



C-Suite achievers celebrated at Westfair event

BY PETER KATZ / pkatz@westfairinc.com

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John Ravitz retiring from BCW; Noam Bramson joining organization

John Ravitz, executive vice president and COO of the Business Council of Westchester (BCW) plans to retire effective Dec. 31, after fifteen years with the organization. • Page 15

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It's the dream of many — retire early so you can live the life you really want to live. But is it feasible? With careful planning, you can work around those important milestones. • Page 13

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The proposed \$273 million free standing Bennett Cancer Center that Stamford Health will build. *Rendering courtesy of Stamford Health*

BUSINESS

Stamford Health proposes \$275M transformation of its campus

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD – As part of a \$275 million comprehensive plan to transform its Bennett Medical Center campus where Stamford Hospital is located, Stamford Health plans to build a 73,000-square-foot, free standing Carl & Dorothy Bennett Cancer Center on the southwest corner of the campus.

Stamford Health cited the growing number of cancer diagnoses and the increasing number of effective treatments as a reason for the expansion. The health care company said it needed to evolve alongside the excellence of its clinical care, which is delivered as part of a collaboration with Dana Farber Brigham Cancer Center.

It also plans to expand the existing Bennett Cancer Center space into a two-floor behavioral health facility that will increase capacity and introduce a Partial Hospitalization Program along with outpatient psychiatric services. Two other facets of the expansion include relocating the Van Munching Inpatient Rehabilitation

unit to the fourth floor of Stamford Hospital from its location in the oldest building on the campus. The new unit will feature 20 private rooms, specialized spaces for brain injury care, advanced physical therapy and rehabilitation equipment and enhanced recreational areas.

Preceding this new plan, Stamford Health expanded

inpatient behavioral health capacity and opened an outpatient behavioral health practice, serving adults and offering special programs for geriatric, prenatal & postpartum and oncology patients, with pediatric services coming soon. These initiatives, and additional investments in behavioral health services including a soon-to-come pediatric crisis program, have been supported by philanthropy and a \$750,000 grant from the federal government.

Additionally, to support the campus expansion, Stamford Health will improve parking for patients, staff and visitors.

“As an independent health system, we are proud to continue growing

“As an independent health system, we are proud to continue growing and investing in our facilities and staff”

— Kathleen Silard,
*Stamford Health
president and CEO*

and investing in our facilities and staff,” said Kathleen Silard, Stamford Health president and CEO. “That, coupled with our outstanding quality and patient experience recognitions, sets us apart from any other health system in Connecticut. We are incredibly grateful to our donors and the state, who recognize the quality of care we provide by supporting our work.”

Construction is expected to begin in 2027, with phased-in openings of the new facilities over the next several years.

The Stamford Hospital Foundation will conduct a major philanthropic campaign to fund a significant portion of the project.

“This plan represents a transformational step for Stamford Health and the patients and families we serve,” said Liz Longmore, Stamford Health executive vice president and COO. “It reflects our commitment to delivering world-class care across oncology, behavioral health, and rehabilitation, while creating modern, state-of-the-art spaces that ensure our patients continue to receive the highest-quality care, close to home.”



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Northwell opens \$2.36M facility in White Plains

BY PETER KATZ / pkatz@westfairinc.com

Northwell Health, which describes itself as the largest not-for-profit health system in the Northeast and serving residents of New York and Connecticut with 28 hospitals, more than 1,000 outpatient facilities, 22,000 nurses and over 20,000 physicians, has opened a new \$2.36 million Northwell Orthopedics center at 244 Westchester Ave. in White Plains.

The 4,630-square-foot facility is Northwell's third dedicated orthopedic practice in Westchester, adding to the system's existing locations in Tarrytown and Purchase.

The new practice features nine exam rooms, on-site imaging, and offers specialized surgical and non-surgical services for adults and adolescents. Focused on musculoskeletal health, the new medical practice offers various treatments across a wide range of subspecialties, including: back, neck

and spine; hand and wrist; hip and knee; shoulder and elbow; sports medicine; foot and ankle; and podiatry.

One of the treatments offered in White Plains is the Platelet-Rich Plasma (PRP) injection. In that therapy, a patient's own blood is used to accelerate healing. A blood sample is drawn, spun in a centrifuge to separate and concentrate platelets, and then the platelets are injected

often using ultrasound guidance into damaged tissues to stimulate tissue repair and reduce inflammation. The PRP therapy is designed to harness the capabilities of a patient's own body to heal and regenerate tissue, and is described as being useful in helping to treat a range of conditions from tennis elbow to arthritis.

"This new White Plains location allows us to deliver easily accessible, comprehensive orthopedic care right here in lower Westchester," said Brandon Erickson, chief of orthope-

"Our team of fellowship-trained specialists provides expert, tailored care for every patient, from preventative and non-surgical care to complex surgical procedures and innovative biologic therapies."



From left: Elisa Petro; Shane Sabert; Marla Koroly, MD; David Seligman; Brandon Erickson, MD; Frank Schwab, MD; and Chris Anderson cut the ribbon. Photo credit: Northwell Health.

tics at Northwell's Phelps Hospital and regional director of orthopedics in Westchester. "Our team of fellowship-trained specialists provides expert, tailored care for every patient, from preventative and non-surgical care to complex surgical procedures and innovative biologic therapies."

Northwell says that patients requiring surgery will have streamlined access to its Phelps and Northern Westchester hospitals, as well as the

Surgical Specialty Center of Westchester in Harrison.

David Seligman, executive vice president and president Hudson Valley and Connecticut and chief integration officer for Northwell Health said, "Northwell Orthopedics in Westchester is now the fastest growing orthopedic service in this region. What we're seeing come to life here is a beautiful space. It's the set-up that we need to support an orthopedic practice."

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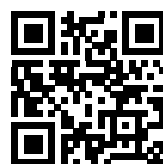
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Topping off for \$156M Elizabeth Seton center

BY PETER KATZ / pkatz@westfairinc.com

The steel structure has been completed with the final beam being hoisted into place recently for the Elizabeth Seton Children's young adult center at the site of the former St. Agnes Hospital on North Street in White Plains. The new center will serve young adults ages 18 to 35 with complex medical needs.

“Our young adult center is revolutionary. It will change the landscape of health care and set the bar for all that will follow,” said Pat Tursi, CEO of Elizabeth Seton Children's.

Elizabeth Seton Children's has facilities in Yonkers as well as White Plains. Elizabeth Seton Children's School provides education in both Seton's residential center and in community settings for children with medically complex conditions. Its Rehabilitation Center offers physical,



Final beam being put into position at Elizabeth Seton's new building in White Plains.

occupational and speech therapies along with medical specialties and care coordination services.

Elizabeth Seton explains that medical advances now enable more individuals with complex medical issues to thrive past their childhood and teenage years and into adulthood. Pediatric placement for young people with complex medical issues ends

at age 21 and many people who live into adulthood face being placed in a geriatric nursing home that may be unsuited to provide the specialized medical and emotional care that they need. Seton's new facility is designed to change that.

Elizabeth Seton anticipates that the new center will open in early 2028. The new five-story building would

“Our young adult center is revolutionary. It will change the landscape of health care and set the bar for all that will follow”

— Pat Tursi,
CEO of
Elizabeth Seton
Children's

include 111,000 square feet and would have a courtyard and rooftop gardens. It would hold 96 patient beds.

When it applied to the City of White Plains for the necessary approvals to construct the new facility Elizabeth Seton said that the center would generate 300 full-time jobs, including more than 150 in nursing. The construction is being handled by EW Howell Construction Group and the architect is E4H Environments for Health Architecture.

Tursi had told Westfair's Westchester County Business Journal that Elizabeth Seton cares for young people “with some of the most severe medically complex conditions and diagnoses, many from birth, and many can be genetic disorders. Most of our kids are in wheelchairs, strollers if very young, and graduate and continue to have their independence through their mobility devices.”

She described the new facility as one that will have national attention as a pilot that would set a standard of excellence and care and develop protocols to meet the young adults' needs.

COURTS

Thornwood carnivore promoter ordered to pay \$234,000

BY BILL HELTZEL / bheltzel@westfairinc.com

A Thornwood man who advocates a carnivore diet for treating medical conditions has been ordered to pay nearly \$234,000 for defaming a competitor.

U.S. District Judge Nelson S. Román issued a default judgment against Frank Tufano and Frankie's Free-Range Meat LLC, on May 21 in White Plains federal court. The award is based on recommendations by U.S. Magistrate Judge Judith McCarthy who determined from an inquest that Tufano “willfully and maliciously” defamed Dr. Paul Saladino, of San Diego.

Tufano has appealed Judge Román's decision, claiming, in part, that the court violated his constitutional rights.

Saladino operates the Institute for Functional Medicine in San Diego, and promotes a carnivore diet for treating medical conditions such as autoimmunity, chronic inflammation, and mental health issues.

In 2019, Tufano began spreading defamatory comments about Saladino on a YouTube page and on paulsaladino.com, an internet domain he registered, according to McCarthy. Tufano accused Saladino of plagiarizing his carnivore diet research and tarnished the doctor's reputation by posting sexually graphic and homophobic imagery.

Saladino sued Tufano for cyberpiracy, defamation and deceptive business practices, in 2020. He added Tufano's New York City business, Frankie's Free-Range Meat, in an amended complaint filed in 2021.

Tufano did not answer the amended complaint, and last year Judge Román granted a default judgment against Tu-

fano and Frankie's Free-Range Meat.

Judge McCarthy stated in her inquest report that there is a “high need for deterrence” in this case.

She found that Tufano willfully created the domain to tarnish Saladino's reputation and drive sales for his own business; failed to promptly remove defamatory content when Judge Román ordered him to do so; posted videos and comments “full of hatred and spite and falsely accused (Saladino) of heinous conduct;” and has continued to disparage Saladino.

Tufano, who also lists an address in Carbondale, Pennsylvania, near Scranton, accused Judge McCarthy of “ridiculous bias,” and asked the court to reject her findings. He said he did not answer the amended complaint because it was not properly served.

He stated that he is the victim. While Saladino made millions of dollars by promoting products based

“Saladino sued Tufano for cyberpiracy, defamation and deceptive business practices, in 2020”

on his research and used the wealth to harass him, Tufano claimed, he has had to shut down Frankie's Free Range Meat.

Tufano argued that Saladino and the court have infringed on his Freedom of Speech, and that there is no explanation for a ruling in favor of Saladino.

“Why else would Paul Saladino be allowed to make millions of dollars off of Frank Tufano's life's work,” he stated, “and then further ruin his life by getting his Freemason buddy judge to silence the victim?”

Judge Román found that Tufano's objections to Judge McCarthy's report “lack substance, are meritless, and largely repeat arguments previously raised.” He decreed that Tufano defamed Saladino and ordered him to pay the doctor \$233,883 in punitive damages, statutory damages attorney fees and legal costs.

Centennial new property manager of The SoNo Collection

BY GARY LARKIN / glarkin@westfairinc.com

NORWALK – Centennial, a national retail real estate owner and operator, has replaced Brookfield Properties as the property manager for The SoNo Collection, a premier luxury and lifestyle shopping center.

Under the agreement, effective immediately, Centennial will assume responsibility for day-to-day operations at the property, including property management, marketing, and accounting.

The announcement comes two months after the mall’s investors announced they were seeking a new owner as they had retained Chicago-based JLL Capital Markets as an exclusive advisor for a sale of the loan documents granting a first mortgage.

“We are proud to have been selected and entrusted to lead The SoNo Collection into its next chapter,” said Centennial President Paul Kurzawa. “This is a truly exceptional asset that has redefined the retail experience in Connecticut. Our focus will be on building upon the center’s strong foundation, driving sustained traffic growth, and deepening its role as a community anchor.”

Spanning more than 700,000 square feet, The SoNo Collection is New England’s newest large-scale retail destination and a cornerstone of the South Norwalk neighborhood. Since its opening in 2019, the center has emerged as a premier destination for the region’s “Gold Coast” market, offering a curated mix of premium, contemporary, and lifestyle brands.

The property is anchored by southern Connecticut’s only Nordstrom and the state’s only Bloomingdale’s, and features a strong lineup of globally recognized retailers, including Apple, Zara, H&M, Sephora, and Arhaus.

The SoNo Collection will remain open and fully operational throughout the transition, continuing to deliver a seamless experience for guests and retail partners alike.

Centennial brings a comprehensive third-party management platform to the assignment, combining strategic merchandising, experiential marketing, customized placemaking, and data-driven leasing.

JLL was hired by investors of GGP, a subsidiary of Brookfield Properties that fully acquired GGP (formerly General Growth Properties) in 2018 for \$9.25 billion.

The mall property, located at 100

N. Water St., is worth \$157.5 million, according to Norwalk’s 2025 Grand List. The property serves approximately 385,000 residents within a 10-mile radius earning average household incomes exceeding \$235,000.

Centennial operates more than 25 million square feet of retail destinations across 18 states. In the Northeast, the firm also manages Connecticut Post Mall in Milford, Trumbull Mall and Providence Place in Rhode Island.



The owner of SoNo Collection is Norwalk’s top property owner in 2024. Photo courtesy of SoNo Collection

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VS and Lennar move forward with planning for Cortlandt townhomes

BY PETER KATZ / pkatz@westfairinc.com

VS Construction Corporation and Lennar Homes are moving ahead with plans to develop 96 townhomes on land at 2003 Crompond Road in the Town of Cortlandt. After a presentation on an application seeking approval to create a 99-lot subdivision on the site, the Cortlandt Planning Board voted to refer the matter for review by the town's planning staff.



Concept rendering of six-townhome building at proposed Lennar development in Town of Cortlandt.

The development would include 10% affordable units and would be built on a portion of the Evergreen Manor project site. The proposal involves creating three more lots than the number of townhomes. They would be a common lot, a commercial lot, and an open space lot with wetlands.

Lennar Homes is the contract vendee for the property. The town requires that the units be sold through fee simple ownership rather than as condominiums. The way the subdivision would be set up allows for each owner of a unit to also own the associated

driveway, patio and green space, which under condominium ownership typically would not be individually owned. When the town adopted the Medical Oriented District (MOD) in which the property is located it mandated that developments in the MOD use fee simple lots.

Attorney David Steinmetz of the White Plains-based law firm Zarin & Steinmetz, representing applicant VS Construction, told the Planning Board, "Lennar Homes, a division of U.S. Homes, is one of the nation's largest homebuilders. We are extremely

"The development would include 10% affordable units and would be built on a portion of the Evergreen Manor project site"

pleased that they are the contract vendee to implement and develop the 96 proposed residential townhouses and they are here and have been coordinating with our team as we're now ready to advance this."

Steinmetz said that there would be a homeowners' association at the development that would be responsible for the exterior and open space maintenance along with snowplowing and other items that are specified.

"This is not Lennar's first rodeo," Steinmetz said. "If you're not aware and you look into it you'll see that Lennar is building residences throughout the nation, throughout the region. They have some rather large projects not far away and they're very excited to be coming into New York, and coming into Westchester in particular, coming into the Town of Cortlandt."

Steinmetz said that the main road for Evergreen Manor would be a public road feeding into a cul-de-sac. Off the cul-de-sac would be two private roads that service different units. He said that the townhouses would be developed in different groupings with four, five and six units in a building.

He said that the exact locations of the 10% affordable units had not yet been determined but it was likely that they would be distributed along the main artery along the eastern side of the property.

Steinmetz said there is sufficient driveway space at each unit to take care of guest parking. Some units would have two-car garages while others would have one-car garages. He said that the units vary in size from 2,000 square feet to 2,700 square feet.

"There are no amenities; there is no clubhouse or pool," Steinmetz said. "There has been a fair amount of discussion about that. Lennar's position is a development of this size is really not large enough to warrant some larger public amenity or community amenities."

Steinmetz explained that Lennar has determined that if a developer has "a community that is a little bit on the smaller side it saddles residents with a rather sizable common area maintenance charge for something that they may not actually make sufficient use of. There would be recreation fees paid to the town in connection with this development."

BUSINESS

Great Rock Capital leads trio of new long-term leases on Riverside Ave. in Westport

BY GARY LARKIN / glarkin@westfairinc.com



Great Rock Capital has signed a long-term lease for 285 Riverside Ave. in Westport. Photo courtesy of Baywater Properties

WESTPORT – Three financial services firms have signed long-term leases totaling 14,000 square feet on Riverside Avenue, according to The Feil Organization, a national real estate investment firm that brokered the deals.

The companies signing the leases include Great Rock Capital, an asset-focused private credit lender, which has signed a lease for 8,700 square feet at 285 Riverside Ave.; Steward Partners, a full-service independent wealth management firm based in Stamford, which has leased

2,800 square feet at 355 Riverside Ave.; and Carbon Reduction Capital, a renewable energy-focused investment banking firm based in New York City, which has leased 2,400 square feet at 33 Riverside Ave.

