



Q&A: Toni Boucher, Wilton first selectman, UConn supporter, author

• PAGE 6

Wilton First Selectman Toni Boucher accepting her Hall of Fame award from the University of Connecticut School of Business. Photo courtesy of UConn Today



Westfair's Class of 2025 40 Under Forty winners have a lot of 'heart' and even more 'grit'

• PAGE 10

Tuesday
June 16

ISSUE #23

Latimer presses SBA administrator for answers but she obfuscates

BY PETER KATZ / pkatz@westfairinc.com



SBA Administrator Kelly Loeffler during questioning by Latimer.

During a hearing by the House Small Business Committee, Rep. George Latimer of New York's 16th Congressional District pressed Kelly Loeffler, administrator of the Small Business Administration (SBA), for answers to questions his small business constituents have been asking, but she avoided providing specifics.

When Latimer asked whether the SBA plans to close its office in Bridgeport, Connecticut, following the closure of its office in Manhattan, Loeffler did not answer but instead said she would supply him with a list of the offices the agency plans to close.

"Congressman, we are working on

moving offices out of sanctuary cities," Loeffler said. "The offices that we are closing had no staff. We want to optimize our field to be sure that small businesses are being served. We think that sometimes for small businesses to approach a federal building can be intimidating."

Latimer asked Loeffler how many employees would be at SBA's Long Island office when it assumes the functions of the Manhattan office in Federal Plaza but she did not know. When questioned, she admitted that SBA did not have specific information about President Trump's tariffs on its website so that small businesses could determine how

"If I can't get a question answered in a Congressional hearing, how is a small business expected to get clarity on all of these moving parts?"

— Rep. George Latimer

the tariffs might impact them and the prices they'll need to pay for goods they carry. She did say that the website refers small businesses to other sources that might have the information they need.

When Latimer asked whether the SBA will continue to support minority-owned and women-owned businesses in view of the Trump Administration eliminating diversity, equity and inclusion efforts, Loeffler did not make a commitment.

"If I can't get a question answered in a Congressional hearing, how is a small business expected to get clarity on all of these moving parts?" Latimer later said. "Non-answers and obfuscation don't work for small business owners who are worried about their bottom line and facing an uncertain economy."

The hearing with Loeffler came after the House of Representatives gave approval to a bipartisan bill designed to help small businesses that was sponsored by Latimer and Republican Mark Alford of Missouri. It's named the "Transparency and Predictability in Small Business Opportunities Act" and is designed to help small businesses in their efforts to obtain government contracts.

The act requires the SBA administrator to issue regulations addressing canceled solicitations for contracts so that small businesses can find out why the solicitation was canceled and any plans to reissue the solicitation. It also requires that federal agencies help small businesses seek additional opportunities if a solicitation on which they made an offer is canceled.



No matter what business you're in, we're into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS
Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES
Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Gary Larkin
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Gary Larkin
Research Coordinator
• Luis Flores, Sebastian Flores

ART
Creative Director
Dan Viteri
Senior Art Director
Diana Castillo

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini

AUDIENCE DEVELOPMENT
Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

EVENTS DIRECTOR
Marketing & Events Manager
Natalie Holland

ADMINISTRATION
Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.

A MEMBER OF
NEW YORK PRESS ASSOCIATION
NYPA
ESTABLISHED 1922

Location, location, location with longevity

The List is a must-see for all our savvy readers/viewers.

westfaironline.com/BUSINESS-LISTS



Support local businesses with every goal.



As the Official Bank of FIFA Club World Cup 2025™, Bank of America is on your corner and in your corner. Because with the right team, Southern Connecticut businesses thrive and communities prosper.

Bill

Bill Tommins
President, Bank of America Southern Connecticut

#1 Business Lender
in America

\$3.8B in loans to Southern
Connecticut businesses

3,700+ local business
specialists

Let's get to work on your next goal. Contact one of our business specialists in Southern Connecticut at bankofamerica.com/localbusiness

What would you like the power to do?®

BANK OF AMERICA



OFFICIAL BANK PARTNER OF
THE FIFA CLUB WORLD CUP 2025™

"Bank of America" is the marketing name used by certain Global Banking and Global Markets businesses of Bank of America Corporation. Lending, other commercial banking activities, and trading in certain financial instruments are performed globally by banking affiliates of Bank of America Corporation, including Bank of America, N.A., Member FDIC. ©2025 Bank of America Corporation. All rights reserved.

Officials track Trump's cut to Amtrak's Northeast Corridor funding

BY PETER KATZ / pkatz@westfairinc.com

“Cutting this necessary funding is merely political payback to states in the Northeast. I will not support a budget that includes this cut.”

— Rep. George Latimer

The Trump Administration is proposing to cut 25% of the funding for Amtrak's busy Northeast Corridor operations, which link Westchester with Boston, Washington, D.C., and points in-between. At the same time, funding for less busy Amtrak routes that go into Republican-controlled states is being increased.

The New Rochelle train station is a stop for Amtrak's long-distance trains in the Northeast corridor, and that's where Westchester County Executive Ken Jenkins and Congressman George Latimer of New York's 16th Congressional District went to express their concerns about the proposed loss in funding.

Jenkins said, “This proposal is a serious blow to Westchester County and the entire Northeast. Slashing funding for the nation's busiest rail corridor, while boosting less-used lines elsewhere, is not only short-sighted, it's reckless. Infrastructure investments must be based on need and impact, not politics. I urge Congress to reject this proposal and stand with the communities that power the country's economy.”

According to Latimer, “This is the most heavily traveled Amtrak route in the entire country. I am a weekly Amtrak rider and I see the growth in ridership; this is yet another bad business decision. Cutting this necessary funding is merely political payback to states in the Northeast. I will not support a budget that includes this cut.”

Amtrak's overall budget for Fiscal

Year (FY) 2025, which began Oct. 1, 2024, was \$2.63 billion. The Northeast Corridor received \$1.14 billion. Trump's FY 2026 budget asks for \$850 million for the Northeast Corridor. The request for Amtrak's National Network for FY 2026 is \$1.58 billion, an increase from \$1.29 billion in FY 2025.

Critics say that the proposed cut to the Northeast Corridor funding threatens to undermine reliability, delay modernization projects and disrupt the lives of thousands of local commuters.

“Westchester benefits from Amtrak mobility,” Latimer said. “Not only is there a station here in New Rochelle on the Northeast Corridor line but there are stations in Yonkers and Croton-Harmon that serve the Hudson Valley and give access between New York City and Albany. This is an essential service that complements the other transportation options that exist. The willingness to cut the Northeast Corridor by 25% is a bad business decision. A business mindset would not make this decision because you need alternatives in moving people from Point A to Point B.”

Latimer explained that in the Northeast Corridor, you have airplane service and you can still drive but when you cut service on mass transit rail you put more people in cars and you put more people in airplanes.

“That makes the skies and airports more crowded unnecessarily and it makes the highways more crowded unnecessarily,” Latimer said. “You



wind up using more fossil fuels. I'm a regular commuter on this line going from New Rochelle to Washington. At earlier times in my life I used this route regularly to go from this area to Philadelphia and back. This is an efficient way to move people. This has a more flexible way of moving people than an airplane does.”

Latimer said that the decision to cut Northeast Corridor funding is mean-spirited and he has seen the Trump Administration do things deliberately to hurt the Northeastern states. He cited the administration's

current efforts to close Small Business Administration offices in the Northeast and maintaining the cap on SALT that limits the deductibility of state and local taxes from federal tax returns, as examples.

“This is a foolish business decision and the ramifications will be clear to everybody,” Latimer said.

CONNECT WITH
westfaironline.com



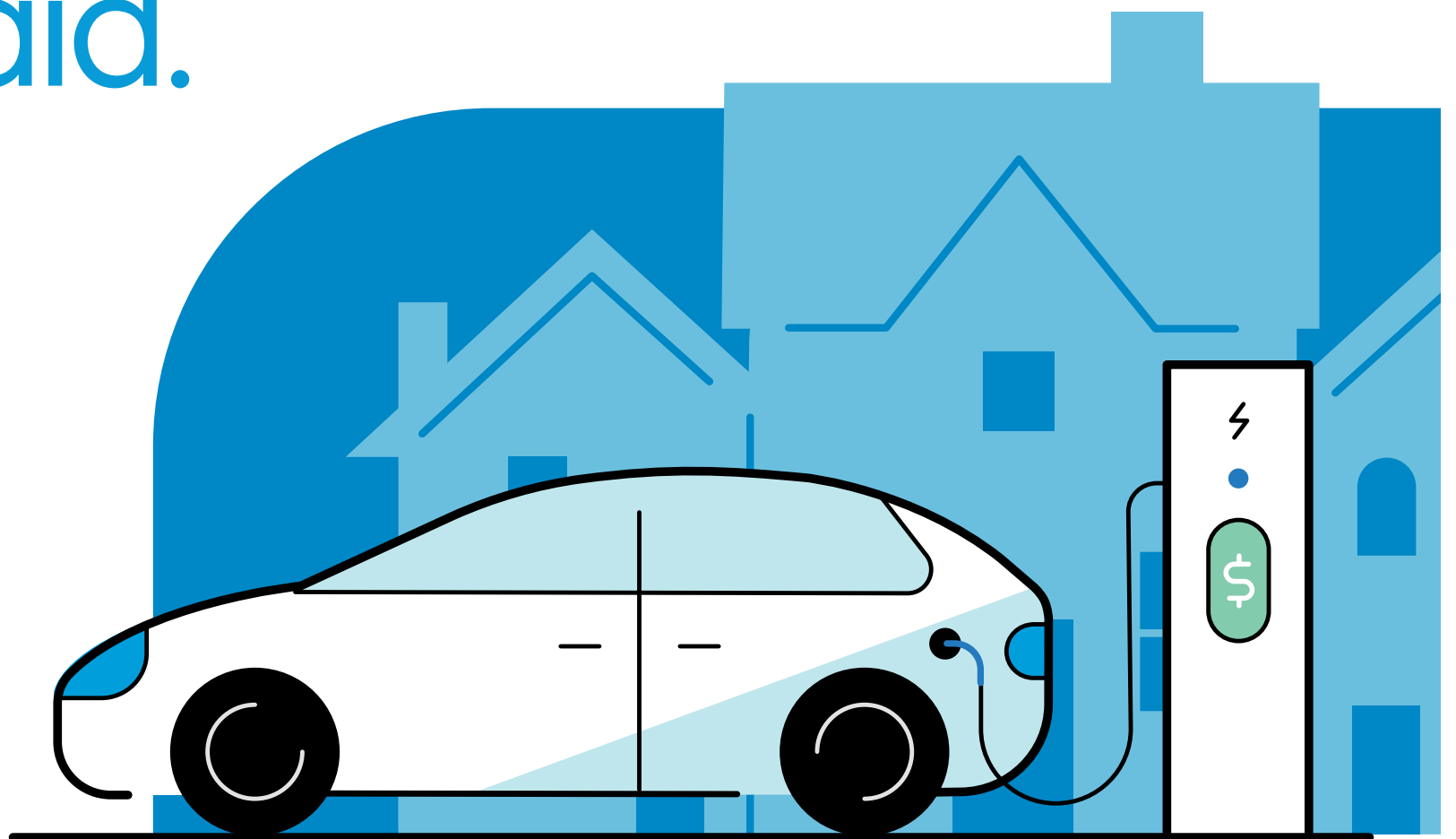
News@Noon

Local and business news
from Westchester and Fairfield counties

[Subscribe](#) to Our [Free Newsletter](#)



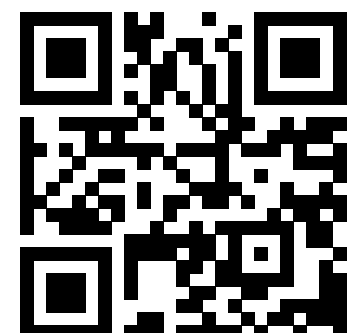
Plug in.
Wind down.
Get paid.



Enroll in SmartCharge New York and join the thousands of EV drivers getting paid to charge overnight.

Scan the QR code to see how much you can earn:

scny.ev.energy





How former state senator and her late husband built a philanthropic legacy

Wilton First Selectman Toni Boucher Photos courtesy of UConn Today

Q&A: TONI BOUCHER, WILTON FIRST SELECTMAN, UCONN SUPPORTER, AUTHOR

BY GARY LARKIN /
glarkin@westfairinc.com

Toni Boucher, who is serving her first four-year term as Wilton's first selectman, is most known for her time serving as state representative and senator (1997-2019) and chair of the Wilton Board of Education. In the past four years, she has spent a great deal of time as a philanthropist as she cements her and her husband's legacy in Connecticut.

Henry "Bud" Boucher died in January 2021 after a bout with leukemia at the age of 73. While Toni has spent decades in local and state government, Bud worked as an energy, finance, insurance and healthcare management consultant. Bud was a mainstay in the Wilton civic organization world. A U.S. Air Force veteran, he served as an officer for American Legion Post 86, was the Trackside Teen Board treasurer, Wilton Rotary founder and two-time president, and a 4th Degree Knights of Columbus District Officer.

Toni Boucher, who earned an

MBA from UConn in 2002, donated \$11 million marked by a lead gift to establish the Boucher Management & Entrepreneurship Department. Toni also created the Henry "Bud" Boucher Faculty Fellowship and added to the Toni Boucher Scholarship Fund, which she established in 2004.

Toni has served on some of the nation's top hospital and foundation boards. Locally, her positions have included board of education chairman, selectman, state board of education commissioner, state Vo-Tech Board of Education member, advisory board member of the Connecticut Office of the Child Advocate.

In March Boucher added author to her many titles as her book "The Husky Effect: How UConn is Creating the Entrepreneurs of the Future," came out during the NCAA's March Madness. The timing was impeccable as the UConn Women's Basketball Team were on their 12th national title under Coach Geno Auriemma. The book was co-written by New York Times best-selling author Josh Young.

For Toni, the book represents a lesson for all entrepreneurs and small business owners looking to make it in today's volatile world. It started out as part of a memoir about her Italian roots and the many stories that have shaped her life as the Iannuzzi family acclimated to life in America. "The Husky Effect" is a spinoff of that memoir that focuses on the business tales of her husband and how in his death an era was borne that is taking shape in the University of Connecticut School of Business.

This basketball success has created what we call the "UConn Husky Effect." After the men's team won their fifth NCAA Championship in 2023,

applications for the 2024 fall semester hit a record high with more than 56,700 applicants, up from 48,000 in 2023 and 43,000 in 2022.

Entering 2024, UConn had risen to forty-sixth overall in the Wall Street Journal rankings and ninth among public universities. The business school tied with UMass for the top public undergraduate business education in New England.

The following is a recent conversation between Toni Boucher and the Fairfield County Business Journal regarding "The Husky Effect," published by Amplify Publishing Group:

What was the impetus behind the book, "The Husky Effect?"

Over 25 years, when my cousin who was one of my first cousins from my father's side who lived in Connecticut. I received about 67 pages of notes from Nick Iannuzzi about the early days in rural life in Italy living on a farm. He went to UConn. He was in the first class of physical therapists that they had.

When I got those notes, I kept them and they pretty much sat on a shelf. He also did a family tree. My brother calls me about a week after my husband passed away and asked me if I had started on the book. I told him I hadn't even started on the book. He said, Toni, we're going to die and that book isn't get written.

I started on my computer keyboard for three years and I documented my family's journey prior to WWII, coming to America at the age of 5. My parents were illiterate speaking no English and having no money in this world. All we encountered were hardships. This was failures, then success.

How did you and Josh Young intend to write and organize the book?

It includes profiles of such people who influenced not only my life but that of my husband. They are UConn President Radenka Maric; my husband; his brother, Paul; his brother-in-law Guy Iannuzzi. We stressed that the ultimate goal is to build UConn's network around excellence in all areas, nurtured by everyone who is a part of it, and do things for the greater good that benefit society as a whole. Just as UConn's basketball success has helped attract better student athletes, its rising academic reputation is drawing stronger applicants across all fields.

The entrepreneurial programs are also attracting former residents and alumni back to Connecticut to launch businesses.

Was the book a piece all onto its own?

The book I was originally working on is titled "Stone Doll," a memoir. On the farm when I was along in Italy, my family suffered through the Great Depression. Our family farm was pummeled by Nazi aircraft. My father was sent to the front lines. His brothers were smuggled to America by my grandfather because he didn't want his sons to be sent to war and fight for Mussolini. My father experienced unspeakably horror. He wound up being shipped to England as a farmer. He was captured as a prisoner in Libya and sent to England.

(In November 2025, the memoir "Stone Doll" will come out. "The Husky Effect" was spun off from the end of "Stone Doll" in a section about philanthropy.)

I was making the connection between the nationally celebrated basketball teams of UConn and their coaches, who are striving for excellence as a way to brand the university

"Every time I do something good with legacy, I think — he should have been the one doing this."

— Toni Boucher

altogether. The university is now going from 12,000 applications a year to 64,000.

In the book and in our conversation, you refer to a business miracle that occurred?

My husband and I did not know he was going to die. It was a complete surprise. It was six weeks from the diagnosis to the day of his death. The diagnosis said that for 95% of the people who have this disease we have a miracle drug, called Sparcel. But it was very expensive. It was thousands of dollars. Even one of his business clients who had it said he had been on the drug for 20 years. He said, ‘You’re going to be OK, Bud.’”

Unfortunately, he wound up being in the 5% of the people diagnosed who the drugs did not work.

In November (2020), there was the business miracle when an internet company bought his (flailing) flooring company only because it was already set up as a public pink sheets company on the OTC. But this was a fintech company out of California with online payment systems. It had remotely nothing to do with his company. They wanted to take their company public on an already traded company even though it was trading for next to nothing. All he had to do was wait until February 2021 to receive the money from the sale of the restricted shares after the deal would close. However,

he died on Jan. 24, 2021. But before he died his life insurance company called with the news that his \$100,000 life insurance policy would be in force on Jan. 22.

(His death) meant I had to implement all of it (the sale of the company). Everyone I spoke to, whether it was the OTC trading desk or the pink slip block trader desk at Fidelity said it might not be the most historic in the amount of how much money is realized from the sale, but it’s just the velocity of change from (for a company worth) less than nothing to something that is pretty significant. It’s a story that has never happened before.

Once the sale went through, instead of crying tears of joy, I just cried because it was so unjust. It still bothers me. Every time I do something good with legacy, I think he should have been doing this because he wanted to do this.

What about the philanthropy you have been involved with since your husband’s death?

Prior to his death, we talked about using the money for such good things as UConn, Johns Hopkins, his small college (St. Michael’s in Vermont). It was a lot of little things. He wanted to put a deck on his American Legion Hall.

What are your aspirations for the newly named Boucher Management & Entrepreneurship Department at UConn?



▲
Wilton First Selectman Toni Boucher with her late husband, Henry "Bud" Boucher. Photo courtesy of UConn Today

Twenty years ago, when he first took the company public, we were able to get a little bit from it. I had \$30,000 that I could give to philanthropy. I gave that to a scholarship fund for students who couldn’t afford at the business school at UConn. I told Michael (Van Sambeck, head of development for UConn’s business school) who helped me set it up for

the college that if this ever takes off I want to do something really big for the school. Then, after my husband died, I called Michael. I asked him if he remembered the time if there would be a day to do something big? Well, the day has come. He was blown away. He asked me what were my thoughts. I told him I wanted to do something for entrepreneurship. They had a student investment fund called Hillside Ventures. We then named it the Boucher Management & Entrepreneurship Department. It gives them real world experience and real money to invest.

I told him in a world of philanthropy, I’m a minnow. There are whales out there giving much substantially more. But he told me, yeah but of a percentage of what you have you give much more. It brings me great joy. I know it would make my husband happy.

Is there anything else you want to share?

There is a Winston Churchill quote in the book that I live by: “Success is moving from one failure to another without losing your enthusiasm.” That really speaks to the entrepreneurship mindset. If you just stick with it and really believe in yourself. Seventeen campaigns, and I won 15. And those two losses were big ones. You just pick yourself up. In the long run, you will be rewarded.

FOR SALE

**COVERED BRIDGE
9 Covered Bridge Rd, Newtown, CT**



Multifamily Apartment Complex in CT

- 210 total units across seven 3-story buildings (30 units ea) 1, 2, or 3 BR
- Six buildings complete; final building 80% complete
- Clubhouse with a fitness center, community room, and adjacent pool
- Located in Incentive Housing Overlay Zone - 20% affordable units
- Options include Bankruptcy Sale (Subject to court approval)
OR Joint Venture/Financing

For more info, visit www.Keen-CoveredBridgeNewtown.com



KEEN-SUMMIT CAPITAL PARTNERS LLC
Keen-Summit.com • 646.381.9222

Splendid Skin & Aesthetics Tara Curtin-Paloka



With over 30 years of experience including Chief Nursing Officer, Tara combines her medical expertise & passion for beauty and Aesthetics.

Step into www.lovebotox.com

North Stamford, CT 203-524-4000



HOULIHAN LAWRENCE

COMMERCIAL

Houlihan Lawrence Commercial Facilitates Sale of 307 Halstead Avenue, Harrison, NY for \$3,600,000

Rye Brook-June, 2025 - Houlihan Lawrence Commercial, a division of Houlihan Lawrence, the leading real estate firm serving New York City's northern suburbs, has brokered the sale of a NNN retail building located at 307 Halstead Avenue, Harrison, NY. The Seller was represented by Mike Rackenberg, Managing Director of Commercial Division.

The property is located directly across from the Avalon Harrison, and includes tenants Café Deux and The Pureganic Café. This 5,000 square foot building traded for \$720 per square foot and a 5.5% cap rate, both of which are record setting numbers in the town of Harrison. The buyer will enjoy the income that is generated from two tenants with long-term leases and solid local businesses.

Houlihan Lawrence Commercial, a full-service division, specializes in Investment Opportunities; Office, Industrial and Retail Sales and Leasing; Land Acquisition and Development; Municipal Approval Consultation.

With local expertise in the markets north of New York City, the Commercial Division has a database of buyers and sellers throughout the country to effectively market commercial properties and opportunities on a national level.

For more information, please contact Mike Rackenberg, mrackenberg@houlihanlawrence.com or 973-609-2105.



