filed April 2.

Lang, Christopher J., Norwalk, contractor for Daniel and Mary McLoughlin. Construct new in-ground pool with automatic cover and associated pool equipment at 81 Van Rensselaer Ave., Stamford. Estimated cost: \$150,000. Filed April 30.

Laria Construction LLC, Stamford, contractor for Morris Glen LLC. Reduce size of garage at 435 Glenbrook Road, Stamford. Estimated cost: \$22,000. Filed April 2.

Mariani Enterprises LLC, Lake Bluff, Illinois, contractor for Moon Young. Install new 16' x32' gunitite pool at 265 Cascade Road, Stamford. Estimated cost: \$100,000. Filed April 22.

Mark's Carpentry LLC, Stamford, contractor for Melinda Rubenstein. Change playroom into a bedroom at 3 Davenport Drive, Stamford. Estimated cost: \$1,000. Filed April 2.

Martins, Ramon Firme, Stamford, contractor for Ramon Firme Martins. Legalize basement at 33 Mohegan Ave., Stamford. Estimated cost: \$30,000. Filed April 11.

Mercede, Frank J. and Lori A. Mercede, Stamford, contractor for Frank J. and Lori A. Mercede. Install a hot tub with cover on existing paved patio at 44 Waterview Way, Stamford. Estimated cost: \$15,000. Filed April 25.

Mica Development Company- Stillwater Avenue LLC, Stamford, contractor for Mica Development Co. Perform replacement alterations at 40 Hoyclo Road, Stamford. Estimated cost: \$375,000. Filed April 4.

MM Restoration LLC, Norwalk, contractor for Dylan T. Swanepoel. Legalize door, which was added in place of window on lower level of residence at 60 Tupper Drive, Stamford. Estimated cost: \$1,500. Filed April 26.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Marie Carmel-Cadet. Install rooftop solar panels at 12 Oak Hill St., Stamford. Estimated cost: \$27,342. Filed April 10.

Monzon, Victor A., Stamford, contractor for Victor E. Saquicela and Elsa Loja Castillo. Install a new roof and go over siding at 1785 Summer St., Stamford. Estimated cost: \$37,800. Filed April 26.

NZ Home Improvement LLC, Stamford, contractor for Curran. Perform replacement alterations at 22 Woodledge Road, Stamford. Estimated cost: \$12,000. Filed April 1.

New York Connecticut Solutions LLC, Stamford, contractor for Robert and Susan Schroeder. Create new wood structure sunroom 3 season with frost walls at 29 Maltbie Ave., Stamford. Estimated cost: \$32,000. Filed April 2.

Ophir, Roy and Nicole A. Slavitt, Stamford, contractor for Roy Ophir and Nicole A. Slavitt. Perform replacement alterations at 79 Briarwood Lane, Stamford. Estimated cost: \$33,000. Filed April 8.

Ortiz, Reinaldo, Stamford, contractor for Ellen Campos. Remove half of wall from the kitchen area to open the space at 71 Strawberry Hill Ave., Stamford. Estimated cost: \$2,950. Filed April 24.

Outside In Home Improvements LLC, Stamford, contractor for Toren Kutnick and Virginia Johnson. Perform replacement alterations at 37 Craig Court, Stamford. Estimated cost: \$40,500. Filed April 9.

Perfection Home Improvement LLC, Stamford, contractor for 282-284 Selleck Street LLC. Construct a new two-family dwelling with attached one-car garage at 282 Selleck St., Stamford. Estimated cost: \$500,000. Filed April 4.

Perry Verrone LLC, Pleasantville, New York, contractor for Tracey Rivas. Remove and re-roof at 227 Mayapple Road, Stamford. Estimated cost: \$17,100. Filed April 8.

Power Home Remodeling Group LLC, Norwalk, contractor for David M. Capolete. Remove and replace 11 windows at 82 Weed Ave., Norwalk. Estimated cost: \$13,679. Filed March 26.

Richter, Ronald F., Norwalk, contractor for Sean Grathwohl. Strip existing roof and reroof 1 Charles St., Norwalk. Estimated cost: \$11,000. Filed March 26.

Sky Guard Company LLC, Norwalk, contractor for Salvatore Libertino. Remove existing roof and reroof 88 W. Rocks Road, Norwalk. Estimated cost: \$8,000. Filed March 25.

Sterling Associates LLC, Norwalk, contractor for Phillip Kerr. Construct a new single-family residence at 86 Bluff Ave., Norwalk. Estimated cost: \$120,000. Filed March 28.

COURT CASES

Bridgeport Superior Court

BLT Management LLC, Stamford. Filed by Tyler Wolff, Norwalk. Plaintiff's attorney: Gould Law Group LLC, New Haven. Action: The plaintiff was lawfully on the premises in Norwalk controlled by the defendant, when he was caused to slip and fall due to the slippery condition of the mailroom floor, causing him to injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133083-S. Filed April 5.

Bogopa BP Corporation, et al, Bridgeport. Filed by Rosianne Colin, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled by the defendant when she was caused to fall due to liquid on the grocery store floor, thereby causing her to suffer injuries and losses. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133073-S. Filed April 5.

Dvorchak, Andrew et al, Wolcott. Filed by Rizza Stack Aka Rizza Barker Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133339-S. Filed April 16.

Danbury Superior Court

City of Danbury. Filed by Tyler Hancock, New Haven. Plaintiff's attorney: Alexander Tiva Taubes, New Haven. Action: The plaintiff was discriminated against because of his work injury and exercise of his Workers' Compensation rights. The defendant disciplined the plaintiff, denied the plaintiff training opportunities, failed to assign the plaintiff to positions he applied for and allowed for a hostile and harassing work environment because the plaintiff was injured in the course of his employment, because he filed a claim for Workers' Compensation Benefits and/or because he exercised or attempted to exercise his rights. As a result of the defendant's actions, the plaintiff has suffered a loss of compensation, including lost wages and employment benefits. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049273-S. Filed Feb. 23.