"Tenants today are being more deliberate about where they choose to locate, and Westport continues to attract companies seeking Class-A office environments that help them recruit talent and strengthen operations," said Randall Briskin, vice president of retail leasing at The Feil Organization. "These leases reflect Feil's

ability to provide businesses with the space they need to succeed."

In 2022, Feil acquired 285 Riverside Ave, 355 Riverside Ave and 33 Riverside Ave, three Class-A office buildings totaling 137,079 square feet. Situated along the Saugatuck River, each of these properties boasts waterfront views and contemporary design. In January, The Feil Organization announced its acquisition of 2-14 Post Road East in Westport from State & Main Streets LLC. The mixed-use property currently offers 3,200 square feet of available retail space.

The Feil Organization was represented in-house by Randall Briskin.

Health care under scrutiny at Nonprofit Westchester event

BY PETER KATZ / pkatz@westfairinc.com

Nonprofit Westchester (NPW) held a June 4 event at Manhattanville University in Purchase that was the first in a three-part series, “Inside the Nonprofit Sector.”

The morning conference, “Advancing Community Health: Aligning Cross-Sector Action”, convened high-level experts from across the nonprofit, health care, business, government, and higher education sectors to tackle complex socio-economic issues affecting Westchester County.

Westchester County Executive Ken Jenkins, who opened the program, emphasized the county’s dedication to shared responsibility.

“The fact that we have so many folks here from so many different sectors in one room speaks to how important this topic is,” Jenkins said. “When we talk about community health, we’re talking about much more than health care. It includes housing, nutrition, quality education, and economic opportunity. Government clearly can’t do this alone, health care providers cannot

do it alone, business can’t do it alone, and the nonprofits can’t do it alone. The most successful solutions emerge when we work together, share resources, and align our efforts around common goals.”

Among the aspects of health care under discussion were the shifting landscape, moving away from hospital-centric care toward community-based outpatient models, dealing with workforce shortages, and the role of artificial intelligence in health care delivery. Also discussed were planned cuts to Medicaid that could leave an estimated 400,000 New Yorkers without health insurance over time starting July 1.

“Too often we approach our greatest challenges through the lens of our own sectors, rather than recognizing the opportunity and necessity of working across sectors to solve problems,” said Jan Fisher, executive director of Nonprofit Westchester. “Today is an opportunity to start doing something different. In order to have healthy communities, we need to address more global issues like income dis-

parity, housing, education and other socio-economic factors. Meaningful progress does not always begin with large-scale, audacious initiatives. Sometimes the most impactful change starts with practical ideas, listening to each other, and small collaborative steps forward.”

The keynote address was by Dr. Lyndon J. Mitnaul, executive director at the Regeneron Genetics Center. He highlighted Regeneron’s partnership with historically Black colleges and universities.

“Regeneron supports global and local communities because we believe community plays a vital role in addressing health disparities, removing barriers, addressing root causes, and creating equitable opportunities for residents,” Mitnaul said. “Our approach as scientists is to keep you out of the hospital. With science and tools like AI, we can understand how human genetics interact with social determinants of health to transition toward a future of equitable, precision health care.”

Manhattanville University President Frank Sánchez spoke and

“Also discussed were planned cuts to Medicaid that could leave an estimated 400,000 New Yorkers without health insurance over time starting July 1.”

noted, “Community health cannot be solved in a vacuum. It requires an intersection of policy, corporate responsibility, grassroots advocacy, and higher education. From a higher education perspective, I think about how we fuel this ecosystem. We recently started the Westchester Public Health Network, comprised of 32 different organizations, to build interdisciplinary career pathways.”

He said hosting the gathering aligned with Manhattanville University’s commitment to health care education.

Other participants included: Megan Baldwin, New York state’s deputy secretary for health; Amie Parikh, CEO of Hudson Valley Care Coalition; Joe Simone, president of Simone Development Companies; and Monica Hidalgo, senior director of community relations for New York-Presbyterian.

Following the main presentation, attendees moved into breakout discussion groups focusing on seven core health areas: food access; economic stability; health care; arts and culture; housing stability; education; and technology.

REAL ESTATE

Greenwich retail property listed by Cushman & Wakefield

BY GARY LARKIN / glarkin@westfairinc.com

GREENWICH – The property that houses Black Rock Antique Center has been listed for sale by Cushman & Wakefield, the exclusive sales broker for the property.

The 179 Hamilton Ave. property consists of a two-story, 3,569-square-foot building which is fully occupied. The first-floor space is leased and occupied by the Black Rock Antique Center and is operated as a showroom.

The lease, which includes pro rata share reimbursements for taxes and common area maintenance, runs through the end of 2028. The 1,713-square-foot second floor space is leased to Timo & Violet—a luxury sustainable baby, kids and women’s brand blending organic fabrics, original artwork, and upscale boutique gifting shop. That lease expires at the end of 2027.

“The value of the property is placed at \$2.78 million by Trulia.”

The value of the property is placed at \$2.78 million by Trulia.

A \$950,000 mortgage was taken out on the property with Orange Bank & Trust of Middletown, New York, in February 2019 by 179 Hamilton Ave. LLC. That mortgage was assumed by 358 Lordae LLC and 179 Hamilton Ave Lordae 100S LLC on June 9.

The 20-year-old, 0.15-acre site is situated on the corner of Hamilton Avenue and Grand Street, allowing for prominent visibility, and has an 11-car rear private parking lot.

The property is in the retail and dining corridor along Greenwich Avenue that is complemented by private clubs, championship golf courses, yacht clubs, beaches, and expansive parkland.

The building includes an on-site 11-car private parking lot.



The retail property at 179 Hamilton Ave. in Greenwich has been listed for sale by Cushman & Wakefield. It is valued at about \$2.8 million by Trulia.



Westfair's Natalie Holland welcomed the attendees and was followed by the guest speaker for the event, Tami Wilson, COO of the nonprofit Feeding Westchester.

Wilson recalled the mixture of joy and humility she felt when she was honored with a C-Suite Award at the 2025 ceremonies.

"It's about more than titles; it's more than budgets; it's more than strategies or outcomes," Wilson said. "The true measure of leadership is not how far we go, but how many people will be bring along with us. It's about developing others, creating opportunities, opening doors and leaving people stronger than when we found them."

Wilson noted that she often tells her staff that she wants to take them along on the journey with her.

"No matter what sector we serve, we all have the ability to make an impact that extends far beyond our organizations," Wilson said. "We shape culture, we inspire growth, we help others believe in what is possible for themselves."

The master of ceremonies for the awards portion of the evening was Adam Hammerman, CFO of New York Medical College. He explained that the award recipients were asked to comment on their methods for keeping opera-

tions competitive in a tough climate without compromising values or to describe some of the ways they are enhancing loyalty and a sense of belonging among employees.

The first honoree was **Peter Ferraro Sr.**, CEO of the New York Self Storage Association, who also is a commercial real estate developer based in Westchester. He has built more than 250,000 net rentable square feet of self-storage units across Westchester County and the Catskills.

Honoree **Tim Foley**, CEO and executive vice president of The Building & Realty Institute of the Hudson Valley noted that the vision and values of the organization

Include advocacy on behalf the members, the industry, and a pro-housing vision of economic development along with collaboration through working toward a common purpose and shared goals. Foley also serves as director of the Building and Allied Construction Industries of Westchester, affiliated with the National Association of Home Builders and the New York State Builders Association.

Anthony B. Gioffre III, managing partner at Cuddy & Feder LLP has been a key member of the firm's Management Committee for more than a decade. As a land use

attorney he represents national developers, retailers, religious institutions, and individuals before municipal and state land use, zoning, and environmental agencies across the region. Gioffre said that his firm's commitment to values strengthens its competitiveness and enhances its reputation. He emphasized that while a reputation takes an entire career to build, it can be undone by a single careless mistake.

Award recipient **Tim Kane** is president and CEO of Goodway Technologies, a manufacturer of industrial maintenance solutions serving the HVAC, facility management, food and beverage, manufacturing, energy, utilities and maritime industries. He pointed out that younger employees want more responsibility earlier

and a stronger investment in development, building a connection between the company's growth and their personal growth. He said if young employees can see a future at the company and feel like they're helping shape it they're far more likely to stay.

Regginald L. Jordan is vice president of clinical services and executive director at Montefiore Mount Vernon Hospital. He said that he has focused on creating an environment where people feel

1 C-Suite achievers celebrated at Westfair event

Fifteen leading executives in Westchester and Fairfield Counties were honored at the Westfair Communications 2025 C-Suite Awards on the evening of June 10. The event took place at the Mansion on Broadway in White Plains.



**Westfair
Business Journal**

2026 Hall of Fame C-Suite Honoree

Dr. Corine E. Lurry-Mabin
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Dr. Corine E. Lurry-Mabin's visionary leadership, commitment to trauma-responsive care, and unwavering dedication to children, families, and communities continue to advance Andrus's mission and strengthen its impact throughout Westchester County.

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**Congratulations to
Cuddy + Feder
Managing Partner Tony Gioffre
and all the
2026 C-Suite Award Honorees**



Congratulations Marissa Weidner

2026 C-Suite Honoree

We applaud Marissa Weidner on being named a Westfair Business Journal 2026 C-Suite Honoree.

Marissa's leadership and commitment to excellence have become the heartbeat of the Westchester/Fairfield County region's economy in a positive profound way.



Marissa Weidner,
Chief Corporate
Responsibility Officer

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connected to their work, their growth, and the community the hospital serves. He said the hospital has been creating real opportunities for employee advancement and skill development.

According to honoree **Glen LeBlanc**, executive vice president and chief lending officer at the Fairfield County Bank, community banking extends far beyond banking, and strives to build deep, meaningful partnerships within the communities. He said that it is important to redefine loyalty as mutual and not one sided. Employees, especially younger ones, must know that their growth is important to management.

Honoree **Corine Lurry-Mabin** is president and CEO of Andrus, a non-profit organization located in Westchester with a campus in Yonkers that is dedicated to providing mental health, educational, and other services. She said that her personal values must align with the organization's mission for her to lead with integrity. She said that a strong alignment fuels creativity and ingenuity, opening pathways to remain competitive without sacrificing purpose.

Deirdre McCloud Childs, chief marketing officer at Monoco Advisors, has led a rebrand across the firm's growing multi-office orga-

nization, aligning marketing, media, technology and sponsorship initiatives with a client-focused approach centered on trust and long-term relationships. She said that at Monoco, their client-first, fiduciary mindset involves knowledge, care, optimism, humility, strength, and more. She said that values aren't decoration but rather are the foundation.

Honoree **Martin G. Morgado** has been president and CEO of Ives Bank since 2016. Under his leadership, Ives Bank expanded to 16 locations and grew to \$1.7 billion in assets, a 75% increase that helped position the bank among the strongest financial institutions in Connecticut. He serves on the New York Federal Reserve Community Depository Institutions Advisory Council, chairs the Connecticut Bankers Association and the Western Connecticut State University Foundation, is president of the Greater Danbury Chamber, chair of the Palace Theater board in Waterbury and treasurer of the Connecticut Community Bankers Association.

Award recipient **Charles Okyere** is CFO of Mutual Security Credit Union, which has been serving members and communities in Connecticut since 1954. Before joining Mutual Security Credit Union, he held senior leadership

roles at Citibank, EY, Old Mutual and Barclays. He said that he focuses on maintaining a purpose-driven culture at the institution and providing continuous development to encourage young employees. He said important elements include flexible employee-driven mobility, continuous coaching and relational engagement.

Honoree **Amie Parikh** is CEO of the Hudson Valley Care Coalition, where she oversees strategy and operations focused on improving access to health care and social services across the Hudson Valley. Under her leadership, HVCC secured a \$44 million grant through the New York Health Equity Reform waiver program, positioning the organization as the region's lead Social Care Network. She noted that the organization stays competitive by clearly defining what is non-negotiable and where flexibility is possible. She said the organization's values are not abstract but are reflected in its policies, partnerships and performance expectations.

Another recipient of a Westfair C-Suite award was **Anthony Pili**, senior vice president and chief innovation officer at Orange Bank & Trust Company. When he served in the role of the bank's director of cash management, he helped lead Orange Bank & Trust to be a tech-

nology leader in digital banking and payments. He said that loyalty, especially when dealing with younger employees, is a two-way street built on transparency. He said that he provides his team with direct insight into C-Suite decision-making and the obstacles being faced. He said that having employees help draw the roadmap a company is following develops a level of ownership that makes the cost of leaving far higher than the cost of staying.

C-Suite Award honoree **Ereida Spaho**, a CPA and partner in the firm Landwehr & Spaho CPAs noted that she remains focused on the firm's long-term growth objectives while navigating ongoing changes such as evolving tax legislation, technological advancements, and the challenges of attracting and retaining top talent—all while maintaining strong, trusted relationships with clients and the community.

She said they set their goals based on both professional and ethical principles and work consistently toward them and does not believe that competition forces them to compromise the values.

Honoree **Tiffany Stewart**, is founder and CEO of the Birth-Write Consulting Group that serves organizations in Fairfield, Westchester and elsewhere. She has helped clients secure over \$7 million in

funding and has led initiatives that expand workforce development, education access, and community innovation. She says that while there can be a fine line between staying competitive and compromising values, her values are nonnegotiable. She doesn't believe values have to be compromised to remain competitive and leans on creativity as her greatest asset.

A C-Suite Award went to **Marrissa Weidner**, executive vice president and chief corporate responsibility officer for Webster Bank, which has more than \$85 billion in assets. Weidner says that integrity, collaboration, accountability, agility, respect, and excellence are not slogans for Webster Bank. Rather, they are the standards that guide the bank's decisions, especially when the pressure is on. She explains that her role is to ensure those values don't bend when the stakes rise. Weidner says that if an opportunity requires the bank to compromise values, it's not the right opportunity.

Supporters of the 2026 C-Suite Awards were: Action Entertainment; Andrus; The Building & Realty Institute of the Hudson Valley; Cuddy & Feder LLP; Sharc Creative; and Webster Bank. Christina Dufour and Michael Crystal attended and offered advice on creating clear and engaging presentations.

Guest Presenters:



Blanca P. López, M.S.
Commissioner of Planning



Jim Maisano
Consumer Protection
Director



Leslie E. Liberatore,
MSN, FNP-BC
Health Services Coordinator,
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Travel Talk — Villa Miraé, Antibes, France

BY JEREMY WAYNE / jwayne@westfairinc.com

“When good Americans die, they go to Paris,” Oscar Wilde famously quipped, although over the summer months he might have reworked it: “When especially good Americans die, they go to the Riviera.”

Because, come the summer, the French Riviera, made fashionable by the British aristocracy toward the end of the 19th century – a popularity consolidated by well-heeled, well-connected and occasionally charmingly dissolute Americans in the Roaring '20s – really is heaven.

But with around 150 miles of beaches and coastline, the next question is where to go – or perhaps, where to base yourself?

My answer to that is Antibes, which lies between Nice, capital of the Côte d'Azur and Cannes. Neither as urban as the former nor as flash as the latter, it's the perfect size resort. And it's a gem.

Antibes has a 16th-century fort and a magnificent port, a beautiful Promenade du Soleil and graceful public gardens. And culturally, Antibes punches well above its weight, with a rich offering that includes superb musical events, artist trails and splendid museums – one of which is the town's highly regarded Picasso Museum.

Antibes also has villas and mansions galore, many of them (or their gardens)

open to the public, like the Villa Eilenroc – once owned by American businessman Louis-Dudley Beaumont. Or the sienna-colored castle, Villa la Vigie, once owned by the American gas magnate and philanthropist Frank Jay Gould and his wife, Florence.

(His local claim to fame was that he and his siblings inherited Lyndhurst in Tarrytown from their father, railroad tycoon Jay Gould.) And then there's the glorious, all-white Château des Juan-les-Pins, built around 1860, once the residence of Queen Emilie of Saxony and later the home of Rudolf Valentino.

Yes, you may well sigh.

Antibes–Juan–Les–Pins, as the town is correctly styled, incorporating its smaller but busier neighbor “Juan,” also has excellent restaurants and stores – from big name fashion houses to charming independents – as well as one of the best outdoor food markets on the Riviera, and yet it improbably retains an almost village-y vibe.

And as if all of this were not enough, Antibes has a beautiful new hotel, Villa Miraé, open just a year and a member of the prestigious Relais & Châteaux association. It's located in Cap d'Antibes, an essentially calm, exclusive promontory, which has a kind of discreet, King's Point, Long Island,



Aerial view of Villa Miraé in Antibes, France. Courtesy Villa Miraé.

feel to it, but with palm trees, bougainvillea, plumbago and agapanthus replacing Long Island's, maples, ferns and black-eyed Susans.