PRIME RETAIL & OFFICE BUILDING IN DOWNTOWN YORKTOWN HEIGHTS
FOR SALE | Saw Mill River Rd. | Yorktown Heights, NY
Listed by K. Lefkowitz & G. Klein | Call for Pricing



HAWTHORNE OFFICE/FLEX WITH HUGE OUTDOOR TERRACE
FOR LEASE | 168 Saw Mill River Rd. | Hawthorne, NY
Listed by Garry Klein & Jared Stone | \$27.50 PSF



FREE MARKET APARTMENTS | 6 BUILDING PORTFOLIO
FOR SALE | Clinton Street Apartments | Cornwall, NY
Listed by T. Gorman & M. Scrima | \$5,500,000



TWO PRIME MEDICAL/OFFICES AVAILABLE +/- 1,250SF
FOR LEASE | Underhill Ave. | Yorktown Heights, NY
Listed by Sean Campbell | \$2,800/Mo



RARE MIXED-USE ON HIGH TRAFFIC STREET
FOR SALE | 10 Broad St W | Mount Vernon, NY
Listed by Garry Klein | Call for Pricing



PRIME RETAIL OPPORTUNITY IN A HIGH-TRAFFIC LOCATION
FOR LEASE | 787 White Plains Road | Scarsdale, NY
Listed by John Seminara, Jr. | Call for Pricing



RIVERDALE RETAIL / OFFICE 7.88% CAP RATE
FOR SALE | 5751 Mosholu Avenue, Bronx, NY
Listed by Daniel Hickey | \$950,000



TWO OFFICE SPACES AVAILABLE WITH LUXURY FINISHES | SF : -3,500
FOR LEASE | 28 Potter Avenue | New Rochelle, NY
Listed by Jared Stone | \$22 PSF MG + Utilities



CORNER BUILDING IN HEART OF PORT CHESTER
FOR SALE | 125 N Main Street | Port Chester, NY
Listed by Michael Rackenberg | \$4,650,000



PRIME RETAIL CORNER OF BUILDING WITH HUGE WINDOWS & PARKING
FOR LEASE | 200 E. Main Street | Mount Kisco, NY
Listed by Darren Gordon | \$42.00 SF/Yr

800 WESTCHESTER AVENUE, RYE BROOK, NEW YORK 10573
914.798.4900 | HOULIHANLAWRENCE.COM/COMMERCIAL



LEGAL EAGLES

ADVERTORIAL RESOURCE GUIDE

PULLMAN & COMLEY LLC

850 Main St., Bridgeport 06601
203-330-2000 • pullcom.com
jtshearin@pullcom.com

Managing partner(s) or officer(s):

James T. Shearin, chairman

Total number in firm: 95

Number of attorneys in county: 53

Number of partners: 68

Associates: 21

Counsel: 6

Year established: 1919

COHEN AND WOLF PC

1115 Broad St., Bridgeport 06604
203-368-0211 • cohenandwolf.com
dball@cohenandwolf.com

Managing partner(s) or officer(s):

David A. Ball

Total number in firm: 51

Number of attorneys in county: 51

Number of partners: 34

Associates: 8

Counsel: 9

Year established: 1951

FINN DIXON & HERLING LLP

6 Landmark Square
Stamford 06901
203-325-5000 • fdh.com
mherling@fdh.com

Managing partner(s) or officer(s):

Michael J. Herling

Total number in firm: 51

Number of attorneys in county: 51

Number of partners: 21

Associates: 23

Counsel: 7

Year established: 1987

CARMODY TORRANCE SANDAK & HENNESSEY LLP

707 Summer St., Suite 300
Stamford 06901
203-425-4200 • carmodylaw.com
bhenebry@carmodylaw.com

Managing partner(s) or officer(s):

Brian T. Henebry

Total number in firm: 76

Number of attorneys in county: 46

Number of partners: 34

Associates: 10

Counsel: 2

Year established: 1990

DAY PITNEY LLC

One Stamford Plaza
263 Tresser Blvd., Seventh floor
Stamford 06901

203-977-7300

24 Field Point Road

Greenwich 06830

203-862-7800

daypitney.com

satwardy@daypitney.com

Managing partner(s) or officer(s):

Thomas Goldberg

Total number in firm: 300

Number of attorneys in county: 40

Number of partners: 16

Associates: 12

Counsel: 12

Year established: 1902

BERCHEM MOSES PC

1221 Post Road East, Westport 06880
203-227-9545

75 Broad St., Milford 06460

203-783-1200 • berchemmoses.com

ibloom@berchemmoses.com

Managing partner(s) or officer(s):

Marsha Belman

Moses, firm managing partner

Ira W. Bloom, Westport managing partner

Total number in firm: 37

Number of attorneys in county: 37

Number of partners: 20

Associates: 14

Counsel: 3

Year established: 1933

CUMMINGS & LOCKWOOD LLC

6 Landmark Square
Stamford 06901
203-327-1700 • cl-law.com
lbeck@cl-law.com

Managing partner(s) or officer(s):

Laura Weinbraub Beck

Total number in firm: 67

Number of attorneys in county: 37

Number of partners: 27

Associates: 8

Counsel: 2

Year established: 1909

WIGGIN AND DANA LLP

281 Tresser Blvd.
Stamford 06901
203-363-7600 • wigginc.com
phughes@wigginc.com

Managing partner(s) or officer(s):

Paul Hughes

Total number in firm: 147

Number of attorneys in county: 33

Number of partners: N/A

Associates: N/A

Counsel: N/A

Year established: 1934

IVEY, BARNUM & O'MARA LLC

170 Mason St., Greenwich 06830
203-661-6000 • ibolaw.com
info@ibolaw.com

Managing partner(s) or officer(s):

N/A

Total number in firm: 34

Number of attorneys in county: 32

Number of partners: 19

Associates: 9

Counsel: 6

Year established: 1950

RYAN RYAN DELUCA LLP

707 Summer St.
Stamford 06901
203-357-9200 • ryandelucalaw.com
rohickey@ryandelucalaw.com

Managing partner(s) or officer(s):

Robert O. Hickey

Total number in firm: 39

Number of attorneys in county: 30

Number of partners: 14

Associates: 12

Counsel: 4

Year established: 1966

SHIPMAN & GOODWIN LLP

300 Atlantic St.
Stamford 06901
203-324-8100
289 Greenwich Ave.
Greenwich 06830
203-859-5600 • shimpangoodwin.com
alieberman@goodwin.com

Managing partner(s) or officer(s):

Alan E. Lieberman

Total number in firm: 178

Number of attorneys in county: 30

Number of partners: 17

Associates: 6

Counsel: 7

Year established: 1919

ROBINSON & COLE LLP

1055 Washington Blvd.
Stamford 06901
203-462-7500 • rc.com
acondon@rc.com

Managing partner(s) or officer(s):

April F. Condon, partner in charge, Stamford office

Total number in firm: 211

Number of attorneys in county: 27

Number of partners: 17

Associates: 6

Counsel: 4

Year established: 1845

WHITMAN BREED ABBOTT & MORGAN LLC

500 W. Putnam Ave.
Greenwich 06830
203-869-3800 • wbamct.com
hpeden@wbamct.com

Managing partner(s) or officer(s):

Harry E. Peden III

Total number in firm: 24

Number of attorneys in county: 24

Number of partners: 16

Associates: 5

Counsel: 3

Year established: 2000

WILSON ELSER

1010 Washington Blvd.
Stamford 06801
203-388-9100 • wilsonelser.com
brian.delgatto@wilsonelser.com

Managing partner(s) or officer(s):

Brian Del Gatto, regional managing partner, Connecticut

Total number in firm: 781

Number of attorneys in county: 23

Number of partners: 8

Associates: 12

Counsel: 3

Year established: 1978

WITHERS BERGMAN LLP

1700 E. Putnam Ave.
Greenwich 06870
203-302-4100 • withersworldwide.com
inquiries.gw@withers.us.com

Managing partner(s) or officer(s):

David M. Lehn

Total number in firm: 500

Number of attorneys in county: 23

Number of partners: 13

Associates: 6

Counsel: 4

Year established: 1962

BRODY WILKINSON PC

2507 Post Road, Southport 06890
203-319-7100 • brodywilk.com
pmott@brodywilk.com

Managing partner(s) or officer(s):

Peter T. Mott

Total number in firm: 22

Number of attorneys in county: 22

Number of partners: 17

Associates: 2

Counsel: 3

Year established: 1998

CUMMINGS & LOCKWOOD LLC: OVER A CENTURY OF SERVICE

Firm Overview

Founded in 1909, Cummings & Lockwood provides sophisticated legal counsel to both private clients and commercial enterprises. Our clients include individuals and families with inherited and newly created wealth, as well as emerging, middle market and Fortune 500 companies. The firm has nearly 100 attorneys and fiduciary accountants located in Stamford, Greenwich and West Hartford, Connecticut, and in Naples, Bonita Springs and Palm Beach Gardens, Florida, who provide a broad range of trusts and estates, corporate and finance, litigation and arbitration, and commercial and residential real estate services.

What Differentiates Us

For more than 100 years, Cummings & Lockwood's commitment to professional excellence, partner-level attention and responsive client service have made this preeminent law firm the firm of choice for clients who depend on top quality legal representation to meet their complex personal and business needs. We combine the best talent, the latest technology, outstanding service and competitive fees to deliver exceptional value and legal work. As a result, we continue to earn the confidence, trust and respect of our clients, who include many of the nation's most well-known individuals, families, businesses, financial institutions and charitable organizations.

Private Clients Practice

Cummings & Lockwood has one of the largest trusts and estates practices in the United States, with a significant private client base of high-net-worth individuals and families, family offices, closely held businesses and national charities and foundations. Our private clients' attorneys, many of whom have been elected to the prestigious American College of Trusts and Estate Counsel (ACTEC), are experienced in the

areas of estate planning and administration; estate, income and gift tax; trust formation and management; executor and trustee services; charitable giving and foundations; probate law; and residential real estate. Whether dealing with recently acquired assets or family fortunes that span generations, the Firm provides innovative strategies and solutions to preserve, enhance and transition our clients' wealth, as well as meet their varied legal needs and personal goals.

Commercial Practice

Cummings & Lockwood has an elite commercial practice with numerous, professionally recognized lawyers who are experienced in the areas of litigation and dispute resolution; real estate investment and development; banking, lending and credit transactions; corporate acquisitions and divestitures; and partnership, limited liability company and tax matters. Our clients include entrepreneurs, closely held companies, regional, national and in-

ternational corporations, hedge funds, private equity firms, financial institutions and not-for-profit organizations.

In addition, Cummings & Lockwood's commercial and private clients' lawyers regularly work together to provide entity planning, business succession planning, tax guidance and litigation to privately owned businesses of all sizes and industries.

For more information, visit Cummings & Lockwood's website at www.cl-law.com.

CUMMINGS & LOCKWOOD LLC

THE CHOICE
FOR SOPHISTICATED LEGAL COUNSEL

Established in 1909, Cummings & Lockwood provides sophisticated legal representation to individuals, families, family offices, closely held businesses, other commercial enterprises and charitable entities. Our core services include:

- PRIVATE CLIENTS / TRUSTS AND ESTATES
- CORPORATE AND FINANCE
- LITIGATION AND ARBITRATION
- COMMERCIAL AND RESIDENTIAL REAL ESTATE

www.cl-law.com

STAMFORD | GREENWICH | WEST HARTFORD | NAPLES | BONITA SPRINGS | PALM BEACH GARDENS

LAW FIRMS | FAIRFIELD COUNTY

DISERIO MARTIN O'CONNOR & CASTIGLIONI LLP

1 Atlantic St, Stamford 06901
203-358-0800 • dmoc.com
wdurkin@dmoc.com

Managing partner(s) or officer(s):

William A. Durkin III

Total number in firm: 35

Number of attorneys in county: 22

Number of partners: 14

Associates: 4

Counsel: 4

Year established: 1983

HALLORAN & SAGE LLP

315 Post Road West
Westport 06880
203-227-2855
133 Deer Hill Ave.

Danbury 06810

203-796-1000 • halloransage.com
fogerty@halloransage.com

Managing partner(s) or officer(s): Stephen P.

Fogerty, managing attorney, Westport

Total number in firm: 102

Number of attorneys in county: 20

Number of partners: 14

Associates: 4

Counsel: 5

Year established: 1935

VERRILL

33 Riverside Ave.
Westport 06880
203-222-0885 • kjones@verrill-law.com
verrill-law.com

Managing partner(s) or officer(s): Cheryl Johnson

Total number in firm: 134

Number of attorneys in county: 19

Number of partners: 13

Associates: 1

Counsel: 5

Year established: 1862

ZELDES, NEEDLE & COOPER

1000 Lafayette Blvd.
Bridgeport 06601
19 Old Kings Highway
Darien 06820
203-333-9441 • znclaw.com
mmedina@znclaw.com

Managing partner(s) or officer(s): Maximino

Medina Jr.

Total number in firm: 19

Number of attorneys in county: 19

Number of partners: 13

Associates: 6

Counsel: 0

Year established: 1971

KOSKOFF, KOSKOFF & BIEDER

350 Fairfield Ave.
Bridgeport 06604
203-336-4421 • koskoff.com

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

Total number in firm: 18

Number of attorneys in county: 18

Number of partners: 13

Associates: 3

Counsel: 2

Year established: 1936

SILVER GOLUB & TEITELL LLP

184 Atlantic St., Stamford 06901
203-325-4491 • stglaw.com
rsilver@sgtlaw.com

Managing partner(s) or officer(s): Richard A.

Silver

Total number in firm: 18

Number of attorneys in county: 18

Number of partners: 10

Associates: 6

Counsel: 2

Year established: 1978

GOLDMAN GRUDER & WOODS LLC

200 Connecticut Ave.
Norwalk 06854
203-899-8900 • goldmangruderwoods.com
mgoldman@goldgru.com

Managing partner(s) or officer(s): Michael L.

Goldman

Total number in firm: 17

Number of attorneys in county: 17

Number of partners: 7

Associates: 3

Counsel: 7

Year established: 1995

COLLINS, HANNAFIN PC

148 Deer Ave., Danbury 06810
203-885-1938 • chgjtlaw.com
plathrop@chgjtlaw.com

Managing partner(s) or officer(s): Edward J.

Hannafin

Total number in firm: 14

Number of attorneys in county: 14

Number of partners: 11

Associates: 2

Counsel: 1

Year established: 1963

GILBRIDE, TUSA, LAST & SPELLANE LLC

31 Brookside Drive
Greenwich 06830
203-622-9360
175 Elm St.
New Canaan 06840
203-920-4795 • gtlslaw.com
info@gtlslaw.com

Managing partner(s) or officer(s): Jonathan M.

Wells

Total number in firm: 19

Number of attorneys in county: 14

Number of partners: 11

Associates: 3

Counsel: 5

Year established: 1983

HOLLAND & KNIGHT LLP

1 Stamford Plaza
263 Tresser Blvd., Suite 1400
Stamford 06901
203-905-4500 • hkllaw.com
evan.seidman@hkllaw.com

Managing partner(s) or officer(s): Evan Seidman

Total number in firm: 1,250

Number of attorneys in county: 14

Number of partners: 10

Associates: 3

Counsel: 1

Year established: 1968

ZEISLER & ZEISLER PC

10 Middle St.
Bridgeport 06604
203-254-4234 • zeislaw.com

Managing partner(s) or officer(s): N/A

Total number in firm: 14

Number of attorneys in county: 14

Number of partners: 10

Associates: 3

Counsel: 1

Year established: 1968

FLB LAW

315 Post Road West
Westport 06880
203-635-2200 • flb.law
bernheim@flb.law

Managing partner(s) or officer(s): Stephen P.

Fogerty, Thomas P. Lambert, Eric D. Bernheim,
Managing Partners

Total number in firm: 13

Number of attorneys in county: 13

Number of partners: 7

Associates: 3

Counsel: 3

Year established: 2021

LOCKE LORD LLP

1 Canterbury Green
201 Broad St.
Stamford 06901
203-975-5251 • lockelord.com
scott.wofsy@lockelord.com

Managing partner(s) or officer(s): Scott D. Wofsy,

Stamford office managing partner

Total number in firm: 749

Number of attorneys in county: 12

Number of partners: 4

Associates: 7

Counsel: 2

Year established: 1887

Martin LLP

333 Ludlow Street
South Tower, 2nd Floor
Stamford 06902
203-973-5251 • cmartin@martinllp.net
martinllp.net

Managing partner(s) or officer(s):

Christopher G. Martin

Total number in firm: 14

Number of attorneys in county: 11

Number of partners: 11

Associates: 0

Counsel: 0

Year established: 1996

FERGUSON COHEN LLP

25 Field Point Road
Greenwich 06830
203-661-5222 • fercolaw.com
jferguson@fercolaw.com

Managing partner(s) or officer(s): John J.

Ferguson

Total number in firm: 21

Number of attorneys in county: 10

Number of partners: N/A

Associates: 2

Counsel: 11

Year established: 2006

GREGORY AND ADAMS

190 Old Ridgefield Road
Wilton 06894
203-762-9000 • gregoryandadams.com
rslater@gregoryandadams.com

Managing partner(s) or officer(s): Ralph E. Slater

Total number in firm: 10

Number of attorneys in county: 10

Number of partners: 8

Associates: 2

Counsel: 0

Year established: 1964

IT'S TIME TO START THINKING OF YOUR ROOF AS REAL ESTATE



Buildings Better Get Sustainable Soon—Local Law 97 is a Preview of Things to Come!

Did you know that in New York City, Local Law 97 is cracking down on inefficient buildings? If your property is over 25,000 sq. ft., you could face steep fines if you don't meet energy efficiency requirements starting in 2024, with even stricter rules coming in 2030. But here's the good news: We can help you avoid penalties, improve efficiency, and even generate revenue—with no out-of-pocket costs.

At 64Solar, we specialize in risk-free, shared-risk, and full-ownership solar solutions, helping commercial property owners navigate the ever-changing landscape of energy regulations and incentives.

The 64Solar Free Energy Assessment

We take a deep dive into your current energy setup to identify risks, savings, and opportunities.

Solar System Evaluation: We inspect your inverters, modules, and wiring to ensure your system runs at peak performance.

Risk Assessment: Spotting potential damage before it happens, including outdated wiring that could compromise efficiency.

System Performance Analysis: We analyze historical data to detect performance issues and maximize your optimal energy output.

Structural Review: Are your panels positioned for optimal sun exposure? Are they secured against harsh weather conditions? We check.

Code Compliance Check: We inspect your system like a city official would, helping you avoid unexpected fines and violations, like Local Law 97.

We Know the Rules, an the Savings Solar tax credits and incentives are always changing, but we stay ahead

of the game so you don't have to. Our team understands the latest IRS regulations, state incentives, and local fines, ensuring you get the best financial benefits available.

Bonus Upgrades: Roof or HVAC improvements that integrate seamlessly with your solar system? We'll spot those opportunities too!

Ready to future-proof your building and turn energy savings into income?

Contact 64Solar today for your FREE assessment and discover a smarter way to power your property, rent your roof, or fight upcoming fees.



1 (855) 786-3329 | go64solar.com

info@go64solar.com

WILLINGER, WILLINGER, & BUCCI PC

855 Main St.
Bridgeport 06604
203-366-3939 • wwblaw.com
cjwillinger@wwblaw.com
Managing partner(s) or officer(s): Charles J. Willinger Jr.
Total number in firm: 10
Number of attorneys in county: 10
Number of partners: 5
Associates: 5
Counsel: 0
Year established: 1991

MCCARTER & ENGLISH, LLP

One Canterbury Green
201 Broad Street, Stamford 06901
203-399-5900 • mccarter.com
jcherico@mccarter.com
Managing Partner(s) or Officer(s): Joseph J. Cherico, Stamford Office Managing Partner
Total number in Firm: 375
Number of attorneys in county: 14
Number of Partners: 9
Associates: 4
Counsel: 1
Year Established: 1844 (Firm); 2003 (Stamford Office)

HARRIS BEACH MURTHA

107 Elm St., Stamford 06902
203-653-5400 • harrisbeachmurtha.com
jdelmonico@harrisbeachmurtha.com
Managing partner(s) or officer(s): Christopher Jagel
Total number in firm: 98
Number of attorneys in county: 9
Number of partners: 5
Associates: 2
Counsel: 2
Year established: 1936

CACACE TUSCH & SANTAGATA

777 Summer St., Stamford 06901
203-327-2000 • lawcts.com
ptusch@lawcts.com
Managing partner(s) or officer(s): Paul Tusch
Total number in firm: 8
Number of attorneys in county: 8
Number of partners: 5
Associates: 2
Counsel: 1
Year established: 1982

ROSENBLUM NEWFIELD LLC

1 Landmark Square
Stamford 06901
203-358-9200 • rosenblumnewfield.com
jbra@jbraesq.com
Managing partner(s) or officer(s): James Rosenblum
Total number in firm: 8
Number of attorneys in county: 7
Number of partners: 7
Associates: 0
Counsel: 0
Year established: 1992

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com
Managing partner(s) or officer(s): Amy Zabetakis, managing partner
Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

BRODY AND ASSOCIATES LLC

120 Post Road West, Suite 101
Westport 06880
203-454-0560 • brodyandassociates.com
rbrody@brodyandassociates.com
Managing partner(s) or officer(s): Robert G. Brody
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 3
Associates: 4
Counsel: 1
Year established: 1997

TREMONT SHELTON ROBINSON MAHONEY PC

64 Lyon Terrace
Bridgeport 06604
203-212-9075 • tremontsheldon.com
info@tremontsheldon.com
Managing partner(s) or officer(s): Robert Sheldon, Cindy Robinson, Jason Tremont and Douglas Mahoney
Total number in firm: 6
Number of attorneys in county: 6
Number of partners: 1
Associates: 3
Counsel: 2
Year established: 1960

CARTA, MCALISTER & MOORE LLC

1120 Post Road, Darien 06820
203-202-3100 • cmm-law.com
mcarta@cmm-law.com
Managing partner(s) or officer(s): Mark R. Carta, managing partner; Darcy S. McAlister and Glen J. Moore, partners
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 4
Associates: 2
Counsel: 0
Year established: 2012

RUCCI LAW GROUP LLC

19 Old Kings Highway South
Darien 06820
203-202-9686 • ruccilawgroup.com
azabetakis@ruccilawgroup.com
Managing partner(s) or officer(s): Amy Zabetakis, managing partner
Total number in firm: 7
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 2011

RUTKIN, OLDHAM & GRIFFIN LLC

5 Imperial Ave.
Westport 06880
203-277-7301 • rutkinoldham.com
soldham@rutkinoldham.com
Managing partner(s) or officer(s): Arnold H. Rutkin, Sarah S. Oldham, David W. Griffin
Total number in firm: 5
Number of attorneys in county: 5
Number of partners: 2
Associates: 2
Counsel: 1
Year established: 1982

JONES LAW LLP

1 Landmark Square, 21st floor
Stamford 06901
203-965-7700 • joneslawllp.com
sjones@joneslawllp.com
Managing partner(s) or officer(s): Stephen J. Jones
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 3
Associates: 2
Counsel: 1
Year established: 2018

KAUFMAN BORGEEST & RYAN LLP

1010 Washington Blvd., Seventh floor
Stamford 06901
203-557-5700 • kbrlaw.com
akauffman@kbrlaw.com
Managing partner(s) or officer(s): Andrew S. Kaufman, Wayne E. Borgeest, Julianna Ryan
Total number in firm: 145
Number of attorneys in county: 4
Number of partners: 2
Associates: 2
Counsel: 0
Year established: 2018

MORRISON LAW FIRM PC

25 Field Point Road
Greenwich 06830
203-244-4041 • morrisonlawfirmpc.com
dmorrison@morrisonlawfirmpc.com
Managing partner(s) or officer(s): Daniel W. Morrison
Total number in firm: 4
Number of attorneys in county: 4
Number of partners: 3
Associates: 0
Counsel: 1
Year established: 2017

LAW OFFICES OF EDWARD NUSBAUM PC

212 Post Road West
Westport 06880
203-226-8181 • nusbaumfamilylaw.com
enusbaum@nusbaumfamilylaw.com
Managing partner(s) or officer(s): Edward Nusbaum, president
Total number in firm: 2
Number of attorneys in county: 2
Number of partners: 12
Associates: 0
Counsel: 1
Year established: 2018

LEV BERLIN & SOUSA PC

200 Connecticut Ave.
Norwalk 06854
203-838-8500 • mdmc-law.com
info@levberlin.com
Managing partner(s) or officer(s): Jack H. Sousa
Total number in firm: 2
Number of attorneys in county: 2
Number of partners: 1
Associates: 1
Counsel: 2
Year established: 1995

WILSON ELSEY MOSKOWITZ EDELMAN & DICKER LLP

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

KAUFMAN BORGEEST & RYAN LLP

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

JACKSON LEWIS PC

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

BLEAKLEY PLATT & SCHMIDT LLP

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

PILLINGER MILLER TARALLO LLP

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

KURZMAN EISENBERG CORBIN & LEVER LLP

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

LOWEY DANNENBERG COHEN & HARD PC

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

DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR LLP

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

CUDDY & FEDER LLP

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

DORF NELSON & ZAUDERER LLP

555 Theodore Fremd Ave.
Rye 10580
914- 381-7600 • Dorflaw.com
jdorf@dorflaw.co
Managing partner(s) or officer(s): Jon A. Dorf
Total number in firm: 24
Number of attorneys in county: 30
Number of partners: 11
Associates: 9
Counsel: 4
Year established: 1997

COFFEY MODICA O'MEARA CAPOWSKI LLP

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

KEANE & BEANE PC

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

VOUTE, LOHRFINK, MAGRO & MCANDREW LLP

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

LEASON ELLIS LLP

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

SMITH, BUSS & JACOBS LLP

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

FULLERTON BECK LLP

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

MCCARTHY FINGAR LLP

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

Managing partner(s) or officer(s):

Clinton B. Smith, Kathleen Donelli

Total number in firm: 22

Number of attorneys in county: 22

Number of partners: 22

Associates: 5

Counsel: 2

Year established: 1945

O'CONNOR MCGUINNESS CONTE DOYLE OLESON

WATSON & LOFTUS LLP

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

MANAGING PARTNER(S) OR OFFICER(S):

RICHARD C. OLESON

TOTAL NUMBER IN FIRM: 21

NUMBER OF ATTORNEYS IN COUNTY: 21

NUMBER OF PARTNERS: 8

ASSOCIATES: 13

COUNSEL: 0

YEAR ESTABLISHED: 1945

WELBY, BRADY & GREENBLATT LLP

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

MANAGING PARTNER(S) OR OFFICER(S):

THOMAS H. WELBY

TOTAL NUMBER IN FIRM: 21

NUMBER OF ATTORNEYS IN COUNTY: 21

NUMBER OF PARTNERS: 9

ASSOCIATES: 9

COUNSEL: 3

YEAR ESTABLISHED: 1988

VIGORITO, BARKER, PATTERSON, NICHOLS & PORTER LLP

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

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

P. VIGORITO

TOTAL NUMBER ON FIRM: 71

NUMBER OF ATTORNEYS IN COUNTY: 20

NUMBER OF PARTNERS: 34

ASSOCIATES: 27

COUNSEL: N/A

YEAR ESTABLISHED: 2015

GAINES, NOVICK, PONZINI, COSSU & VENDITTI LLP

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

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

H. GAINES

TOTAL NUMBER IN FIRM: 15

NUMBER OF ATTORNEYS IN COUNTY: 15

NUMBER OF PARTNERS: 5

ASSOCIATES: 1

COUNSEL: 9

YEAR ESTABLISHED: 2000

HARRINGTON, OCKO & MONK LLP

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

MANAGING PARTNER(S) OR OFFICER(S):

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

TOTAL NUMBER IN FIRM: 14

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 9

ASSOCIATES: 2

COUNSEL: 3

YEAR ESTABLISHED: 1992

BARTLETT, MCDONOUGH & MONAGHAN LLP

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

MANAGING PARTNER(S) OR OFFICER(S):

CLIFFORD A. BARTLETT

TOTAL NUMBER IN FIRM: 64

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 4

ASSOCIATES: 6

COUNSEL: 4

YEAR ESTABLISHED: N/A

HARRIS BEACH MURTHA

445 Halmilton Ave., White Plains 10601
915-663-1300 • harrisbeachmurtha.com
jdelmonico@harrisbeachmurtha.com

Managing partner(s) or officer(s):

Christopher Jagel

Total number in firm: 98

Number of attorneys in county: 9

Number of partners: 5

Associates: 2

Counsel: 2

Year established: 1936

ZARIN & STEINMETZ

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

MANAGING PARTNER(S) OR OFFICER(S):

MICHAEL D. ZARIN, DAVID S. STEINMETZ

TOTAL NUMBER IN FIRM: 14

NUMBER OF ATTORNEYS IN COUNTY: 14

NUMBER OF PARTNERS: 7

ASSOCIATES: 5

COUNSEL: 2

YEAR ESTABLISHED: 1997

GOLDBERG SEGALLA LLP

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

MANAGING PARTNER(S) OR OFFICER(S): MAX G.