Farrell, Joseph, Newtown. Filed by Sylvia Pearsall, Middlebury. Plaintiff's attorney: Salomone & Morelli, Hartford. Action: The plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049009-S. Filed Jan. 23.

Hunt, Robert J., Bethel. Filed by Michael Mancini, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049370-S. Filed May 5.

Stamford Superior Court

Agurre Perez, Jenar, et al, Stamford. Filed by Joseph Derigin, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065354-S. Filed Feb. 23.

Arglass Yamamura SE LLC, Valdosta, Georgia. Filed by Bluetriton Brands, Inc., Stamford. Plaintiff's attorney: Day Pitney LLP, New Haven. Action: The plaintiff is a producer and distributor of a selection of quality, trusted bottled water brands and the defendant is a glass bottle manufacturer. The parties entered into the Glass Supply Agreement, whereby defendant agreed to produce millions of blue glass bottles for plaintiff. Almost from the start of the agreement, however, the defendant failed to meet its obligations. From the contract's early days, defendant has had significant difficulties complying with industry quality standards and plaintiff's manufacturing specifications. Several times, defendant put plaintiff in the position of having to scramble for product meeting its specifications due to serious quality issues in defendant's manufacturing process. In addition, the defendant's pricing for 2024 was not remotely competitive with similar suppliers in the industry, which constituted a material breach of the agreement. The plaintiff seeks monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065130-S. Filed Feb. 8.

2 Cedarwood Road LLC, Stamford. Seller: Crestwood Land LLC, Stamford. Property: 260 Cedar Wood Road, Stamford. Amount: \$275,000. Filed May 8.

22 Fairfield Place LLC, Fairfield. Seller: RMI Fairfield LLC, Fairfield. Property: 22 Fairfield Place, Fairfield. Amount: \$849,000. Filed May 17.

55 Crescent Street LLC, Stamford. Seller: 55 Crescent LLC, Stamford. Property: 55 Crescent St., Stamford. Amount: \$2,700,000. Filed May 7.

677 Hope LLC, Stamford. Seller: RKDP LLC, Stamford. Property: 677 Hope St., Stamford. Amount: \$1,070,000. Filed May 10.

72 Myrtle Ave LLC, Stamford. Seller: Pedro Zapata, Stamford. Property: 72 Myrtle Ave., Stamford. Amount: SN/A. Filed May 6.

Driscoll-Kwan, Ming Ki, Mystic. Seller: 11 Lyndale LLC, Stamford. Property: 23 Chatfield St., Stamford. Amount: \$630,000. Filed May 3.

Perez-garrido, Brayan, et al, Stamford. Filed by Jean Mitsous, Stamford. 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 monetary damages in excess of \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065638-S. Filed March 12.

DEEDS

Commercial

18 Simmons Lane LLC, New York, New York. Seller: Simmons Owners LLC, Brooklyn, New York. Property: 18 Simmons Lane, Greenwich. Amount: \$1. Filed May 8.

180 ORD LLC, Greenwich. Seller: 180 Otter Rock Drive LLC, Greenwich. Property: 180 Otter Rock Drive, Greenwich. Amount: \$10. Filed May 9.

2 Cedarwood Road LLC, Stamford. Seller: Crestwood Land LLC, Stamford. Property: 260 Cedar Wood Road, Stamford. Amount: \$275,000. Filed May 8.

22 Fairfield Place LLC, Fairfield. Seller: RMI Fairfield LLC, Fairfield. Property: 22 Fairfield Place, Fairfield. Amount: \$849,000. Filed May 17.

55 Crescent Street LLC, Stamford. Seller: 55 Crescent LLC, Stamford. Property: 55 Crescent St., Stamford. Amount: \$2,700,000. Filed May 7.

677 Hope LLC, Stamford. Seller: RKDP LLC, Stamford. Property: 677 Hope St., Stamford. Amount: \$1,070,000. Filed May 10.

72 Myrtle Ave LLC, Stamford. Seller: Pedro Zapata, Stamford. Property: 72 Myrtle Ave., Stamford. Amount: SN/A. Filed May 6.

Driscoll-Kwan, Ming Ki, Mystic. Seller: 11 Lyndale LLC, Stamford. Property: 23 Chatfield St., Stamford. Amount: \$630,000. Filed May 3.

LDN Management LLC, Greenwich. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 111 Mill St., Greenwich. Amount: \$2,200,000. Filed May 9.

Oak Street West LLC, Thornwood, New York. Seller: Christopher Scampone and Kim Scampone, Greenwich. Property: 15 A and B, Oak St., Greenwich. Amount: \$10. Filed May 9.

Pasedis, Georgea and John Moshos, Stamford. Seller: WCL Limited Partnership, Stamford. Property: 155 S. Brook Drive, Stamford. Amount: \$495,000. Filed May 8.

Raouf, Fahad and Irfan Unnisa, Stamford. Seller: US Bank Trust Company NA, Salt Lake City, Utah. Property: 47 Horton St., Unit D, Stamford. Amount: \$410,500. Filed May 8.

Reed LLC, Stamford. Seller: William E. Hegarty Jr. and Suzanne M. Haggarty, Greenwich. Property: Lots 86 and 87, Lincoln Ave., Greenwich. Amount: \$10. Filed May 7.

Silva, Antoinette and Daniel Silva, Stamford. Seller: 25 Sleepy Hollow Lane LLC, Stamford. Property: 25 Sleepy Hollow Lane, Stamford. Amount: \$658,000. Filed May 6.

Sound Vision Group Davis LLC, Fairfield. Seller: Deborah L. Phelps, Fairfield. Property: 550 Davis Road, Fairfield. Amount: \$537,500. Filed May 17.