The hotel was celebrating its first birthday on the evening I arrived, and so was en fête, which is to say gently partying. This came as a surprise to me, but a delightful one. A jazz band played Harry Styles and Ed Sheeran numbers in a kind of slow-tempo smooch, while waiters circulated among the well-dressed guests, making figures of eight with their trays of mini croque monsieurs and strips of pissaladière, the classic Niçois preparation of tomato and anchovy on flatbread. Bartenders poured glasses of Laurent-Perrier Brut Champagne from magnums, and celebrity chef Mauro Colagreco, whose 3-Michelin star restaurant Mirazur is along the coast in Menton, and who is taking over the restaurants at Villa Miraé, introduced his kitchen brigade. It was a night to remember and a great start to my stay.

Next morning, breakfast in the Villa Miraé's courtyard was quite the sensory experience, with buttery baby croissants, superb jams, yogurt from cows which I was told grazed nearby, omelettes made to order on the terrace with eggs from happy hens – and beautiful fruit, all just coming to season. Almost everything was local because, in the South of France, “local” tends to

mean the best there is.

But breakfast was only a prelude to what was to come. At lunch at the hotel's Miraé terrace restaurant, carpaccio of gamberoni, spotlighting raw prawns, followed by a slow cooked shoulder of lamb, perfumed with the herbs of Provence, were the stand-outs, while at dinner at Amarines, the hotel's “gastronomic” restaurant, wonderful local fish and shellfish, along with Colagreco's signature “tiger” veal – from a rare breed of Corsican cattle – took center stage.

Villa Miraé's swimming pool isn't huge, and therein lies its beauty – just the right amount of space you need between your own luxurious chaise longue and your neighbor's but still an intimate, all-pervading pool ambience. And for beach lovers, there is a private deck across the street, with beach access, (although it should be noted that the area behind the beach is currently undergoing a major redevelopment). The hotel also has a small wellness center, located in a cabin in the grounds.

Did I mention the guest rooms? There are 35 of them, each with its own private terrace. I was hardly ever in my mine, which was a pity, because it was beautifully appointed, with its own dressing room, sitting area and, yes, a generously-sized terrace. Using frescoes and mosaics inspired by the Azurean heritage and motifs paying homage to Jean Cocteau and Henri Matisse, French-born designer Oscar Lucien Ono has done a wonderful job, not only in the guest rooms and suites but throughout the entire property.

I found Villa Miraé to be thoroughly friendly, sophisticated certainly but subtle and restrained. But, of course, if it's high-octane glamour you're after (and if you're happy to pay an arm and a leg for a glass of Provençal wine or a gin and tonic, in contrast to Villa Miraé's relatively modest prices), you can always visit the nearby world-famous Hôtel du Cap-Eden-Roc, which was the inspiration for Gausse's Hotel des Étrangers in F. Scott Fitzgerald's “Tender is the Night.”

Then again, no matter where you stay, or dine, or simply hang out, what really survives in Antibes is not glamour exactly but the memory of people who once believed in it completely. And that is certainly good enough for me.

Jeremy Wayne is a travel adviser with Superior Travel of New York. Contact him at jwayne@superiortravel.com.



Bar at Villa Miraé. Photograph by Jeremy Wayne.

“Antibes also has villas and mansions galore, many of them (or their gardens) open to the public, like the Villa Eilenroc – once owned by American businessman Louis-Dudley Beaumont.”

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Early retirement: It's not just for the rich

BY CHRIS KAMPITSIS AND BEN SOCCODATO

It's the dream of many — retire early so you can live the life you really want to live. But is it feasible? With careful planning, you can work around those important milestones like age 59½ for penalty-free withdrawals from your 401(k) and/or Roth IRA, and age 65 for Medicare eligibility. Here's what to consider if retiring early is on your radar:

Start with a real plan — The first step is sitting down with a Certified Financial Planner (CFP) and getting clear on two things: Do you have enough money, and where will the money come from? That second question is where strategy really matters.

Where will you access funds? — Non-retirement accounts are often

the first place to look. Brokerage accounts, life insurance cash value, savings and certificates of deposit (CDs) can all provide liquidity without penalty at any age. Building these assets as part of your overall plan is one of the smartest things you can do if early retirement is the goal.

Rule 72(t), or penalty-free withdrawals from retirement accounts at any age —

Most people don't know this exists. Rule 72(t) allows you to take early withdrawals from retirement accounts such as IRAs, old 401(k)s and 403(b)s without the 10% Internal Revenue Service (IRS) penalty, regardless of your age.

The catch is that payments must follow what's called a Series of Substantially Equal Periodic Payments

“The trade-offs are that it only applies to your most recent employer plan, and you must be at least 55 when you separate from service.”

(SEPP). Once you start, you can't stop or change the payments until you reach 59½ or the account is depleted. It requires commitment, but it's a powerful tool.

Rule of 55: More flexibility, but with conditions — If you retire at 55 or older, the Rule of 55 may give you more flexibility than 72(t). It allows penalty-free distributions from your most recent employer's 401(k) and, unlike SEPP, you can take funds on an as-needed basis without locking into a fixed schedule. The trade-offs are that it only applies to your most recent employer plan, and you must be at least 55 when you separate from service.

Don't overlook your Roth IRA — Contributions to a Roth IRA can be withdrawn at any time, tax-free and penalty-free, for any reason. That makes it one of the most flexible assets in an early retirement plan. Just keep in mind that earnings are only acces-

sible penalty-free once you're 59½ and the account has been open for at least five years.

Plan for health care — This is one of the most overlooked costs in early retirement. Without employer coverage, health-care expenses can be significant. Factor this in early. It can make or break an otherwise solid plan.

Use low-income years strategically — Early retirement often means lower taxable income, and that's actually an opportunity. It may be the ideal time to execute Roth conversions, moving money from pretax accounts into a Roth at a lower tax rate, setting yourself up for tax-free income down the road.

Early retirement isn't just for the ultra-wealthy. It's for anyone who plans with intention.

Chris Kampitsis and Ben Soccodato head The SKG Team at Barnum Financial Group in Elmsford.

For a special Fourth, try easy-care patriotic container gardens

BY MELINDA MYERS

Add some red, white and blue to your gardens and containers in celebration of the 250th birthday of the United States. When designing your plantings, be sure to select plants suitable for the growing conditions and those that will look great not only on the Fourth but throughout the growing season.

White petunias, alyssum and dusty millers are traditional favorites. These along with red geraniums and zinnias and blue salvia, ageratum and petunias are often used to complete a patriotic combination.

Consider trying something new for this special celebration. Suntory Flowers Soiree Kawaii vincas (*Catharanthus*) retain their beautiful compact shape and impressive floral display all season long and with minimal care. The Lady Liberty Mix features Red Shades, White Peppermint and Blueberry Kiss Soiree Kawaii varieties.

You may also know these and other *Catharanthus* as annual, rose and Madagascar vinca. The Soiree Kawaii varieties like the other vincas are heat

and drought tolerant once established. Grow them in full sun or dappled shade with well-drained soil in garden beds and containers filled with a quality potting mix. Plant somewhere you can enjoy their flowers and the visiting butterflies and other pollinators. You'll appreciate their easy-care nature, pollinator appeal

and resistance to deer and rabbits.

Let your red, white and blue arrangement shine in a simple black, green or terra-cotta pot. Or fill containers with all white, red or blue flowers set in a red, white and blue pot. Purchase one or create your own from a plain terra-cotta pot or upcycled items like coffee cans, buckets, food tins and crates. Select a paint appropriate for the container's surface and the outdoors. Add drainage holes if necessary and possible. If you can't provide needed drainage, grow the plants in a basic nursery pot. Set this container in your patriotic pot and use stones to elevate the inner container to the proper height and above any water that collects in the bottom. Dress it up a bit by covering



A container garden planted with the Lady Liberty Mix of Soiree Kawaii vincas. Courtesy Suntory Flowers

the surface with decorative moss or mulch.

Give your containers of herbs and tropical plants a festive touch with some additional color. Place red, white and blue bandanas or placemats under these pots and your place settings.

Welcome guests with a few stars painted on the lawn with grass safe marking chalk spray. Just create cardboard stencils and head out to the lawn. Check the label of the paint you select to make sure it is safe to use on grass plants.

As you gather with friends and family, take some time to celebrate the contributions by individuals and organizations that have been instrumental in the creation and preservation of our democracy. It is also a chance to look forward to the future we want to create.

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



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John Ravitz retiring from BCW; Noam Bramson joining organization

BY PETER KATZ / pkatz@westfairinc.com

John Ravitz, executive vice president and COO of the Business Council of Westchester (BCW) plans to retire effective Dec. 31, after fifteen years with the organization. The BCW has named Noam Bramson, the former mayor of New Rochelle, as executive vice president for government affairs and economic development. Bramson will join the BCW effective July 1.

Prior to joining the BCW, Ravitz served six terms as a New York state assemblyman representing the East Side of Manhattan. During his twelve years in the legislature, he served as assistant minority leader and assistant minority whip, was the ranking member of the Health Committee, and served on the Higher Education, Education, Mental Health, and Children and Families committees.

Ravitz also served as CEO of the American Red Cross in Westchester

County and COO of the American Red Cross' Greater New York Region.

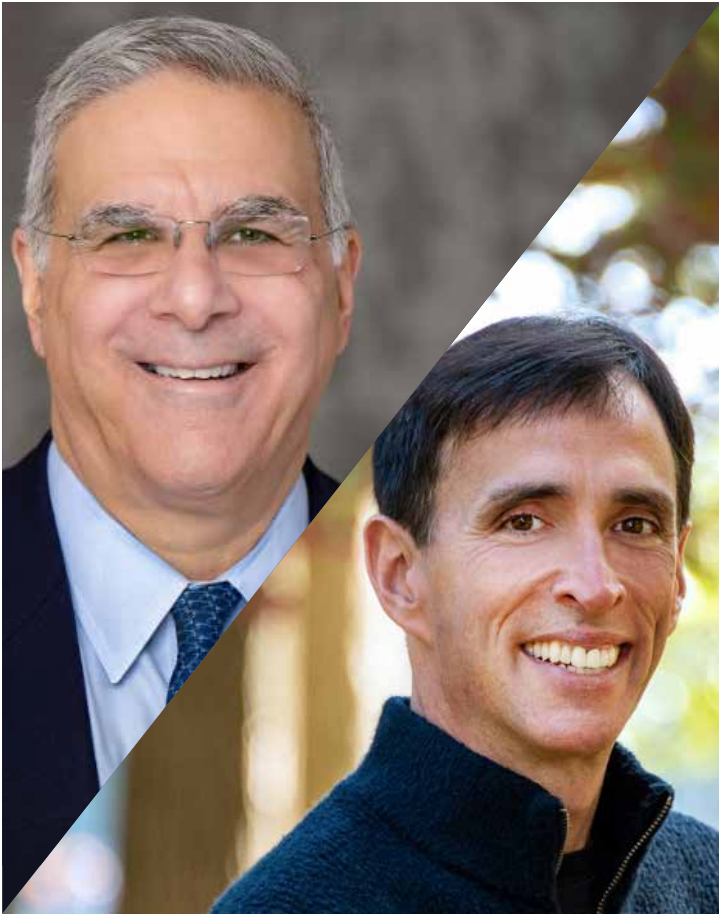
Bramson served as mayor of New Rochelle from Jan. 2006 through Dec. 2023. During his tenure, the city experienced dramatic changes through extensive downtown development. He also was at the helm when New Rochelle experienced the first Covid outbreak in the eastern U. S.

From Jan. 2024 through March 2026, Bramson served as executive director of Sustainable Westchester, a nonprofit intermunicipal consortium focused on providing clean energy. In this capacity, he worked closely with BCW's Clean Energy Action Coalition and with state, county, and local leaders across the region.

"We will all miss John deeply," said Dr. Marsha Gordon, president and CEO of the BCW. "He has been a role model not only for our organization but for business associations through-

out the state and beyond, setting the gold standard for how to represent members effectively at every level of government. He has developed countless initiatives that have defined the BCW and made us what we are today. He will be greatly missed. At the same time, we could not be more enthusiastic about welcoming Noam Bramson to our team. His experience as mayor of one of Westchester County's most dynamic cities, and his first-hand role in overseeing its extraordinary economic transformation, makes him an outstanding choice to fill John's very big shoes. We are so proud and pleased to have him join us."

According to Jamie Schutzer, chairman of BCW's Board of Directors, "Under John's leadership, the BCW emerged as the region's most effective advocate for business. We are confident that Noam's distinguished record of leadership, strategic acumen, and government expertise will build meaningfully upon this strong foundation and further elevate the BCW to new heights."



From left: John Ravitz and Noam Bramson

Tompkins Community Bank changing its name

BY PETER KATZ / pkatz@westfairinc.com

Tompkins Financial Corporation, headquartered in Ithaca, says it is rebranding its bank Tompkins Community Bank as Tompkins Bank & Trust. Tompkins reports having more than 54 banking offices serving New York and Pennsylvania. Founded in 1836, Tompkins Community Bank serves the Western, Central and Hudson Valley regions of New York and the Southeastern region of Pennsylvania. Branches include those in Yonkers, Sleepy Hollow, Pleasantville, Mount Kisco, Putnam Valley, Mahopac, Brewster, and Hopewell Junction.

"The new name better reflects who we are today and the strength of the relationships we have built over generations," said Stephen Romaine, president and CEO of Tompkins Financial Corporation. "While our name is evolving, our purpose remains the same: to serve as a trusted financial partner and to help our customers, businesses and communities thrive. We are proud of our history, excited about this next chapter, and deeply committed to continuing to meet the needs of the communities we serve."

Charles J. Guarino, senior vice president and chief banking operations officer, told Westfair's Westchester County Business



Tompkins branch at 766 Yonkers Ave. in Yonkers. Photo via Google Maps.

Journal, "While there will be subtle changes to our logo to reflect the new name, we are not planning any major revisions to our branding."

Guarino said that an updated bank logo will be released at an appropriate time after regulatory approval.

"We are following the required New York state requirements for a name change," Guarino said. "Initially, this requires an application to be submitted to the Department of Financial Services. After a commentary period, they will approve or deny the request at which point (assuming approval) the bank will move forward with updating its name across documents and materials used by the bank as soon as feasible. As of the effective date of our change, Tompkins plans to operate under the new name immediately with updates to signage and advertising materials made over the course of 2026."

CT health insurers file for double digit premium increases

BY GARY LARKIN / glarkin@westfairinc.com

Four Connecticut-based health insurers have filed for premium rate increases from nearly 13% to 23% in 2027, according to the Connecticut Insurance Department. There are five filings made by four health insurers for plans that currently cover approximately 220,000 people (157,000 individual and 63,000 small group).

“These filings reflect a broader challenge facing Connecticut’s health-care system,” Connecticut Insurance Commissioner Josh Hershman. “Connecticut families are under increasing pressure from rising healthcare costs, and the current trajectory is unsustainable.”

Anthem Health Plans and ConnectiCare Benefits Inc. (CBI) have filed rates for both individual and small group plans that will be marketed on and off Access Health CT, the state-sponsored health insurance exchange. ConnectiCare Insurance Company Inc. (CICI) filed individual rates for OFF the exchange and UnitedHealthcare filed small group rates OFF the exchange.

This year there is a decrease in the number of rate filings because UnitedHealthcare and ConnectiCare have each notified the state of

planned internal insurer consolidations. Both companies will remain active in Connecticut’s health insurance market, and consumers will continue to have coverage options available from these companies for the 2027 plan year. Consumers affected by these changes will receive information from their insurer prior to renewal explaining any impacts and available coverage options.

The 2027 rate proposals for the individual and small group market are on average lower than last year for individual and higher than last year for small group:

The proposed average individual rate request is a 16.2% increase, ranging from -3.4% to 25.2% by plan. This compares to 23.3% percent request for 2026.

The proposed average small group rate request is a 17.8% increase, ranging from 11% to 23.3% by plan. This compares to 13.1% average request for 2026.

Specifically, Anthem has filed for a 12.8% rate increase for individual and 17.4% rate increase for small group. ConnectiCare Benefits filed for a 22.7% increase for individual. UnitedHealthcare filed for a 18.9% increase for small group.

“The state insurance department will conduct actuarial reviews on each filing to determine if they are justified and will either approve, reject or modify the request.”



According to the insurance department, insurance carriers listed the following reasons for the proposed increases:

Trend: Trend is a factor that accounts for rising health care costs, including the cost of prescription drugs and the increased demand for medical services.

Experience: Experience adjustment necessary to reflect deteriorating experience from the prior rating period to the current rating period.

Expiration of the Enhanced federal subsidies (Individual only): Adjustment needed to experience year to reflect the increased morbidity with a market contraction as more healthy

lives will lapse with significant increases in premium.

The state insurance department will conduct actuarial reviews on each filing to determine if they are justified and will either approve, reject or modify the request. The minimum 30-day public comment period on all filings began June 5. Comments can be filed online through the link that accompanies every filing or can be delivered to CID at P.O. 816, Hartford, CT 06142-0816.