GAUJEAN

TOTAL NUMBER IN FIRM: 309

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 6

ASSOCIATES: 7

COUNSEL: 0

YEAR ESTABLISHED: 2001

MARSHALL DENNEHEY WARNER COLEMAN & GOGGIN

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

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

P.

CONNORS, SENIOR COUNSEL AND OFFICE MAN-
AGING ATTORNEY

TOTAL NUMBER IN FIRM: 513

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 4

ASSOCIATES: 5

COUNSEL: 4

YEAR ESTABLISHED: 1962

DANZIGER & MARKHOFF LLP

1133 WESTCHESTER AVE., SUITE N208

WHITE PLAINS 10604

914- 948-1556 • DANZIGERMARKHOFF.COM
DANZIGER.MARKHOFF@DMLAYERS.COM

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

MARKHOFF,
JOEL DANZIGER, MICHAEL MARKHOFF, ROBERT

B. DANZIGER

TOTAL NUMBER IN FIRM: 13

NUMBER OF ATTORNEYS IN COUNTY: 13

NUMBER OF PARTNERS: 10

ASSOCIATES: 2

COUNSEL: 1

YEAR ESTABLISHED: 1960

CERUSSI & SPRING PC

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

MANAGING PARTNER(S) OR OFFICER(S): RON-

ALD G. CRISPI

TOTAL NUMBER IN FIRM: 12

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 4

ASSOCIATES: 7

COUNSEL: 1

YEAR ESTABLISHED: 1985

MCCULLOUGH, GOLDBERGER & STAUDT, LLP

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

SMANDELBAUM@MGSLAWYERS.COM

MANAGING PARTNER(S) OR OFFICER(S): SETH M.

MANDELBAUM

TOTAL NUMBER IN FIRM: 12

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 1

ASSOCIATES: N/A

COUNSEL: N/A

YEAR ESTABLISHED: 1984

YANKWITT LLP

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

MANAGING PARTNER(S) OR OFFICER(S): RUS-

SELL YANKWITT

TOTAL NUMBER IN FIRM: 13

NUMBER OF ATTORNEYS IN COUNTY: 12

NUMBER OF PARTNERS: 6

ASSOCIATES: 2

COUNSEL: 4

YEAR ESTABLISHED: 2009



Proudly providing legal services since 1971.

Results.

At Cuddy & Feder, we deliver comprehensive legal solutions with a focus on **community, service, and insight**. For over 50 years, we've been trusted advisors to businesses, developers, and individuals in navigating the complexities of commercial real estate and beyond. Our team excels at handling acquisition, financing, leasing, and development approvals to help your projects succeed.

Key Practice Areas

- Land Use, Zoning & Development
- Energy & Environmental Law
- Trusts, Estates & Elder Law
- Non-Profit Organizations
- Public & Private Finance
- Digital Infrastructure
- Real Estate
- Cannabis Law
- Litigation
- Corporate Law

We work closely with clients to understand their goals and deliver strategic solutions tailored to their needs, ensuring that they are well-positioned to succeed in today's fast-changing legal and business landscape.

Westchester

New York City

Hudson Valley

Connecticut

T 914 761 1300
F 914 761 5372
cuddyfeder.com

BASHIAN & FARBER LLP

235 MAIN ST., SIXTH FLOOR
WHITE PLAINS 10601
914-290-4550 • BASHIANFARBERLAW.COM
GARYBASHIAN@BASHIANFARBERLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): GARY E. BASHIAN, IRVING O. FARBER
TOTAL NUMBER IN FIRM: 11
NUMBER OF ATTORNEYS IN COUNTY: 11
NUMBER OF PARTNERS: 5
ASSOCIATES: 4
COUNSEL: 2
YEAR ESTABLISHED: 2005

VENERUSO, CURTO, SCHWARTZ & CURTO LLP

35 E. GRASSY SPRAIN ROAD, SUITE 400
YONKERS 10710
914-779-1100 • VCSCLAW.COM
JVENERUSO@VCSCLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): JAMES J. VENERUSO, MANAGING PARTNER
TOTAL NUMBER IN FIRM: 12
NUMBER OF ATTORNEYS IN COUNTY: 11
NUMBER OF PARTNERS: 5
ASSOCIATES: 3
COUNSEL: 3
YEAR ESTABLISHED: 2008

COLLIER, HALPERN & NEWBERG LLP

1 N. LEXINGTON AVE.,
WHITE PLAINS 10601
914-684-6800 • CHNNB.COM
PHALPERN@CHNNB.COM
MANAGING PARTNER(S) OR OFFICER(S): PHILIP M. HALPERN
TOTAL NUMBER IN FIRM: 10
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 4
ASSOCIATES: 2
COUNSEL: 4
YEAR ESTABLISHED: 1983

DAVIDOFF HUTCHER & CITRON LLP

120 BLOOMINGDALE ROAD
WHITE PLAINS 10605
914-381-7400 • WWW.DHCLEGAL.COM
JPB@DHCLEGAL.COM
MANAGING PARTNER(S) OR OFFICER(S): JEFFREY CITRON, FIRM MANAGING PARTNER; ROBERT RATTER, REGIONAL OFFICE PARTNER
TOTAL NUMBER IN FIRM: 120
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 28
ASSOCIATES: 11
COUNSEL: 18
GOVERNMENT RELATIONS/LOBBYISTS: 20
YEAR ESTABLISHED: 1975

LITTMAN KROOKS LLP

399 KNOLLWOOD ROAD, WHITE PLAINS 10605
914-684-2100 • LITTMANKROOKS.COM
BKROOKS@LITTMANKROOKS.COM
MANAGING PARTNER(S) OR OFFICER(S): BERNARD A. KROOKS
TOTAL NUMBER IN FIRM: 18
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 4
ASSOCIATES: 6
COUNSEL: 1
YEAR ESTABLISHED: 1990

OXMAN LAW GROUP

120 BLOOMINGDALE ROAD, SUITE 100
WHITE PLAINS 10605
914-422-3900 • OXMANLAW.COM
JKIRKPATRICK@OXMANLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): JOHN KIRKPATRICK
TOTAL NUMBER IN FIRM: 10
NUMBER OF ATTORNEYS IN COUNTY: 10
NUMBER OF PARTNERS: 7
ASSOCIATES: 0
COUNSEL: 3
YEAR ESTABLISHED: 2001

SNYDER & SNYDER LLP

94 WHITE PLAINS ROAD
TARRYTOWN 10591
914-333-0700 • SNYDERLAW.NET
LSNYDER@SNYDERLAW.NET
MANAGING PARTNER(S) OR OFFICER(S): LESLIE SYNDER
TOTAL NUMBER IN FIRM: 9
NUMBER OF ATTORNEYS IN COUNTY: 9
NUMBER OF PARTNERS: 3
ASSOCIATES: 5
COUNSEL: 1
YEAR ESTABLISHED: 1990

BOND, SCHOENECK & KING PLLC

10 BANK STREET, SUITE 1120
WHITE PLAINS 10606-1946
914-306-7801 • BSK.COM
LDILORENZO@BSK.COM
MANAGING PARTNER(S) OR OFFICER(S): LOUIS P. DILORENZO, MANAGING MEMBER
TOTAL NUMBER IN FIRM: 275
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 5
ASSOCIATES: 1
COUNSEL: 2
YEAR ESTABLISHED: FIRM: 1897;
WESTCHESTER OFFICE: 2021

ROSENTHAL & MARKOWITZ LLP

399 KNOLLWOOD ROAD, SUITE 107
WHITE PLAINS 10603
914-347-1292 • ROSEMARKLAW.COM
THEFIRM@ROSEMARKLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): KATHY N. ROSENTHAL, LINDA MARKOWITZ
TOTAL NUMBER IN FIRM: 8
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 3
ASSOCIATES: 1
COUNSEL: 4
YEAR ESTABLISHED: 2000

WEST GROUP LAW PLLC

81 MAIN ST., SUITE 510
WHITE PLAINS 10601
914-898-2400 WESTGROUPLAW.COM
LKEISER@SKPLLP.COM
MANAGING PARTNER(S) OR OFFICER(S): LAURENCE KEISER
TOTAL NUMBER IN FIRM: 12
NUMBER OF ATTORNEYS IN COUNTY: 8
NUMBER OF PARTNERS: 1
ASSOCIATES: 0
COUNSEL: 7
YEAR ESTABLISHED: 1994

DENLEA & CARTON LLP

2 WESTCHESTER PARK DRIVE, SUITE 410
WHITE PLAINS 10604
914-331-0100 • DENLEACARTON.COM
JDENLEA@DENLEACARTON.COM,
JCARTON@DENLEACARTON.COM
MANAGING PARTNER(S) OR OFFICER(S): JAMES R. DENLEA, JEFFREY I. CARTON
TOTAL NUMBER IN FIRM: 7
NUMBER OF ATTORNEYS IN COUNTY: 7
NUMBER OF PARTNERS: 2
ASSOCIATES: 0
COUNSEL: 5
YEAR ESTABLISHED: 2013

ENEA, SCANLAN & SIRIGNANO LLP

245 MAIN ST.
WHITE PLAINS 10601
914-269-2367 • ESSLAWFIRM.COM
A.ENEA@ESSLAWFIRM.COM
MANAGING PARTNER(S) OR OFFICER(S): ANTHONY J. ENEA
TOTAL NUMBER IN FIRM: 7
NUMBER OF ATTORNEYS IN COUNTY: 7
NUMBER OF PARTNERS: 7
ASSOCIATES: 2
COUNSEL: 0
YEAR ESTABLISHED: 2005

STERN KEISER & PANKEN LLP

1025 WESTCHESTER AVE., ROOM 305
WHITE PLAINS 10604
914-428-8800 • SKPLAW.COM
LKEISER@SKPLLP.COM
MANAGING PARTNER(S) OR OFFICER(S): LAURENCE KEISER AND ANDREW PANKEN
TOTAL NUMBER IN FIRM: 6
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 4
ASSOCIATES: 0
COUNSEL: 2
YEAR ESTABLISHED: 1994

GRIFFIN, COOGAN, SULZER & HORGAN PC

51 PONDFIELD ROAD
BRONXVILLE 10708
914-961-1300 • GCSHALW.COM
INFO@GCSLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): JAMES M. COOGAN, WILLIAM E. SULZER AND MICHEAL F. HORGAN
TOTAL NUMBER IN FIRM: 6
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 3
ASSOCIATES: 2
COUNSEL: 0
YEAR ESTABLISHED: 1965

JAFFE & ASHER LLP

445 HAMILTON AVE., SUITE 405
WHITE PLAINS 106-1
212-687-3000
JAFEEANDASHER.COM
MPOTASHNER@JAFEEANDASHER.COM
MANAGING PARTNER(S) OR OFFICER(S): JAMES M. COOGAN, WILLIAM E. SULZER AND MICHEAL F. HORGAN
TOTAL NUMBER IN FIRM: 13
NUMBER OF ATTORNEYS IN COUNTY: 6
NUMBER OF PARTNERS: 2
ASSOCIATES: 4
COUNSEL: 0
YEAR ESTABLISHED: 1974



DORF NELSON & ZAUDERER LLP



555 Theodore Fremd Ave, Rye, NY 10580



Front row from left to right- Name Partners Jonathan B. Nelson, Mark C. Zauderer and Jon A. Dorf.
Back row- left to right- Associate Venesha White, Partner Ryan Kaupelis, Partner Margery Greenberg, Chair of the Matrimonial and Family Law Department, Senior Associate Ruth Post, COO Chris Malikschnitt, Partner Melissa G. Andrieux.



Left to right- Partners Jonathan B. Nelson, Jon A. Dorf, Mark C. Zauderer.

Dorf Nelson & Zauderer LLP is a national law firm with offices in New York, New Jersey and California offering legal services in litigation, corporate law, tax, real estate, intellectual property, labor and employment, matrimonial and family law, and more. Our experienced attorneys provide innovative, practical, and creative solutions tailored to each client's needs. Our powerhouse litigation team is known for handling high-stakes complex litigation in State and Federal Court.

DORF NELSON & ZAUDERER LLP

NEW YORK

The International Corporate Center
555 Theodore Fremd Avenue
Rye, NY 10580
(914) 381-7600

NEW YORK

475 Fifth Avenue
17th Floor
New York, NY 10017
(212) 485-0005

CALIFORNIA

12100 Wilshire Boulevard
Suite 800
Los Angeles, CA 90025
(914) 381-7600

NEW JERSEY

130 Maple Avenue
Building 8
Red Bank, NJ 07701
(732) 212-1200

dorflaw.com

LAW FIRMS | WESTCHESTER COUNTY

ROTHWELL FIGG

THE HOLYOKE-MANHATTAN BUILDING
80 S. HIGHLAND AVE.
OSSINING 10562
914- 941-5668 • ROTHWELFIGG.COM
MANAGING PARTNER(S) OR OFFICER(S): JESS
M. COLLEN
TOTAL NUMBER IN FIRM: 45
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 2
ASSOCIATES: N/A
COUNSEL: 3
YEAR ESTABLISHED: 1982

KRAMER KOZEK LLP

445 HAMILTON AVE., SUITE 604
WHITE PLAINS 10601
914-683-3500 • KRAMERKOZEK.COM
KOZEK@KRAMERKOZEK.COM
MANAGING PARTNER(S) OR OFFICER(S):
DEBORAH
SHERMAN, GEORGIA KRAMER AND NEIL E. KOZEK
TOTAL NUMBER IN FIRM: 5
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 3
ASSOCIATES: 2
COUNSEL: 1
YEAR ESTABLISHED: 2004

MARINO PARTNERS LLP

15 FISHER LANE, SUITE 200
WHITE PLAINS 10603
914- 368-4525 • MARINOLLP.COM
PMARINO@MARINOLLP.COM
MANAGING PARTNER(S) OR OFFICER(S): PAUL
J. MARINO
TOTAL NUMBER IN FIRM: 5
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 4
ASSOCIATES: 0
COUNSEL: 1
YEAR ESTABLISHED: 2006

MARKHOFF & MITTMAN PC, THE DISABILITY GUYS

120 BLOOMINGDALE ROAD, NO. 401
WHITE PLAINS 10605
914- 946-1452 • THEDISABILITYGUYS.COM
BMITTMAN@THEDISABILITYGUYS.COM
MANAGING PARTNER(S) OR OFFICER(S): BRIAN
M.
MITTMAN, MANAGING PARTNER
TOTAL NUMBER IN FIRM: 7
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 2
ASSOCIATES: 0
COUNSEL: 0
YEAR ESTABLISHED: N/A

MEISELMAN, PACKMAN, NEALON, SCIALABBA & BAKER PC

1230 MAMARONECK AVE.,
WHITE PLAINS 10605
914- 517-5000 • MPNSB.COM
INFO@MPNSB.COM
MANAGING PARTNER(S) OR OFFICER(S):
MYRA I. PACKMAN
TOTAL NUMBER IN FIRM: 5
NUMBER OF ATTORNEYS IN COUNTY: 5
NUMBER OF PARTNERS: 3
ASSOCIATES: 0
COUNSEL: 2
YEAR ESTABLISHED: 1977

ANDREW GREENE & ASSOCIATES PC

202 MAMARONECK AVE.,
WHITE PLAINS 10601
914-948-4800
AG@AGLAWS.NET
MANAGING PARTNER(S) OR OFFICER(S): AN-
DREW GREENE
TOTAL NUMBER IN FIRM: 4
NUMBER OF ATTORNEYS IN COUNTY: 4
NUMBER OF PARTNERS: 0
ASSOCIATES: 3
COUNSEL: 1
YEAR ESTABLISHED: 2007

JONES LAW LLP

670 WHITE PLAINS ROAD, PENTHOUSE
SCARSDALE 10503
914-472-2300 • JONESLAWLLP.COM
SJONES@JONESLAWLLP.COM
MANAGING PARTNER(S) OR OFFICER(S): STE-
PHEN J. JONES
TOTAL NUMBER IN FIRM: 4
NUMBER OF ATTORNEYS IN COUNTY: 4
NUMBER OF PARTNERS: 2
ASSOCIATES: 2
COUNSEL: 1
YEAR ESTABLISHED: 2018

MORRISON LAW FIRM PC

445 HAMILTON AVE., SUITE 402
WHITE PLAINS 10601
914-239-3650 • MORRISONLAWFIRMPC.COM
DMORRISON@MORRISONLAWFIRMPC.COM
SSLEDZIK@MORRISONLAWFIRMPC.COM
MANAGING PARTNER(S) OR OFFICER(S): DANIEL
W. MORRISON, PARTNER AND STEVEN T. SLEDZIK,
PARTNER
TOTAL NUMBER IN FIRM: 4
NUMBER OF ATTORNEYS IN COUNTY: 4
NUMBER OF PARTNERS: 2
ASSOCIATES: 1
COUNSEL: 1
YEAR ESTABLISHED: N/A

AMORUSO & AMORUSO LLP

800 WESTCHESTER AVE., SUITE S320
RYE BROOK 10573
914- 253-9255 • AMORUSOLAW.COM
JOAN@AMORUSOLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): MI-
CHAEL J. AMORUSO
TOTAL NUMBER IN FIRM: 3
NUMBER OF ATTORNEYS IN COUNTY: 3
NUMBER OF PARTNERS: 2
ASSOCIATES: 0
COUNSEL: 1
YEAR ESTABLISHED: 2001

HYMAN & GILBERT

1843 PALMER AVE.
LARCHMONT 10538
914- 833-5297
HYMANGILBERT.COM
MANAGING PARTNER(S) OR OFFICER(S): RITA K.
GILBERT
TOTAL NUMBER IN FIRM: 3
NUMBER OF ATTORNEYS IN COUNTY: 3
NUMBER OF PARTNERS: 1
ASSOCIATES: 2
COUNSEL: 0
YEAR ESTABLISHED: 1983

ZEIDEL & ASSOCIATES P.C.

800 WESTCHESTER AVE., SUITE N-613
RYE BROOK, NEW YORK 10503
914-902-3330 • ZEIDELLAW.COM
RZEIDEL@ZEIDELLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): ROBIN
ZEIDEL, PRINCIPAL
TOTAL NUMBER IN FIRM: 3
NUMBER OF ATTORNEYS IN COUNTY: 3
NUMBER OF PARTNERS: 1
ASSOCIATES: 0
COUNSEL: 2
YEAR ESTABLISHED: N/A

SCALISE & HAMILTON LLP

111 BROOK ST., SUITE 202
SCARSDALE 10583
914-725-2801 • SCALISEANDHAMILTONLLP.COM
DSSCALISE@SCALISETHICS.COM
MANAGING PARTNER(S) OR OFFICER(S): DEBO-
RAH A. SCALISE
TOTAL NUMBER IN FIRM: 3
NUMBER OF ATTORNEYS IN COUNTY: 2
NUMBER OF PARTNERS: 2
ASSOCIATES: 0
COUNSEL: 1
YEAR ESTABLISHED: 1997

KARL DOWNDEN LAW

445 HAMILTON AVE., SUITE 1102
WHITE PLAINS 10601
914- 979-2105 • KARLDOWDENLAW.COM
KARL@KARLDOWDENLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): KARL
DOWDEN
TOTAL NUMBER IN FIRM: 1
NUMBER OF ATTORNEYS IN COUNTY: 1
NUMBER OF PARTNERS: 1
ASSOCIATES: 1
COUNSEL: 1
YEAR ESTABLISHED: N/A

RADOW LAW PLLC

17 N. CHATSWORTH AVE.
LARCHMONT 10538
914- 315-6215 • RADOWLAW.COM
ENRADOW@RADOWLAW.COM
MANAGING PARTNER(S) OR OFFICER(S): ELISA-
BETH N. RADOW, MANAGING ATTORNEY
TOTAL NUMBER IN FIRM: 1
NUMBER OF ATTORNEYS IN COUNTY: 1
NUMBER OF PARTNERS: 1
ASSOCIATES: 1
COUNSEL: 1
YEAR ESTABLISHED: 2012



Business Partner Disputes: How Yankwitt LLP Can Help

Going into business with a partner, especially a friend or family member, can be exciting and rewarding. But when relationships break down, the fallout can be deeply personal, emotionally draining, and financially damaging. At Yankwitt LLP, we have helped many clients navigate these high-stakes “business divorces,” which can jeopardize not just relationships, but the entire company.

Why Partnership Disputes Happen

Serious disputes often arise in the context of a 50-50 ownership structure. While equal ownership and control may seem fair in the beginning, disagreements can lead to a deadlock because neither partner has the authority to break a tie. The result is one partner can hold the business hostage, stalling key decisions and disrupting operations.

While equal partnerships can succeed, they require careful planning and clearly defined exit strategies. Even then, unresolvable conflict can still arise, as emotions run high and the future of an entire business is at stake.

The Importance of a Partnership Agreement

A written partnership agreement is critical, regardless of how well you and your partner are getting along. A well-drafted agreement outlines financial contributions, roles, decision-making authority, and what happens if a partner wants out. It will also spell out the process for resolving potential disputes – in mediation, private arbitration or litigation before the courts.

While a partnership agreement will not prevent all disputes, it gives you a roadmap for resolution—and a stronger legal position if your partner breaks the rules.

Resolving a Business Dispute

When a dispute first arises, you should consult an experienced commercial litigation attorney. Do not wait for the dispute to escalate to a lawsuit. At Yankwitt LLP, we guide clients through each stage of dispute resolution:

- **Reviewing Your Agreement** to assess rights, obligations, and breach points.
- **Sending a Demand Letter** to formally present claims and demand action.
- **Negotiating on Your Behalf** to keep discussions focused and strategic.

- **Pursuing Mediation or Arbitration**, if available, for faster, private resolution.
- **Litigating When Necessary** with a custom strategy designed to meet your goals.

When it comes time to commence or defend against a litigation, we represent clients in a broad range of partnership-related claims, including breach of contract, breach of fiduciary duty, fraud, access to books and records, accountings, intellectual property misuse, and more. Remedies may include monetary damages, buyouts, forced dissolution, or full access to company records.

Why Choose Yankwitt LLP

As Westchester County’s go-to firm for high-stakes business litigation, Yankwitt LLP is known for delivering results in complex partnership disputes. Our attorneys are skilled negotiators and aggressive trial lawyers who know when to settle and when to take your case to court.