Strawberry Hill Realty LLC, Fairfield. Seller: Wisewoman LLC, Stamford. Property: 60 Strawberry Hill Ave., Unit 905, Stamford. Amount: \$165,000. Filed May 10.

The Innis Arden Golf Club Incorporated, Old Greenwich. Seller: Rafael O. Taveras, Stamford. Property: 595 Fairfield Ave., Stamford. Amount: \$550,000. Filed May 8.

Residential

Adams Sculley, Carol Lee, Palm Beach, Florida. Seller: Lee Adams Sculley, Greenwich. Property: 21 John St., Greenwich. Amount: \$10. Filed May 10.

Aparicio, Gian F. and Gabriel E. Elliott, Austin, Texas. Seller: Kaitlyn Kawecki and Phillip Kawecki, Fairfield. Property: 165 Warsaw St., Fairfield. Amount: \$508,000. Filed May 13.

Arnold-Zurmuehle, Francoise, Fairfield. Seller: John H. Roach III, and Emille E. Roach, Fairfield. Property: 67 Flora Blvd., Fairfield. Amount: \$1,250,000. Filed May 16.

Bakhurets-Grasso and Jesse Grasso, Fairfield. Seller: Magaly Forero, Weston. Property: Lots 42 and 43, Davis Road, Fairfield. Amount: \$850,000. Filed May 13.

Bartolotta, Jeremy Michael and Milana Khanukayeva, Westport. Seller: Shane Stanton and Kimberlee Stanton, Fairfield. Property: 658 Pequot Ave., Fairfield. Amount: \$3,225,000. Filed May 16.

Bartsch, Hanno and Rachel Gigliotti, Stamford. Seller: Paul Sachs and Lizabeth M. Sachs, Queenstown, Missisipi. Property: 21 Greens Circle, Stamford. Amount: \$1,400,000. Filed May 2.

Belli, Erges and Paola Belli, Stratford. Seller: Deena M. Melchionno, Stamford. Property: 151 Courtland Ave., Unit 4D, Stamford. Amount: \$350,000. Filed May 6.

Brylov, Yulia and Andrii Brylov, Collierville, Tennessee. Seller: Miguel Viani and Maitena Viani, Fairfield. Property: 552 Katona Drive, Fairfield. Amount: \$1,000,000. Filed May 13.

Cohen, Rhonda J. and Dennis J. Cohen, Greenwich. Seller: Rosalyn S. Weinstein and Steven M. Weinstein, Stamford. Property: 156 Ridgecrest Road, Stamford. Amount: \$1,550,000. Filed May 1.

Correa, Elizabeth and Michael A. Correa, Stamford. Seller: Elizabeth A. Correa and Michael A. Correa, Stamford. Property: 98 Chatham Road, Stamford. Amount: \$1. Filed May 10.

Crouchley, Noelle and Perry Chen, Norwalk. Seller: Kristina Tomaj, Stamford. Property: 616 Hope St., No. A, Stamford. Amount: \$600,000. Filed May 6.

Djuranovic, Marko and Grace L. Djuranovic, Greenwich. Seller: Daniel J. Costarene, Greenwich. Property: 25 Birch Lane, Greenwich. Amount: \$4,810,555. Filed May 9.

Dogus, Sitki Murat and Robyn Dogus, Stamford. Seller: Nicholas Andrew Jermer and Leland Chen, Chino Hills, California. Property: 4 West Trail, Stamford. Amount: \$815,000. Filed May 10.

Farina, Judith M., Fairfield. Seller: Judith Farina, Fairfield. Property: 244 Soundview Ave., Fairfield. Amount: \$0. Filed May 16.

Ford, Joel Robert and Hillary Jean Byrum, Fairfield. Seller: Katherine A. Schwab and Ronald M. Davidson, Fairfield. Property: 153 Hunyadi Ave., Fairfield. Amount: \$615,000. Filed May 14.

Friedman, Andrew N. and Barbara Friedman, Potomac, Maryland. Seller: Simona Cipriani, Stamford. Property: 143 Hoyt St., Unit 7N, Stamford. Amount: \$575,000. Filed May 3.

Friedman, Cameron S. and Rebecca S. Friedman, Old Greenwich. Seller: Kevin J. Kelly and Julie B. Kelly, Stamford. Property: 71 Harding Road, Old Greenwich. Amount: \$1,960,083. Filed May 10.

Gonzalez, Saul and Jose S. Gonzalez, Stamford. Seller: William J. Lyons and Carol Lyons, Stamford. Property: 24 Twin Hills Road, Stamford. Amount: \$860,000. Filed May 7.

Hanlon, Michael, Stratford. Seller: Mark Stuckey and Whitney Franklin, Stamford. Property: 91 River View Drive, Stamford. Amount: \$790,000. Filed May 8.

Harmon, Timothy M. and **Jill Joy Harmon**, Stamford. Seller: Michael Varon, Stamford. Property: 88 Southfield Ave., Unit 301, Stamford. Amount: \$675,000. Filed May 1.

Higgs, Gadareth Anthony and **Stephanie Grilo-Higgs**, New York, New York. Seller: Luke Butterworth and Trudie Butterworth, Stamford. Property: 49 Cross Road, Stamford. Amount: \$796,000. Filed May 1.

Huntington, Amanda, Stamford. Seller: John Jeffi and Scott Michael Davis, Stamford. Property: 160 Glenbrook Road, Unit 4A, Stamford. Amount: \$570,000. Filed May 3.

Jhala, Devraj, Stamford. Seller: Elizabeth J. Swan, Stamford. Property: 79 Harbor Drive, Unit 308, Stamford. Amount: \$1. Filed May 8.

Kinney, Simon and **Vladyslava Polianska**, Fairfield. Seller: Simon Kinney, Fairfield. Property: 42 Brookview Ave., Fairfield. Amount: \$1. Filed May 13.