The department expects to make final rulings on the proposals in early September. Open enrollment for the 2027 coverage year is expected to begin on Nov. 1, 2026.

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"Local law firms turn to us for counsel when complex matters escalate and demand sophisticated legal strategy and courtroom credibility."

— Russell Yankwitt

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Connecticut Enacts Sweeping Workforce and Employment Reforms Under HB 5003

By Marc T. Finer, Principal, Cummings & Lockwood LLC

Overview

Governor Ned Lamont signed House Bill 5003, An Act Concerning Workforce Development and Working Conditions in Connecticut, into law on May 11, 2026. The Act introduces broad changes affecting wage transparency, workplace accommodations, contractor liability, and employee protections across multiple industries. Below is a concise overview of the provisions most relevant to employers.

Mandatory Wage Transparency in Job Postings

HB 5003 significantly expands Connecticut's wage transparency requirements. Connecticut law currently requires employers to disclose a wage range upon the request of a job applicant, or when tendering an offer of employment. The bill now requires that employers include the wage range and a general description of benefits in all public and internal job advertisements. The law also strengthens anti-retaliation protections, extending the statute of limitations for claims to two years.

Ban on Stay-or-Pay Training Repayment Agreements

The Act prohibits most training-repayment promissory notes, expanding an existing ban that previously applied only to large employers. Agree-

ments requiring repayment of advances, property costs, or sabbatical leave remain permissible.

Mandatory Lactation Accommodations

Employers must now provide reasonable break time for employees to express breast milk, in addition to standard breaks. Employers must also make reasonable efforts to provide a private, intrusion-free room with access to refrigeration or permit an employee-provided portable cold storage device in which the employee can store the employee's breast milk, including access to an electrical outlet.

New ADA Accommodation Notice Requirements

All employers must provide written notice of employees' rights to reasonable accommodation under the ADA:

- To new hires at the start of employment;
- To existing employees within 120 days of October 1, 2026; and
- To any employee who notifies the employer of a disability, within 10 days.

Posting a compliant Labor Commission notice satisfies this requirement.

Changes to Teacher Termination Procedures

HB 5003 aligns the standard for reviewing

termination of tenured teachers with the standard used for other disciplinary actions under collective bargaining agreements. Hearings must now be conducted before a mutually selected impartial hearing officer or through the American Arbitration Association using its expedited selection process.

Joint and Several Liability for Wage Theft in Construction

Beginning January 1, 2027, general contractors will be jointly and severally liable for unpaid wages owed by subcontractors. Employees may sue the subcontractor, the contractor, or both, after providing 30 days' notice. Any contractual waiver of this liability is unenforceable.

Job Security for Service Contract Workers

Entities taking over service contracts at covered locations must retain the existing workforce for 90 days. As the document states, covered locations include multifamily residential buildings with 50 or more units; commercial centers occupying more than 75,000 square feet; municipal office buildings; public or nonpublic schools; cultural centers; shopping malls or bank branches; industrial sites; pharmaceutical labs; airports; train stations; warehouses, distribution centers, or other facilities with the primary purpose of storage and distribution; and indepen-

dent institutions of higher education. Workers may not be terminated during this 90-day period absent just cause, and employers must conduct a performance evaluation at the end of the 90 days. Following the 90-day period, employers must continue to employ workers whose performance is deemed satisfactory.

Enhanced Workers' Compensation for Assaulted Education and Healthcare Workers

Educators and healthcare providers assaulted in the course of their duties are entitled to 100% of their average weekly earnings, plus reimbursement for medical expenses and lost wages related to court appearances. Time away from work due to the assault-related injury or court appearances cannot be charged to sick leave, vacation, or personal time off.

If you have any questions regarding this article, please contact:

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mfiner@cl-law.com



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EVENT INFORMATION: Natalie Holland at nholland@westfairinc.com

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Business Journal**



WESTCHESTER

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, June 3 - 9

DS Fordham Landing 2 LLC, Mount Kisco vs. Namdar Fordham Landing LLC, et al, 26-7069-SHL: Adversary proceeding in Fordham Landing Chapter 11 (26-22259), Attorney: pro se.

309 North Avenue LLC, New Rochelle, Ashley Cedington, managing member, 26-22564-SHL: Chapter 11, assets \$0 - \$50,000, liabilities \$500,000 - \$1 million, Attorney: pro se.

68 Maple LLC, Airmont, Abraham Augenstein, manager, 26-22567-SHL: Chapter 11, assets and liabilities \$0 - \$50,000, Attorney: pro se.

73 N 14 Holding LLC, Spring Valley, Yakov Birnhack, member, 26-22576-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000, Attorney: pro se.

Mazel on Del LLC, Woodbourne, Benjamin Friedman, authorized representative, 26-35604-KYP: Chapter 7, assets and liabilities \$1 million - \$10 million, Attorney: pro se.

Law Office of Sanjay Chaubey, Pleasantville, 26-22579-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million, Attorney: Dawn Kirby.

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

U.S. District Court, White Plains

Local business cases, June 3 - 9

Kimberly Christian, Lexington, KY vs. The Culinary Institute of America, Hyde Park, et al, 26-cv-4711-NSR: Personal injury, Attorney: Lawrence M. Simon.

Rebekah Visingardi, White Plains vs. New York Presbyterian - Westchester Behavioral Health Center, White Plains, 26-cv-4769-PMH: Family and Medical Leave Act, Attorney: Justin W. Reiter.

G.A.M.E. Sportwear Ltd., Yorktown Heights vs. Timely Advertising Specialty Co., Cleveland, OH, 6-cv-4785-JGLC: Breach of contract, Attorney: Matthew A.M. Beyer.

Traub Lieberman Straus & Shrewsbury LLP, White Plains vs. National Life Insurance Co., Montpelier, VT, 26-cv-4826-PMH: Insurance, Attorney: Evan S. Schwartz.

Image Professionals GMBH, Munich, Germany vs. Krave New Roc Inc., New Rochelle, 26-cv-4845: Copyright infringement, Attorney: Daniel Desouza.

Pita Concept Corp., Airmont, et al vs. Erie Insurance Co., Erie, PA, 26-cv-4880: Insurance, removal from Rockland Supreme Court, Attorney: Plaintiff pro se, Roy A. Mura for defense.

Federal Tax Liens, \$10,000 or greater,

Westchester County, June 3 - 9

176 Palisade Holdings LLC: Yonkers, 2021, 2023 partnership income, \$10,946.

Aggrey, Joseph and Agnes: Yorktown Heights, 2023 - 2024 personal income, \$37,349.

Agudo, Nell: Yonkers, 2015 - 2024 personal income, \$143,340.

Baptiste-Garcia, J.: Pleasantville, 2019 - 2024 personal income, \$55,724.

Borys, Bart J.: Harrison, 2024 personal income, \$665,071.

Caldararo, John A.: New Rochelle, 2020 - 2022 personal income, \$19,108.

Cao, Zuojun: Port Chester, 2014 personal income, \$83,821.

Carrard, Sandra: Ossining, 2015 - 2021 personal income, \$71,733.

Chemtob, Victor and Alexandra L.: Chappaqua, 2021 - 2022 personal income, \$55,016.

Collier, Julia V.: Bedford, 2024 personal income, \$88,922.

Dawson, Joyce: Mount Vernon, 2023 - 2024 personal income, \$50,704.

Detrick, Marc: Mohegan Lake, 2022 - 2024 failure to collect employment taxes, \$13,288.

Dinanzio, Christopher: Yonkers, 2017 - 2022 personal income, \$281,424.

Dorsainville, Gregory: White Plains, 2021 - 2024 personal income, \$128,180.

Fan, Yingjiu: Port Chester, 2014 personal income, \$83,821.

Fiske, Denis W. and Amy E.: Bronxville, 2022 - 2023 personal income, \$70,107.

Garcia, Giordano: Pleasantville, 2019 - 2024 personal income, \$55,724.

Girona, Mario Jr.: Mamaroneck, 2022 - 2024 personal income, \$53,750.

Gordon, S.: White Plains, 2021 - 2024 personal income, \$128,180.

Hysenaj, Diamant and Tereza: Scarsdale, 2022, 2024 personal income, \$111,940.

JC Services Inc.: South Salem, 2022 quarterly taxes, \$21,649.

Johnson, Pearl: Yonkers, 2013 personal income, \$1,768,502.

Juarez, Juan: Yonkers, 2023 personal income, \$106,406.

Lojewska, Justyna: Harrison, 2024 personal income, \$665,071.

Macamus, Mary Glendine: Yonkers, 2015 - 2024 personal income, \$143,340.

Mahs, Jaliel M.: Mount Vernon, 2016, 2018 - 2021 personal income, \$49,534.

Palmeri, Cindy: Pound Ridge, 2018 personal income, \$3,293,871.

PCI Industries Corp.: Mount Vernon, 2021 - 2022, 2024 - 2025, employer unemployment, quarterly, and corporate taxes: failure to file correct information: failure to furnish correct and timely payee statements, \$915,888.

Press, Noah: Bronxville, 2023 - 2025 failure to collect employment taxes, \$189,953.

Rivers, Monica L.: Yonkers, 2024 personal income, \$11,633.

Ruiz, Kristen D. and Santiago: Sleepy Hollow, 2017 - 2018, 2023 - 2024 personal income, \$66,506.

Tatge, Zachary E.: Scarsdale, 2019 - 2021 personal income, \$117,552.

Ungano, Julian: Bedford, 2024 personal income, \$88,922.

Ware, Tommy: Yonkers, 2017 - 2019, 2021 - 2023 personal income, \$34,330.

Young, Frank: Mount Kisco, 2018 - 2020 personal income, \$179,842.

DEEDS

Above \$1 million

219 Mile Square LLC, Yonkers. Seller: Chantaha Saponpong, Yonkers. Property: 219 Mile Square Road, Yonkers. Amount: \$1.6 million. Filed May 11.

238-240 William Street Property LLC, Cortlandt Manor. Seller: Gemma DeMarco, Carmel. Property: 238-240 William St., Rye Town. Amount: \$1.1 million. Filed May 12.

400 Adams Street LLC, Bedford Hills. Seller: Bedford Hills Construction Corp., Bedford Hills. Property: 400 Adams St., Bedford. Amount: \$1.7 million. Filed May 12.

49 North Chatsworth LLC, Larchmont. Seller: 59 Park Avenue Realty LLC, Harrison. Property: 49 N. Chatsworth Ave., Mamaroneck. Amount: \$1.6 million. Filed May 13.

Cedar Island LLC, Larchmont. Seller: Elinor A. Fredston, Westport, Connecticut. Property: 3 Cedar Island, Mamaroneck. Amount: \$8.3 million. Filed May 14.

DiFilippo, Jennifer, Ocean City, Maryland. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 6 Marker Road, Greenburgh. Amount: \$1.9 million. Filed May 8.

East Post Road LLC, White Plains. Seller: White Plains Urban Renewal Agency, White Plains. Property: 42-60 E. Post Road, White Plains. Amount: \$11.4 million. Filed May 12.

Irvington Manor LLC, White Plains. Seller: 111 Irvington Partners LLC, White Plains. Property: 111 Broadway, Greenburgh. Amount: \$3.6 million. Filed May 14.

Jacobs, Kenneth, Newtonville, Massachusetts. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing 224, Mount Pleasant. Amount: \$1.9 million. Filed May 13.

Konuk, Murat, Brooklyn. Seller: Toll Northeast V Corp., Washington, Pennsylvania. Property: 15 Marker Ridge, Greenburgh. Amount: \$1.6 million. Filed May 12.

Meagher, Christopher B., Pawling. Seller: Purchase RE LLC, New York. Property: 1-3 Loden Lane, Harrison. Amount: \$4.6 million. Filed May 11.

Neri S. Shulman Living Trust, Tarrytown. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing, Mount Pleasant. Amount: \$2 million. Filed May 13.

Patel, Hiren M., Peekskill. Seller: Residences at Underhill Farms LLC, Yorktown Heights. Property: 1810 Soundview Court, Yorktown. Amount: \$1.1 million. Filed May 13.

RS 48 S. Bleeker Street LLC, Dobbs Ferry. Seller: 48 S. Bleeker Street LLC, East Chester. Property: 48 Bleeker St., Mount Vernon. Amount: \$1.1 million. Filed May 14.

US Bank Trust Company NA, Mount Laurel, New Jersey. Seller: Robert D. Ryan, Cross River. Property: 301 Kensington Way, Mount Kisco. Amount: \$1 million. Filed May 11.

Below \$1 million

11 Deer Hunt LLC, Hempstead. Seller: Donna Rodriguez, Croton-on-Hudson. Property: 11 Deer Hunt Drive, Cortlandt. Amount: \$475,000. Filed May 8.

12 Mulberry LLC, Brooklyn. Seller: Charles D'Agostino, Pleasantville. Property: 12 Mulberry St., Yonkers. Amount: \$885,000. Filed May 13.

134 Greenvale Development LLC, Irvington. Seller: city of Yonkers. Property: 134 Greenvale Ave., Yonkers. Amount: \$33,000. Filed May 14.

2 Stowe Road LLC, Croton-on-Hudson. Seller: Anthony M. DeVecchio DDS PC, Peekskill. Property: 2 Stowe Road 32, 33, Peekskill. Amount: \$50,000. Filed May 11.

227 3AMV LLC, Brooklyn. Seller: Abraham Trieger, Brooklyn. Property: 227 Third Ave., Mount Vernon. Amount: \$700,000. Filed May 11.

555 North Bedford Road Bedford Hills Corp., Valhalla. Seller: 545 Bedford Road LLC, Bedford Hills. Property: 545 Bedford Road, Bedford. Amount: \$900,000. Filed May 13.

60 Fortfield Realty LLC, Cortlandt Manor. Seller: Nicholas A. Vazquez, Yonkers. Property: 60 Fortfield Ave., Yonkers. Amount: \$750,000. Filed May 13.

Antwi, Eric A., Bronx. Seller: Hidden Gem Suites NYC LLC, Staten Island. Property: 418 S. Seventh Ave., Mount Vernon. Amount: \$620,000. Filed May 11.

Bulbul Realty LLC, New Rochelle. Seller: 133 Lincoln Avenue NY LLC, Hollis. Property: 133 Lincoln Ave., New Rochelle. Amount: \$999,999. Filed May 12.

Carazo, Daniel, White Plains. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., Cortlandt. Amount: \$316,000. Filed May 12.

Cullinan, Brendan, New York. Seller: Hawthorne 2B Partners LLC, Scarsdale. Property: 220 Dante Ave., Eastchester. Amount: \$899,000. Filed May 14.

Darvish, Hossein, New York. Seller: 96 Alkamont Avenue LLC, Scarsdale. Property: 4 Lighthouse Landing 224, Eastchester. Amount: \$920,000. Filed May 13.

Dennis Mom LLC, Croton-on-Hudson. Seller: David J. Dietrick, Amawalk. Property: 135 N. Highland Ave., Ossining. Amount: \$345,000. Filed May 8.

DiCanio, Joseph N., Wilton Manors, Florida. Seller: JL Forest LLC, Monroe. Property: 159c Carriage Court, Yorktown. Amount: \$547,000. Filed May 8.

East Post Road LLC, White Plains. Seller: City of White Plains. Property: Brookfield St., White Plains. Amount: \$20,000. Filed May 12.

Gastelu, Angie, White Plains. Seller: Mount Hope AME Zion Church Inc., White Plains. Property: 232 Chatterton Pkwy., White Plains. Amount: \$630,000. Filed May 13.

Grimes, James W., Croton-on-Hudson. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., Cortlandt. Amount: \$608,000. Filed May 12.

Home Crest Properties Corp., Yonkers. Seller: Patrick G. Noonan, Yonkers. Property: 207 Morsemere Ave., Yonkers. Amount: \$435,000. Filed May 14.

JME Ventures LLC, Cortlandt Manor. Seller: Nestor O. Rivera, Cortlandt Manor. Property: 12 Brook Drive, Cortlandt. Amount: \$285,000. Filed May 14.

JW Renova Properties LLC, Hartsdale. Seller: Maria L. Masullo, Mount Vernon. Property: Mount Vernon. Amount: \$949,000. Filed May 13.

Merchan, Mario B., Port Chester. Seller: High Fusion LLC, Short Hills, New Jersey. Property: 43 Oak St., Rye Town. Amount: \$760,000. Filed May 13.

Mohegan Lake Properties LLC, Scarsdale. Seller: AG Scip Enterprise LLC, Yonkers. Property: 1969 E. Main St., Yorktown. Amount: \$780,000. Filed May 8.

PNP 23 G LLC, Ossining. Seller: Patti Palombo, Ossining. Property: 23 Ganung Drive, Ossining. Amount: \$10. Filed May 8.