Whether you are seeking to resolve a conflict, exit a partnership, or protect your business, our team will develop a strategy that aligns with your personal and financial goals.

To speak with an experienced commercial litigator about your partnership dispute, contact Yankwitt LLP at 914-686-1500. We can help you protect the business that you have built.

L-R: Waleska Suero Garcia, Michael H. Reed, Jason M. Swergold, Ross E. Morrison, Benjamin R. Allee, Russell M. Yankwitt, Philip J. Tullo, Alicia Tallbe, Scott L. Wenzel, Dina L. Hamerman, Cassandra M. Vogel, George C. Godfrey III, Jonathan Ohring.

SPONSORED BY

YANKWITT LLP

140 Grand St., Suite 705 White Plains, NY 10601 (914) 686-1500
yankwitt.com



SPONSORED BY YANKWITT LLP



**TRUSTED
JOURNALISM
AT YOUR
FINGERTIPS.**

Wf Westfair
Business Journal

WESTFAIRONLINE.COM

Apartment building proposed for Boston Post Road in Port Chester

BY PETER KATZ / pkatz@westfairinc.com



Rendering of 250 Boston Post Road, Port Chester..

The owner of 250 Boston Post Road in Port Chester, Steven Brauser, has joined with Scott Aaron of Socius Development in proposing to build a residential building with 120 apartments on that property. The application is from the entity 250 Boston Post Road LLC. The developer presents the building as being 4-1/2 stories, an average height based on the slope of the terrain. Village staff in reviewing the proposal suggested that it could be classified as being seven stories, with four stories of residential and three parking levels.

According to Attorney Anthony F. Veneziano, who represents the developer, the parking would be accessible from Boston Post Road. There would

be 183 parking spaces provided, more than the 150 spaces required under zoning.

"The residential portion of the building will be set back approximately 30 feet from the front edge of the parking," Veneziano said. "Our site is relatively flat for the first 50 feet and then elevates approximately 40 feet at the right rear of the site; solid rock."

Veneziano said that because of the grade of the property, they are figuring they need a variance of 2-1/2 stories from the three stories permitted by zoning. He characterized the site as being "singularly unique" and that the requested variance is justified.

The site covers 1.459 acres and currently has on it a building that formerly was used as a TD Bank branch.

"The tenant has recently announced that while it is still paying rent, it has vacated the property, which allows the current property owner to make this application," Veneziano said. "This Boston Post Road site environs can be best described as an active commercial/retail portion of the village. There are significant development sites along this Post Road, inclusive of substantial retail centers (regional), local retail stores, national gyms, an active tennis center, a Westy storage facility and residential development."

Veneziano pointed out that the site is close to the former United Hospital site, which is being redeveloped and that there is a six story building not far away to the east of the site.

"To the rear or north of the site, there is an existing elementary school, the John F. Kennedy Elementary School," Veneziano said. "There is a significant change of grade from the top of the Boston Post Road in

"Our site is relatively flat for the first 50 feet and then elevates approximately 40 feet at the right rear of the site — solid rock."

— Attorney Anthony F. Veneziano

the hospital vicinity down to this site. The change in elevation throughout this roadway affects all perceptions of height, story, and visual impact."

Veneziano said that his clients believe that their development plan is preferable for neighbors and the village to other possible developments at the site. Those might include a fast-food restaurant as well as residences and would require extensive blasting because of the rock.

Socius told Port Chester that the project would include the 10% affordable apartments required by the village. Arconics Architecture in Rye Brook suggested that the project would produce approximately \$1,078,000 in taxes annually. There would be approximately two school-age children living in the building.

The Bristol Assisted Living Invites You To Our

Bloom & Belong
A Garden Party Open House

SATURDAY & SUNDAY | JUNE 21 & 22

Stop by the community of your choice between 10:00AM – 2:00PM

Join us at any of The Bristol communities for a festive summer weekend. Take a tour, view our beautifully appointed apartments, meet our team and learn more about The Bristol's amenities and lifestyle.

Take advantage of our summer savings special this weekend only!

The Bristol
ASSISTED LIVING



To let us know you're coming, give us a call at 877-978-1088 or scan the QR code to visit: thebristol.com/gardenparty

Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.

Westfair Business Journal's Class of 2025 40 under Forty

For a list of the 2025 winners.

[CLICK HERE](#)



Join The Circle

Networking Community with 200+ members in NY & CT



Event Promo: 35% OFF

Member Benefits Include:

- Calendar with the best networking events & opportunities in NY, CT, & NJ
- Promote your services, products, & events
- Network with the other 200+ like-minded members
- Find quality referrals for you & your clients
- Exclusive bi-monthly member networking events
 - Private Instagram members group chat
- Generate leads, sales, & referrals from the community

MARTHA'S VINEYARD

JAZZ AND BLUES SUMMERFEST

LEWIS AND KIRK PRODUCTIONS

LABOR DAY WEEKEND 2025

THE VIBE, THE VIEW, THE VINEYARD

AUGUST 29 TO SEPTEMBER 1



THE STRING QUEENS



ALYSON WILLIAMS



ARCOIRIS SANDOVAL
SONIC ASYLUM TRIO



SAMMULOUS



SAGE
ALL LADIES JAZZ & BLUES ENSEMBLE

MVJazzBluesSummerfest.com



TREE *of* LIFE

A LUXURIOUS SAILING EXPERIENCE

Discover the magic of Narragansett Bay on a private or semi-private sailing charter aboard the classic Sailing Yacht Tree of Life. Designed for comfort and elegance, Tree of Life welcomes up to six guests to relax and unwind for two hour or half day private sails. Inquire for overnight availability.

info@sailingnewportri.com

401-208-9101

www.sailingnewportri.com





Westfair's Class of 2025 40 under Forty winners have a lot of 'heart' and 'grit'

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD – Leadership. Heart. Grit. And all under the age of 40.

2025 40 Under Forty Winners. Photos by Diana Vollaro

VISTAGE
WE ALL RISE
HIGHER
WHEN WE CLIMB TOGETHER

REACH NEW HEIGHTS WITH THE WORLD'S LEADING CEO PEER ADVISORY & EXECUTIVE COACHING ORGANIZATION.

Ready to climb? CEOs, presidents and business owners in Westchester County, reach out to:
Jonas Littman, Vistage Chair
jonas.littman@vistagechair.com | <http://vistage.com/chairs/jonas.littman>

Those are just some of the characteristics the 2025 Class of Westfair Business Journal's 40 under 40 recipients share. They were on display at Serafresca at the IC Thursday, June 12, as nearly 200 people packed into the main ballroom to celebrate the winners.

"Celebrations like this matter," Nelson Merchan, business advisor for the Connecticut Small Business Development Center, told this year's winners, friends, and families. "We need more of them."

Bill Purcell, president, CEO of the Greater Valley Chamber of Commerce, was among the several chamber presidents to present the honorees with their trophies. But he also gave back to them with some words of advice and inspiration.

"I want to declare this year is my 25th anniversary (with the chamber)," he said. "So, I am now the dean of the chambers. I have been here for all 20 (celebrations). So, I was thinking, 'where are they now?'"

"Those that received the award 20 years ago at the age 30 are now 50. Those that got in under their skin of their teeth at 39 are turning 60 this year. And the question that occurred to me is did they use this occasion as a capstone to their career or a springboard to a life of service."

He left the winners with a directive as they continue with their careers.

"Those like you are who have



▲ Three of the 40 under 40 winners for 2025 are, from left, Tatiana DaSilva, Mary Alice Limperopulos, and Jamie Sheehan.

been blessed with many talents, resources, or opportunities have a greater responsibility to use them wisely to benefit others,” Purcell said. “And you ask yourself, ‘Who am I going to lift up today?’”

The 40 under 40 awards, which started in 2006, celebrates young leaders in Fairfield County who embody resilience and unwavering persistence. In its 2025 Class of 2025 40 under 40 yearbook, Westfair Business Journals, which encompasses the Fairfield County Business Journal and Westchester County Business Journal, stated:

“By shining a spotlight on these emerging leaders, we not only cele-

brate their successes but also inspire others to follow in their footsteps.”

This year’s event was sponsored by Genesis of Ridgefield, BMW of Ridgefield, YaleNewHavenHealth. Supporters included Action Entertainment, Sharc Creative, the New York Yankees, Deloitte, Tree of Life, Y Not You Media, Vistage, and Lewis & Kirk Expeditions dba Lewis & Kirk Music.

Chamber partners included the Bridgeport Regional Business Council and the chambers of Brookfield, Darien, Fairfield, Greater Danbury, Greater Valley, Greater Norwalk, Greenwich, Stamford, Westport-Weston, and Wilton.

The judges for the awards were Nelson Merchan, business advisor of the Connecticut Small Business Development Center and Dr. Nikki Wingate, associate professor of marketing at Sacred Heart University’s Welch College of Business and Technology.

The honorees shared some insight during the event when they were prompted by questions posed to them by Emcee Tony Pec, co-founder of Y Not You Media LLC and a TedX speaker.

Two of the questions that elicited the most audience response and were the most thought-provoking focused on advice for aspiring professionals and challenges facing future generations in their industries.

“I think we need to collectively

think about the rule of law and what it means to us as a profession and as a country,” said Thomas Lambert, member of the Bridgeport and Stamford law firm Pullman & Comley. “I think we are in a culture right now where, for some reason, rule of law is being challenged. We had no idea of this because when we went to law school we were taught judges make decisions, lawyers make arguments and everybody will abide by the system as it is.

“Unfortunately, right now that is being challenged. It’s a wakeup call for not just lawyers but for everyone else to not take that for granted. To trust in our system of checks and balances.”

Among the challenges some of the winners see for the next generation are artificial intelligence and social media.

“As we are all connected constantly on our devices, we’re also disconnected in a time where we could all use each other more,” said Jay Lederman, manager of public and community relations for Norwalk Hospital Nuvance Health, Northwell Health. “We could all use a shoulder to lean on. Healthcare has a tendency to be cold and collected where communication seems routine. In order for things to move forward, it needs to be more personalized, more empathy and more caring for the individual.”

Audrey Casinelli, marketing manager of Stamford Center for the Arts Palace

Theatre, is worried most about AI.

“I definitely feel future generations will have challenges with AI, especially in the creative and marketing industry,” she said. “I feel it is important that to highlight original and creative works especially as we go into this new age of AI.”

And then there are the social issues involving the diverse workforce.

“We are a first-run movie theater. We employ people with disabilities,” said Ryan Wenke, CEO of The Prospector Theatre in Ridgefield. “We hired over 350 people. We are in the movie business and by proxy the popcorn business. We are also in the people business.

“I would tell people here is to help us debunk stereotypes about those of us with disabilities. People with disabilities are capable of working in-demand job skills. Eighty percent of people with disabilities in this country do not have a job. And the Prospector is trying to fix that.”

Deidre Flores, speech language pathologist and founder of The Teen SLP in Westport, hopes for more help with autistic children as they become teens.

“Every year, 100,000 kids with autism become young adults with autism,” Flores said. “That is why I created The Teen SLP to help gain the skills needed to become successful young adults with job skills and social skills.”



Congratulations to our very own Audrey Cassinelli and the entire 40 Under Forty Class of 2025!

We’re incredibly proud of all you’ve achieved and excited for the bright future ahead.

UPCOMING SHOWS

JUNE 14: KIDZ BOP Live 2025

JUNE 18: Happy Together

JUNE 21: Meghan Patrick

JUNE 28: Electric Avenue - *The 80s MTV Experience*

SEPT. 26: The Electric Light Orchestra Experience
Featuring Evil Woman

OCT. 10: Trey Kennedy - *The Relatable Tour*

OCT. 16: Not Dead Yet! John Cleese and the Holy Grail at 50

OCT. 17: Anthony Rodia - *Laugh Till It Hurts Tour*

OCT. 19: Air Supply - *50th Anniversary Celebration*

OCT. 24: Josh Johnson - *The Flowers Tour*

OCT. 25: The Concert: A Tribute to ABBA

NOV. 8: NEEDTOBREATHE
The Barely Elegant Acoustic Tour

NOV. 13: The McCartney Years

DEC. 20: The Little River Band
Happy Anniversary Tour



WWW.PALACESTAMFORD.ORG | 203-325-446

THE PALACE THEATRE IS A 501(C)(3) NONPROFIT ORGANIZATION



Keeler



GENESIS OF RIDGEFIELD



BMW OF
RIDGEFIELD
M Motorsport



BMW OF
LATHAM



MINI OF
LATHAM



Mercedes-Benz
of Latham



Keeler
Honda

YOUR DEALER IS KEELER
LATHAM | NORWALK | RIDGEFIELD



Sain Building.

CONSTRUCTION

Rockland seeks developer for Sain Building project

BY PETER KATZ / pkatz@westfairinc.com

Rockland County has issued a Request for Proposals (RFP) seeking a developer for the 3.68-acre Sain Building site at 18 New Hempstead Road in New City. The county wants to see mixed-use development of the site, which would include workforce housing. The six-story Sain Building has been vacant for a number of years.

In October 2018, a proposal from National Development Acquisition, based in Newton, Massachusetts, to buy the property for \$4.45 million and build senior housing was withdrawn. The Sain Building had been constructed in the early 1960s and was purchased by Rockland County in 1974. Last November the County Legislature declared that the Sain Building and land were surplus property.

The county's RFP requires interested parties to file their development proposals no later than Sept. 17. The requirements the county has set forth include:

- The developer must demolish existing buildings on the property;
- At least 75% of the residential units must be affordable for workforce and middle-income earners;
- Units can be either rental or homeownership or a mix;
- At least 10% of the site must be used for public open space;
- The plans must prioritize outdoor community areas such as picnic

tables, benches, sustainable landscaping incorporating native plantings, and storm-water management;

- There must be a 40-foot buffer of landscaped vegetation between any new building on the site and the residential properties on Eberling Drive and Clark Place;
- There would be no entrance or exit connecting to Eberling Drive;
- The proposed building or buildings must comply with Rockland County Green Building Standards and Uniform Federal Accessibility Standards;
- The proposal must meet current Town of Clarkstown zoning that allows for 10 units per acre for any age residential, and 21 units per acre for senior housing, requires units to be between 500 and 1,250 square feet and have no more than two bedrooms, and restricts buildings to no more than 35 feet in height.

In announcing issuance of the RFP, the County Executive Ed Day said, "Rockland's housing challenges are well documented; rents have skyrocketed, older residents are being priced out, and our young people can't afford to stay. But we are taking action; I am thrilled to be working with the County Legislature on the redevelopment of this derelict site into a mixed-use space that provides workforce housing for our cost-burdened

residents and puts this property back on the tax rolls to the benefit of all our taxpayers."

The chairman of the County Legislature, Jay Hood Jr., said, "It is crucial to address the shortage of workforce housing in Rockland for the well-being of our residents, our economy, and our overall quality of life. We want to improve workforce housing opportunities not only because it helps us to maintain a skilled workforce and retain younger generations, but also because it is the right thing to do. I look forward to collaborating with my legislative colleagues and the County Executive as we evaluate the proposals and identify those that can offer appropriate new workforce housing opportunities."

The county says that developers responding to the RFP should be prepared to conduct at least two sessions where public feedback can be given on the plans for redevelopment. One session would be expected to target the immediate residential and business neighbors, and the other geared to the community at large.

"As a former civic association president, I understand the importance of local input and am committed to engaging directly with the public and our neighbors throughout this process," Day said. "We will continue to pursue smart strategies to combat our housing shortage while balancing development pressure by preserving hundreds of acres of open space."



Risa Hoag's GMG PR named outstanding small business in Rockland

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“Control what you can. And what you can’t? That’s when your creativity kicks in.”

— Risa Hoag,
Founder &
President,
GMG PR



Risa Hoag, founder and president of GMG PR, at her desk in Nyack. Photograph by Angela Gaul.

“Use your obstacles.” – Marcus Aurelius

In a profession where spin and branding are tightly controlled, Risa Hoag – founder and president of GMG PR in Nyack, is one with the ancient Roman Stoics like Emperor Marcus Aurelius: “Control what you can,” she said.

It’s one of the principles she has lived and worked by. And what you can’t control? Well, that’s when your creativity kicks in, she said, helping you to turn adversity into opportunity.

It’s a quality that has no doubt contributed to the success of 34-year-old GMG PR in a world where 65% of businesses close after 10 years. And there’s equally no doubt that it played a role in the Rockland Business Association honoring GMG with the Pinnacle Award for Outstanding Achievement by a Small Business. The award, among those presented by the association June 1 at the Hilton Pearl River, was the only one not announced beforehand. Hoag was thrilled.

“I was overjoyed to have that honor. It meant so much, being part of the Rockland and Westchester communities for 34 years. I feel I worked with so many businesses and nonprofits. I’ve tried to give back and offer my services. This is a reward for three decades of hard work.”

That industriousness has led to some big gets, like Bond, James Bond himself, Sean Connery. In 2002, “CBS News Sunday Morning” said it would run a story on the kilt, promoting the Tartan Day Parade and her client VisitScotland, the country’s tourist organization – if, that is, she could secure

an interview with the Scottish actor. “I’m on it,” Hoag replied.

She got her man. “He was handsome and charming, just what you’d expect him to be,” she said of Connery, who led the parade, making its Sixth Avenue debut that year, with then-Mayor Michael Bloomberg.

Hoag spent a decade promoting the Sidney Kimmel Foundation’s multimillion-dollar support of cancer researchers around the world, an effort spearheaded by Kimmel, founder of the fashion label Jones New York. And when the owners of the “World’s Most Valuable Dollhouse” asked her to get a story about it into The New York Times in 2015, she secured it within three weeks, which led to the dollhouse being showcased in the Time Warner Center in Manhattan during the Christmas holiday season.

While she has developed many campaigns, perhaps her most impressive, she said, occurred last year when she was asked to promote the auction of a rare, signed copy of the U.S. Constitution, discovered in North Carolina and sold for \$11 million. She secured an Associated Press story in less than a week and the campaign went viral. Subsequent coverage included CBS, Fox, NBC, WPIX and The New York Times, to name a few outlets. Ultimately the campaign generated more than 6,000 media hits, valued at \$240 million-plus, with 7.5 billion impressions.

Her present roster of clients includes American Christmas in Mount Vernon, which NBC’s “Today” show did a five-minute segment on after three years of Hoag pitching it; the conservation program of water company Veolia North America; Kingfish Bay Development in Calabash, North Carolina; Nanuet-based Meals on Wheels

Rockland, Paramount Country Club, the former home of Paramount Pictures founder Adolph Zukor in New City; Penguin Repertory Theatre in Stony Point; Rockland Community College in Suffern; and the Nyack-based Job Research Foundation, seeking to ameliorate Job (pronounced Jobe) Syndrome, an immunodeficiency disorder resulting in skin and lung infections as well as facial and dental abnormalities.

Her approach to each client is the same – “attention to detail and a high level of integrity. The more you pay attention to the details of what your clients need and want, the more successful you’ll be.”

Hoag never intended to be a publicist. Raised in Nanuet, she crossed the Hudson River to study acting at Purchase College, the conservatory-style school that’s part of the State University of New York system, but wound up with a Bachelor of Science in political science. She worked for IBM, a mortgage company and an Irish tech importer but liked the idea of having her own business, an entrepreneurial bug she inherited from her father, Stanley Bell, who owned a retail electronics store in the Bronx. He helped her start the Corporate Stork, bringing new businesses to life, with her mother, Leatrice, coming on board as an employee.

When it folded two years later, she made 12 phone calls to convince Ernst & Young’s White Plains office that it needed her as marketing coordinator. It was while Hoag was still at Ernst & Young in 1991 that she married Bill Hoag, (“I didn’t become an actor; I married one”), with whom she lives in Rockland and now has two grown daughters – the younger having

followed in her mother’s footsteps in Manhattan and the older becoming a somatic therapist, emphasizing the mind-body connection.

That same year Hoag started the Global Marketing Group in White Plains. (“I wanted it to sound big.”) As time went on, it became more about public relations than marketing. In 1996, she incorporated the company which consists of herself and six freelancers, as GMG Public Relations, known popularly as GMG PR.

Hoag has also used her leadership skills beyond her own company. She created a coordinating, networking calendar that features events from nonprofits in Rockland and Westchester counties. And Hoag edits Hudson Valley News & Events, a newsletter and website that offers free articles and advertising for nonprofits, reaching nearly 9,000 people in the region daily.

In July 2019, she also took the helm of the Rockland Business Women’s Network (RBWN), navigating the pandemic for the organization, which still hosted the RBWN Woman of the Year luncheon, on Zoom. And she has served as a mentor to female business students through the Buccino Leadership Institute at Seton Hall University in South Orange Village, New Jersey, and to students at Rockland Community College.

Still, Hoag can see the argument for not modifying businesses and awards with the word “women.”

“We don’t give out awards for ‘men-owned businesses,’” she said. (The five other businesses she beat out for her award happen to be owned by men.)

But power in the business community is something that women have come to only recently.

“It’s harder to be a woman in business,” Hoag said. “Women need more coaching. They still question themselves too much. And they try to please too much.”

Hoag called the need for striking a balance between supporting and labeling women a fascinating topic for a panel discussion that needs to be explored “now more than ever.”

In the meantime, she keeps wearing many hats. How does she do it? “Set priorities,” she said.

And one thing more: “Don’t sleep.”

CONNECT WITH
westfaironline.com



20  25

YANKEES.COM FOR TICKETS



Eye on Restaurant Business – The Farm Italy at Mohegan Sun

BY JEREMY WAYNE / jwayne@westfairinc.com



The Farm Italy at Mohegan Sun. Photographs by Khoi Ton for Mohegan Sun



High tables at The Farm Italy Mohegan Sun.



A new era of Italian dining has just begun at Mohegan Sun where Ballo Italian Restaurant, the culinary destination in the Casino of the Earth, has been transformed into The Farm Italy.

To get a handle on the subtle, complex art of rebranding restaurants – something that happens regularly in our region, and not always with the most fortunate outcome, we spoke with a real restaurant pro, the chef behind Ballo and The Farm Italy owner, John Tunney.

"Transforming Ballo Italian Restaurant into The Farm Italy Mohegan Sun is more than just a name change; it's the evolution of our passion for Italian cuisine and hospitality," said Tunney. "We're bringing the heart and soul of The Farm Italy – handcrafted food, stunning design and warm, welcoming energy – into a space that's already meant so much to our guests. I couldn't be more excited for this next chapter and to share an even more inspired dining experience with the Mohegan Sun community."

To be clear, The Farm Italy is not an entirely new concept. The first "Farm" opened in Huntington, New York, in February 2023 to rave reviews, and was honored soon after as one of OpenTable's Top 100 Restaurants in the United States. A Westbury location is set to open in July, "promising to

deliver the same elevated Italian experience our guests have come to love," said Tunney.

He added that in the case of Ballo Italian at Mohegan Sun, the transformation to The Farm was part of the

restaurant's ongoing vision and philosophy to evolve with its guests, make them feel more special and exceed their expectations:

"Ballo had a successful 13-year run, but we saw an opportunity to offer something even more resonant, something that reflects how dining preferences have shifted."

That shift has in part been due to the pandemic: "While the effects of the pandemic reshaped the industry in many ways, we've focused on moving forward – creating experiences that bring people together again. Our restaurants have become places of reconnection and celebration."

He said that while he expected to welcome new guests and see positive business growth at Mohegan Sun, the heart of the change was "guest-focused. It's about creating something special, immersive and lasting. The business benefits follow when the experience feels unforgettable."

To that end, the custom lighting was designed by Tunney himself, and he also took care of what he calls the "the overall feel of the place.

"It's something I'm deeply passion-

ate about. I wanted every detail to feel intentional and immersive. The artwork is by my brother, Peter Tunney, an incredible artist whose work brings both energy and meaning to the restaurant. Having his pieces here adds a personal layer that really completes the space for me."

Along with an entirely new interior design, the menu has also been entirely reworked, and Tunney explained how these two key but contrasting elements, coalesced.

"The ambiance is rooted in rustic Italian charm – hand-laid stone, weathered barn wood and white-washed wood (that) evoke the countryside estates of Italy. But it's balanced with refined elements like honed mahogany, Carrera marble and dramatic custom lighting. The menu mirrors that duality – built on rustic traditions, crafted with fresh, elevated ingredients and bold, memorable flavors. It's where simplicity meets sophistication, and tradition is reimaged through a modern lens."