Lam, John Wingkin and **Fahmida Elena Lam**, Cos Cob. Seller: John W. Lam and Fahmida E. Lam, Cos Cob. Property: 19 Azalea Terrace, Cos Cob. Amount: \$10. Filed May 10.

Lawrence, Olivia G. and **Andrew J. Lawrence**, Fairfield. Seller: Ginger M. Parsons, Fairfield. Property: 141 Wilton Road, Fairfield. Amount: \$795,000. Filed May 16.

Letona, Gustavo and **Eda Letona**, Stamford. Seller: Francis B. Linn, Stamford. Property: 40 Sleepy Hollow Lane, Stamford. Amount: \$455,000. Filed May 2.

Li, Xiao and **Yiye Zhang**, Greenwich. Seller: Richard T. Browning and Kamal M. Browning, Greenwich. Property: 562 North St., Greenwich. Amount: \$3,550,000. Filed May 9.

Likvornik, Aleksey, Stamford. Seller: Robin Dimes, et al, Stamford. Property: 138-2 Summer St., Unit 2, Stamford. Amount: \$179,000. Filed May 7.

Macchio, Frank P. and **Catherine L. Macchio**, Stamford. Seller: Frank P. Macchio and Catherine L. Macchio, Stamford. Property: 25 Parker Ave., Stamford. Amount: \$1. Filed May 10.

McKee, Deanne G., New York, New York. Seller: Nicole A. Clerkin, Stamford. Property: 2289 Bedford St., Unit G-15, Stamford. Amount: \$525,000. Filed May 9.

Moccia, Richard and **Barbara Moccia**, Bolton Landing, New York. Seller: William B. Clemens III, Cos Cob. Property: 115 River Road, Unit 12, Greenwich. Amount: \$1,550,000. Filed May 9.

Moore, Susan, Stamford. Seller: Meredith Hall, Stamford. Property: 61 Seaview Ave., Unit 21, Stamford. Amount: \$454,000. Filed May 3.

Mutone, Christian B. and **Jeanine S. Mutone**, Riverside. Seller: Kristen Oddi, Eugene Russo and Laurie Morlachetta, Cos Cob. Property: 93 Valleywood Road, Cos Cob. Amount: \$1. Filed May 10.

Narayandas, Shankara K., Stamford. Seller: Michael Lazarus and Kathleen H. Lazarus, Stamford. Property: 50 Glenbrook Road, Unit 7B, Stamford. Amount: \$345,000. Filed May 3.

Nemzin, Robert, New York, New York. Seller: Joseph A. Helpert and Dena Domenicalli-Rochelle, Wilton. Property: 677 Westover Road, Stamford. Amount: \$1,295,000. Filed May 6.

Nestor, Joseph, Stamford. Seller: Lorraine Farrell, Stamford. Property: 227 Soundview Ave., Stamford. Amount: \$525,000. Filed May 2.

Ospina Perez, Rafael A. and **Magaly Mendoza Hurtado**, Stamford. Seller: Mohammed Saeed and Buhar Ramadan, Milford. Property: 320 Quincy St., Fairfield. Amount: \$355,000. Filed May 13.

Pontoriero, Mary, et al, Greenwich. Seller: 97 E. Elm Properties LLC, et al, Greenwich. Property: 99 E. Elm St., Unit D. Greenwich. Amount: \$10. Filed May 8.

Rao, Roshan and **Neha K. Karir**, Stamford. Seller: Yu Sun and Xi Zhang, Stamford. Property: 48 Strawberry Hill Ave., Unit 18, Stamford. Amount: \$420,000. Filed May 8.

Rapoport, Susan Falk, Stamford. Seller: Susan Falk Rapoport, Stamford. Property: 122 Davenport Drive, Stamford. Amount: SN/A. Filed May 9.

Rogers, Brett and **Siobhan Conroy**, Laxkawaxen, Pennsylvania. Seller: Irene Wong, Stamford. Property: 14 Howes Ave., Stamford. Amount: \$910,000. Filed May 2.

Rosado, Rachel Leigh and **Michael Joseph Murray**, Queens, New York. Seller: Kyle McDonald, Stamford. Property: 35 Mead St., Unit 4, Stamford. Amount: \$10. Filed May 8.

Russell, Sean A., Stamford. Seller: Hak Yong Kim and Suk Chong, Stamford. Property: 187 West Ave., Unit 6, Stamford. Amount: \$535,000. Filed May 8.

Teach, Tracy R. and **Abelina Teach**, Stamford. Seller: Robert Tweiss, Westport. Property: 143 Belltown Road, Stamford. Amount: \$654,000. Filed May 1.

Teichman, Caroline Temlock and **Marc Harris Teichman**, Stamford. Seller: David P. Gold, et al, Middlefield. Property: 143 Hoyt St., Unit 6D, Stamford. Amount: \$600,000. Filed May 9.

Veikos, Mark and **Emily Veikos**, Stamford. Seller: Dennis J. Buckley III, and Whitney T. Buckley, Fairfield. Property: 994 Valley Road, Fairfield. Amount: \$665,000. Filed May 16.

Vlady, Marina and **Arkadiy Vladimirovskiy**, Norwalk. Seller: Christopher Harris and Karen Harris, Stamford. Property: 62 Blueberry Drive, Stamford. Amount: \$325,000. Filed May 8.

Waful, Jeanne, Stamford. Seller: Diana Dellapietro, Milford. Property: 10 Reynolds Ave., Stamford. Amount: \$589,999. Filed May 7.

LIS PENDENS

Capalbo, Richard R. and **Emily D. Capalbo**, Greenwich. Filed by Martin Legal PLLC, Plainville, for Retained Realty Inc. Property: 479 Stamwich Road, Greenwich. Action: foreclose defendants' mortgage. Filed May 10.