Rattanaphom, Annie A., New York. Seller: Dynasty LLC, Portsmouth, New Hampshire. Property: 129 Lyncroft Ave., New Rochelle. Amount: \$990,000. Filed May 14.

Secretary of Housing and Urban Development, Oklahoma City, Oklahoma. Seller: PHH Mortgage Corp., Mount Laurel, New Jersey. Property: 398 Illington Road, Yorktown. Amount: \$10. Filed May 12.

JUDGMENTS

4Coast Design Inc., Croton-on-Hudson. \$141,772 in favor of American Express National Bank, Sandy, Utah. Filed April 14.

Addo, James, White Plains. \$1,372 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Ali, Zain, Mount Vernon. \$2,869 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Atwell-Greenwood, Daniel James, Cortlandt Manor. \$3,844 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 17.

Belli, Joseph Jr., Somers. \$6,987 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 16.

Bolognese, Joseph, White Plains. \$12,326 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Brown, Andrew, Harrison. \$2,558 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Bruzzese, Charles, Cortlandt Manor. \$2,635 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Chevalier, Nivna, White Plains. \$4,285 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 10.

Cobb, Anthiel, Yonkers. \$4,414 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Corcoran-Geis, Carol, Elmsford. \$6,613 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Davis, William, Bronxville. \$17,820 in favor of American Express National Bank, Sandy, Utah. Filed April 10.

DeLuise, Joseph A., Briarcliff Manor. \$6,999 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Diaz, Drucila, Yonkers. \$20,488 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 16.

Espinoza, Ana V., Yorktown Heights. \$2,232 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Espinoza, Jose J., New Rochelle. \$3,055 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 10.

Fortes, Nilton Silva, Amawalk. \$12,741 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 17.

Fortuna, Joseph P., Harrison. \$13,472 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Furey, Fred W., Yonkers. \$9,017 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 17.

Gadsden, Paulo M., Mount Vernon. \$3,985 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Gemmola, Edmond A., Croton on Hudson. \$1,614 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 10.

Gettleman, Kevin S., White Plains. \$2,575 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Gonzalez, Alexis, Mount Vernon. \$5,474 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 10.

Hanavi, Uakaera, Yonkers. \$3,059 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Jadan, Carlos Quinde, Sleepy Hollow. \$6,575 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 17.

Janho, Winston M., White Plains. \$4,950 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 10.

Kennedy, Brian C., Yonkers. \$5,350 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Kennedy, Brian C., Yonkers. \$11,750 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Leslie, Alicia, Yonkers. \$12,376 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Lewis, Duette G., Yonkers. \$15,720 in favor of Capital One NA, McLean, Virginia. Filed April 14.

Martinez, Josue R., New Rochelle. \$9,042 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Martinez, Josue, New Rochelle. \$6,357 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

McPherson, Dolores, Ossining. \$1,506 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Mendonca, Vera, Sleepy Hollow. \$7,195 in favor of Capital One NA, McLean, Virginia. Filed April 9.

Pride, Norman, Mount Vernon. \$4,154 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 17.

Rabadi, Rammy S., Scarsdale. \$3,223 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 10.

Ridenhour, Christopher W., Ossining. \$2,636 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 13.

Rivera, George, Bronxville. \$2,017 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Robinson, Manuel, Yonkers. \$12,734 in favor of Capital One NA, McLean, Virginia. Filed April 9.

Rocha, Sandra M., Yorktown Heights. \$5,189 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Rodriguez, Lourdeliz, Mount Vernon. \$5,009 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 17.

Rodriguez, Martha E., Mamaroneck. \$5,210 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Roldan, Michael J., Cortlandt Manor. \$4,396 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 10.

Sanchez, Carmen D., Yonkers. \$10,571 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Santiago, Ivan, Port Chester. \$1,598 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Servellon, Jessica M., Mount Vernon. \$3,986 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 17.

Sileo, Frank, Port Chester. \$2,312 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Sime, Luis, Yonkers. \$1,966 in favor of Capital One NA, McLean, Virginia. Filed April 17.

Stern, Julianne, Eastchester. \$7,981 in favor of Capital One NA, McLean, Virginia. Filed April 9.

Tucciarone, Verne P., Mamaroneck. \$8,666 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Valencia, Ruben A., White Plains. \$3,129 in favor of Capital One NA, McLean, Virginia. Filed April 10.

Vazquez, Yolanda, White Plains. \$8,952 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Velez, John J., Mount Vernon. \$10,470 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Watson, Malea, Cortlandt Manor. \$2,487 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Welbeck, Fatima, Cortlandt Manor. \$2,064 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Wheaton, Tasia, Tuckahoe. \$2,208 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Yanni, Madeline, Eastchester. \$7,129 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Zavala-Rojas, Ricardo, White Plains. \$12,527 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 17.

LIS PENDENS

Alamrani, Ahlam A., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,153,717 affecting property located at 360 North St., White Plains. Filed April 27.

American Express Centurion Bank, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$700,000 affecting property located at 80 Stonewall Circle, Harrison. Filed April 28.

Avantus LLC, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$600,000 affecting property located at 90 Stanton Circle, New Rochelle. Filed April 28.

Benson, Nadia, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$409,000 affecting property located at 37 Forster Ave., Mount Vernon. Filed April 29.

Blythe, Latonia M., as owner. Filed by Selene Finance LP. Action: Foreclosure of a mortgage in the principal amount of \$168,000 affecting property located at 94 Ravine Ave., Yonkers. Filed April 30.

Cintron, Alma -Devisee, as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 32 Agawam North, Yonkers. Filed April 28.

Cole, James L., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$419,000 affecting property located at 1 Willow Place, Mount Vernon. Filed April 27.

Cunningham, Eric, as owner. Filed by Towd Point Mortgage Trust 2018-3 US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$351,000 affecting property located at 2 Deborah Lane, Chappaqua. Filed April 27.

Fazio, Salvatore, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$549,000 affecting property located at 650 Pinebrook Blvd., New Rochelle. Filed April 27.

First National Bank of Omaha, as owner. Filed by Cross Country Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$546,000 affecting property located at 168 Westminster Drive, Yonkers. Filed April 30.

Ginyard, Leola, as owner. Filed by Land Home Financial Services Inc. Action: Foreclosure of a mortgage in the principal amount of \$590,000 affecting property located at 23 S. Terrace Ave., Mount Vernon. Filed April 28.

Miller, Daisy V., as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$40,000 affecting property located at 25 Mackellar Court, Peekskill. Filed April 28.

Nshiewat, Sandra, as owner. Filed by Wilmington Savings Fund Society FSB -Trust. Action: Foreclosure of a mortgage in the principal amount of \$394,000 affecting property located at 22 Patti Lane, Yonkers. Filed April 28.

Russo, Janet M., as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$130,000 affecting property located at 49 Hilburn Road, Scarsdale. Filed April 29.

Small, Michael - heir, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 3 Bushnell Place, Mount Vernon. Filed April 27.

MECHANIC'S LIENS

Delia Enterprises Inc., Rye. \$12,960 in favor of Glickman Engineering Associates LLP, New York. Filed May 11.

Gjelaj, Marash, Pound Ridge. \$51,000 in favor of MVC Construction Inc., Pound Ridge. Filed May 13.

Irving Owner LLC, Rye. \$4,320 in favor of Glickman Engineering Associates PLLC, New York. Filed May 11.

Kane, Michael, Yorktown. \$12,331 in favor of Russell B. Bleakley Plumbing & Heating, Somers. Filed May 12.

Kee, Michael, Greenburgh. \$7,010 in favor of CPH WC & PC LLC, Carmel. Filed May 12.

Manelski, Denis, Rye. \$1,144,700 in favor of David Anspach LLC. Filed May 12.

Mitnick, Tracey, Mamaroneck. \$11,050 in favor of Brian Hickey, Valhalla. Filed May 8.

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

Palmer, Petersville Leopold, New Rochelle. \$13,175 in favor of Herc Rentals Inc. Filed May 11.

Spiro, Bethany, Greenburgh. \$5,795 in favor of CPH WC & PC LLC, Carmel. Filed May 12.

Sunset Green Housing Corp., Yonkers. \$32,892 in favor of Start Elevator LLC, Bronx. Filed May 14.

NEW BUSINESSES

Partnerships

Class of 2027 Parent Committee, 69 Highridge Road, New Rochelle 10804. c/o Sofia Pereira, Georgette Roree Walker and Claudia Luna. Filed May 14.

Sole Proprietorships

7 Hills Elite, 455 N. Broadway, No.83, Yonkers 10701. c/o Miguel Perez Jr. Filed May 6.

Abraham Barber Shop, 69 N. Broadway, Yonkers 10701. c/o Pilcia M. Martinez. Filed May 4.

Ad Hoc Productions, 50 Nepperhan St. 10701, Yonkers 10701. c/o Daniel P. Markley. Filed May 8.

Adriana V. Kalsekar, 5 Renaissance Square, 23F, White Plains 10601. c/o Adriana Velez Kalsekar. Filed May 11.

Banjo Baker, 60 Barker St No. 222, Mount Kisco 10549. c/o Rosemarie Foster. Filed May 20.

Bel-Links, 454 S. Seventh Ave., 2F, Mount Vernon 10550. c/o Belinda McNeil. Filed May 6.

Blue Bolt 3D, 2 Canterbury Road N., Harrison 10528. c/o. Filed May 12.

Body By Elina, 300 Mamaroneck Ave., White Plains 10605. c/o Elina Flax. Filed April 29.

Brownsbeatsbyt, 340 Garden Ave., Mount Vernon 10553. c/o Shantel Senior. Filed May 6.

Carlos Guzman Painting, 80 N. Goodwin Ave, Elmsford 10523. c/o Carlos A. Guzman Cajamarca. Filed May 4.

Celilabco, 445 Hamilton Ave., No. 100, White Plains 10601. c/o Marcelli Luizzi Ribeiro Aridio. Filed April 29.

Coco Counseling, 239 N. Broadway, Tarrytown 10591. c/o Alfred Coco. Filed May 20.

Corporate Raiders Club, 3333 Crompond Road, Yorktown Heights 10598. c/o Mendez Virala Ithiray Nool Filed May 20.

Crumb & Get It Sourdough, 58 Askins Place, New Rochelle 10801. c/o Marisa Kellard. Filed May 13.

Cruz Management Co., 6 Stonegate Road, Valhalla 10595. c/o Carlos Cruz. Filed May 8.

Cw-J Floral Arrangements Katering & Kakes, 324 E. Fourth St., Mount Vernon 10553. c/o Carlene Williams-Jach. Filed April 30.

DC Elec, 20 N. Sixth Ave., Mount Vernon 10550. c/o Duncan Blackwood. Filed May 1.

DI Beautystudio, 122 Croton Ave, Ossining 10562. c/o Daniela Gaona Patino Filed May 19.

Earringsbyjoyseeker, 26 Scenic Drive, Croton-on-Hudson 10520. Filed May 14.

HUDSON VALLEY

BUILDING LOANS

Below \$1 million

34 Cannon Street Park LLC, as owner. Lender: Rhinebeck Bank. Property: in city of Poughkeepsie. Amount: \$600,000. Filed May 13.

Jennings, Barbara, as owner. Lender: TEG FCU. Property: in

LaGrange. Amount: \$380,000. Filed May 15.

Kesf LLC, as owner. Lender: Rock Solid Funding LLC. Property: in LaGrange. Amount: \$157,500. Filed May 7.

Kuka Home Improvement LLC, as owner. Lender: Pinnacle Financial Services 1 LLC. Property: in Hyde Park. Amount: \$120,000. Filed May 15.

Kunkle, Claudia, as owner. Lender: Vito Ciambriello. Property: in Washington. Amount: \$735,000. Filed May 7.

Mens et Manus 3 Balding Avenue Poughkeepsie LLC, as owner. Lender: Anchor Loans LP. Property: in city of Poughkeepsie. Amount: \$80,000. Filed May 12.

O'Donnell Residential Construction Inc., as owner. Lender: Mid-Hudson Valley FCU. Property: in Wappinger. Amount: \$397,000. Filed May 6.

Roya Development LLC, as owner. Lender: TEG FCU. Property: in Hyde Park. Amount: \$532,000. Filed April 29.

Smithyman, Paul J., as owner. Lender: Ulster Savings Bank. Property: in Clinton. Amount: \$675,000. Filed May 14.

Verdile, Aaron, as owner. Lender: Sawyer Savings Bank. Property: in Fishkill. Amount: \$832,750. Filed May 8.

DEEDS

Above \$1 million

117 Park LLC, Monsey. Seller: Joseph Gantz, Monsey. Property: 101 Park Lane, Monsey. Amount: \$1.3 million. Filed May 19.

117 Park LLC, Monsey. Seller: 72nd Place LLC, Monsey. Property: 111 Park Lane, Monsey. Amount: \$2.8 million. Filed May 21.

134 Union Road LLC, Monsey. Seller: Abraham E. Singer, Spring Valley. Property: 96 Francis Place, Spring Valley. Amount: \$1.4 million. Filed May 20.

1739 East 38th Mazl LLC, Brooklyn. Seller: Jason Emerson, Nyack. Property: 11 Old Phillips Hill Road, New City. Amount: \$1.2 million. Filed May 19.

CI Developers LLC, Brooklyn. Seller: 8 Christa Lane LLC, Spring Valley. Property: 8 and 10 Christa Lynn Drive, Spring Valley. Amount: \$2.1 million. Filed May 21.

WESTCHESTER COUNTY & HUDSON VALLEY

County of Rockland, New City. Seller: Olive M. Blinn Irrevocable Trust, Valley Cottage. Property: 2 Old Stone Road, Valley Cottage. Amount: \$1.7 million. Filed May 18.

Kan Zyman LLC, Hopewell Junction. Seller: Coldfire Holdings LLC, Beacon. Property: in city of Beacon. Amount: \$1.3 million. Filed April 30.

Kohn, Joseph, Monsey. Seller: Sweetwater 36 LLC, Scottsdale, Arizona. Property: 6 Miriam Lane, Monsey. Amount: \$1.8 million. Filed May 21.

MG 148 Corp., Brooklyn. Seller: 36 38 S. Franklin LLC, Spring Valley. Property: 36 38 Franklin St., Nyack. Amount: \$1.2 million. Filed May 21.

Sky 10 Ashel LLC, Brooklyn. Seller: Yeshivath Viznitz Dkhal Torath Chaim Inc., Monsey. Property: 10 Ashel Lane, Kaser. Amount: \$17.5 million. Filed May 19.

Zhukov, Vladimir, New York. Seller: Nook 468 LLC, Brooklyn. Property: in Red Hook. Amount: \$8 million. Filed April 30.

Below \$1 million

14 Ibeck LLC, Spring Valley. Seller: Menachem Davidson, Spring Valley. Property: 14 Ibeck Court, Spring Valley. Amount: \$10. Filed May 22.

41 Third Street LLC, Pomona. Seller: 41 Third LLC, Brooklyn. Property: 41 Third St., Haverstraw. Amount: \$567,100. Filed May 19.

50 Parker LLC, Poughkeepsie. Seller: Simsons Ltd, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$601,500. Filed April 30.

ADP Management Company Corp., Yonkers. Seller: USA Housing and Urban Development, Washington, D.C. Property: 11 Clover Drive, West Nyack. Amount: \$447,000. Filed May 20.

Lauren Haverstraw LLC, New Hampton. Seller: Paul S. Glasso, Montebello. Property: 325 Haverstraw Road, Suffern. Amount: \$655,000. Filed May 19.

Mendez, Timothy, Nyack. Seller: Auxo NYD1 LLC, Nyack. Property: 162 Main St., Nyack. Amount: \$463,000. Filed May 21.

Nyarady, Steven, Poughkeepsie. Seller: RJ Lots LLC, Poughkeepsie. Property: in LaGrange. Amount: \$700,000. Filed April 30.

Ruano, Oldin A. C., New City. Seller: 46 Partners LLC, Stony Point. Property: 4 Jay St., Stony Point. Amount: \$535,000. Filed May 22.

Safe Haven Estates LLC, Monroe. Seller: Joel Reisman, Spring Valley. Property: 4 Stemmer Lane, Suffern. Amount: \$106,820. Filed May 14.

Singer, Abraham, Spring Valley. Seller: Yale Holdings NY LLC. Property: 6 Yale Drive, Spring Valley. Amount: \$10. Filed May 18.

St. Joseph Group LLC, Montvale, New Jersey. Seller: 13 Ash LLC, Brooklyn. Property: 227 S. Boulevard, Nyack. Amount: \$680,000. Filed May 14.

Tauber, Yechiel, Airmont. Seller: 242 Blauvelt LLC, Airmont. Property: 242 Blauvelt Road, Monsey. Amount: \$995,000. Filed May 14.