Asked whether he viewed The Farm as a "fine dining" restaurant, Tunney said he would describe it as "a great night out – elevated but approachable. Whether you call it fine dining or just a memorable meal, it's a place to savor quality and celebrate life around the table."

As The Farm Italy welcomes its first guests this week, Tunney will get an early indication into whether his rebrand has been successful. Even the most seasoned restaurateurs need that extra fillip, that intangible element which you might call luck or fortune, in order to keep succeeding, but certainly in John Tunney's case a reading of the runes suggests The Farm Italy at Mohegan Sun is going to be a winner.

And if that's the case, we wondered, would that suggest the new brand – already with two outlets and a third in the works – might become a larger group?

"The Farm Italy in Huntington was envisioned as a one-of-a-kind destination. But the response was overwhelming and inspiring. Our guests made it clear they wanted more. That enthusiasm led to the launch of our Mohegan Sun location and the upcoming opening in Westbury. While there are no confirmed plans beyond that, we're always open to new possibilities when the right opportunity and location align," Tunney told us, keeping his cards close – but not that close – to his vest.

C-SUITE 2025 AWARDS

23
OCTOBER
6:00 PM

events.westfaironline.com/C-SUITE-AWARDS

1133 WESTCHESTER AVE. WHITE PLAINS

NOMINATIONS ARE OPEN

We invite you to nominate **outstanding leaders** who have demonstrated excellence in their roles and inspired growth, transformation, and resilience in their sectors



NOMINATION DEADLINE: August 15, 2025

AWARDS CATEGORIES

Chief Executive Officer (CEO)	Chief Financial Officer (CFO)	Chief Operating Officer (COO)	Chief Human Resources Officer (CHRO)	Chief Strategy Officer (CSO)	Chief Marketing Officer (CMO)	Chief Digital Officer (CDO)
Chief Technology Officer (CTO)	Chief Information Officer (CIO)	Chief Legal Officer (CLO)	Chief Product Officer (CPO)	Chief Risk Officer (CRO)	Chief Marketing Officer (CMO)	Chief Business Officer (CBO)

NOMINATE AT

wbp.formstack.com/forms/c_suite_2025_nominations

OVERVIEW

Presented by **Westfair Business Journal**, the C-Suite Leadership Awards recognizes and celebrates the **outstanding leadership and achievements of senior executives and organizations in Fairfield and Westchester counties**



Camp Field Reservoir, Peekskill. Satellite photo via Google Maps.

ENERGY

Peekskill preparing for floating solar cells on city reservoir

BY PETER KATZ / pkatz@westfairinc.com

Peekskill is moving closer to possible approval of a project that would create a solar generating farm on the waters of a city reservoir. The city's Planning Commission has been reviewing plans for the project. Back in 2023, Peekskill began the process of seeking developers that would install solar generating facilities in the city. It subsequently decided to move ahead with the nonprofit Ecological Citizen's Project (ECP) that had partnered with Working Power LLC, which helps establish and fund solar power projects.

Working Power and ECP have proposed to install a floating solar array on the city's Camp Field Reservoir at 1000 Lindbergh Place. The solar cells would be capable of generating about 1.63 megawatts of electricity. A megawatt is one million watts, enough to power about 10,000 100-watt light bulbs. In addition to the solar panels, equipment to handle the electricity and connect with the electric grid would be installed. There would be deck areas and an anchoring system to create a stable layout.

Peekskill's Common Council issued an exemption for the project allowing it to be built in the R-1A zoning district where floating solar arrays are not normally permitted. The firm Arcadis

was hire to help ensure that the reservoir's water quality is not affected by the solar array installation. The build-out is to be done by the renewable energy construction firm RETTEW. The contractor has designed floating solar arrays on municipal water reservoirs in Cohoes, New York and Sayreville, New Jersey. A six to eight month timeframe is anticipated for construction.

Peekskill would be leasing out the space at the reservoir for 25 years with five-year extensions. The developer would be required to safely remove the solar equipment upon lease expiration. The reservoir covers approximately 44 acres and the solar array installation would occupy about 10.5 acres.

Once operational, the system is not anticipated to create noise affecting neighbors. Maintenance will involve light trucks entering the property and work conducted by boat. Panels, floats and other equipment may need to be replaced throughout the life of the project and will be recycled if permitted. When the solar panels need cleaning only water will be used. Portions of the solar setup would be just over 400 feet away from some homes.

The system is being designed to minimize ice when the water freezes

"This floating array is a unique proposal within Westchester — expanding renewable energy while preserving natural resources."

— Bernard Thombs, Westchester County Planning Board Chair



Floating solar array under construction in Cohoes, NY.

below the arrays, which will not affect the float system. The arrays will deflect snow, and potential snow loads also will not affect the system.

When the Westchester County Planning Board reviewed the project, it recommended that a Battery Energy Storage System (BESS) be considered for the site in the future. A BESS would store electricity generated by the solar cells that is not immediately needed and allow it to be used as needed including at night.

"We are generally supportive of

increasing the solar power capacity of our region's energy grid. Solar installations contribute to the county's and state's renewable energy goals, and help expand the resiliency of the energy grid," County Planning Board Chair Bernard Thombs wrote to Peekskill. "We note that this floating array is a unique proposal within Westchester, and while we appreciate that minimal forested land would be disturbed the city should ensure that the installation of the array will not affect water quality or cause an increase in sediment."



WOMEN INNOVATORS IN OUR REGION 2025



Nomination Deadline:
Thursday, July 10

Why you should nominate?

When nominating for women innovators, highlight their groundbreaking contributions, innovative thinking, and impact in their field.

events.westfaironline.com/women-innovators-2025

Westfair Business Journal's 2025 Women Innovators brings together the **transformative power of female leadership** that will connect a variety of super women who take initiative, drive positive change and redefine the workplace experience across all industries.

Awards Presentation

18
September **5:30 - 8:00 PM**

The Waters Edge at Giovanni's, Darien CT

Presented by



01. Nominee must



work in either Fairfield County, Westchester County and/or Hudson Valley

02. Exhibits remarkable



problem solving skills

03. Is a true inspiration



to those around her

04. Has exceptional



communication skills

Partnering Sponsors



Supporters



Nominate at

wbp.formstack.com/forms/nominate2025womeninnovators

For event information

✉ Natalie Holland:
nholland@westfairinc.com

For Sponsorship inquiries

✉ Anne Jordan Duffy:
anne@westfairinc.com

Lamont releases nearly \$4M in state blighted property grants in Fairfield County

BY GARY LARKIN / glarkin@westfairinc.com

A total of \$18.8M in funds released to address contamination throughout state

HARTFORD – Gov. Ned Lamont has released \$3.88 million in state grants to assess and remediate six blighted properties in five Fairfield County municipalities. They are among 23 in the state that will receive a total of \$18.8 million in state grants to be used for addressing the contamination of 227 acres across Connecticut.

The grants are being released through the Connecticut Department of Economic and Community Development's (DECD) Brownfield Remediation and Development Program. This round of funding is projected to attract \$218 million in private investment and facilitate the creation of 450 housing units. Approximately 52% of the total funding will be allocated to distressed municipalities.

"Old, polluted, blighted properties that have sat vacant for decades

do nothing to stimulate our economy, grow jobs, and support housing growth," Lamont said. "With these grants, we are partnering with towns and developers to take unused, lifeless properties and bring them back from the dead, rejuvenating land that can be used for so much more and can bring value back to these neighborhoods."

DECD Commissioner

Daniel O'Keefe described how these remediated properties could be put to use in the 23 communities.

"Our brownfield redevelopment efforts continue to produce great results, not only for the communities that can now capitalize on new opportunities for growth and vibrancy but also for the residents who directly benefit from the new end uses for these reclaimed properties, whether it be housing, parks, commercial space, or community centers," O'Keefe said.

The grants announced today under this funding round include:

Bridgeport: \$200,000 planning grant to the Connecticut Metropolitan Council of Governments (MetroCOG) for planning activities on the western bank of the Yellow Mill Channel along Waterview Avenue. These planning activities will enable MetroCOG and the city to advance a comprehensive plan for development of a Waterfront Pathway.

Danbury: \$200,000 grant to the city for the environmental assessment of the former Fairfield County Courthouse. This assessment will enable future reuse of the building as municipal office space in the historic district.

Danbury: \$200,000 grant to the city for assessment activities at 13 Barnum Court, which was formerly used for hat manufacturing. The assessment work will help identify potential end uses and developers to cleanup and reuse the site.

Monroe: \$100,000 grant to the town to complete assessment activities at the

7.74-acre site of the former Saint Jude School located at 709 Monroe Turnpike. The town is proposing to reuse the building for use as a community center and town offices.

Redding: \$200,000 grant to the town to conduct assessment activities at 19 North Main St., which will help identify contamination at the former wastewater treatment facility of the Gilbert and Bennett Wire Mill and inform redevelopment efforts.

Shelton: \$2,975,500 remediation grant to the Naugatuck Valley Council of Governments for groundwater and soil cleanup, excavation, and disposal at 113 and 125 Canal Sts., sites that were previously used for electroplating and other industrial operations. These remediation efforts will enable the development of two mixed-use complexes with a total of more than 120 residential units, retail space, and a parking garage. In addition, the walkway along the Housatonic River to Veterans Memorial Park will be extended.

FILM & TV

CT Movie & TV Alliance co-founder happy tax credit left alone

BY GARY LARKIN / glarkin@westfairinc.com

"Our motto is 'Make it here.' Unfortunately, Connecticut is not competitive enough to attract more production."

— Rob Black, Chair 10 Productions

HARTFORD – For Jonathan Black – co-founder and co-chair of the Connecticut Movie & TV Alliance – no action was the best action this legislative session as far as the state's film production tax credit goes.

"They left the tax credit as is," Black, who owns Newtown-based Chair 10 Productions along with his wife, Lauren. "I want to thank all of the lawmakers, especially Speaker Ritter, who saw the economic impact of such an action."

He is also appreciative of the support received from several first selectmen, such as Stamford Mayor Caroline Simmons, and mayors.

It marked the third straight year Gov. Ned Lamont included a cut in

the tax credit and the third straight year it was shot down. Lamont proposed to cut the 30% film production tax credit to 25% for companies that shoot movies, TV series, commercials, and any digital video projects in the state. Some form of the credit has been in place since 2006.

The so-called "haircut" in the film tax credit apply for expenses that are incurred: 10% for expenses between \$100,000 and \$500,000; 15% for expenses between \$500,000 and \$1 million; and 30% for expenses over \$1 million. The change would have been retroactive to Jan. 1, 2025.

In a hearing before the state General Assembly's Finance, Revenue and Bonding Committee Wednesday, Feb. 26, production companies

and actors spoke out against the cut in the tax credit.

Lamont argued that reducing the film tax credit would have raised \$9.2 million in FY 2026 and \$17.1 million in FY 2027. That would be part of a tax revenue plan to raise \$368.1 million in general fund revenue for 2026 and \$594.7 million for 2027.

"I am really disappointed in Gov. Lamont," Black said. "Our motto is 'Make it here.' Unfortunately, Connecticut is not competitive (enough to attract more production here)."

Black pointed out that because of the threat of cut in the tax credit this year, his company lost two jobs. Many companies continue to be attracted to nearby New York state because of its innovative tax credit structure.

"The credit structure is awesome in New York," he said. "New York can go up to 50% with its tax credit."



Jonathan Black, co-owner of Chair 10 Productions in Newtown. Photo courtesy of Chair 10 Productions

As for the possibility of Lamont trying for a fourth straight year of trimming the tax credit?

"I am not worried about it coming up again," Black said. "Maybe, this put it to rest since they are losing every time."

HOW WESTCHESTER & FAIRFIELD WORK

Access 20,000+ Business Journal articles,
essential legal documents, and updates on
new business filings.

- Legal Notices
- On the Record
- Newsletters
- Business Lists



Become a member for only \$1/week

WESTFAIRONLINE.COM



WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie
Local business cases, June 4 - 10

Yesenia Almonte, New Rochelle, doing business as Selene Glam Salon LLC, 25-22501-SHL: Chapter 7, assets \$15,595, liabilities \$1,018,028. Attorney: Nathan Horowitz.

Endi Plaza LLC, Monsey, Josh Steiner, restructuring officer, 25-35613-KYP: Chapter 11, assets and liabilities \$50 million - \$100 million. Attorney: Joshua R. Bronstein.
1060 Nepperhan Avenue LLC, Yonkers, et al, vs. Parkview Financial REIT LP, Los Angeles, California, et al, 25-7012-SHL: Adversary proceeding in 1060 Nepperhan Chapter 11 (25-22056). Attorney: Robert M. Sasloff.

Springfield Gardens Plus LLC, Monsey, 25-22505-SHL: Involuntary Chapter 7. Petitioner: Nediva Schwartz, Suffern.

Caraway Tea Company LLC, Highland, Gina Caraway, CEO, 25-35620-KYP: Chapter 11, assets \$100,000 - \$500,000, liabilities \$1 million - \$10 million. Attorney: Michael D. Pinsky.

U.S. District Court, White Plains
Local business cases, June 4 - 10

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

Innovative Sports Management Inc., Tenafly, New Jersey vs. Guadalupe Mix Restaurant & Deli Corp., Fishkill, et al, 25-cv-4710-KMK: Copyright infringement. Attorney: Julie C. Lonstein.
Irma Calderon, et al, vs. New York Presbyterian Hudson Valley Hospital, Cortlandt Manor, et al, 25-cv-4818-PMH: Medical malpractice, removal from Westchester Supreme Court. Attorney: John Reardon.
Laborers' International Union, Elmsford vs The Grasso Companies LLC, Stamford, Connecticut, et al, 25-cv-4877: Enforcement of employee benefits, Attorney: Michele J. Harari.

DEEDS

Above \$1 million

307 Halstead Owner LLC, Woodcliff Lake, New Jersey. Seller: MSB Halstead Holding LLC, New York. Property: 305-307 Halstead Ave., Harrison. Amount: \$3.6 million. Filed May 20.

541 Main Holdings LLC, New Rochelle. Seller: Lauretta Kaessinger, Miller Place. Property: 539 Main St., New Rochelle. Amount: \$1.3 million. Filed May 15.

American Hive Properties LLC, Valley Stream. Seller: 453 North Realty LLC, Mount Vernon. Property: 74 Bronx St., Mount Vernon. Amount: \$4.1 million. Filed May 19.

Barbour, James E., New Rochelle. Seller: Mazzola Family Restorations LLC, Rye. Property: 25 Ridgeland Terrace, Rye City. Amount: \$2.2 million. Filed May 15.

Brite Avenue Development Corp., Scarsdale. Seller: 40 Ocean Properties LLC, Larchmont. Property: 40 Ocean Ave., Mamaroneck. Amount: \$2.2 million. Filed May 16.

Ceebee Holdings LLC, Rye. Seller: Mary G. Logiudice, White Plains. Property: 715 Old Boston Post Road, Mamaroneck. Amount: \$1.1 million. Filed May 15.

Cooper Real Estate Development LLC, Scarsdale. Seller: 40 Ocean Properties LLC, Larchmont. Property: 7 Walnut St., Mamaroneck. Amount: \$3 million. Filed May 16.

Ganhi, Sapna, New York. Seller: 19 Garden Road LLC, Harrison. Property: 19 Garden Road, Harrison. Amount: \$2.9 million. Filed May 16.

Gedan, Joel I., New Rochelle. Seller: Baer Properties LLC, Scarsdale. Property: 20 Wood Hollow Lane, New Rochelle. Amount: \$1.5 million. Filed May 20.

Khemlani, Heather C., Rye. Seller: 25 Glen Oaks Drive LLC, Rye. Property: 25 Glen Oaks Drive, Rye City. Amount: \$2.7 million. Filed May 19.

Levenstein, Tais C. L., Stamford, Connecticut. Seller: Housepro Contracting Corp., Ossining. Property: 2 Foster Court, Cortlandt. Amount: \$1.2 million. Filed May 19.

Rac Closing Services LLC, Cheshire, Connecticut. Seller: Joshua Hull, Chappaqua. Property: 2 Cedar Lane, New Castle. Amount: \$2.2 million. Filed May 16.

Solomons, Seth, Rye. Seller: Trulybest Management Corp., Purchase. Property: 9 The Crossing, Harrison. Amount: \$1.9 million. Filed May 19.

Soni, Anjali, Sleepy Hollow. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 208 Horseman Blvd., Mount Pleasant. Amount: \$2.1 million. Filed May 20.

Southwest Medical Leasing LLC, Orland Park, Illinois. Seller: Linda Bethea, Pelham. Property: 260 Ancon Ave., Pelham. Amount: \$1.4 million. Filed May 16.

Below \$1 million

115 Main Street Norwalk LLC, St. Petersburg, Florida. Seller: Anthony Sabia, Somers. Property: 646b Heritage Hills, Somers. Amount: \$625,000. Filed May 15.

18 West MK LLC, Mount Kisco. Seller: Rosemary Calderon, Arleta, California. Property: 18 West St., Mount Kisco. Amount: \$745,000. Filed May 16.

206 Underhill LLC, Yonkers. Seller: Park Knoll Owners Inc., Yonkers. Property: 137 Columbus Ave., Harrison. Amount: \$175,000. Filed May 15.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Mildred J. Ellis, Hawthorne. Property: 233 Brady Ave., Mount Pleasant. Amount: \$410,000. Filed May 20.

A&M Home Acquisitions LLC, Crompond. Seller: Citigroup Mortgage Loan Trust, Chicago, Illinois. Property: 89 Jack Road, Cortlandt. Amount: \$450,000. Filed May 19.

Adgar Hillside Inc., Scarsdale. Seller: Allen S. Wilson, Lake Oswego, Oregon. Property: 28 Hillside Terrace, White Plains. Amount: \$391,000. Filed May 15.

Blueprint Enterprise Group LLC, Cortland Manor. Seller: Mary S. Betz, Port Chester. Property: 30 Summer St., Rye Town. Amount: \$525,000. Filed May 19.

Capital Contractor LLC, Mamaroneck. Seller: William D. Dollison, New Rochelle. Property: 181 Farragut Circle, New Rochelle. Amount: \$700,000. Filed May 19.

Caulfield-Caesar, Amy, White Plains. Seller: 907 Warren Corp, Yonkers. Property: 907 Warren Ave., Mount Pleasant. Amount: \$825,000. Filed May 19.

Elbahey, Rania, Mohegan Lake. Seller: Geno Construction Group Corp., Mahopac. Property: 1716 Jessica Court, Yorktown. Amount: \$999,000. Filed May 15.

Hamlin, Alexander M., Dobbs Ferry. Seller: Canandaigua National Bank & Trust Co, Canandaigua. Property: 17 Magnolia Drive, Greenburgh. Amount: \$437,000. Filed May 16.

JS Dental Realty Holdings LLC, Ossining. Seller: J&J Realty Holdings LLC, Ossining. Property: 100 S. Highland Ave., No. 9, Ossining. Amount: \$60,000. Filed May 15.

JS Dental Realty Holdings LLC, Ossining. Seller: Units 6 and 9 LLC, Rye. Property: 100 S. Highland Ave., No. 6, Ossining. Amount: \$65,000. Filed May 15.

Long Rise LLC, Melville. Seller: John P. Murtagh, Tarrytown. Property: 54 Hillside St., Greenburgh. Amount: \$333,000. Filed May 15.

Marjoni LLC, Marlboro, New Jersey. Seller: U.S. Bank Trust NA, Chicago, Illinois. Property: 102 Oak St., Yonkers. Amount: \$551,000. Filed May 19.

Peekskill Property Holdings LLC, Yonkers. Seller: Hapiene Sampson, Patter-sonville. Property: 301 No. Division St., Peekskill. Amount: \$425,000. Filed May 19.

Perez, Rudy V., Mount Vernon. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: 134 N. Fulton Ave., Mount Vernon. Amount: \$700,000. Filed May 20.

Plan A Property LLC, Parama, New Jersey. Seller: Arnold Perez, Yonkers. Property: 26 Radford St., Yonkers. Amount: \$685,000. Filed May 15.

Sleepy Hollow Local Development Corp., Sleepy Hollow. Seller: Viewpoint Realty Corp., White Plains. Property: 64-66 Beekman Ave., Mount Pleasant. Amount: \$875,000. Filed May 20.

Surita, Christopher M., Corona. Seller: Supreme Homes LLC, New York. Property: 32 Aberdeen Road, Cortlandt. Amount: \$893,000. Filed May 16.

Town of Bedford, Bedford Hills. Seller: Westchester Land Trust Inc., Bedford Hills. Property: 43 Reyburn Road, Bedford. Amount: \$314,000. Filed May 19.

Two Brothers Properties LLC, Poughkeepsie. Seller: Ali Abdul, Poughkeepsie. Property: 67 Chestnut St., Yonkers. Amount: \$10. Filed May 15.

United Yonkers LLC, Great Neck. Seller: Marvin O. Riddick, Mount Vernon. Property: 77 Pennsylvania Ave., Mount Vernon. Amount: \$399,000. Filed May 15.

U.S. Bank NA, St. Paul, Minnesota. Seller: Michael Longo, White Plains. Property: 49 Courter Ave., Yonkers. Amount: \$997,000. Filed May 15.

Yang, Nan, New Rochelle. Seller: WY Group, NR LLC, White Plains. Property: 175 Huguenot St., New Rochelle. Amount: \$690,000. Filed May 16.

WORKERS' COMPENSATION BOARD

4124 Furniture Corp. d.b.a. Petra Furniture, Mount Vernon. Amount: \$3,000.

44 AMD Construction Inc., Cortlandt Manor. Amount: \$5,500.

A&C Fashion Hair Salon LLC, Peekskill. Amount: \$4,000.

Alba Arch Metal & Glass Corp., Yorktown Heights. Amount: \$21,000.

Alphalogix Delivery LLC d.b.a. **Alphalogix,** New Rochelle. Amount: \$84,000.

Ashley & Wilbis Deli Grocery Inc., Yonkers. Amount: \$25,000.

Barns At Watch Hill, Cortlandt Manor. Amount: \$21,000.

Blackstar Official LLC, White Plains. Amount: \$5,500.

Camilo Logistics Corp., Tarrytown. Amount: \$8,500.

Casa Nova Home Corp., Ossining. Amount: \$4,000.

Century Systems 1 Ltd., Mount Vernon. Amount: \$21,000.

Clever Service Corp., Mount Vernon. Amount: \$13,000.

D&B Auto Repair Corp., Mount Vernon. Amount: \$21,000.

Elite Development LLC, Elmsford. Amount: \$33,750.

FPNA Corp., Scarsdale. Amount: \$500.

Fred and GB Home Improvements Inc., Elmsford. Amount: \$7,000.

Haq Construction Corp., Yonkers. Amount: \$5,500.

Island Tropix Inc., Mount Vernon. Amount: \$3,500.

Javier Valenc South Salem. Amount: \$3,500.

Jurgen's Barbershop Inc., Yonkers. Amount: \$1,000.

L&J Improvements Inc., Peekskill. Amount: \$500.

M&T Realty of New York Corp., Yonkers. Amount: \$21,000.

Merida Restaurant 2 Corporation d.b.a. **El Quetzal**, Mamaroneck. Amount: \$21,500.

Metromedport LLC, Hartsdale. Amount: \$86,000.

Patrick O. McKenzie and David McKenzie, Mount Vernon. Amount: \$34,500.

Personal Touch Wood Floors Inc., Scarsdale. Amount: \$7,500.

Pound Ridge Carpentry & Painting LLC, Pound Ridge. Amount: \$3,500.

Power Payment Inc., White Plains. Amount: \$21,000.

Project Inspire Yonkers Inc., Yonkers. Amount: \$13,500.

Ravenwood Construction LLC, Cortlandt Manor. Amount: \$21,000.

Regency Studio Productions LLC d.b.a. **Regency Studios**, New Rochelle. Amount: \$21,000.

RNS Realty Corp., Mount Vernon. Amount: \$21,000.

Royal Cloud 1 Incorporated, Yonkers. Amount: \$9,000.

Sharma and Sharma Medical PLLC, Mount Vernon. Amount: \$76,000.

Sophisticomp Inc., Montrose. Amount: \$21,000.

Stephanie's Services LLC, Mount Vernon. Amount: \$34,500.

Turin Capital Inc., Harrison. Amount: \$22,500.

VMP Ventures LLC, Briarcliff. Amount: \$3,000.

Federal Tax Liens, \$10,000 or greater, Westchester County, June 4 - 10

Bolger, Bruce: Hastings-on-Hudson, 2023 personal income, \$40,135.