Chiravolo, Michael S., et al, Stamford. Filed by Ackerly & Ward, Stamford, for the Stamford Water Pollution Control Authority. Property: 48 Sleepy Hollow Lane, Stamford. Action: foreclose defendant's mortgage. Filed May 6.

Gamble, Tracey S., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for The Bank of New York Mellon. Property: 36 Vernon Place, Stamford. Action: foreclose defendants' mortgage. Filed April 29.

Hobbs, Peter S., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce, Hartford, for JPMorgan Chase Bank NA. Property: 83-85 Melville Ave., Fairfield. Action: foreclose defendants' mortgage. Filed May 17.

Labbe, Dennis, et al, Stamford. Filed by Ackerly & Ward, Stamford, for the Stamford Water Pollution Control Authority. Property: 73 West Ave., Stamford. Action: foreclose defendants' mortgage. Filed April 29.

Lacerenza, James V., Stamford. Filed by Michael J. Leventhal, Shelton, for Barry P. McArdle. Property: 53 E. Cross Road, Stamford. Action: foreclose defendant's mortgage. Filed April 29.

Paredes, Joaquin, et al, Stamford. Filed by Ackerly & Ward, Stamford, for the Stamford Water Pollution Control Authority. Property: 33 Moore St., Unit C-3, Stamford. Action: foreclose defendants' mortgage. Filed May 6.

Pierre, Yvon, et al, Stamford. Filed by Ackerly & Ward, Stamford, for 91 Fountain Terrace Condominium Association Inc. Property: 91 Fountain Terrace, Unit 730. Stamford. Action: foreclose defendants' mortgage. Filed May 6.

Rakoczy, Wieslaw, et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 20 Cutler Road, Greenwich. Action: foreclose defendants' mortgage. Filed May 3.

MORTGAGES

10 North Water LLC, Greenwich, by Albert T. Strazzo. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 10 N. Water St., Greenwich. Amount: \$5,000. Filed April 4.

Beadle, Ashleigh Rena, Fairfield, by Brian S. Cantor. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 24 Adley Road, Fairfield. Amount: \$320,512. Filed April 3.

Beiser, Jeffrey G. and **Margaret E. Beiser**, Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 71 Joan Drive, Fairfield. Amount: \$250,000. Filed April 2.

Bell, Icha G., Greenwich, by Charles A. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road, Greenwich. Property: 16 S. New St., Greenwich. Amount: \$70,000. Filed April 8.

Bermeo, Galo and **Mariana Bermeo**, Monroe, by William Butler. Lender: Qin Zhang LLC, 1345 E. Putnam Ave., Old Greenwich. Property: 109 Waterbury Ave., Stamford. Amount: \$280,000. Filed March 27.

Bhatia, Sunny and **Vishali Sharma**, Stamford, by Anthony J. DiPerrio. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 911 Newfield Ave., Stamford. Amount: \$735,000. Filed March 26.

Blue Point Investors, LLC, Old Greenwich, by N/A. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 210 Shore Road, Old Greenwich. Amount: \$1,079,000. Filed April 9.

Bodie, Michael and **Sarah Bodie**, Vernon, by Michael Dunshee. Lender: Torrington Savings Bank, 129 Main St., Torrington. Property: 431 Lucille St., Fairfield. Amount: \$600,000. Filed April 1.

Bolanda Holdings II LLC, Greenwich, by Scarlett A. Almonte. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 7 Plow Lane, Greenwich. Amount: \$500,000. Filed April 8.

Borchetta, Michael J. and **Kristine Borchetta**, Stamford, by Antonio Faretta. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 268 Cascade Road, Stamford. Amount: \$100,000. Filed March 27.

Caporizo III, James J. and **Sheila Caporizo**, Stamford, by Brian Nova Franco. Lender: Patriot Bank NA, 900 Bedford St., Stamford. Property: 135 Long Hill Drive, Stamford. Amount: \$400,000. Filed March 25.

Collins, Paul Andrew, Greenwich, by Tanya Cruz. Lender: GuardHill Financial LLC, 140 E. 45th St., 31st floor, New York, New York. Property: 127 Greyrock Place, Unit 1402, Stamford. Amount: \$185,230. Filed March 28.

Eizayaga, Mariana and **Fernando Jose Quevedo Gonzalez**, Greenwich, by Vicki K. Johnson. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 40 Coachlamp Lane, Stamford. Amount: \$644,000. Filed March 26.

Epstein, Amalia T., Fairfield, by Daniel F. Schopick. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 75 Morning Dew Circle, Fairfield. Amount: \$770,000. Filed April 4.

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

Questions and comments regarding this section should be directed to:

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Westfair Communications Inc.
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Ferraro, Jay and **Monica Bellavia Ferraro**, Stamford, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 119 Studio Road, Stamford. Amount: \$200,000. Filed March 25.

Fischetti, Tara, Cos Cob, by Robert E. Colapietro. Lender: Mid-Island Mortgage Corp, 900 Merchants Concourse, Suite 112 Westbury, New York. Property: 81 Orchard St., Cos Cob. Amount: \$425,000. Filed April 4.

Feiss, Alexander and **Ariel Silverstein**, Greenwich, by Ricky M. Capozza. Lender: GuardHill Financial LLC, 140 E. 45th, 31st floor, New York, New York. Property: 223 Jonathan Drive, Stamford. Amount: \$1,162,500. Filed March 27.

Foster, Chandler N. and **M. Patricia Foster**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 1348 Newfield Ave., Stamford. Amount: \$270,000. Filed March 27.

Frandon, Nina, Harrison, New York, by Laura K. Noe. Lender: Luxury Mortgage Corp., 4 Landmark Square, Suite 300, Stamford. Property: 273 Riversville Road, Greenwich. Amount: \$4,000,000. Filed April 8.

Garzon, Maritza, Stamford, by Antonio Faretta. Lender: Fairway Independent Mortgage Corp., 4750 S. Biltmore Lane, Madison, Wisconsin. Property: 34 Crescent St., Unit 2K, Stamford. Amount: \$52,645. Filed March 27.