Union Road SV Properties LLC, Monsey. Seller: Rockland County, New City. Property: 30 Linden Ave., Spring Valley. Amount: \$560,000. Filed May 15.

US Bank Trust NA, New York. Seller: Tirone, Anthony R. Tirone -referee, White Plains. Property: 1 Larkspur Court, New City. Amount: \$616,830. Filed May 14.

Walter, Alexander, Spring Valley. Seller: Ridge Street SV Properties LLC, Monsey. Property: 15 Ridge Ave., Spring Valley. Amount: \$900,000. Filed May 12.

Weiss, Tzirel, Spring Valley. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5122 Corner St., Spring Valley. Amount: \$585,000. Filed May 18.

Yaya NC LLC, New City. Seller: Craig Tomanelli, New City. Property: 17 Termakay Drive, New City. Amount: \$889,000. Filed May 15.

YSG NJ LLC, Spring Valley. Seller: North Cole Villas LLC, Suffern. Property: 105 N. Cole Ave., Spring Valley. Amount: \$850,000. Filed May 14.

YYB 108 LLC, Spring Valley. Seller: TBF Prestige LLC, Spring Valley. Property: 6 Trinity Place, Spring Valley. Amount: \$240,816. Filed May 19.

JUDGMENTS

Anderson, Davontae, Middletown. \$10,491 in favor of Capital One, McLean, Virginia. Filed April 29.

Birmingham, Frank, New Windsor. \$19,801 in favor of Capital One, McLean, Virginia. Filed April 28.

Bloom, Morrison J., Monroe. \$13,773 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 27.

Boka, Zoltan, Monroe. \$4,289 in favor of Bank of America, Charlotte, North Carolina. Filed April 28.

Boswell, Errol, Newburgh. \$6,605 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 29.

Bynum, Marquis T., Middletown. \$2,829 in favor of Capital One, McLean, Virginia. Filed April 27.

Brown, Latoya, Monroe. \$7,240 in favor of Synchrony Bank, Draper, Utah. Filed April 29.

Campos, Silvia, Middletown. \$3,559 in favor of Midland Credit Management Inc., San Diego, California. Filed April 29.

Chewens, Steve, Pine Bush. \$3,102 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 28.

Claudio, Tommy, Warwick. \$5,794 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 27.

Colon, DiBenise, Middletown. \$6,625 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Cuti, Danielle, New Windsor. \$4,915 in favor of Midland Credit Management Inc., San Diego, California. Filed April 27.

Dabbs, Samuel, Filed Maybrook. \$3,491 in favor of Capital One, McLean, Virginia. Filed April 29.

Davis, Triston A. Brown, Middletown. \$1,768 in favor of Capital One, McLean, Virginia. Filed April 24.

Deleon, Roseann, New Windsor. \$3,564 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 24.

Elera, Yaccin I., New Windsor. \$2,167 in favor of Capital One, McLean, Virginia. Filed April 24.

Epperson, Scott E., Filed Maybrook. \$8,975 in favor of Bank of America, Charlotte, North Carolina. Filed April 28.

Felix, Andray, Middletown. \$1,601 in favor of Citizens Bank, Johnston, Rhode Island. Filed April 28.

Fontaine, Amilcar D., Florida. \$7,639 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Garcia, Chef, Middletown. \$1,393 in favor of TD Bank USA, Portland, Maine. Filed April 29.

Gluck, Mayer, Highland Mills. \$4,851 in favor of Midland Credit Management Inc., San Diego, California. Filed April 29.

Gottfried, Maria, Wallkill. \$13,180 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Greene, Dominick D., Newburgh. \$4,214 in favor of TD Bank USA, Portland, Maine. Filed April 27.

Han, Amy, Middletown. \$5,016 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Handley, Dwayne, Walden. \$2,171 in favor of Capital One, McLean, Virginia. Filed April 29.

Helt, Angela, New Windsor. \$4,202 in favor of Capital One, McLean, Virginia. Filed April 29.

Jones, Di, Middletown. \$1,467 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 27.

Kaur, Kulwinder, Middletown. \$4,199 in favor of Capital One, McLean, Virginia. Filed April 24.

Keys, Darnell, New Windsor. \$3,493 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 28.

Lovinsky, Shania, Middletown. \$6,570 in favor of Capital One, McLean, Virginia. Filed April 27.

Lustigman, Israel, Monroe. \$165,322 in favor of American Express National Bank, Sandy, Utah. Filed April 27.

Marrero, Lynjeanette, New Windsor. \$1,752 in favor of Midland Credit Management Inc., San Diego, California. Filed April 27.

McElwee, James C., Middletown. \$6,985 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Menard, Mireille, Newburgh. \$19,448 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 27.

Meringues & More Inc., Monroe. \$37,598 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 27.

Minto, Journey E., New York. \$5,051 in favor of Capital One, McLean, Virginia. Filed April 24.

Miroe, Ted, Harriman. \$3,749 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed April 27.

Montes, Pedro A, Newburgh. \$8,553 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 27.

Morel, Jose, Warwick. \$3,951 in favor of Capital One, McLean, Virginia. Filed April 29.

Ortiz, Jose, Newburgh. \$1,357 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

RCH Construction, Paso Robles, California. \$17,829 in favor of Vox Funding LLC, New York. Filed April 28.

Reliable Home Solutions 757 LLC, Virginia Beach, Virginia. \$96,723 in favor of Simply Funding LLC, Chester. Filed April 29.

Rodriguez, Daisy, Newburgh. \$1,308 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

Ruback, Jessica, Goshen. \$9,527 in favor of Synchrony Bank, Draper, Utah. Filed April 27.

Sanchez, Abriana E., New Windsor. \$2,912 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Scher, Isaac, Monroe. \$6,121 in favor of Capital One, McLean, Virginia. Filed April 29.

Taylor, Kenneth, Montgomery. \$2,563 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Taylor, Sarah, Middletown. \$2,237 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

Tornetto, Ericka, Middletown. \$2,679 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Werzberger, Jose, Highland Mills. \$115,683 in favor of M&T Bank, Buffalo. Filed April 28.

Wilson, Sevon, Newburgh. \$15,869 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 29.

MECHANIC'S LIENS

1 New Main Street Haverstraw LLC, as owner. \$4,430 in favor of EZ Electric. Property: 4 West St., Haverstraw. Filed April 15.

26 North Myrtle LLC, as owner. \$67,958 in favor of Titan Formwork Systems LLC. Property: in Spring Valley. Filed April 29.

89 91 Route 59 Owner LLC, as owner. \$8,000 in favor of Brightview Developers Inc. Property: 89-91 NY-59, Monsey. Filed April 24.

Brach, Sarah, as owner. \$26,086 in favor of D'Agostino Landscaping Inc. Property: 4 Larissa Court, Ramapo. Filed April 23.

Congregation of Ridnik, as owner. \$41,059 in favor of Construction With Care Inc. Property: 22 Rustic Drive, Ramapo. Filed April 15.

Garth, Mark T., as owner. \$13,989 in favor of Organized Living. Property: 7 Henry St., City of Beacon. Filed May 18.

Nuvance Health, as owner. \$1,064,370 in favor of X-Scape Outdoor Concepts Inc. Property: 45 Reade Place, city of Poughkeepsie. Filed May 15.

Splash Car Wash Inc., as owner. \$67,000 in favor of Full Spectrum Building Group Inc. Property: 140 W. Route 59. Clarkstown. Filed April 29.

Three Monroe Realty LLC, as owner. \$1,300,000 in favor of ASU Associates Inc. Property: 3 Monroe Lane, Spring Valley. Filed April 15.

Twelve Elaine LLC, as owner. \$64,461 in favor of D'Agostino Landscaping Inc. Property: 8 First St., Spring Valley. Filed April 15.

NEW BUSINESSES

Sole Proprietorships

AC Power Washing, 40 Manor Drive, Washingtonville 10992. c/o Carlos Enrique Santiago. Filed May 12.

All County Welding, 1209 Route 52, Walden 12586. c/o Kevin E. Rose. Filed May 18.

Eternal Wonders, 67 Hardenburgh Road, Pine Bush 12566. c/o Angelus L. Lewis. Filed May 11.

Fruits of the Spirit Juices, 37 Jordan Lane, Middletown 10940. c/o Bell Catherine Javier. Filed May 14.

Guilty Pleasures, 67 Hardenburgh Road, Pine Bush 12566. c/o Angelus L. Lewis. Filed May 11.

Jackals, Warren, 10 E Crossman Ave., Monroe 10950. c/o Claire Anne Zuern. Filed May 18.

Karko Transport, 44 Hy Vue Drive, Newburgh 12550. c/o Koz M. Karpe. Filed May 12.

Kervs Entertainment, 20 Grand St., No. 115 Goshen

10924. c/o Jean Kervin Gilot. Filed May 15.

Lu & Co Pet Concierge, 60 Old Chester Road, Goshen 10924. c/o Lauren M.Lutz. Filed May 15.

MDS Entertainment, 103 Liberty St., Newburgh 12550. c/o Michael D. Simmons. Filed May 12.

NM Landscaping, 21 Roosevelt Place, Newburgh 12550. c/o Nancy Liseth Rosales DeMagna. Filed May 11.

Rocios Unisex Beauty Salon, 1200 Stony Brook Court, Newburgh 12550. c/o Perez Rocio Cortez. Filed May 13.

Skin By Tracy, 400 Route 211 E., Middletown 10940. c/o Cid Tracy. Filed May 13.

Twinkle & Tinsel Holiday Festival, 1010 State Route 17m, Monroe 10950. c/o Robert Nordquist. Filed May 12.

Zenvy Supplies, 9 Pellwood Lake Road, Highland Falls 10928. c/o Augustine Shadab. Filed May 13.

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BUILDING PERMITS

Commercial

115 Main Street Norwalk LLC, Norwalk, contractor for 115 Main Street Norwalk LLC. Perform replacement alterations at 115 Main St., Norwalk. Estimated cost: \$4,000. Filed April 14.

D'Amico, Josephine A., trustee, Norwalk, contractor for Josephine A. D'Amico. Perform replacement alterations at 318 Strawberry Hill Ave., Norwalk. Estimated cost: \$1,000. Filed April 14.

KRPX Holding LLC, c/o Peter DeLeo, Stamford, KRPX Holding LLC. Construct a foundation for duplex family building at 58 Maple St., Norwalk. Estimated cost: \$20,000. Filed April 14.

Michael Stadler Construction LLC, Norwalk, contractor for Norwalk Connecticut Avenue LLC. Perform replacement alterations at 641 Connecticut Ave., Norwalk. Estimated cost: \$465,000. Filed April 14.

Saint Mary Parish Corporation of Stamford, Stamford, contractor for Saint Mary Parish Corporation of Stamford. Set up tents for family fair, which ran from June 11 to June 14 at 566 Elm St., Stamford. Estimated cost: \$5,000. Filed April 29.

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Select Interiors LLC, Prospect, contractor for 1-3 Oscar Street LLC. Repair insulation, drywall and moldings, due to water damage; and create a one-hour unit separation common space for electrical panel access at 1 Oscar St., Stamford. Estimated cost: \$10,000. Filed April 23.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Two Stamford Plaza Owner LLC. Renovate toilets, urinals, sinks, flooring, lighting, toilet partitions and accessories at 263 Tresser Blvd., Stamford. Estimated cost: \$100,000. Filed April 23.

Stamford Exit 9 III LLC, et al, Stamford, contractor for Stamford Exit 9 III LLC. Operate outdoor sauna trailer as temporary structure for outdoor wellness courtyard in partnership with Chelsea piers at 1 Blachley Road, Stamford. Estimated cost: \$2,000. Filed April 10.

Strom Incorporated, New Milford, contractor for 33 and 37 Bouton Street LLC. Remove and replace an existing roof at 33 Bouton St., Stamford. Estimated cost: \$30,000. Filed April 24.

Structural Preservation Systems LLC, Cheshire, contractor for Structural Preservation Systems LLC. Make overhead spall, slab, beam and column repair for barrier cable replacement at 60 Strawberry Hill Ave., Stamford. Estimated cost: \$25,000. Filed April 14.

TFG Waterside Opportunity Zone Fund II LP, Stamford, contractor for TFG Waterside Opportunity Zone Fund II LP. Legalize new windows and doors and siding and interior renovations to kitchen, master bedroom and second-floor bedrooms and bathroom at 42 Dee Lane, Stamford. Estimated cost: \$225,500. Filed April 22.

Tiara Construction LLC, Milford, contractor for 80 Prospect Street Partners LLC. Damage to 8 cinder blocks caused removal and replacement with new ones at 80 Prospect St., Stamford. Estimated cost: \$600. Filed April 1.

UB Newfield Green LLC, Stamford, contractor for UB Newfield Green LLC. Illuminate channel lettering for Unit 597 Longford's Ice Cream at 565 Newfield Ave., Stamford. Estimated cost: \$90,000. Filed April 15.

Waterside School Inc., Stamford, contractor for Waterside School Inc. Install party tent for one-day use at 770 Pacific St., Stamford. Estimated cost: \$7,000. Filed April 7.

Woodway Country Club Inc., Stamford, contractor for Woodway Country Club Inc. Install a Sperry tent with sidewalls, including plug and play lighting and exit signs. Tent will be partially anchored and partially staked. Installation also includes propane heaters with propane tanks, each secured with protective mesh fencing at 95 Hobson St., Stamford. Estimated cost: \$13,219. Filed April 9.

Residential

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Maria Bernardo and Ralph Mindicino. Remove and replace siding with rebuilt house wrap and form-fitted insulated vinyl; remove and replace five windows without structural changes at 75 Thornridge Drive, Stamford. Estimated cost: \$76,588. Filed April 11.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Matthew J. Fogarty and Meghan W. Fogarty. Remove and replace 34 windows without structural changes at 162 Butternut Lane, Stamford. Estimated cost: \$39,782. Filed April 11.

Quality Pro Services LLC, Milford, contractor for James R. Fountain III and Cindy J. Fountain. Reroof whole house; detached garage and shed not included at 31 Midland Ave., Stamford. Estimated cost: \$6,360. Filed April 7.

Queen Bee Contracting LLC, Darien, contractor for Julia Ribadeneira. Remove existing roof down to sheathing and install new asphalt roof with all required underlayments at 52 Terrace Ave., Stamford. Estimated cost: \$10,000. Filed April 2.

Queen Bee Contracting LLC, Darien, contractor for Kate H. Bally and Richard W. Warren Jr. Remove existing roofing down to the roof deck, including all shingles, underlayment, flashings, and related components at 15 Mill Valley Lane, Stamford. Estimated cost: \$15,240. Filed April 6.

R&K Roofing and Siding LLC, Danbury, contractor for Stephanie DeJesus and Christian Restrepo. Remove existing vinyl siding and install new double 4" vinyl siding and seal at 146 Fourth St., Stamford. Estimated cost: \$11,505. Filed April 16.

Restoration Real Estate LLC, Stamford, contractor for Greg Werlinich and Kathryn Werlinich. Renovate existing cottage structure but keep existing foundation walls and garage cement floor at 746 Riverbank Road, Stamford. Estimated cost: \$170,000. Filed April 2.

Rick's Main Roofing Ltd., Norwalk, contractor for Irene Ropicki. Remove existing roof and reroof 87 Orange St., Stamford. Estimated cost: \$9,670. Filed April 13.

Samy Home Improvement LLC, Norwalk, contractor for Amanda Wiener and Jordan Wiener. Renovate master bathroom, hall (bathroom, and primary closet at 134 Fishing Trail, Stamford. Estimated cost: \$56,040. Filed April 8.

Sandalidis, John H., Norwalk, contractor for John H. Sandalidis. Construct a one-story addition for single-family residence at 3 Redbird Lane, Norwalk. Estimated cost: \$120,000. Filed April 13.

Sandoval Contracting Limited Company LLC, Stamford, contractor for Juliann O'Meara. Repair kitchen and remove a nonbearing wall at 2435 Bedford St., Stamford. Estimated cost: \$36,000. Filed April 28.

Signature Exteriors LLC, Stamford, contractor for Anna Foon Leung. Remove existing roof and install new asphalt shingles at 35 Weil St., Stamford. Estimated cost: \$21,570. Filed April 17.

Signature Exteriors LLC, Stamford, contractor for Luis Costa. Remove existing aluminum siding and install new vinyl siding to second story of house at 25 Prince Place, Stamford. Estimated cost: \$24,795. Filed April 22.

Signature Exteriors LLC, Stamford, contractor for Mathew Jaronko. Remove existing wood siding and install new vinyl siding with applicable underalignments and accessories at 56 Ethan Allen Lane, Stamford. Estimated cost: \$46,855. Filed April 22.

Signature Exteriors LLC, Stamford, contractor for Paul Ellis and Marilyn Wolpin. Remove existing wood siding and install new vinyl siding with applicable accessories and underlayment at 43 Klondike Ave., Stamford. Estimated cost: \$43,431. Filed April 30.