Depina, Ernestina: Ossining, 2020 - 2023 personal income, \$117,610.

Houston, Carolyn: Mount Vernon, 2016 - 2023 personal income, \$61,024.

Marte, Guarionex: Ossining, 2020 - 2023 personal income, \$117,610.

Simon, Jean Pascal: Bedford, 2020 - 2022 personal income, \$30,795.

Smalheiser, Steve R.: Yorktown Heights, 2014, 2017, 2021 - 2023 personal income, \$215,171.

Sparks, Laura S.: Hastings-on-Hudson, 2023 personal income, \$40,135.

Utti, Charles: Mount Vernon, 2012 - 2013, 2022 - 2023 personal income and failure to collect employment taxes, \$116,769.

Yates: Michael H. and Brenda K. Yates: Baldwin Place, 2023 personal income, \$175,981.

JUDGMENTS

114 Birchall Drive LLC, Scarsdale. \$930,741 in favor of FMF 114 Birchall Drive LLC, New York. Filed April 28.

Adorn Sterling Corp., Brooklyn. \$100,837 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

Awunyo, Alex G., Mount Vernon. \$17,605 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Bansey, Shadai, New Rochelle. \$5,735 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Becerra, Hernan M., Yonkers. \$11,544 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Berry, Donna, Elmsford. \$5,634 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Bibb, Fletcher, White Plains. \$9,199 in favor of Discover Bank, Columbus, Ohio. Filed April 28.

Bodre, Sammia, Yonkers. \$2,173 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Casino Hospitality LLC, Yonkers. \$42,540 in favor of city of Yonkers, Yonkers. Filed April 28.

Chavez, Jose I., Fleetwood. \$5,964 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 25.

Codedminds, Red Hook. \$406,371 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 30.

Corveddu, Suzanne E., Tarrytown. \$11,465 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Daly, Patrick T., New Rochelle. \$8,731 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

DeBerry, Martha, Yonkers. \$30,000 in favor of Highland Terrace Housing Development Fund Corp., Yonkers. Filed April 28.

Djukanovic, Senada, Hartsdale. \$7,284 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Farkas, Abraham, Monroe. \$100,837 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

Figuroa, Patricia, Yonkers. \$4,524 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 25.

First-rate Products LLC, Brooklyn. \$108,036 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

Fraser, Terriann S., Mount Vernon. \$19,756 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Freeman, Roderick I., Mount Vernon. \$6,246 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Frutos, Natalie M., White Plains. \$10,546 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 25.

Galvan, Ana L., Yonkers. \$10,786 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed April 29.

Giorgi, Eva M., Bedford Hills. \$12,601 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Gonzalez, Alyssa J., New Rochelle. \$6,173 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Guerrero, Michelle, Harrison. \$2,003 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 25.

Hattar, Salameh, Yonkers. \$7,158 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed May 1.

Intermix Holdco LLC, San Francisco, California. \$24,031 in favor of Collins Brothers Moving Corp., Larchmont. Filed April 25.

Izarra, Kimberly, New Rochelle. \$5,080 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 25.

Jackson, Gerald B., Yonkers. \$7,033 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Jackson, Maria L., Mount Vernon. \$2,887 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Joseph, Jamela T., Elmsford. \$22,891 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Kocaj, Elena, White Plains. \$10,952 in favor of Discover Bank, Columbus, Ohio. Filed April 28.

Krisztofer, Mark, New Rochelle. \$5,168 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 29.

Lais, Rod, Chappaqua. \$6,015 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed April 25.

Martinez, Angelina M., Yonkers. \$1,876 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Mendez, Melissa A., Yonkers. \$6,491 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Mew, Marian P., Mount Vernon. \$10,393 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Morano, Randy, Yorktown Heights. \$8,434 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Najdoski, Angele, Larchmont. \$3,729 in favor of Discover Bank, Columbus, Ohio. Filed April 29.

Oyola, Jorge L., Yonkers. \$2,921 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Peck, Chris P., White Plains. \$5,694 in favor of Discover Bank, Columbus, Ohio. Filed April 29.

Rivera, Carlos A., Ossining. \$8,329 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Robalo, Moises S., Yonkers. \$4,029 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Sanchez, Wilma, Yonkers. \$3,657 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Scanlon, Sean M., Cortlandt Manor. \$11,845 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed May 1.

Silver, Margaret, Briarcliff Manor. \$11,097 in favor of Discover Bank, Columbus, Ohio. Filed April 30.

State Insurance Fund, Yonkers. \$1,305 in favor of Jong Won Yom Dc Lac, Flushing. Filed April 30.

Thatcher Food Holdings Inc. d.b.a. **Bronxville**. \$16,296 in favor of David Rosen Bakery Supplies Inc. d.b.a., Maspeth. Filed April 24.

Torres, Jennifer, Yonkers. \$8,126 in favor of Discover Bank, Columbus, Ohio. Filed April 25.

Vitello, Gerald, Mount Kisco. \$8,001 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed May 1.

LIS PENDENS

283 South Broadway LLC, as owner. Filed by SHC-ET Funding IV LLC. Action: Foreclosure of a mortgage in the principal amount of \$721,000 affecting property located at 283 S. Broadway, Yonkers. Filed May 15.

Bernard, Christopher, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$434,000 affecting property located at 559 Westbrook Drive, Cortlandt. Filed May 1.

Capital One Bank USA N A, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$559,000 affecting property located at 404 Homestead Ave., Mount Vernon. Filed May 7.

Dagostino, Albert, as owner. Filed by Gitsit Solutions LLC Trust. Action: Foreclosure of a mortgage in the principal amount of \$534,000 affecting property located at 50 Fairmont St., Elmsford. Filed May 15.

Dhrymes, Philip, as owner. Filed by Citizens Bank N.A. Action: Foreclosure of a mortgage in the principal amount of \$60,000 affecting property located at 69 Lake Ave., Eastchester. Filed April 25.

GCM Capital LLC, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$306,000 affecting property located at 139 N. Eighth Ave., Mount Vernon. Filed May 15.

Gonzalez, Gloria, as owner. Filed by West Coast 2022-7 LLC. Action: Foreclosure of a mortgage in the principal amount of \$130,000 affecting property located at 21 Gilbert Place, Portchester. Filed April 30.

Graham, Iris, as owner. Filed by HSBC Bank USA NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$492,000 affecting property located at 320 S. Ninth Ave., Mount Vernon. Filed May 8.

Granada Condo II Board of Managers, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$94,000 affecting property located at 14-19 Granada Crescent, Unit 14-19, White Plains. Filed May 1.

Heirs & Distributees of The Estate of Ellen Marshall aka Ellen F. Marshall, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$435,000 affecting property located at 421 Mount Holly Road, Katonah. Filed May 1.

Kiley, John R., as owner. Filed by The Bank of New York Mellon f.k.a. Action: Foreclosure of a mortgage in the principal amount of \$183,000 affecting property located at 40 Elmsmere Road, Mount Vernon. Filed April 28.

Midland Credit Management Inc., as owner. Filed by Keybank NA. Action: Foreclosure of a mortgage in the principal amount of \$39,000 affecting property located at 14 Valerio Court, Bedford. Filed May 16.

Raja, Shahid, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 3888 Fawn Court, Yorktown. Filed April 28.

Spencer, Eugene, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$374,000 affecting property located at 24 Filed Maywood Ave., Rye. Filed April 29.

Tovar, Carmen, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 108 Waverly St., Yonkers. Filed April 29.

MECHANIC'S LIENS

12 20 28 Orchard LLC, Yonkers. \$2,389 in favor of Y&S Plumbing & Heating Supply, Brooklyn. Filed May 23.

3 WPD Apartments LLC, Harrison. \$59,247 in favor of FJM-Ferro II Inc., Brooklyn. Filed May 22.

AF Croton Avenue Corp., Ossining. \$135,298 in favor of Byram Concrete & Supply LLC, White Plains. Filed May 28.

Ipark Broadway LLC, Yonkers. \$83,571 in favor of Foundation Building Materials LLC, Farmingdale. Filed May 23.

Mullen, Peter, Yonkers. \$78,000 in favor of LNG Home Improvement, Yonkers. Filed May 28.

Verdi, Jared, Pound Ridge. \$300,000 in favor of Green Apple Improvement Inc., Corona. Filed May 27.

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

Questions and comments regarding this section should be directed to:

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

NEW BUSINESSES

Partnerships

Zook World, 205 Furnance Dock Road, Cortlandt Manor 10567. c/o Debra and Max Borchardt Filed May 14.

Sole Proprietorships

Arcknow, 27 Mohegan Lane, Rye Brook 10573. c/o Haoyun Feng. Filed May 19.

Asylum Productions, 23 Meadow Park Road, Baldwin Place 10505. c/o Dylan Marques. Filed May 16.

Bhp-Athletics, 669 Main St., No.1013, New Rochelle 10801. c/o Marsha Belnavis. Filed May 20.

Down To Earth Mental Health Counseling, 111 Franklin Ave., No.1B, New Rochelle 10805. c/o Ashley M. Vera. Filed May 20.

G&S Cleaning Solutions, 12 Valentine St., Yonkers 10704. c/o Giavanna Rebel Blaze. Filed May 16.

J. Grown Solutions, 339 Tarrytown Road 112, Elmsford 10523. c/o Joshua Corna Torres. Filed May 19.

Jausa Pet By Yanet, 280 A Purchase St., Rye 10580. c/o Janer Castillo. Filed May 20.

Keramik New York, 204 NYAC Ave., Pelham 10803. c/o Hanna Lofgren. Filed May 20.

Luljeta Hair Style, 756 Granite Springs, Yorktown Height 10598. c/o Luljeta Morina Filed May 20.

Mount Vernon Film Festival, 423 Bedford Ave., 2A, Mount Vernon 10553. c/o Osiris Imhotep. Filed May 16.

Soleii, 294 Union Ave., New Rochelle 10801. c/o Mark Nicolaescu. Filed May 19.

Sorrentino Thomas & Sorrentino, 245 Saw Mill River Road, Hawthorne 10532. c/o Elvira Sorrentino Thomas. Filed May 16.

Speech Love & Language, 100 Hale Ave., No. 608, White Plains 10605. c/o Paige Korn. Filed May 20.

Starrina, 2 Bishop Drive South, Rye Brook 10573. c/o Sabrina Vuong. Filed May 9.

Turoff Tower Graphics, 220 Yonkers Ave., 12B, Yonkers 10701. c/o Teffany Grant. Filed May 16.

Vanguard Notary Services, 2 Bronxville Glen Drive, Bronxville 10708. c/o Allyson L. Fraser. Filed May 20.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

M&T Bank, as owner. Lender: Shop On 208 LLC. Property: 1531 Route 208, Washingtonville. Amount: \$2 million. Filed April 28.

Northeast Community Bank, as owner. Lender: Tower Ridge Associates LLC. Property: 100 Tower Ridge Circle, Middletown. Amount: \$2 million. Filed April 21.

Northeast Community Bank, as owner. Lender: Sheffield Manor LLC. Property: in Warwick. Amount: \$2.1 million. Filed April 25.

Northeast Community Bank, as owner. Lender: Sheffield Manor LLC. Property: in Warwick. Amount: \$5.8 million. Filed April 25.

Orange County, as owner. Lender: East End Lofts LP. Property: in Newburgh. Amount: \$1.4 million. Filed April 29.

Below \$1 million

Broadview Capital LLC, as owner. Lender: 315 Orchard Hill Road LLC. Property: 315 Orchard Hill Road, Monroe. Amount: \$125,000. Filed May 2.

Crosscountry Montgomery LLC, as owner. Lender: Jamie Rywalt. Property: in Montgomery. Amount: \$295,504. Filed May 2.

Homestead Funding Corp., as owner. Lender: Mark C. Frankos. Property: in Newburgh. Amount: \$372,353. Filed April 29.

Kiavi Funding Inc., as owner. Lender: Patmar United LLC. Property: 55 Peepack, Tarul Huguenot. Amount: \$194,900. Filed April 24.

Kiavi Funding Inc., as owner. Lender: Tranquil View Properties LLC. Property: 25 Clinton St., Middletown. Amount: \$230,400. Filed April 23.

Orange Bank & Trust Co., as owner. Lender: RSF Properties LLC and Orange Bank & Trust Co. Grantee. Property: in Wallkill. Amount: \$850,000. Filed May 2.

DEEDS

Above \$1 million

104 Main Flores LLC, Haverstraw. Seller: Yaghoob and Beverly Pousty. Property: 37 41 New St., Nyack. Amount: \$1.9 million. Filed May 8.

12 Northbrook Realty LLC, Monsey. Seller: Meir Klein, Monsey. Property: 2 Lanzut Court, Monsey. Amount: \$2 million. Filed May 5.

236 Old Nyack 206 LLC, Spring Valley. Seller: Royal Green Gardens LLC, Brooklyn. Property: 236 Old Nyack Turnpike, Spring Valley. Amount: \$1.2 million. Filed May 14.

Hoffman, Nathan, Brooklyn. Seller: 5 West Castle LLC, Brooklyn. Property: 5 W. Castle Ave., Spring Valley. Amount: \$1.4 million. Filed May 12.

Levon NY VLXXIII LLC, Jackson, New Jersey. Seller: Powder Horn Development LLC, Suffern. Property: 32 and 34 Powder Horn Drive, Wesley Hills. Amount: \$2 million. Filed May 15.

Pomona Oasis LLC, Suffern. Seller: Herzliya Holdings LLC, Suffern. Property: 27 and 28 Pomona Lane, Wesley Hills. Amount: \$2.5 million. Filed May 14.

Below \$1 million

19 Lilburn LLC, Monsey. Seller: JP Pagano Legacy Trust, et al. Cold Spring. Property: 19 Lilburn Drive, Stony Point. Amount: \$639,000. Filed May 12.

272 Richard 120 LLC, Monsey. Seller: Ralph D. Amicucci -referee, Pleasantville. Property: 272 Richard Court, Pomona. Amount: \$231,000. Filed May 13.

306 Home LLC, Monsey. Seller: Briarcliff Entity LLC, Airmont. Property: 117 Route 306, Monsey. Amount: \$600,000. Filed May 13.

4 Stonehurst LLC, Pomona. Seller: David Jacobs, Pomona. Property: 4 Stonehurst Court, New Hempstead. Amount: \$96,500. Filed May 8.

7 East Central LLC, Yonkers. Seller: Ben Finn LLC, Pearl River. Property: 7 17 E. Central Ave., Pearl River. Amount: \$800,000. Filed May 8.

71 Gilchrest LLC, Nanuet. Seller: LAOB LLC, Staten Island. Property: 71 Gilchrest Road, Valley Cottage. Amount: \$270,000. Filed May 8.

72 Herrick LLC, Brooklyn. Seller: 72 Herrick Avenue Trust, Monsey. Property: 72 Herrick Ave., Spring Valley. Amount: \$705,000. Filed May 13.

72 Herrick LLC, Brooklyn. Seller: 72 Herrick Avenue Trust, Monsey. Property: 72 Herrick Ave., Spring Valley. Amount: \$980,000. Filed May 13.

Bergmann, Mindel and Menachem E. Bergmann, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5213 Corner St., Spring Valley. Amount: \$920,000. Filed May 12.

Braun, Chaim and Yehuda Braun, Brooklyn. Seller: Arem Associates LLC, Spring Valley. Property: 202 Maple Ave., Monsey. Amount: \$995,000. Filed May 6.

Braun, Shmiel and Chaya Braun, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$729,000. Filed May 9.

Broadway SM LLC, Brooklyn. Seller: 54 Hudson Avenue LLC, New City. Property: 54 Hudson Ave., Haverstraw. Amount: \$654,000. Filed May 6.

County Rockland Rentals LLC, Nanuet. Seller: Nectar Head Properties Inc., Haverstraw. Property: 22 New Main St., Haverstraw. Amount: \$600,000. Filed May 13.

Delasnueces, Randy and Lyanne Delasnueces, Bronx. Seller: JG Nanuet LLC, Nanuet. Property: 8 Blauvelt Road, Nanuet. Amount: \$910,000. Filed May 6.

Eddy, Michael and Danielle Kriss, Maspeth. Seller: DMC Acquisitions LLC, Yonkers. Property: 2 Willow Ave., Nyack. Amount: \$610,000. Filed May 12.

Eizenbach, Avraham, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$729,000. Filed May 15.

Fata, Brittany, Astoria. Seller: SGB Realty Group LLC, Monroe. Property: 21 Polhemus St., Tappan. Amount: \$540,000. Filed May 14.

Fogel, Israel, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$599,000. Filed May 13.

Friedman, Marton, Monroe. Seller: Blueberry Equities LLC, Monroe. Property: 1 Prime Lane, Monsey. Amount: \$794,000. Filed May 9.

Galimidi, Yitzchak, New City. Seller: Herzliya Holdings LLC, Suffern. Property: 25 Pomona Lane, Wesley Hills. Amount: \$840,000. Filed May 12.

Glassman, Eli, Suffern. Seller: 15 Terrace Road LLC, Yonkers. Property: 24 Rockwood Lane, Wesley Hills. Amount: \$835,000. Filed May 7.

Hilltop Resort LLC, Monsey. Seller: Robert E. O'Malley, New City. Property: 5 Hilltop Road, New City. Amount: \$799,999. Filed May 14.

Jacobs, Remya, New City. Seller: USA Housing and Urban Development, Washington, D.C. Property: 5 Devon Court, Nanuet. Amount: \$375,000. Filed May 15.

Lakeview Loan Servicing LLC, Coral Gables, Florida. Seller: James Licata-referee, Nanuet. Property: 12 S. Park Drive, Garnerville. Amount: \$619,555. Filed May 9.

Oberlander, Feish and Fradel Oberlander, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 1 Prime Lane, Monsey. Amount: \$650,000. Filed May 7.

Perl, Yisucher D. and Feiga Perl, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Prime Lane, Monsey. Amount: \$660,000. Filed May 7.

Ph2d LLC, New York. Seller: Mark Kaufman, Chestnut Ridge. Property: 26 Carlisle Road, Spring Valley. Amount: \$525,000. Filed May 13.

Rizzo, Peter D, Tomkins Cove. Seller: GJT Dream Home Construction LLC, Montebello. Property: 7 Richard St. and 12 Rockhill Road, Sloatsburg. Amount: \$550,000. Filed May 8.

Simplisitter LLC, Spring Valley. Seller: Eileen Clarke, Spring Valley. Property: 78 Scotland Road, Chestnut Ridge. Amount: \$780,000. Filed May 8.

Srulowitz, Dun, Monsey. Seller: 29 Calvert LLC, Monsey. Property: 29 Calvert Drive, Monsey. Amount: \$999,000. Filed May 7.

Steinmetz, Yoses, Airmont. Seller: Blueberry Equities LLC, Monroe. Property: 4 Prime Lane, Monsey. Amount: \$816,300. Filed May 8.

Strohli, Yehudah B. and Esther Strohli, Brooklyn. Seller: Arem Associates LLC, Spring Valley. Property: 200 Maple Ave., Monsey. Amount: \$425,000. Filed May 2.

Tymon 2 LLC, West Nyack. Seller: Optimal Care of Rockland LLC, Pearl River. Property: 282 N. Middletown Road, Pearl River. Amount: \$651,000. Filed May 7.

Zelman, Naftali S., Spring Valley. Seller: Herzliya Holdings LLC, Suffern. Property: 26 Pomona Lane, Wesley Hills. Amount: \$800,000. Filed May 8.

JUDGMENTS

Above & Beyond Services LLC, et al, Albuquerque, New Mexico. \$23,436 in favor of Simply Funding LLC, Chester. Filed May 2.

Acevedo, Michael E., Middletown. \$21,661 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 30.

Anderton, Jamal, New Windsor. \$10,129 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 2.

Barton, Mark, Middletown. \$6,389 in favor of Synchrony Bank, Draper, Utah. Filed April 30.

Bassier, Izett, Newburgh. \$10,432 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed May 2.

Beltran, Dalvin, Monroe. \$2,745 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 2.

Bradbury, James, Cornwall-on-Hudson. \$3,535 in favor of Synchrony Bank, Draper, Utah. Filed April 30.

Brown, Charles B. Jr., Middletown. \$35,632 in favor of Woodside Knolls HOA Inc., Fishkill. Filed April 30.

Buchholz, Mike, Newburgh. \$5,869 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 2.

Bueno, Celeste A., Harriman. \$1,662 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 30.

Burgos, Ezequiel, Washingtonville. \$2,249 in favor of Capital One, Glen Allen, Virginia. Filed May 1.

Calliste, Malik D., New Windsor. \$5,865 in favor of Synchrony Bank, Draper, Utah. Filed April 30.

Coburn, Daniel, Middletown. \$7,211 in favor of Great Seneca Financial Corp., Rockville, Maryland. Filed May 1.

Collier, Erik W., Bloomington. \$6,410 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed April 30.

Comics & Gaming Inc., et al, Fairfax, Virginia. \$28,617 in favor of Simply Funding LLC, Chester. Filed May 2.

Cuello, Rafael A., New Windsor. \$2,033 in favor of Midland Credit Management Inc., San Diego, California. Filed May 2.

Delacruz, Jose, New Windsor. \$16,974 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 30.

DePorras, Elise Ruiz, Chester. \$5,388 in favor of Synchrony Bank, Draper, Utah. Filed April 30.

Duff, Jenelle L., New Windsor. \$1,433 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 1.

Edmundson, Charmaine M., Filed Maybrook. \$8,789 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 1.

Fields, Hassan, Middletown. \$9,250 in favor of 78 Sarah LLC, Middletown. Filed April 30.

Frazier, Keith, Middletown. \$4,031 in favor of Capital One, Glen Allen, Virginia. Filed May 1.

Gambale, Agnes, Highland Mills. \$3,068 in favor of Slomins Inc., Hicksville. Filed April 30.

Glopak Corp., South Plainfield, New Jersey. \$100,964 in favor of Interboro Packaging Corp., Montgomery. Filed April 30.

Gore, Patricia, Chester. \$19,211 in favor of Keybank National Association, Buffalo. Filed May 2.

Hamilton, JW., Newburgh. \$2,961 in favor of Discover Bank, Columbus, Ohio. Filed April 30.

Hoyos, Anaid Garcia, Middletown. \$5,603 in favor of Midland Credit Management Inc., San Diego, California. Filed April 30.

Hulse, Jennifer, New Windsor. \$1,892 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 30.

Katina, David, Monroe. \$15,538 in favor of Capital One, Glen Allen, Virginia. Filed May 1.

Lanahan, Catherine, Greenwood Lake. \$11,930 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 30.

Lassalle, Jorgie, Monroe. \$3,118 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 2.

Manry Investment Group LLC, et al, Dallas, Texas. \$12,023 in favor of Simply Funding LLC, Chester. Filed May 2.

Marshall, Jonathan, Chester. \$3,553 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Martial, Lindon, Port Jervis. \$2,582 in favor of Discover Bank, Columbus, Ohio. Filed April 30.

Marvin, Clarissa, Highland Falls. \$8,991 in favor of Discover Bank, Columbus, Ohio. Filed April 28.

Mattiacchio, Gerardo Hernan, Highland Mills. \$14,800 in favor of DePalma Estates LLC, Brooklyn. Filed April 25.

Monks, Mya, New Windsor. \$9,047 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Murillo, Filed April, New Windsor. \$1,937 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed April 30.

Otranto, Adriana, New Windsor. \$1,755 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 30.

Pasenti Inc., Chester. \$83,651 in favor of Stone Industries Inc., Haledon, New Jersey. Filed May 2.

Perez, Luis E., Middletown. \$31,431 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed April 30.

Pillius, Rebecca, Walden. \$2,168 in favor of Midland Funding LLC, San Diego, California. Filed May 2.

Ramrikhi, Don, New Windsor. \$11,451 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 2.

Rubis, Maxim, Greenwood Lake. \$1,439 in favor of Slomins Inc., Hicksville. Filed April 29.

Sabino, Alessandra R., Wurtsboro. \$1,675 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 30.

Sinclair, Esaie, Middletown. \$3,540 in favor of Synchrony Bank, Draper, Utah. Filed May 1.

Schuyler, Marquise, Newburgh. \$1,224 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 29.

Schwartz, Malke P., Monroe. \$2,513 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 1.

Thomasen, Tiffany, Middletown. \$1,591 in favor of Midland Funding LLC, San Diego, California. Filed April 30.

White, Destiny, Port Jervis. \$5,933 in favor of Capital One, Glen Allen, Virginia. Filed May 1.