Gordon, Adam S. and **Maureen V. O'Rourke**, Fairfield, by Douglas Seltzer. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 137 Crestwood Road, Fairfield. Amount: \$445,000. Filed April 1.

Greaney, Colin P. and **Marielle Smith**, Tuckahoe, New York, by Amy S. Zabetakis. Lender: LoanDepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 25 Wire Mill Road, Stamford. Amount: \$630,000. Filed March 25.

Greco, Jason, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 37 Bridget Lane, Fairfield. Amount: \$250,000. Filed April 1.

Greiner, Holden E. and **Bethany S. Greiner**, Fairfield, by Tamara L. Peterson. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 40 Random Road, Fairfield. Amount: \$765,000. Filed April 2.

Israel, Zach and **Ashley Jaffe**, New York, New York, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 10 Lockwood Road, Riverside. Amount: \$2,000,000. Filed April 5.

Jaramillo, Alba and **Alvaro Jaramillo**, Greenwich, by James Kavanagh. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 3 Chestnut St., Greenwich. Amount: \$325,000. Filed April 5.

Johnson, David L. and **Gretchen M. Johnson**, Old Greenwich, by Rene Hillarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 43 Hillcrest Park Drive, Old Greenwich. Amount: \$450,000. Filed March 27.

Kewalramani, Vishal and **Aditi Kamdar**, Stamford, by Adam J. Hirsch. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 7 Tremont St., Cos Cob. Amount: \$1,350,000. Filed April 5.

Kingston Jr., Robert C. and **Carolyn S. Kingston**, Stamford, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 46 Middle Ridge Road, Stamford. Amount: \$250,000. Filed March 26.

Koether, Elizabeth S., Stamford, by Mayra M. Rios. Lender: FM Home Loans LLC, 2329 Nostrand Ave., Third floor, Brooklyn, New York. Property: 85 Riverside Ave., Unit B7, Stamford. Amount: \$270,000. Filed March 25.

Launer, Justin and **Laura Launer**, Riverside, by Scott Rogalski. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 8 Dorchester Lane, Riverside. Amount: \$500,000. Filed April 10.

Liesman, Jaclyn Anne and **Alexander Isaac Sable**, Stamford, by Stuart Welkovich. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 77 Fifth St., Stamford. Amount: \$768,000. Filed March 27.

Lindholm, Magnus Marcus and **Emily S. Lindholm**, Cos Cob, by Marlene E. Macaуда. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 63 Valleywood Road, Cos Cob. Amount: \$1,000,000. Filed April 9.

Luise, Robert P., Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 383 Lucille Street North, Fairfield. Amount: \$130,000. Filed April 5.

Meluzio, Vincent J. and **Janine M. McDermott**, Fairfield, by Katherine M. Macol. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 22 Creconoof Road, Fairfield. Amount: \$700,000. Filed April 3.

Metwally, Hala and **Yousif Abdulla**, Fairfield, by Patricia Moore. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 127 Jennings Road, Fairfield. Amount: \$589,000. Filed April 2.

Mezzapelle, Jennifer, Stamford, by Jeffrey S. McGregor. Lender: Newrez LLC, 601 Office Center Drive, Suite 100. Fort Washington, Pennsylvania. Property: 54 Rapids Road, Stamford. Amount: \$422,500. Filed March 28.

Mocciolo, Adam S. and **Jennifer H. Mocciolo**, Fairfield, by Douglas Seltzer. Lender: United States Senate Federal Credit Union, P.O. Box 77920 Washington, D.C. Property: 34 Gorham Road, Fairfield. Amount: \$415,195. Filed April 4.

Monahan, Marianne and **Timothy W. Busler**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 21 Echo Lane, Greenwich. Amount: \$1,064,500. Filed April 4.

Moran Jr., Michael E. and **Kendall W. Moran**, Cos Cob, by Ourania Perdikis. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 26 Butler St., Cos Cob. Amount: \$100,000. Filed April 4.

Morgan Joshua Michael and **Amanda Marie Morgan**, Fairfield, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, Vienna, Virginia. Property: 1133 Mill Plain Road, Fairfield. Amount: \$50,000. Filed April 5.

Nadel, Matthew, Queens Village, New York, by Ricky M. Capozza. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 32 Courtland Ave., Unit 4, Stamford. Amount: \$207,000. Filed March 27.

Noonan, Maureen E., Southport, by Edgar Salomon. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1515 Mill H1 Terrace, Southport. Amount: \$100,000. Filed April 5.

Nyankesha, Elevanie and **Guido Rulinda**, Fairfield, by Zionymarquize Q Bohannon. Lender: LoanDepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 551 Black Rock Turnpike, Fairfield. Amount: \$121,500. Filed April 5.

OG Island Life Investments LLC, Greenwich, by N/A. Lender: Raymond James Bank, 710 Carillon Parkway, St. Petersburg, Florida. Property: 40 West Way, Old Greenwich. Amount: \$6,976,286. Filed April 9.

Pirraglia, Jon Paul and **Sarah Stark Holmberg**, Fairfield, by George M. Cohan. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 1107 Unquowa Road, Fairfield. Amount: \$850,000. Filed April 3.

Polak, Jolanta, Greenwich, by Luz Stella Amaya G. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 25 Sheephill Road, Riverside. Amount: \$150,000. Filed April 10.

Riggs, kelsey, Fairfield, by Jonathan A. Wetmore. Lender: Bethpage Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 1233 S. Pine Creek Road, Fairfield. Amount: \$1,280,000. Filed April 4.

Sabia, Salvatore J. and **Elizabeth J. Sabia**, Old Greenwich, by Eva Lee Chan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 31 Cognewaugh Road, Cos Cob. Amount: \$725,000. Filed April 4.