Signature Exteriors LLC, Stamford, contractor for Robert Neilsen Jr. and Tiffany L. Neilsen. Remove existing siding and install new vinyl siding with applicable accessories and underalignments at 18 Birchwood Road, Stamford. Estimated cost: \$37,233. Filed April 30.

Spielman Property Management LLC, Milford, contractor for Sarah Arnold. Modify basement to include bathroom, wet bar and closet at 134 Forest St., Stamford. Estimated cost: \$32,800. Filed April 21.

Sunrun Installation Services Inc., San Francisco, California, contractor for Michel Lepeltier. Install roof-mounted solar system at 45 Willard Terrace, Stamford. Estimated cost: \$26,744. Filed April 9.

Sunrun Installation Services Inc., San Francisco, California, contractor for Albertus J. Hagendoorn III and Edyta H. Hagendoorn. Install roof-mounted solar system on exterior of 157 Quarry Road, Stamford. Estimated cost: \$144,093. Filed April 30.

Superior Remodelers LLC, Newtown, contractor for Matthew Laskowski and Arielle Feiman. Perform replacement alterations at 32 Turner Road, Stamford. Estimated cost: \$25,000. Filed April 8.

The Property Group of Connecticut Inc., Stamford, contractor for Toby Miller. Repair second-floor bathroom and hall. Replace lighting in first-floor living room and replace entire first-floor hardwood floor at 90 Barnes Road, Stamford. Estimated cost: \$158,214. Filed April 15.

Trinity Solar LLC, Cheshire, contractor for Anthony Dinaro. Install a roof-mounted solar system at 317 Oaklawn Ave., Stamford. Estimated cost: \$115,000. Filed April 8.

V&A Construction Inc., Darien, contractor for Colin Fiske and Elizabeth Beemer. Repair fire and water damage to the third floor bathroom; remove wall services and fixtures and reinstall and repair fire and water damage to the second-floor master bedroom and bathroom and the bedroom adjacent to the master bath; remove all wall surfaces repair fire and water damage to the first-floor kitchen and living room at 30 Albin Road, Stamford. Estimated cost: \$200,000. Filed April 10.

Ventura, Cenia, Stamford, contractor for Cenia Ventura. Legalize the replacement of front stairs and replace back stairs at 11 Renwick St., Stamford. Estimated cost: \$1,000. Filed April 4.

Venture Home Solar LLC, Stamford, contractor for David M. Walker Sr. and Ann E. Walker. Install solar panels on roof at 39 Bonner St., Stamford. Estimated cost: \$28,508. Filed April 23.

Villano, Mark J., Norwalk, contractor for Monica L. Lafferty. Remove existing roof and reroof 52 Ponus Ave., Norwalk. Estimated cost: \$9,900. Filed April 14.

Westview Electric LLC, Guilford, contractor for Joseph Frank Calderone. Renovate kitchen at Summer Street, Stamford. Estimated cost: \$25,500. Filed April 21.

COURT CASES

Bridgeport Superior Court

87-89 Railroad Avenue LLC, et al, Greenwich. Filed by Despina Iosifidis, Norwalk. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: the plaintiff fell while entering a building controlled and maintained by the defendant allegedly due to a hazardous condition. The defendant, responsible for maintaining safe conditions for business invitees allegedly breached this duty by allowing an abrupt elevation to change without proper safety measures and failing to provide a compliant landing at the top of the stairs. As a result, the plaintiff suffered injuries and seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6159071-S. Filed April 21.

Goncalves, Higor P., Bridgeport. Filed by Capital One N.A., McLean, Virginia. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant allegedly failed to make payments. The plaintiff seeks monetary less than \$15,000 in damages exclusive of interest and costs. Case no. FBT-CV-26-6159457-S. Filed April 28.

Stryker, Shawn, et al, Easton. Filed by Holly Angelo, Stratford. Plaintiff's attorney: Carl Andrew Glad, Stratford. Action: the plaintiff attended the Trumbull Probate Court, which scheduled a hearing to determine heirs, but no evidence or testimonies were presented. The court ruled that the defendant was the sole heir to Alfred Stryker's estate. However, the plaintiff may have a rightful claim to the estate due to a possible adoption by the deceased and feels aggrieved by the court's decision. The plaintiff seeks and is appealing for a new trial. Case no. FBT-CV-26-6159047-S. Filed April 20.

Town of Stratford, Stratford. Filed by Donna Iodice, Stratford. Plaintiff's attorney: Sevillano Law PLLC, Stratford. Action: the plaintiff had entered to the defendant's premises to obtain a death certificate. As the plaintiff was in the process of leaving Town Hall via the front door, she opened the door and as she stepped outside given the narrowness of the cement step outside the door as well as the lack of a railing, she was allegedly caused to fall and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6159065-S. Filed April 21.

Danbury Superior Court

Almeida, Carmela, et al, Danbury. Filed by Ella Almeida p.p.a. Stephanie Almeida, Danbury. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the minor plaintiff was a guest at the defendants' premises when the defendants' dog suddenly and without warning, allegedly attacked and mauled the minor plaintiff. As a direct result of the attack, the minor plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058767-S. Filed March 30.

Beacon Hill Staffing Group LLC, filed by Allan C Zabreck, Plaintiff's attorney: Self representing. Action: the plaintiff challenged the defendant's mandatory tax withholding policy after he refused to sign an IRS Form W-4 upon accepting a job offer in early 2025. Despite plaintiff issuing a cease-and-desist letter in March 2025 demanding an end to the deductions, the defendant maintained its stance based on legal counsel and continued to withhold taxes throughout his employment. By the time plaintiff's employment concluded on Oct. 31, 2025, the company had withheld a total of \$21,958.73 from his compensation. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6059049-S. Filed April 20.

The Danbury Hospital, et al, Manchester. Filed by Jean Bounarobo, Brewster. Plaintiff's attorney: Formica P.C, New Haven. Action: the plaintiff was lawfully on the premises controlled and maintained by the defendant and when the plaintiff approached the pedestrian area and stepped from the roadway toward the curb and adjoining sidewalk serving the main entrance her foot allegedly came down upon a section of curb and/or adjoining pavement that was cracked, crumbling, broken, uneven and in a state of disrepair, creating a hidden and dangerous tripping hazard to persons lawfully using the entrance. As a result, the plaintiff fell and suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058563-S. Filed March 16.

Stamford Superior Court

Nicolia, Filomena, et al, Norwalk. Filed by Ivannia Campos, Norwalk. Plaintiff's attorney: Kerry Michael Gleason, New Haven. Action: the plaintiff was in the parking lot of the defendants' premises performing her work when a large tree limb weighing approximately 150 pounds broke off from a tree on the defendants' property and stuck the plaintiff resulting in her falling to the ground and sustaining serious and painful injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6080228-S. Filed April 9.

Rule, Ryan Michael, et al, Stamford. Filed by Annette Rivera, Glendale. Plaintiff's attorney: Cellino Law LLP, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6080195-S. Filed April 8.

Soria, Edilberto R. Arpi, et al, Stamford. Filed by the city of Stamford. Plaintiff's attorney: Vincent Freccia III, Stamford. Action: The plaintiff has filed and recorded a blight lien and certificate of continuing lien against the defendants' property, incurring a daily penalty that continues to accrue until the blighted condition is remedied. No portion of the blight lien has been paid and the property remains in a blighted state. The plaintiff claims strict foreclosure of the lien, immediate possession of the encumbered premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6080005-S. Filed March 31.

Sozzi, Jenny, et al, Greenwich. Filed by Greenwich Flag Football Association Inc, Greenwich. Plaintiff's attorney: Christopher Charles Garitee, White Plains, New York. Action: the plaintiff has operated a youth flag football league for about 20 years, offering seasonal leagues for children aged 4 to 16 and serving around 1,500 participants annually in Greenwich. The plaintiff has built significant goodwill and maintains a proprietary customer database with 30,000-40,000 contacts, including personal information and payment histories, which are kept confidential. The former volunteer defendant developed a close relationship with the plaintiff while planning a competing league. In June 2025, the plaintiff discovered the defendants had incorporated Greenwich Flag Football Inc. and were using plaintiff's confidential customer information to solicit participants, recruit coaches and divert players to their league. They also used plaintiff's branding in a confusing manner and scheduled their league to start on the same date and location as the plaintiff's. As a result, the plaintiff has lost about 90% of its participants in Greenwich. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6080273-S. Filed April 13.

Greco, Andrew and Lane Greco, Greenwich. Seller: 395 Taconic LLC, Greenwich. Property: 395 Taconic Road, Greenwich. Amount: \$10. Filed May 12.

Guerra Polanco, Henry Edilcar, Stamford. Seller: Cinlar 17 LLC, Stamford. Property: 186 Stillwater Ave., Unit 115, Stamford. Amount: \$295,000. Filed April 29.

KFH Properties LLC, Greenwich. Seller: Michael G. Iannetta and Kate Crimmins, Greenwich. Property: 328 Hamilton Ave., Unit 4, Greenwich. Amount: \$838,000. Filed May 11.

Kinderbergh, Taryn, Fairfield. Seller: 153 Pease Avenue LLC, Trumbull. Property: 153 Pease Ave., Fairfield. Amount: \$1,365,000. Filed May 5.

DEEDS

Commercial

25 Westway LLC, Greenwich. Seller: Joel M. Reid and Michael A. Reid, Greenwich. Property: 52 Locust Road, Greenwich. Amount: \$3,100,000. Filed May 14.

345 Greenwich LLC, Armonk, New York. Seller: A&J 345 Merge LLC, Stamford. Property: Lot 2, Greenwich Ave., Greenwich. Amount: \$10. Filed May 13.

Buy or Sell Realty LLC, Cromwell. Seller: Wells Fargo Bank NA, West Palm Beach, Florida. Property: 263 Oaklawn Ave., Stamford. Amount: \$485,000. Filed April 27.

Dazzo, Michael Jacob and Carly Elizabeth Sepe, Stamford. Seller: Buy or Sell Realty LLC, Cromwell. Property: 60 Lawn Ave., Unit 21, Stamford. Amount: \$540,000. Filed May 1.

Gold Coast Collection LLC, Westport. Seller: Ellen J. Nardelli, Fairfield. Property: 177 Putting Green Road, Fairfield. Amount: \$575,000. Filed May 7.

Greco, Andrew and Lane Greco, Greenwich. Seller: 395 Taconic LLC, Greenwich. Property: 395 Taconic Road, Greenwich. Amount: \$10. Filed May 12.

Guerra Polanco, Henry Edilcar, Stamford. Seller: Cinlar 17 LLC, Stamford. Property: 186 Stillwater Ave., Unit 115, Stamford. Amount: \$295,000. Filed April 29.

KFH Properties LLC, Greenwich. Seller: Michael G. Iannetta and Kate Crimmins, Greenwich. Property: 328 Hamilton Ave., Unit 4, Greenwich. Amount: \$838,000. Filed May 11.

Kinderbergh, Taryn, Fairfield. Seller: 153 Pease Avenue LLC, Trumbull. Property: 153 Pease Ave., Fairfield. Amount: \$1,365,000. Filed May 5.

Leist, Zachary and Jeffrey Leist, Stamford. Seller: 2856 Long Ridge Road LLC, Stamford. Property: 2856 Long Ridge Road, Stamford. Amount: \$725,000. Filed April 28.

Patel, Philip B., Greenwich. Seller: 188 Round Hill Road LLC, Greenwich. Property: 188 Round Hill Road, Greenwich. Amount: \$10. Filed May 13.

Tonbridge Road LLC, Greenwich. Seller: Coucheval LLC, Greenwich. Property: 9 Frost Road, Greenwich. Amount: \$10. Filed May 15.

Residential

Bareiss, Hugh and Margaret Tsirantonakis, Stamford. Seller: Dennis O'Brien and Lauren O'Brien, Stamford. Property: 28 Crestview Ave., Stamford. Amount: \$900,000. Filed May 1.

Bhalla, Ruchi and Anurag Bhalla, Stamford. Seller: Grant Stoddart and Gloria Stoddart, Stamford. Property: 156 Intervale Road, Stamford. Amount: \$1,404,000. Filed April 30.

Bruzzese, Margaux and Alex Nutter, Stamford. Seller: Samina Noorani and Susan Scribner Mirza, Stamford. Property: 47 Wood Ridge Drive, Stamford. Amount: \$757,500. Filed May 1.

Coffey, Michael and Christina DelSavio, Stamford. Seller: Colette L. Kieffer, Stamford. Property: 86 Wallacks Drive, Stamford. Amount: \$1,516,000. Filed April 27.

Cunningham, Sean, Stamford. Seller: Gabrielle B. Benjamin, Stamford. Property: 43 Ridgecrest Road, Stamford. Amount: \$1,950,000. Filed April 29.

Deering, Paula and Daniel Deering, Easton. Seller: Anita N. True, Fairfield. Property: 35 Balmaha Court, Unit 35, Fairfield. Amount: \$600,000. Filed May 4.

Fanelli III, John Joseph, Bronx, New York. Seller: Kandasami Subramanian, Stamford. Property: 143 Hoyt St., Unit 2H, Stamford. Amount: \$510,000. Filed May 1.

Farley, Dineen, Bridgeport. Seller: Barbara A. Shaughnessy, Fairfield. Property: 103 Southport Woods Drive, Fairfield. Amount: \$580,000. Filed May 4.

Freeman, Edward and Elizabeth Freeman, Greenwich. Seller: Arnold Frumin, Greenwich. Property: 53 Shady Lane, Greenwich. Amount: \$10. Filed May 12.

Gambrill, Kaitlin, Greenwich. Seller: Leonardo G. Gazal and Camilla G. Finamore, Riverside. Property: 16 Summit Road, Riverside. Amount: \$10. Filed May 12.

Gould, Lauren Jean, Brooklyn, New York. Seller: Bruce K. Wallis, Fairfield. Property: 3997 Park Ave., Unit 17, Fairfield. Amount: \$430,000. Filed May 7.

Hernandez, Juan Carlos and Cesar Avila, Stamford. Seller: Andrew Cunningham, Stamford. Property: 127 Greyrock Place, Unit 1408, Stamford. Amount: \$357,500. Filed April 28.

Keown, Damon, Stamford. Seller: Kathleen Keown, Stamford. Property: 113 Bouton Street West, Stamford. Amount: SN/A. Filed May 1.

Koopman, Martin and Lauren Koopman, Greenwich. Seller: Zachary Martinez and Maria Avila, Greenwich. Property: 3 Konittekock Road, Greenwich. Amount: \$6,210,000. Filed May 11.

Kralik, Joseph and Alison Tyrell, Fairfield. Seller: Melissa Jane Hobson and Derek Hobson, Menlo Park, California. Property: 100 Tuller Road, Fairfield. Amount: \$1,060,000. Filed May 5.

Mansour, Ayman, Fairfield. Seller: Dominic L. Rotondi, Fairfield. Property: 542 Black Rock Turnpike, Unit 3, Fairfield. Amount: \$400,000. Filed May 5.

Mayers III, John Wheaton and Abigail Olivia Marriot, Fairfield. Seller: Kathryn M. Walker and Bryan J. Walker, Fairfield. Property: 1115 Galloping Hill Road, Fairfield. Amount: \$1. Filed May 5.

Mintz, Philip Adam, West Palm Beach, Florida. Seller: Thomas Feda and Laura Feda, Old Greenwich. Property: Locust Street, Greenwich. Amount: \$10. Filed May 11.

Munoz-Cadena, Alexandra, Stamford. Seller: Luis Quinga, Stamford. Property: 23 Orange St., Stamford. Amount: \$365,000. Filed April 27.

Nelthropp, Judy A., Stamford. Seller: Susan Crowley, Stamford. Property: 143 Hoyt St., Unit 3K, Stamford. Amount: \$449,000. Filed April 28.

Nerpich, Michael and Alison Fineberg, Stamford. Seller: Joyce V. Fubini, Stamford. Property: 25 Forest St., Unit 4A, Stamford. Amount: \$590,000. Filed April 30.

Pesok, Jorge, Bridgeport. Seller: Phyllis M. Fortuna, Cambridge, Massachusetts. Property: 4842 Round Hill Road, 20 and 24 Ermine St., Fairfield. Amount: \$40,835. Filed May 6.

Sachs, Timothy and Chloe Sachs, Brooklyn, New York. Seller: Michael Grabowski and Nancy K. Grabowski, Fairfield. Property: 610 Unquowa Road, Fairfield. Amount: \$1,658,000. Filed May 8.

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

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

Serino, Dana and Phillip Oliveri, White Plains, New York. Seller: Faris S. Nabulsi and Mirela Disha, Greenwich. Property: 1020 North St., Greenwich. Amount: \$1,600,000. Filed May 11.