Williamson, Natasha, Middletown. \$829 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed May 2.

MECHANIC'S LIENS

Ippsolar Mill Lane RP LLC, as owner. \$1,462,150 in favor of Valmont Solar Inc. Property: 65 Mill Lane, Pleasant Valley. Filed April 29.

Northside Junction LLC, as owner. \$34,531 in favor of Worldwide Plumbing Supply Inc. Property: 58 Parker Ave., city of Poughkeepsie. Filed April 28.

NEW BUSINESSES

Sole Proprietorships

Glitter Slimes, 25 St., John St., Hoshen 10924. c/o Waltzer Nicolette Taylor Belle. Filed May 7.

Glow & Go Studio, 106 Stage Road, Monroe 10950. c/o Christine Marie Scancar-ello and Marissa Ann. Filed May 7.

Homestead Hounds Pet Sitting, 58 Borden Road, Walden 12586. c/o Francesca Lynne Bartolomey. Filed May 2.

J&Js Gutter Cleaning, 58 Borden Road, Walden 12586. c/o John P B Vinculado. Filed May 2.

JJS Junk Removal, 180 Weld Road, Middletown 10941. c/o James Thomas Vlietstra Jr. Filed May 6.

John Welch Fine Kitchens, 111 Walling Road, Warwick 10990. c/o John G. Welch. Filed May 6.

Luminary Bliss Ltd., 3 Road, Lane, Newburgh 12550. c/o Nabil Ahmed Khan. Filed May 7.

Mandyluchii Glow, 9 Tamara Lane, Apt. 1, Cornwall-on-Hudson 12518. c/o Amanda Kristen Jimenez. Filed May 7.

Miharu Kokuru, 138 Mountain Ave., Highland Falls 10928. c/o Lisa Lemus. Filed May 2.

Miz Biz Co, 103 Clark Place Filed Maybrook 12543. c/o Amanda Michelle Mizirawi Griggs. Filed May 6.

Moe Waxes, 39 N. Plank Road, Suite 122, Newburgh 12550. c/o Monique A. Ortiz. Filed May 7.

Party Dash Rentals, 5 Candlewood Drive, Goshen 10924. c/o Jay Michael Flores Price. Filed May 6.

Roman Ashley Photography, 606 Lybolt Road, Middletown 10941. c/o Roman Hart Lewis. Filed May 5.

Sudz & Budz Cleaning Service, 133 Charles St., Montgomery 12549. c/o Craig Anthony Frissora. Filed May 5.

VH Beauty Salon Y Barber Shop, 673 Little Britain Road, New Windsor 12553. c/o Virginia Galeana Hernandez. Filed May 5.

BUILDING PERMITS

Commercial

Halyard Building Company LLC, Norwalk, contractor for North Water LLC. Perform replacement alterations at 1 N. Water St., Norwalk. Estimated cost: \$70,000. Filed April 7.

Moran Construction Management LLC, Westport, contractor for RXR/Cappelli Atlantic Station Owner LLC. Perform replacement alterations at 355 Atlantic St., Stamford. Estimated cost: \$713,250. Filed April 2025.

Osrock Partnership, Stamford, contractor for Osrock Partnership. Install roof-mounted solar panels at 401-405 Shippan Ave., Stamford. Estimated cost: \$100,000. Filed April 2025.

Pasciak Marek, Stamford, contractor for 3 At Pacific LLC. Install new siding as needed to front of building at 541 Pacific St., Stamford. Estimated cost: \$25,000. Filed April 2025.

Payuk Associates LLC, Brookfield, contractor for 80 Wep-1351 LLC and Dp 26 LLC. Alter existing basement area at 1351 Washington Blvd., Stamford. Estimated cost: \$110,000. Filed April 2025.

Pesantez Roofing LLC, Norwalk, contractor for Seaview Avenue LLC. Remove and reroof 84 Seaview Ave., Norwalk. Estimated cost: \$36,000. Filed April 8.

Pointe Residential Builders LLC, Greenwich, contractor for 460 Summer Street LLC. Convert an existing five-story class B office building into 40 apartments with associated parking and amenities at 460 Summer St., Stamford. Estimated cost: \$3,000,000. Filed April 2025.

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

Ram Building Group LLC, Trumbull, contractor for Bartlett Realty Company Inc. Perform replacement alterations at 478 Canal St., Stamford. Estimated cost: \$635,000. Filed April 2025.

Regency Centers, Stamford, contractor for Regency Centers. Install three exterior illuminated wall signs at 1131 High Ridge Road, Stamford. Estimated cost: \$12,500. Filed April 2025.

RMS Construction LLC, Stamford, contractor for RMS Stamford Lloyd LLC. Perform replacement alterations at 10 Bell St., Stamford. Estimated cost: \$50,000. Filed April 2025.

Roy Realty LLC, Stamford, contractor for Roy Realty LLC. Place canopy sign at 179 Shippan Ave., Stamford. Estimated cost: \$8,500. Filed April 2025.

Ryan, Jeffrey M. and Cecilia F Ryan, Stamford, contractor for Jeffrey M. and Cecilia Ryan. Renovate first-floor kitchen, breakfast room and dining room at 69 Sea Beach Drive, Stamford. Estimated cost: \$150,000. Filed April 2025.

Shergill, Sukhjit Singh and Georgina A. Adames-Estevez, Stamford, contractor for Georgina A. Adames-Estevez. Install roof-mounted solar panels plus storage at 57 Windover Lane, Stamford. Estimated cost: \$92,547. Filed April 2025.

Stamford Meeting Hall Inc., Stamford, contractor for Stamford Meeting Hall Inc. Perform replacement alterations at 770 W. Hill Road, Stamford. Estimated cost: \$6,000. Filed April 2025.

Stamford Town Center LLC, Stamford, contractor for Stamford Town Center LLC. Install storefront channel letters and connect to existing power signage at 100 Greyrock Place, Stamford. Estimated cost: \$5,000. Filed April 2025.

Stamford Baptist Church Stamford Connecticut Inc., Stamford, contractor for Stamford Baptist Church Connecticut Inc. Replace existing sign with electronic display at 582 High Ridge Road, Stamford. Estimated cost: \$31,761. Filed April 2025.

Synergy1holdings LLC, Stamford, contractor for Roscoe and Emma LLC. Construct dormer on pool house to extend over existing patio area at 7 Eureka Terrace, Stamford. Estimated cost: \$10,000. Filed April 2025.

Tiara Construction LLC, Milford, contractor for Morgan Gregory LLC. Renovate 110 multifamily R-2 dwelling units. The project cost should include the cost for contractors, sub-contractors, labor, materials and all trades at 95 Morgan St., Stamford. Estimated cost: \$1,500,000. Filed April 2025.

UB High Ridge Spe LLC, Stamford, contractor for UB High Ridge Spe LLC. Replace existing wall sign with illuminated channel letters and new logo at 1101 High Ridge Road, Stamford. Estimated cost: \$15,400. Filed April 2025.

UB Newfield Green LLC, Stamford, contractor for UB Newfield Green LLC. Install one reverse-lit channel letters on pan face at 565 Newfield Ave., Stamford. Estimated cost: \$1,700. Filed April 2025.

Vitiello, Nick, Norwalk, contractor for Michael Brian Rosero. Install vinyl in-ground pool at 14 Eastwood Road, Norwalk. Estimated cost: \$60,000. Filed April 7.

Residential

Chambi, Eduarda, Norwalk, contractor for Eduarda Chambi. Perform replacement alterations at 18 Lloyd Road, Norwalk. Estimated cost: \$5,500. Filed April 2.

Fairchester Custom Windows LLC, Norwalk, contractor for Mindy Feldscher. Install 19 windows at 807 Foxboro Drive, Unit 807, Norwalk. Estimated cost: \$53,078. Filed April 3.

Great Construction Inc., Norwalk, contractor for Asher Wallen Friedman and Susannah Wang. Renovate single-family residence at 168 Winfield St., Norwalk. Estimated cost: \$50,000. Filed April 7.

JH Carpentry LLC, Norwalk, contractor for James Young. Install direct-vent gas fireplace at single-family residence at 9 River Drive, Norwalk. Estimated cost: \$12,000. Filed April 7.

Mendoza, Cesar and Josephine Mendoza, Norwalk, contractor for Cesar and Josephine Mendoza. Renovate single-family residence at 51 Glen Ave., Norwalk. Estimated cost: \$115,000. Filed April 7.

Nelms, Lisa, Norwalk, contractor for Lisa Nelms. Renovate existing basement space and create full bathroom at 2 Acorn Lane, Norwalk. Estimated cost: \$30,000. Filed April 2.

Rhino Back Roofing LLC, Norwalk, contractor for Peter D. and Maureen T. Pisacrita. Remove and reroof 52 Valley View Road, Norwalk. Estimated cost: \$10,099. Filed April 3.

Signature Exteriors LLC, Stamford, contractor for Alan J. and Frances Bianco. Install vinyl siding with applicable accessories and underalignments at 22 Dorset Lane, Stamford. Estimated cost: \$26,764. Filed April 2025.

Signature Exteriors LLC, Stamford, contractor for Inger Ortmeier. Remove existing shingles and install new asphalt shingles with all required underalignments and accessories at 16 Warchol Lane, Stamford. Estimated cost: \$19,513. Filed April 2025.

Signature Exteriors LLC, Stamford, contractor for Victor J. and Pamela Rubell. Remove existing shingles and install new asphalt shingles with all required underalignments and accessories at 45 Regent Court, Stamford. Estimated cost: \$13,322. Filed April 2025.

Sky Ventures NJ LLC, Newark, New Jersey, contractor for Ronald and Bonnie Nyman. Install a pre-manufactured 12x16 motorized pergola over existing impervious area at 15 Kenilworth Drive West, Stamford. Estimated cost: \$51,624. Filed April 2025.

Smart Solution Contractors LLC, Norwalk, contractor for Fortuna and Nesim Contente. Finish basement and make recreation space, separate storage and utility area from finish spaces and add full bathroom into existing rough plumbing areas at 21 Revonah Circle, Stamford. Estimated cost: \$70,000. Filed April 2025.

Stadler, Michael J., Norwalk, contractor for Michael and Jennifer Ottrando. Raise the roof from 5' to 8' on a detached three-car garage to be used for storage. Three windows will be added as well as lighting, engineered flooring, insulation and sheetrock only at 245 Wire Mill Road, Stamford. Estimated cost: \$40,000. Filed April 2025.

Steiner, Nicole A., Stamford, contractor for Nicole A. Steiner. Replace partial window and exterior siding at 1663 Shippan Ave., Stamford. Estimated cost: \$250,000. Filed April 2025.

Sunpol LLC, Newington, contractor for Barathan Kulothongan and Ayyaswamy Nethrah. Install roof-mounted system with panels and snaprack racking system at 6 Stanton Drive, Stamford. Estimated cost: \$62,358. Filed April 2025.

Sunrun Installation Services Inc., San Francisco, California, contractor for Michelle Ashear Klem. Install roof-mounted solar with 39 panels at 37 Hidden Brook Drive, Stamford. Estimated cost: \$94,284. Filed April 2025.

Sunrun Installation Services Inc., San Francisco, California, contractor for Richard and Andrea Greenburg. Install roof-mounted solar with 41 panels and Tesla Powerwall 3 energy storage system (battery) at 15 Mayapple Road, Stamford. Estimated cost: \$95,795. Filed April 2025.

Sunrun Installation Services Inc., San Francisco, California, contractor for Maria T. and Luis R. Velez. Install roof-mounted solar with 11 panels for second-floor apartment at 4 Noble St., Stamford. Estimated cost: \$40,445. Filed April 2025.

Thimio, Zacharias, Wallingford, contractor for Sara Lepis and Seleznev Aleksey. Install an above-ground pool in backyard at 39 Joan Road, Stamford. Estimated cost: \$7,000. Filed April 2025.

TI Home Improvement LLC, Shelton, contractor for Narendra H. and Anitha Nayak. Remove existing asphalt shingles and replace with new Gaf roofing system and new gutters at 154 Pepper Ridge Road, Unit 3, Stamford. Estimated cost: \$21,121. Filed April 2025.

TI Home Improvement LLC, Shelton, contractor for Vermani Vineet Revocable Trust and Vermani Monika Revocable Trust. Remove existing asphalt shingles, install new Gaf roofing system with new gutter guards at 154 Pepper Ridge Road, Unit 4, Stamford. Estimated cost: \$19,437. Filed April 2025.

TI Home Improvement LLC, Shelton, contractor for Liu Aiko and Yuying Yang. Remove existing asphalt shingles, install new Gaf roofing system with new gutters at 154 Pepper Ridge Road, Stamford. Estimated cost: \$24,670. Filed April 2025.

TI Home Improvement LLC, Shelton, contractor for Kevin M. and Carolyn C. Coutant. Remove existing asphalt shingles, install new Gaf roofing system with new gutters at 154 Pepper Ridge Road, Stamford. Estimated cost: \$23,396. Filed April 2025.

TI Home Improvement LLC, Shelton, contractor for Alice Contillo. Remove existing wood siding, wrap installation and perform James Hardie siding installation, one window replacement in garage and replace front door at 39 Flying Cloud Road, Stamford. Estimated cost: \$41,740. Filed April 2025.

Top Lion Corp., Stamford, contractor for Mary Ayoub. Perform roof and siding, two new staircases, third-floor attic reconfiguration and replace front two-story porch railings and posts at 14 Schuyler Ave., Stamford. Estimated cost: \$45,000. Filed April 2025.

Top Pro Home Improvement LLC, Bethel, contractor for Romulo Zuniga. Remove and reroof 295 W. Broad St., Stamford. Estimated cost: \$10,500. Filed April 2025.

Trinity Solar LLC, Cheshire, contractor for Chloe Tripeau and Warren Chaplin. Install 29 roof-mounted solar panels at 112 Chestnut Hill Road, Stamford. Estimated cost: \$49,000. Filed April 2025.

Trinity Solar LLC, Cheshire, contractor for Welwyn L. and Valrie Cope. Install 17 roof-mounted solar panels at 8 Waverly Place, Stamford. Estimated cost: \$32,000. Filed April 2025.

Tunick, Julie, Stamford, contractor for Julie Tunick. Replace kitchen cabinets and remove the wall that divides the kitchen and living room at 2437 Bedford St., Stamford. Estimated cost: \$35,800. Filed April 2025.

Turner Construction Company, Shelton, contractor for Estate of Thomas J. McDonald and Joseph J. Toohr Trust. Construct multiphased project at 777 Long Ridge Road, Stamford. Estimated cost: \$2,389,000. Filed April 2025.

Venture Home Solar LLC, Southington, contractor for Daniel Smart. Install roof-mounted roof panels at 310 Mill Road, Stamford. Estimated cost: \$33,792. Filed April 2025.

Venture Home Solar LLC, Southington, contractor for Daniel Smart. Remove and reroof 310 Mill Road, Stamford. Estimated cost: \$12,999. Filed April 2025.

Venture Home Solar LLC, Southington, contractor for Florencio and Blanca Fernandez. Install roof-mounted solar panels at 142 Center St., Stamford. Estimated cost: \$26,587. Filed April 2025.

Venture Home Solar LLC, Southington, contractor for Samuel Telesco III. Install roof-mounted solar panels at 1 Craig Court, Stamford. Estimated cost: \$53,597. Filed April 2025.

Venture Home Solar LLC, Southington, contractor for Robert Hernandez. Install roof-mounted roof panels at 43 Emma Road, Stamford. Estimated cost: \$27,753. Filed April 2025.

Volodymyr, Mocherniuk, Stamford, contractor for Israel and Aviva S. Deren. Build a sunroom top on the deck at 42 Hollow Oak Lane, Stamford. Estimated cost: \$86,000. Filed April 2025.

Wentland, Krzysztof and Malgorzata, Stamford, contractor for Krzysztof and Malgorzata Wentland. Build a deck with stairs at the back of the house at 26 James St., Stamford. Estimated cost: \$4,999. Filed April 2025.

Wright, Peter C., Stamford, contractor for Peter C. Wright. Remodel bathroom, in a single bathroom on the second story. Install new bathtub, bathtub faucet and mounting block, shower valves and trims, showerhead and tile. Install double vanity with two under-mount sinks sharing a single drain line at 295 Woodbine Road, Stamford. Estimated cost: \$20,000. Filed April 2025.

Y V Handyman LLC, Stamford, contractor for Ana M. Allard. Remodel existing bathroom at 75 Courtland Ave., Stamford. Estimated cost: \$9,000. Filed April 2025.

COURT CASES

Bridgeport Superior Court

DeSousa, Rogerio, Bridgeport. Filed by Gabriela Tejada, Bridgeport. Plaintiff's attorney: Millman & Millman, Westport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146019-S. Filed April 30.

Everglades Funding LLC, et al, Stamford. Filed by Bristolward LLC, Easton. Plaintiff's attorney: Lucas & Varga LLC, Southport. Action: the plaintiff entered into a loan agreement with defendant. Although plaintiff has made a demand for payment, the defendant has failed and refused to pay the principal balance and accrued interest due and payable on the plaintiff's note. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145553-S. Filed April 17.

Firman, Jon, Trumbull. Filed by Eric Richardson, Bridgeport. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146112-S. Filed May 2.

Migliarese, John, Monroe. Filed by Scott Hudak, Shelton. Plaintiff's attorney: Tremont Sheldon PC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146117-S. Filed May 2.

Danbury Superior Court

Cannon Trampoline Park I LLC, et al, Weston. Filed by Rayleen Rodriguez p.p.a. Kathy Felipe, Bronx, New York. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the minor plaintiff was a business invitee, lawfully on the premises owned and controlled by the defendants. Plaintiff was attempting to use the defendants' ride and defendants' employee and agent, did not properly secure the minor plaintiff causing the minor plaintiff's ankle to become wedged between the ride and pole once the ride began operating and caused her to 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. DBD-CV-25-6054182-S. Filed April 16.

Clavie, Mark, et al, Brewster. Filed by Jamie Camp, Ridgefield. Plaintiff's attorney: Claggett Sykes & Garza LLC, Farmington. Action: the plaintiff was a patron at Craft Kitchen and was lawfully on the premises. The defendants' employee was working at the premises as a bartender and within the scope of his employment. Defendant abruptly and without warning physically lifted the plaintiff, into the air and then dropped her from an elevated height onto the floor causing her to suffer serious personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054258-S. Filed April 22.

Ferrandino Enterprises LLC, et al, Ridgefield. Filed by Danilo Humberto Bueno Vergara, Danbury. Plaintiff's attorney: Polinsky Law Group LLC, Hartford. Action: the plaintiff was lawfully at the premises and was excavating the trench located at the premises, in the scope and course of his employment when suddenly and without warning, the trench collapsed, gave way and caved-in and the plaintiff was buried, causing the plaintiff to suffer injuries and damages. This incident was allegedly caused by the negligence and carelessness of the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. DBD-CV-25-6054324-S. Filed April 28.

Stamford Superior Court

Multifresh Produce Inc., et al, Goodyear, Arizona. Filed by Cucumber Capital LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: the plaintiff and defendant entered into a purchase and sale of future receipts agreement, whereby the merchant sold and the plaintiff purchased future receipts of the merchant. The merchant defaulted on the agreement and the defendant has defaulted on the guaranty for failure to pay the plaintiff all amounts due on the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073169-S. Filed April 29.

Plaza, Brenda, et al, Woodbridge. Filed by Desmond Williams, Stamford. Plaintiff's attorney: McManus Law Firm LLC, Hamden. 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-25-6073087-S. Filed April 24.

Tachna, Phyllis, Stamford. Filed by Shakia Askew, Bridgeport. Plaintiff's attorney: Dominick M Angotta, Stamford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073012-S. Filed April 21.

Upspring LLC d.b.a. **Upspring, et al**, Austin, Texas. Filed by Panthers Capital LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith Pc, New Haven. Action: the plaintiff and defendant entered into a purchase and sale of future receipts agreement, whereby the merchant sold and the plaintiff purchased future receipts of the merchant. The merchant defaulted on the agreement and the defendant, as guarantor guaranteed the obligations of the merchant on the agreement but the defendant has defaulted on the guaranty for failure to pay the plaintiff all amounts due on the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073169-S. Filed April 29.

DEEDS

Commercial

338 Stevenson LLC, Norwalk. Seller: Michael A. Coscia and Michael Broderick III, Middlebury. Property: 338 Stevenson Road, Fairfield. Amount: \$601,000. Filed May 16.

41 Franklin Street LLC, Stamford. Seller: 41-47 Franklin St. Partnership, Stamford. Property: 41, 43, 45 and 47 Franklin St., Stamford. Amount: \$1,225,000. Filed May 5.

7 MS Holdings LLC, Norwalk. Seller: BKP Market Street LLC, Scotch Plains, New Jersey. Property: 7 Market St., Stamford. Amount: \$10. Filed May 7.

Anderson, Tammy, Los Angeles, California. Seller: Clementine Interiors LLC, Stamford. Property: 34 Sawmill Lane, Greenwich. Amount: \$6,050,000. Filed May 7.

Bear Holdings LLC, Encino, California. Seller: Thomas Charron and Robin Charron, Southport. Property: 722 Tunxis Hill Road, Fairfield. Amount: \$408,000. Filed May 13.

Brown, Jason and Bridgett Brown, Cos Cob. Seller: 30 Benenson Development LLC, Stamford. Property: 30 Benenson Drive, Cos Cob. Amount: \$4,630,000. Filed May 9.

Dumeny's a Better Vision LLC, Stamford. Seller: Lax Properties LLC, Stamford. Property: 153 Oaklawn Ave., Stamford. Amount: \$465,000. Filed May 5.

Feinstein, Stephen and Stephanie Manheim, Greenwich. Seller: 530 Round Hill Road LLC, Greenwich. Property: 530 Round Hill Road, Greenwich. Amount: \$10. Filed May 9.

Fink, Nancy J., Stamford. Seller: AK Cape LLC, Palm Beach Gardens, Florida. Property: 77 Havemeyer Lane, Unit 97, Stamford. Amount: \$10. Filed May 7.

Franklin Street RSK LLC, Stamford. Seller: CB&B Realty Company, Stamford. Property: 666 Summer St., Stamford. Amount: \$10. Filed May 8.

Hammersmith Partners LLC, Greenwich. Seller: Fred N. Durante Jr., Greenwich. Property: 328 Palmer Hill Road, Greenwich. Amount: \$1. Filed May 7.

Jamilkowski, Jack and Maryann Robinson, Harrison, New York. Seller: Orchard Holdings LLC, Cos Cob. Property: 22 Osee Place, Cos Cob. Amount: \$1,015,000. Filed May 9.

Lolar LLC, Greenwich. Seller: Matthew Sage Withrow and Morgan Withrow, Stamford. Property: 35 Turner Drive, Greenwich. Amount: \$2,700,000. Filed May 6.

Namaste Holdings Connecticut LLC, Greenwich. Seller: Pecksland Partners LLC, Greenwich. Property: 54 Round Hill Road, Greenwich. Amount: \$10. Filed May 9.

Porchuck Luxury Homes LLC, Milford. Seller: Ave-Zaz Development Corp., East Islip, New York. Property: 94 Porchuck Road, Lot B, Greenwich. Amount: \$1,650,000. Filed May 8.

Rashid's Realty LLC, Fairfield. Seller: Bell Island Partners LLC, Norwalk. Property: 130 and 150 Birchwood Drive, Fairfield. Amount: \$950,000. Filed May 15.

Redd LLC, Stamford. Seller: Antonio Vozzella, Stamford. Property: 62 Liberty St., Stamford. Amount: \$1,000,000. Filed May 6.

Smajlaj, Anthony Michael, Somers, New York. Seller: Schipper Family Partnership, New Canaan. Property: 169 Mason St., Unit 1G, Greenwich. Amount: \$715,000. Filed May 7.

Teflon Holdings LLC, Stamford. Seller: Shamir Bin-Karim, Stamford. Property: 104 North St., Unit 204, Stamford. Amount: \$310,000. Filed May 9.

UU CT MOB I, LLC New York, New York. Seller: Fairfield Commons LLC, Bridgeport. Property: 1152 Kings Highway Cutoff, Fairfield. Amount: \$20,500,000. Filed May 15.

Wehmeier, Erika and Helge Wehmeier, Sewickley, Pennsylvania. Seller: Nopatree Holding LLC, Arlington, Virginia. Property: The Cotswolds, Unit 5B, Greenwich. Amount: \$1. Filed May 6.