Samargya, Kathryn, Westport, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 2480 Sturges Highway, Fairfield. Amount: \$1,050,000. Filed April 1.

Sandoval, Oscar, Stamford, by Mark Sank. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 27 West St., Stamford. Amount: \$506,250. Filed March 28.

Somma, Jurgita, Stamford, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 12 Greenwich Hills Drive, Unit 12, Greenwich. Amount: \$794,750. Filed April 5.

Stein, Seth Wade and **Aimee Stein**, Fairfield, by Chris Barreto. Lender: Home Trust Bank, P.O. Box 10, Asheville, North Carolina. Property: 63 Sherman Street West, Fairfield. Amount: \$150,000. Filed April 2.

Stenroos, Nicholas R. and **Elle Olivia Katsaros**, Mamaroneck, New York, by Gillian V. Ingraham. Lender: Newrez LLC, 601 Office Center Drive, Suite 100. Fort Washington, Pennsylvania. Property: 108 Henry St., Greenwich. Amount: \$560,000. Filed April 9.

Stone, Fred M. and **Bonnie B. Stone**, Manalapan, New Jersey, by Rosemary Chaloupecky. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 18 Ferncliff Road, Cos Cob. Amount: \$768,000. Filed April 8.

Studebaker, Cole and **Kristina Marie Mentone**, Stamford, by Shetal Nitin Malkan. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 405 Haviland Road, Stamford. Amount: \$300,000. Filed March 26.

The Lauren Tanenbaum 2024, Greenwich, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 55 Byram Shore Road, Greenwich. Amount: \$3,508,780. Filed April 10.

Vasquez, Flor T., Stamford, by Gillian V. Ingraham. Lender: Angek Oak Mortgage Solutions LLC, 980 Hammond Drive, Suite 850, Atlanta, Georgia. Property: 1903 Long Ridge Road, Stamford. Amount: \$540,000. Filed March 26.

Verdiner, Joanne Delone and **Withley Verdiner**, Fairfield, by Kerry M. Gleason. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 2786 Easton Turnpike, Fairfield. Amount: \$731,328. Filed April 3.

West-Rosenthal, Nathanael and **Lauren West-Rosenthal**, Fairfield, by Mark McNally. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 43 Berkeley Road, Fairfield. Amount: \$436,000. Filed April 4.

NEW BUSINESSES

Belle Moune Creations, 4 Dixie Lane, Norwalk 06850, c/o Lucrece Constan. Filed April 10.

Honda of Stamford, 35 Magee Ave., Stamford 06902, c/o Mason St. Import Cars Ltd. Filed April 26.

Howden RE, 1209 Orange St., Wilmington, Delaware 19801, c/o Tigerrisk Partners LLC. Filed April 15.

I Love Empanadas Argentinas, 44 Euclid Ave., Apt. 2, Stamford 06902, c/o Arnalda A. Duarte. Filed April 9.

Kafou Express Transport, 25 High St., Apt. 2, Stamford 06902, c/o Scutte Enterprise Inc. Filed April 26.

Lingual Solutions Co., 259 Haig Ave., Stamford 06905, c/o Alina Slipyl. Filed April 29.

Lipman Family Farms, 315 E. New Market Road, Immokalee, Florida 34142, c/o Lipman Connecticut LLC. Filed April 15.

Little Learners Preschool Enrichment Program and Ministry, 350 Roxbury Road, Stamford 06902, c/o Amber Placenza. Filed April 16.

Los Poblanos Mexican Food Truck, 36 Hemlock Place B, Norwalk 06854, c/o Juan Bautista Ibanez. Filed April 19.

Mark of Excellence Preschool & Academy, Stamford, c/o Faith Tabernacle Missionary Baptist Church. Filed April 5.

Masa Taco Bar, 112 Broad St., Stamford 06902, c/o Chichos on Broad LLC. Filed April 26.

Nuvance Caregivers at Home, 100 SawMill Road, Danbury 06810, c/o Alyson Blanck. Filed April 10.

Planet Female Media, 75 Perry Ave., Norwalk 06850, c/o Donna E. McCullough. Filed April 10.

Skae, Betsy, 285 Silvermine Ave., Norwalk 06850, c/o Betsy Skae. Filed April 10.

Woodworkers Club, 215 Westport Ave., Norwalk 06851, c/o John Matchak. Filed April 10.

Legal Notices

MV CLEANING LLC
Filed 1/11/24 Office:
Westchester Co. SSNY
designated as agent for
process & shall mail to: 25
Wellesley Ave, Yonkers, NY
10705 Purpose: all lawful
#63611

TOOL SOLUTIONS, LLC
Filed 8/28/23 Office:
Westchester Co. SSNY
designated as agent for
process & shall mail
to: 212 Manhattan Ave,
Tuckahoe, NY 10707
Purpose: all lawful
#63612

VRJ PROPERTIES, LLC
Filed 7/19/23 Office:
Westchester Co. SSNY
designated as agent for
process & shall mail to:
399 Knollwood Rd, Ste
318, White Plains, NY
10603 Purpose: all lawful
#63613

MONTAUK PROPERTY
GROUP DAVIS LLC Filed
04/10/2024 Office:
Westchester Co. SSNY
designated as agent for
process & shall mail to:
1025 Westchester Ave,
Ste 320, White Plains, NY,
10604 Purpose: all lawful
#63614

Notice of Formation of
Remote Video Testimonials
LLC Arts. of Org. filed with
SSNY on 8/14/23. Office
location: Westchester
County. SSNY designated
as agent of LLC upon whom
process may be served.
SSNY shall mail process to
Remote Video Testimonials
LLC, 80 Travis Road,
Baldwin Place, New York
10505. Purpose: any lawful
act or activity. #63615