Silberberg, Kristin, Riverside. Seller: Kristin Danielle Silberberg and Aaron Brown, Stamford. Property: 19 Knoll St., Riverside. Amount: \$305,000. Filed May 11.

Stanek, Theodore and Amy Kearney, Stamford. Seller: Jane E. Lovering, Fairfield. Property: 176 Fairview Ave., Fairfield. Amount: \$1. Filed May 8.

Truesdell, Nathana Connelly and Charles Plimpton Smith, Brooklyn, New York. Seller: Robin Kumar Nandy and Jane Elizabeth Nandy, Greenwich. Property: 8 Willow Lane, Greenwich. Amount: \$2,410,000. Filed May 15.

Vazquez Hernandez, Carmelo, Stamford. Seller: Herbert M. Veliz Paiz and Lilian C. Ortiz de Veliz, Stamford. Property: 21 Stephen St., Stamford. Amount: \$800,000. Filed April 27.

Vazquez, Alexandra and Kevin Aguirre, Stamford. Seller: Nicholas Congello, Stamford. Property: 48 Dean St., Unit 5, Stamford. Amount: \$425,000. Filed May 1.

Vibert, Daphnee, Stamford. Seller: Servinier Fabre and Marie Fabre, Stamford. Property: 154 Lockwood Ave., Stamford. Amount: \$600,000. Filed April 27.

Walton, Robert and Avon Walton, Stamford. Seller: Jay Smith, Ridgefield. Property: 35 W. Broad St., Unit 224, Stamford. Amount: \$526,000. Filed April 28.

Walton, Robert and Avon Walton, Stamford. Seller: Jay Smith, Ridgefield. Property: 35 W. Broad St., Unit 224, Stamford. Amount: \$526,000. Filed April 28.

Data Analytics Lead, Gartner, Inc., Stamford, CT.

Srve as a laisn btwn data engn, data stwrds, prdct ownrs, & othr IT teams to ensre semlss data intgrtn & effctve data prdct implm-nttn acrss the bus. Req Bach's deg or frgn equiv deg in Bus Anlytcs, Comp Sci, Info Tech, Digtl Innvtn, or a rel fld, & 3 yrs of rel wrk exp. Telcmmtng prmttd. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: 109702

Youn, Thomas and Jihae Youn, San Diego, California. Seller: Carole A. Boucher, Cos Cob. Property: 11 Bible St., Cos Cob. Amount: \$1,275,000. Filed May 15.

Zang, Wen Fang, Greenwich. Seller: George Flouty, Greenwich. Property: 2 Grange St., Greenwich. Amount: \$10. Filed May 14.

MORTGAGES

Abell, Lindsay and Brendan Abell, Fairfield, by Descera Daigle. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 188 Henderson Road, Fairfield. Amount: \$520,000. Filed April 21.

August, Justin P. and Sophie Labrecque, Greenwich, by Nicola Corea. Lender: Fourleaf Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 202 Weaver St., Greenwich. Amount: \$400,000. Filed April 30.

Baptiste, Joe, Stratford, by Bevon E. A. McLean. Lender: Velocity Commercial Capital LLC, 2945 Townsgate Road, Suite 110, Westlake Village, California. Property: 44 Sterling St., Fairfield. Amount: \$525,000. Filed April 22.

Barriga, Omar, Fairfield, by Charles C. Hallas. Lender: Lauren Freedman, 163 Edgefield Ave., Milford. Property: 32 Brookside Drive, Fairfield. Amount: \$120,000. Filed April 24.

Bellotti, Christopher, Stamford, by Cheyenne Pena. Lender: West Capital Lending Inc, 17911 Von Karman Ave., Suite 400, Irvine, California. Property: 15 Locust Lane, Stamford. Amount: \$101,630. Filed April 17.

Birchwood Homes LLC, Fairfield, by David M. Greenberg. Lender: First County Bank, 117 Prospect St., Stamford. Property: 130 and 150 Birchwood Drive, Fairfield. Amount: \$1,420,000. Filed April 24.

Borselio, Brigida and Nicholas Borselio, Riverside, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 23 Cary Road, Riverside. Amount: \$444,900. Filed April 27.

Brandt, Michael J. and Patricia H. Brandt, Southport, by Douglas I. Bayer. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1 Church St., Southport. Amount: \$500,000. Filed April 20.

Campbell, David Robert and Mary Beth Campbell, Fairfield, by Jeffrey Mishley. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 150 Miro St., Fairfield. Amount: \$150,000. Filed April 22.

Claret, Laurie Ann and Jonathan Louis Gansfried, Stamford, by James M. Rubino. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 127 Greyrock Place, No.1401, Stamford. Amount: \$292,000. Filed April 17.

Clore, Mathison Steven and Kelly Anne Okeefe Clore, Greenwich, by Erin Spiess Chang. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 51 Indian Field Road, Greenwich. Amount: \$1,760,000. Filed May 1.

Cruz, Rhodes G., Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 122 Old Logging Road, Stamford. Amount: \$170,000. Filed April 15.

Davis, Jesse Ross and Rebecca Katz Davis, Old Greenwich, by Margaret E. Conboy. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 44 Bramble Lane, Riverside. Amount: \$3,440,000. Filed May 1.

De Lallo, David Loren, Stamford, by Corinne M. Abbott. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 91 Highland Road, Stamford. Amount: \$278,000. Filed April 15.

Donahue, Paul S. and Marie S. Donahue, Fairfield, by Raquel A. Ortiz. Lender: Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 811 Burroughs Road, Fairfield. Amount: \$732,600. Filed April 23.

Dost, Sara, Fairfield, by John K. Cohane. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 948 Benson Road, Fairfield. Amount: \$1,184,000. Filed April 21.

Duda, Michael and Kristin Duda, Greenwich, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 12 Lockwood Road, Riverside. Amount: \$105,120. Filed April 29.

Faya, Miguel, Stamford, by Antonio Faretta. Lender: Valon Mortgage LLC, 14647 S. 50th St., Suite A150, Phoenix, Arizona. Property: 39 Glenbrook Road, No.5T, Stamford. Amount: \$111,592. Filed April 14.

Febbraro, Lawrence and Lisa Febbraro, Cos Cob, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Fox Hollow Lane, Cos Cob. Amount: \$897,000. Filed May 1.

Fernandes Pita, Rafael and Katja Gruber Fernandes Pita, Old Greenwich, by Shetal Nitin Malkan. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 5 Grant Ave., Greenwich. Amount: \$480,000. Filed April 28.

Ferreira de Lira, Marcelo and Sabrina Calixto de Lira, Old Greenwich, by Maria P. Rivera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Cross Ridge Drive, Old Greenwich. Amount: \$250,000. Filed April 28.

Fisher, Christopher and Ava Fisher, Fairfield, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 431 S. Benson Road, Fairfield. Amount: \$1,613,000. Filed April 21.

Fitter, Jason and Rachel Fitter, Stamford, by Dennis Bujud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 66 Don Bob Road, Stamford. Amount: \$540,000. Filed April 16.

Galley, Brett, Greenwich, by Frank P. Smeriglio. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 2 Intervale Place, Greenwich. Amount: \$750,000. Filed May 1.

Garrison, Gary, Stamford, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 8 Willowbrook Court, Condo 8, Stamford. Amount: \$55,000. Filed April 13.

Garvey, Erika J. and Sean R. Garvey, Fairfield, by Terriann J. Walker. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 102 Eastlawn St., Fairfield. Amount: \$300,000. Filed April 21.

Gee, Anthony and Caroline Janson Gee, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 400 Samp Mortar Drive, Fairfield. Amount: \$255,000. Filed April 20.

Gengler, Cassandra and Joshua Hyatt-Smith, Cos Cob, by Scott Rogalski. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 108 Orchard St., Cos Cob. Amount: \$750,064. Filed April 29.

Ghazarossian, Antreas E. and **Jane M. Ghazarossian**, Greenwich, by Thomas Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 321 W. Lyon Farm Drive, Greenwich. Amount: \$356,000. Filed April 29.

Gutierrez-Gallardo, Oscar and **Valeria Escolan de Gutierrez**, Old Greenwich, by Laura K. Noe. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 S. End Court, Old Greenwich. Amount: \$3,442,000. Filed April 28.

Hoyle, Lindsay E., Old Greenwich, by George M. Xylas. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 5 Greenwich Cove Drive, Old Greenwich. Amount: \$2,665,000. Filed April 28.

Hoyle, Lindsay E., Old Greenwich, by George M. Xylas. Lender: Lafayette Federal Credit Union, 2701 Tower Oaks Blvd., Rockville, Maryland. Property: 5 Greenwich Cove Drive, Old Greenwich. Amount: \$416,000. Filed April 28.

Janicola, Shane and **Jessica Randel Janicola**, Stamford, by Aleksandr Y. Troyb. Lender: PFS Inc., 42 Lanell Drive, Stamford. Property: 63 Buena Vista St., Stamford. Amount: \$850,000. Filed April 13.

Jennings, Maria-Teresa, Stamford, by N/A. Lender: Ives Bank, 220 Main St., Danbury. Property: 1515 Summer St., Unit 407, Stamford. Amount: \$460,000. Filed April 16.

Kokkinidis, Steven E. and **Lauren Kokkinidis**, Stamford, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 44 Pleasant St., 12, Stamford. Amount: \$250,000. Filed April 17.

Long, Alessandra Messineo and **Scott Long**, Riverside, by Jeffrey Weiner. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 34 Field Road, Riverside. Amount: \$103,564. Filed May 1.

Longden, Christina, Fairfield, by David A. Robb. Lender: LoanDepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 115 Puritan Road, Fairfield. Amount: \$100,000. Filed April 23.

Mahoney, Kevin J. and **Erica N. Mahoney**, Cos Cob, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 7 Valleywood Road, Cos Cob. Amount: \$200,000. Filed April 30.

Martin, Erik and **Leia Sopata**, Fairfield, by Gillian V. Ingraham. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 281 Wood House Road, Fairfield. Amount: \$832,500. Filed April 20.

Matson, Jonathan and **Tolga Tekin**, Greenwich, by Jonathan T. Hoffman. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 484 Cognewaugh Road, Greenwich. Amount: \$1,520,000. Filed April 27.

Mehta, Vidisha Vinod and **Saraswatula Venkata Aditya**, Greenwich, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 28 Hettiefred Road, Greenwich. Amount: \$1,244,500. Filed April 29.

Moronta, Gabriel and **Aida E. Moronta**, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 39 Kenilworth Drive W., Stamford. Amount: \$250,000. Filed April 13.

Moses, Jack, Stamford, by Pamela I. Baekey. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 29 Waterbury Ave., Stamford. Amount: \$639,000. Filed April 14.

Mulhern, Eileen, Stamford, by Jeffrey Weiner. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 44 Haviland Road, Stamford. Amount: \$174,000. Filed April 14.

Nadler, Theodore H. and **Carolyn I. Nadler**, Stamford, by Christian W. Bujdud. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 15 Desiree Drive, Greenwich. Amount: \$2,700,000. Filed May 1.

Pedraza Rayo, Andres, Stamford, by Andrew L. Wallach. Lender: Andrew L. Wallach. 42 Lanell Drive, Stamford. Property: 23 Hanover St., Stamford. Amount: \$657,000. Filed April 16.

Pinho, Mariana, Stamford, by Matthew L. Corrente. Lender: Ives Bank, 220 Main St., Danbury. Property: 444 Bedford St., Unit 9K, Stamford. Amount: \$168,750. Filed April 13.

Redmond, Jennifer, Old Greenwich, by Jeremy E. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 23 Annjim Drive, Greenwich. Amount: \$2,550,000. Filed April 29.

Riccio III, Ralph and **Lindsey Rundle**, Fairfield, by Ebony S. McBee. Lender: Beacon Bank & Trust, 131 Clarendon St., Boston, Massachusetts. Property: 30 Fallow Field Lane, Fairfield. Amount: \$400,000. Filed April 23.

Ritman, James and **Abigail Ritman**, Greenwich, by Naveed A. Quraishi. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 12 Pheasant Lane, Greenwich. Amount: \$2,490,000. Filed April 27.

NEW BUSINESSES

ADYA Soul, 100 Tresser Blvd., Apt. 1609, Stamford 06901, c/o Addison Calcagnini. Filed May 29.

B&A Brokers Corp., 15 Kimball Ave., Yonkers, New York 10704, c/o Osmani Afrim. Filed April 22.

Charbono Paralegal Group, 31 Cerretta St., No.1, Stamford 06907, c/o Charbono Paralegal Group LLC. Filed May 29.

Connecticut Lottery Account, 97 Prospect St., Stamford 06901, c/o BJB LLC. Filed May 26.

Frank Maco Art and Design, 212 Richards Ave., No. 5, Norwalk 06850, c/o Frank Stephen Maco Jr. Filed April 28.

HFD Company, 24 Camp Ave., 4039, Stamford 06907, c/o Heidi Forbes. Filed May 26.

Mahj in Common, 23 Mill Stream Road, Stamford 06903, c/o Colleen Carroll LLC. Filed May 29.

Miller Paint, 120 Viaduct Road, Stamford 06907, c/o Miller Cabinetry Inc. Filed May 29.

Peak Advisory, 17 Ocean View Drive, Stamford 06902, c/o Peter Smith. Filed May 26.

Sebastian, Elvis, 104 Ledgebrook Drive, Norwalk 06854, c/o Elvis Sebastian. Filed April 20.

Tapia Gonzalez, Irene S., 172 Main St., Norwalk 06851, c/o Carlos A. Uribe Reyes. Filed April 22.

The Grout Medic of Fairfield County, 9 W. Broad St., Suite 320, Stamford 06902, c/o Alex Carroll Enterprises Co. Filed May 29.

Thomas Real Care, 54 Mayflower Ave., Unit 1, Stamford 06906, c/o Michael Thomas. Filed May 29.

Tony's Trucking, 480 Hope St., Stamford 06906, c/o Sharon Flynn. Filed May 26.

Walmart 4227, 104 Ledgebrook Drive, Norwalk 06851, c/o Geoffrey Edwards. Filed April 22.

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Legal Notices

Notice of Formation of PB Golf Shop LLC Art. Of Org. filed with SSNY on 02/24/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the PB Golf Shop LLC, 1195 North Ave, New Rochelle, NY 10804. Purpose: any lawful purpose. #63974

Notice of Formation of Avieul Media LLC Art. Of Org. filed with SSNY on 2/4/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63981

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kristen N. Gizzi, Esq., 12 Paulding Street, Pleasantville, NY 10570. Purpose: any lawful act or activity. #63982

Notice of Formation of CauseLink, LLC Arts. of Org. filed with SSNY on 1/26/26. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Holly Alexander, 41 Todd Hill Circle, Goldens Bridge, NY 10526 Purpose: any lawful act or activity. #63985

Notice of formation of Simplify with Amy, LLC. Arts. Of Org. filed with SSNY on 3/15/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Simplify with Amy, LLC, 80 Burr Farms Road, Mt. Kisco, NY 10549. Purpose: any lawful purpose. #63986

Notice of Formation of ESSENCE HAUS PILATES, LLC. Articles of Organization filed with SSNY on 02/21/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gloria LaCourse, 15 Lincoln Avenue, Apartment 1, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63987

Notice of Formation of VELARE PHOTOGRAPHY, LLC. Articles of Organization filed with SSNY on 01/13/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Northwest Registered Agent, LLC, 418 Broadway, Suite N, Albany, NY 12207. Purpose: any lawful purpose. #63988

Notice is hereby given that a license, No. NA 0340 25 123410, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 6 Church St., City of White Plains, Westchester County, for on premises consumption. A&R Hospitality Group LLC DBA La Bocca Ristorante & Vineria 6 Church St. White Plains, NY 10601 #63989

LLC Name: Hudson & Shannon Group, LLC County: Westchester Date of Formation: 01/05/26 Principal Office Address: 200 Parkway North, Yonkers, NY, 10704 Registered Agent / Service of Process: Secretary of State of New York (SSNY) Business Purpose: Consulting #63992

Notice is hereby given that an On Premises Tavern Full Liquor License, Application ID NA 0370 26 104625 has been applied for by The Rye Pub Restaurant Group LLC d/b/a The Rye Pub serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a tavern for the premises located at 3 Elm Place Rye NY 10580. #63993

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Soleil Global Enterprise LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 04/02/2026. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: Soleil Global Enterprise LLC, 41 Carpenter Ave Apt. A, Mt Kisco, NY 10549, principal business location of the LLC. Purpose: Any lawful activity. #63994

Notice is hereby given that an On Premises Food & Beverage Business Liquor License, NYS Application ID: NA 0370 26 106210 has been applied for by SSP America Westchester County Airport LLC to sell liquor, beer, wine and cider at retail in an on premises Food & Beverage Business liquor establishment. For on premise consumption under the ABC Law located at 240 Airport Rd West Harrison NY 10604 1315. #63995

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