Notice of formation of
Collaborative Psychiatry,
PLLC. Arts. of Org.
filed with the Secy. of
State of NY (SSNY) on
04/09/2024. Office
location: Westchester
County. SSNY designated
as agent of PLLC upon
whom process may be
served. SSNY shall mail
copy of process to the PLLC
at 18 Irvington St, Dobbs
Ferry, 10522. Purpose: any
lawful activities. #63616

Notice of Formation of LCG
Wellness, LLC. Articles
of Organization filed with
SSNY on 04/18/2024.
Office Location:
Westchester County. SSNY
designated as agent of the
LLC upon whom process
against it may be served.
SSNY shall mail process
to: Lindsay Gerspach, 13
Dellwood Lane, Ardsley,
NY 10502. Purpose: any
lawful purpose. #63617

WACCABUC REAL ESTATE
LLC Filed 5/20/22 Office:
Westchester Co. SSNY
designated as agent for
process & shall mail to:
2 Post Office Rd, #271,
Waccabuc, NY 10597
Purpose: all lawful
#63624

Tack and Tweed, LLC, Art.
of Org. filed with NY Secy.
of State on 03/02/2024.
Office located in Westchester
Co. Secy. of State designated
as agent upon which process
may be served. Secy. of
State shall mail a copy of
any process against it served
upon him/her to: 255 Quaker
Road Chappaqua, NY 10514
(the LLC's primary business
location). LLC may engage
in any lawful act or activity
for which a limited liability
company may be formed,
which includes Pre Owned
Equestrian Equipment and
Apparel Consignment and
Sales. #63625

NOTICE OF FORMATION
OF PROFESSIONAL
SERVICE LIMITED
LIABILITY COMPANY,
Angela Loffa Landscape
Architect PLLC has filed
Articles of Organization
with the Secretary of
State on 4/5/2024.
Its office is located in
Westchester County, NY.
The Secretary of State
has been designated as
agent upon whom process
against it may be served
and a copy of any process
will be mailed to The PLLC,
at 2 Park Drive, Mount
Kisco, New York 10549.
Its business is to engage
in any lawful activity for
which professional service
limited liability companies
may be organized under
Section 1203 of the New
York Professional Service
Limited Liability Act.
#63626

Notice of Formation of
HM UNITS LLC. Arts. of
Org. filed with Secy. of
State of NY (SSNY) on
04/27/2024. Office
location: Westchester
County. Princ. Office of
LLC: c/o Miguel Hernandez
Montiel 89 Dartmouth
Ave., Yonkers, NY 10701.
SSNY designated as
agent of LLC upon whom
process against it may be
served. SSNY shall mail
process to the LLC at the
address of its principle
office. Purpose: Any lawful
activity. #63627

Notice of Formation of
Stari Beauty, LLC. Articles
of Organization filed with
SSNY on 04/30/2024.
Office Location:
Westchester County. SSNY
designated as agent of the
LLC upon whom process
against it may be served.
SSNY shall mail process
to: Kamini Mirchandani,
7 Shaw Road, Scarsdale,
NY 10583. Purpose: any
lawful purpose. #63628

Name of LLC: Armstrong
Luthier Operating Tables
L.L.C. Arts. of Org.
filed NY Sec. of State
01/17/2024. Princ. off.
loc.: Westchester Cty. Sec.
of State designated as
agent of LLC upon whom
process against it may be
served. Sec. of State shall
mail a copy of process to
the LLC, c/o Armstrong
Luthier Operating Tables
L.L.C., Attn: Michael
Armstrong Purpose: any
lawful activity. #63629

Notice of Formation of
Sasha Claire Growth &
Brand Management LLC.
Arts. of Org. filed with
SSNY on 5/10/24. Office:
Westchester Cty. SSNY
designated as agent of
LLC upon whom process
may be served. SSNY shall
mail process to the LLC
at 1045 Seahaven Drive
Mamaroneck NY 10543.
Purpose: any lawful act or
activity. #63630

Notice of Formation of:
REPRODUCTIVE LAW
GROUP, PLLC. Articles of
Organization were filed
with SSNY on March 19,
2024. Office location:
Westchester County. SSNY
designated as agent of LLC
upon whom process may
be served. SSNY shall mail
process to 1198 Post Road,
Scarsdale, NY 10583.
Purpose: Legal Services.
#63631

NOTICE OF FORMATION
OF LIMITED LIABILITY
COMPANY (LLC). NAME:
JBM TILE & MARBLE, LLC
Articles of Organization
were filed with the
Secretary of State of
New York (SSNY) on
04/11/2024. 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 the LLC, 43
Montague Street, 2nd
Fl, Yonkers, NY 10703,
principal business location
of the LLC. Purpose: any
lawful
business activity. #63632

Articles of Organization
were filed with the
Secretary of State of
New York (SSNY) on
04/04/2024. Office
Location: Westchester
County. SSNY has been
designated as agent of
LLC upon whom process
may be served. SSNY shall
mail a copy of any process
against the LLC served
upon him or her to the
company c/o ALTRUISTIC
FUNDING LLC, 328 S
9TH AVE NUM B1 MOUNT
VERNON, NY 10550.
Purpose: Any lawful acts.
#63633

The Annual return
of the Kane Family
Foundation for the
calendar year ended
December 31,2023
is available at its
principal office
located at C/O Prager
Metis CPA, LLC, 800
Westchester Ave, Suite
N 400, Rye Brook, NY
10573 for inspection
during regular business
hours by any citizen
who requests it within
180 days hereof.
Principal Manager of
the Foundation is Ward
Kane. #63637

Notice of Formation of
Alyssa Neary, Psy.D.,
PLLC
Articles of Organization
filed with Secretary
of State of New
York (SSNY) on
05/21/2024. Office
location: Westchester
County. SSNY is
designated as agent
of the LLC upon whom
process against it may
be served. SSNY shall
mail process to: 250 E.
Hartsdale Avenue, #28,
Hartsdale, NY 10530.
Purpose: Psychological
Evaluation and Testing.
#63638