Zhang, Boyuan and Zhi Li, Stamford. Seller: 10x Athletic USA, LLC, Greenwich. Property: 44 Amherst Road, Riverside. Amount: \$3,200,000. Filed May 6.

Zi-2 Investments LLC, Wappinger Falls, New York. Seller: Jim Delprato, Stamford. Property: 236 Glenbrook Road, Unit 10D, Stamford. Amount: \$339,000. Filed May 5.

Manager, Business Analytics, Gartner, Inc., Stamford, CT. Collabort with the Confrncs Bus Anlytcs Leadrshp team to idntfy & solv commrcal chllnges usng stats data. Req Bach's deg or frgn equiv deg in Econ, Fin, Stats, Maths, or rel quntitv field, & 5 yrs of prgrssv, post-bach rel wrk exp. Telecmmtng prmttd on a hybrd schdul as detrmnd by the emplyr. No suprvsry repts or responsiblt. To apply, please email resume to: Daniel.Thompson@gartner.com & ref job code: 100299.

Residential

Arenson, Gregg and **Stacy Lessen**, Stamford. Seller: Dorothy Landress, Hastings-on-Hudson, New York. Property: 63 Rolling Wood Drive, Stamford. Amount: \$905,000. Filed May 9.

Baranwal, Tarun Kumar and **Shaili Barnawal**, Stamford. Seller: Keith Banks and Jennifer Banks, Old Greenwich. Property: 30 Arnold St., Old Greenwich. Amount: \$3,110,000. Filed May 9.

Bellajdel, Mohamed Amine and **Malak Bellajdel**, San Francisco, California. Seller: Mary Regina Ryan, Stamford. Property: 71 Strawberry Hill Ave., No. 802, Stamford. Amount: \$289,000. Filed May 5.

Benjamin-Smith, Amanda, Stamford. Seller: Mauricio Cueva-Eguiguren, et al, Stamford. Property: 16 Perna Lane, Stamford. Amount: \$10. Filed May 6.

Bluweiss, Lynn, Fairfield. Seller: Joan R. Suslock, Southport. Property: 57 Franklin Lane, Unit 57, Fairfield. Amount: \$1,163,000. Filed May 13.

Calderone, Michael and **Emily Calderone**, Stamford. Seller: Jennifer A. DiGiacomo and Michael T. DiGiacomo, Stamford. Property: 89 Breezy Hill Road, Stamford. Amount: \$1,075,000. Filed May 6.

Castano, Alejandro, Stamford. Seller: Sara Ramos-Quemba, Stamford. Property: 71 Strawberry Hill Ave., Unit 412, Stamford. Amount: \$319,000. Filed May 7.

Cha, Jae Won and **Lynda Park Cha**, Old Greenwich. Seller: Hajime Nanahara, Riverside. Property: 55 Richmond Drive, Old Greenwich. Amount: \$10. Filed May 5.

Clauss, Kurt and **Hannah Clauss**, Fairfield. Seller: Emily Ott, Fairfield. Property: 628 Katona Drive, Fairfield. Amount: \$925,000. Filed May 13.

Colasanto, Alberta, Guilford. Seller: Alberta Colasanto, Guilford. Property: 225 Summer St., Stamford. Amount: SN/A. Filed May 5.

Cowie, James P. and **Leigh Lionetti**, Cos Cob. Seller: Frank Lionetti and Leigh Lionetti, Cos Cob. Property: 54 Valley Road, Unit B, Cos Cob. Amount: \$10. Filed May 9.

Dean, Clare and **Rui Niu**, Stamford. Seller: Anita E. Keire, Greenwich. Property: Butternut Hollow Road, Greenwich. Amount: \$1. Filed May 5.

Downer, Keith Oliver M., Stamford. Seller: Keith Downer and Module Downer, Stamford. Property: 143 Guinea Road, Stamford. Amount: \$10. Filed May 7.

Einhorn, Justin, Scottsdale, Arizona. Seller: Kurt S. Potter and Sara B. Potter, Fairfield. Property: 108 Hillcrest Road, Fairfield. Amount: \$765,000. Filed May 12.

Festini, Francisco, Southport. Seller: Douglas Romero and Alicia Romero, Southport. Property: 279 Spruce St., Southport. Amount: \$650,000. Filed May 15.

Greczylo, Alexander and **Adrianna Cardinal**, Stamford. Seller: Jennifer Neubauer, Stamford. Property: 93 Downs Ave., Stamford. Amount: \$1,050,000. Filed May 8.

Harris, Sarah and **Brett Harris**, Norwalk. Seller: Carolyn Capshaw, Fairfield. Property: 70 Ann St., Fairfield. Amount: \$1,140,000. Filed May 12.

Harrison, Matthew, Stamford. Seller: Ram P. Jhunja and Jane S. Jhunja, Stamford. Property: 16 Dean St., Stamford. Amount: \$676,000. Filed May 8.

Heagney, Thomas J., Greenwich. Seller: Jennifer Marzullo, Greenwich. Property: 61 Byram Shore Road, Greenwich. Amount: \$10. Filed May 9.

Heagney, Thomas J., Greenwich. Seller: Virgil De La Cruz and Margaret De La Cruz, Stamford. Property: 63 Byram Shore Residence, Greenwich. Amount: \$3,150,000. Filed May 9.

Jadidac, Fahreta, Stamford. Seller: Vikram Nafde and Mrunali Nafde, Stamford. Property: 1870 Summer St., Stamford. Amount: \$239,000. Filed May 6.

Kitt, James and **Thomas Kitt**, Stamford. Seller: Daniel Caridi and Jean DeBiasi, Stamford. Property: 87 Iroquois Road, Stamford. Amount: \$917,000. Filed May 5.

Kolilias, Michael and **Drita Kolilias**, Stamford. Seller: Hugo R. Colindres, Stamford. Property: 123 N. Lake Drive, Stamford. Amount: \$1,325,000. Filed May 8.

Lee, Christina S. and **Jungkyu Lee**, Stamford. Seller: Thomas Iannone and Brianna Iannone, Stamford. Property: 36 Hampton Lane, Stamford. Amount: \$861,500. Filed May 7.

Lopez May, Luciano, Riverside. Seller: Michael Banks and Albina Banks, Old Greenwich. Property: 7 Robin Place, Old Greenwich. Amount: \$3,395,000. Filed May 8.

Martin, John and **Caroline Cannon**, Riverside. Seller: Riga Grewal Lazenby and Ashleigh Joseph Lazenby, Greenwich. Property: 45 Willow Road, Riverside. Amount: \$10. Filed May 9.

McGillicuddy, Madison and **Sean Fitzgerald**, Trumbull. Seller: Paul Mimms and Jennifer G. Alfino, Columbus, Ohio. Property: 321 Woodridge Ave., Fairfield. Amount: \$760,000. Filed May 16.

McMullen, Hugh Adam and **Alicia Michelle McMullen**, Wilton. Seller: Olympia Kolton, Fairfield. Property: 205 Oakwood Drive, Fairfield. Amount: \$677,000. Filed May 12.

Miner, Sarah and **Andrew Walsh**, Brooklyn, New York. Seller: Claire R. Miner, Fairfield. Property: 91 Brett Road, Fairfield. Amount: \$1,500,000. Filed May 15.

Moses, Craig A. and **Lauren A. Moses**, Fairfield. Seller: Alexander J. Rocque and Emily Panasci, Fairfield. Property: 120 Louvain St., Fairfield. Amount: \$778,280. Filed May 16.

Nosatchev, Dmitry and **Jessica Ryan**, New Rochelle, New York. Seller: Claudia Forrester, Stamford. Property: 154 Cold Spring Road, Apt. 38, Stamford. Amount: \$350,000. Filed May 8.

Pasqua, Lauren and **Jonathan Pasqua**, Stamford. Seller: Karen Lamensdorf, Stamford. Property: 60 W. Glen Drive, Stamford. Amount: \$10. Filed May 7.

Popkowski, Hannah and **John J. Popkowski**, Darien. Seller: John W. Barton and Lisa Barton, Fairfield. Property: 480 Hulls Highway, Fairfield. Amount: \$1,950,000. Filed May 15.

Rivera, Gerald and **Stacey Rivera**, Stamford. Seller: Aleksandr Fromzel, Stamford. Property: 1 Strawberry Hill Ave., Unit 4H, Stamford. Amount: \$476,000. Filed May 5.

Sheehy Jr., Robert and **Cindy Bussiere**, Stamford. Seller: Matthew Menaquale and Tausha Menaquale, Excelsior, Minnesota. Property: 86 Toms Road, Stamford. Amount: \$900,000. Filed May 8.

Stavrou, Fiona and **Nicholas Bellamy**, New York, New York. Seller: Peter Dodge and Tiffany Bennett Dodge, Cos Cob. Property: 3 Cat Rock Road, Cos Cob. Amount: \$2,355,000. Filed May 6.

Tavolilla, Adam J. and **Jessie T. Tavolilla**, New York, New York. Seller: Jason A. Aleksa, Fairfield. Property: 636 Wilson St., Fairfield. Amount: \$761,000. Filed May 16.

Ventosa, Alejandro and **Cristina Lazaro**, Riverside. Seller: William Bogardus and Jennifer Bogardus, Greenwich. Property: 39 Indian Head Road, Riverside. Amount: \$10. Filed May 9.

Wang John and **Zhen Zhen**, New York, New York. Seller: E. Joseph Hochreiter, Greenwich. Property: 6 Sandy Lane, Greenwich. Amount: \$2,508,950. Filed May 5.

Waters, Taylor and **Erik Waters**, Westport. Seller: Birgir Nilsen and Laura C. Doig, Stamford. Property: 6 Howes Ave., Stamford. Amount: \$905,000. Filed May 8.

Weberman, Daniel and **Katie Weberman**, Newtown, Pennsylvania. Seller: Salvatore A. Maresca Jr. and Laura T. Maresca, Fairfield. Property: 99 Range Road, Southport. Amount: \$1,945,000. Filed May 16.

Weitzman, Jane, Greenwich. Seller: Stuart A. Weitzman and G. Weitzman, Greenwich. Property: 169 Taconic Road, Greenwich. Amount: \$0. Filed May 6.

Wollens, Beau, Brooklyn, New York. Seller: Jane A. Burley, Stamford. Property: 23 Congress St., Stamford. Amount: \$175,000. Filed May 5.

Zambrano, Ever A. and **Maria Fernanda Contreras Luna**, Greenwich. Seller: Cheryl G. Hothorn, Greenwich. Property: 75 Bowman Drive, Greenwich. Amount: \$1,837,500. Filed May 6.

Zannella, Gregory A. and **Karin Zannella**, Fairfield. Seller: Robert A. Carella and Sophia Carella, Fairfield. Property: Lot 10, Map 2737, Taunton Road, Fairfield. Amount: \$810,000. Filed May 16.

Zazzarino, Louis, White Plains, New York. Seller: Jim C. Ballard, Greenwich. Property: Hollis Street, Greenwich. Amount: \$95,000. Filed May 6.

Zazzarino, Louis, White Plains, New York. Seller: Mary E. Ballard, Greenwich. Property: 9 Carleton St., Greenwich. Amount: \$855,000. Filed May 6.

LIS PENDENS

Akhter, Dr. Shahina, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 13 Clovelly Road, Stamford. Action: foreclose defendants' mortgage. Filed May 21.

Calderon, Jenny, et al, Stamford. Filed by Friedman Vartolo LLP, Garden City, New York, for Lakeview Loan Servicing LLC. Property: 166 Toms Road, Stamford. Action: foreclose defendants' mortgage. Filed May 23.

Cardona, Cesar A., et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 74 Virgil St., Stamford. Action: foreclose defendants' mortgage. Filed May 22.

Duvigneaud, Alix, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control authority. Property: 94 Holcomb Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 2.

Pasqua, Mary Ann, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control authority. Property: 28 Nelson St., Stamford. Action: foreclose defendants' mortgage. Filed June 2.

Perez, Fulvia, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control authority. Property: 243 Henry St., Stamford. Action: foreclose defendants' mortgage. Filed June 2.

Sheikh, Khurram R., et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control authority. Property: 47 Taylor St., Stamford. Action: foreclose defendants' mortgage. Filed June 2.

MORTGAGES

125 Coleman Road LLC, Stamford, by Dennis Bujdud. Lender: Provost Capital LLC, 5 River Road, Suite 125, Wilton. Property: 125 Coleman Road, Fairfield. Amount: \$1,060,000. Filed April 17.

315 Greenwich Associates LLC, Greenwich, by Stephanie Brennan. Lender: Connecticut Community Bank NA, 115 E. Putnam Ave., Greenwich. Property: 315 Greenwich Ave., Greenwich. Amount: \$875,072. Filed April 14.

Bakis, Evan, Stamford, by Gerard Edens Fleurizanol. Lender: First County Bank, 117 Prospect St., Stamford. Property: 161 Alpine St., Stamford. Amount: \$80,000. Filed April 17.

Banks, Darlene and **John W. Banks**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 136 Woodside Grn., Apt 2B, Stamford. Amount: \$30,000. Filed April 14.

Barnum, Eric and **Ainslee Barnum**, Westminster, Colorado, by Louis J. Colangelo Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 45 Marva Lane, Stamford. Amount: \$896,000. Filed April 16.

Bowley, Deborah E. and **Shannon P. Bowley**, Stratford, by Michael P. Lynch. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 470 Cascade Drive, Fairfield. Amount: \$400,000. Filed April 17.

Brabazon, Michael and **Ariane Brust**, Norwalk, by Jason J. Morytko. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 141 Toll House Lane, Fairfield. Amount: \$564,585. Filed April 14.

Burger, James T. and **Amy W. Burger**, Stamford, by Beth A. Grassetto. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 77 Havemeyer Lane, Unit 316, Stamford. Amount: \$580,000. Filed April 17.

Camillo, Alan and **Emily Camillo**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 135 Woodridge Drive, Stamford. Amount: \$125,000. Filed April 14.

Caspi, Joshua and **Morgan Caspi**, Greenwich, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 18 Pinecroft Road, Greenwich. Amount: \$1,000,000. Filed April 15.

Cerroni, Joseph and **Rebecca Cerroni**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 3590 Congress St., Fairfield. Amount: \$300,000. Filed April 16.

Chopra, Nipun and **Amy Morin**, Stamford, by Michael S. Rosten. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1295 Shippan Ave., Lot A-2, Stamford. Amount: \$379,000. Filed April 14.

Cohen, Jarret and **Marissa Cohen**, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 520 Indian Field Road, Greenwich. Amount: \$5,152,000. Filed April 15.

Crandlemire, Mallory and **Nicholas Ackerman**, Stamford, by Jeremy E. Kaye. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 93 Dunn Ave., Stamford. Amount: \$632,500. Filed April 17.

Cullen Jr., Joseph A. and **Kathleen W. Cullen**, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Sweet Briar Lane, Stamford. Amount: \$210,000. Filed April 15.

Domgjoni, Victor and **Shirley Domgjoni**, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 12 Meadow Brook Road, Fairfield. Amount: \$99,000. Filed April 15.

Doucette, Anne M., Fairfield, by Charles M. Batt. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 161 Brookridge Ave., Fairfield. Amount: \$136,000. Filed April 16.

Egan, Frank W. and **Margot K. Ring**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 190 Brookview Ave., Fairfield. Amount: \$429,442. Filed April 16.

Ferreras, Franklin and **Belgica Y. Ferreras**, Stamford, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 14 Court St., Stamford. Amount: \$50,000. Filed April 16.

Fogle, Ronald L. and **Joan E. Fogle**, Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 197 Blaine St., Fairfield. Amount: \$75,000. Filed April 15.

Forte, Stephen, Fairfield, by Fu-Hsiang Luan. Lender: Connex Credit Union, 412 Washington Ave., North Haven. Property: 51 Stillman St., Fairfield. Amount: \$160,000. Filed April 14.

Giolitto, Brendan D. and **Teresa R. Giolitto**, Fairfield, by John Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 4 Lilalyn Drive, Fairfield. Amount: \$100,000. Filed April 14.

Gleason, Alice and **Bennett Hiles**, Greenwich, by William Zorzy. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 1 Candlelight Place, Greenwich. Amount: \$950,000. Filed April 15.

Haravde, Rajesh and **Aarti Haravde**, Stamford, by Lisa Jeffrey. Lender: Better Mortgage Corporation, 1 World Trade Center, 80th floor, New York, New York. Property: 70 Clay Hill Road, Stamford. Amount: \$248,800. Filed April 16.

Herman, Karen and **Bret Herman**, Weston, by Jonathan A. Wetmore. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 733 S Benson Road, Fairfield. Amount: \$850,000. Filed April 16.

Huisking, Jennifer and **Matthew Huisking**, Fairfield, by Kenya Ford-Deedon. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 105 Ross Hill Road, Fairfield. Amount: \$850,000. Filed April 15.

Iorfino, Domenico and **Marylynn E. Iorfino**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 116 Melody Lane, Fairfield. Amount: \$487,382. Filed April 15.

Kutzenko, Artem, Stamford, by Brenda Diaz. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 51 Schuyler Ave., Apt. 3E, Stamford. Amount: \$100,000. Filed April 15.

Lewkowicz, Charles and **Leslie Lewkowicz**, Greenwich, by Tessa Perez. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 140 Byram Shore Road, Greenwich. Amount: \$500,000. Filed April 15.

Luo, Ming and **Man Wai Lau**, Stamford, by Norman O'Connell. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 385 Janes Lane, Stamford. Amount: \$960,000. Filed April 16.

Margonari, Erika, Stamford, by Lucas Hernandez. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 32 Bronson Road, Southport. Amount: \$539,100. Filed April 16.

Matison, Andrea N. and **Matthew J. Matison**, Stamford, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 17 W. End Ave., Old Greenwich. Amount: \$806,501. Filed April 14.

McConnell, John B. and **Kimberly K. McConnell**, Riverside, by Gelucia Salamone. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 27 Marks Road, Riverside. Amount: \$1,000,000. Filed April 15.

McConnell, Michael and **Elizabeth Fina**, Stamford, by Monique Blackwell. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 24 Middlebury St., Stamford. Amount: \$50,000. Filed April 15.

Mensah, Melody and **Nana Akyer**, West Haven, by Frank S. Peters. Lender: United Wholesale Mortgage, LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 11 Leroy Place, Stamford. Amount: \$441,500. Filed April 17.

Mitchell, Christopher W. and **Reyna V. Mitchell**, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 40 Ettl Lane, Unit 18, Greenwich. Amount: \$50,000. Filed April 15.

Nasser, Nathan Charles, Bridgeport, by Stephen F. Donahue. Lender: T2 Financial LLC, 579 Executive Campus Drive, Suite 300, Westerville, Ohio. Property: 150 Robertson Crossing, Unit 150, Fairfield. Amount: \$459,000. Filed April 17.

Ortega, Gino and **Carmen Ortega**, Stamford, by Claudia C. Isnardi Vera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 21 Florence Court, Stamford. Amount: \$250,000. Filed April 15.

Pacelli, Gregory Steven and **Kaitlin Bauer**, Fairfield, by Michael P. Carrano. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 212 Bullard St., Fairfield. Amount: \$100,000. Filed April 14.

Pavia, Logan P. and **Amy Pavia**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 297 Thornridge Drive, Stamford. Amount: \$250,000. Filed April 14.

Pesantez, Enrique Andres, Stamford, by Michael S. Rosten. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 30 Glenbrook Road, Apt. 3H, Stamford. Amount: \$184,593. Filed April 16.

Pipicelli, Sarah S., Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 74 Gregory Road, Cos Cob. Amount: \$300,000. Filed April 14.

Plaza Soto, Matthew, et al, Stamford, by Mayra M. Rios. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 13 Treat Ave., Stamford. Amount: \$589,132. Filed April 14.

Popielarczyk, Janusz and **Marzena Popielarczyk**, Stamford, by Edward W. Zawack. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 82 Givens Ave., No. B, Stamford. Amount: \$625,000. Filed April 15.

Rajaraman, Anand, Stamford, by Leonardo Garcia Lima. Lender: Stearns Bank NA, 4191 Second St. S., St. Cloud, Minnesota. Property: 33 Walter Lane, Stamford. Amount: \$350,000. Filed April 17.

Rosu, David and **Jacqueline Rosu**, Fairfield, by Daniel II. Walsh. Lender: Movement Mortgage LLC, 8024 Calvin Hall Road, Indian Land, South Carolina. Property: 242 Taconic Road, Greenwich. Amount: \$1,200,000. Filed April 17.

Roth, Susan Moritz and **George T. Roth II**, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 88 Buena Vista Road, Fairfield. Amount: \$250,000. Filed April 15.

Rotondo, Michael and **Marie Rotondo**, Fairfield, by Terriann Walker. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 116 Bungalow Ave., Fairfield. Amount: \$150,000. Filed April 16.

Sipher, Zachariah John and **Angela Lang**, Inverness, Illinois, by Gillian V. Ingraham. Lender: GreenState Credit Union, 2355 Landon Road, North Liberty, Iowa. Property: 118 Boroskey Road, Fairfield. Amount: \$760,000. Filed April 16.

Spadaro, Philip R. and **Sophia Spadaro**, Stamford, by Andrew L. Wallach. Lender: PFS Inc., 42 Lanell Drive, Stamford. Property: 112 Dean St., Stamford. Amount: \$1,000,000. Filed April 17.

Springer Scott Dale and **Anne Marie Springer**, Long Island City, New York, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 267 S Pine Creek Road, Fairfield. Amount: \$800,000. Filed April 14.

Star Partners LLC, Greenwich, by Lukas J. Thomas. Lender: NorthWest Community Bank, 86 Main St., Winsted. Property: 850 Main St., Units C2, C3, C4 and C5, Stamford. Amount: \$2,000,000. Filed April 17.

Steele, Bradley H. and **Tina M. Steele**, Fairfield, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 1235 Galloping Hill Road, Fairfield. Amount: \$100,000. Filed April 15.

Steinberg, Jeremy A. and **Lauren K. Steinberg**, Greenwich, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 145 Doubling Road, Greenwich. Amount: \$2,844,000. Filed April 14.

Tepper, Allan J., Stamford, by David J. Rucci. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 2 Van Buren Circle, Stamford. Amount: \$327,000. Filed April 17.

Throop, Christopher D. and **Jennifer B. Throop**, Old Greenwich, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 28 Park Ave., Old Greenwich. Amount: \$1,000,000. Filed April 16.

Valentin, Brianna M. and **Javier Valentin**, West Harrison, New York, by Jessica Villaplana. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 25 Adams Ave., Unit 114, Stamford. Amount: \$365,000. Filed April 16.

Vazquez, Gloria, Fairfield, by Andrew L. Wallach. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 245 Unquowa Road, Apt. 41, Fairfield. Amount: \$520,000. Filed April 14.

Wang, Der-Pei and **Sharon Wang**, Scarsdale, New York, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 134 Lockwood Road, Riverside. Amount: \$1,300,000. Filed April 17.

Woodson, Anthony, Stamford, by Patricia F. Burke. Lender: Municipal Credit Union, 22 Cortland St., 29th floor, New York, New York. Property: 177 West Ave., Unit 2, Stamford. Amount: \$270,000. Filed April 16.

NEW BUSINESSES

CVS/Pharmacy 17917, 680 Connecticut Ave., Norwalk 06854, c/o Connecticut CVS Pharmacy LLC. Filed April 28.

Fluency, 121 Witch Lane, Norwalk 06853, c/o Ryan T. Wilson. Filed April 9.

Nixali, Zvezdin, 115 Fillow St., Apt. 7, Norwalk 06850, c/o Zvezdin Nixali Galindo. Filed April 15.

RM Tennis Courts, 68 Plymouth Road, Stamford 06906, c/o Carlos Rodriguez. Filed April 16.

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

Rumble Boxing Stamford, 1 Atlantic St., Stamford 06901, c/o Eric Daniel Chasser. Filed April 10.

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

SB Boxing, 71 Crystal St., Apt. 1, Stamford 06902, c/o Slawomir Bohoziewicz. Filed April 3.

Scarlett Hair Studio, 115 North St., Stamford 06901, c/o Scarlett Peralta. Filed April 25.

Smith Carpenter & Company, 1213 Foxboro Drive, Norwalk 06851, c/o Leonardo Tudisco. Filed April 15.

Sonny & Bill's Sports Center, 29 Bonnybrook Road, Norwalk 06850, c/o William G. Howard. Filed April 9.

Stamford Care Center, Stamford c/o Star Ford Care Center LLC. Filed April 2.

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

Vaidio, 263 Tresser Blvd., Ninth floor, Stamford 06901, c/o Iron Yun USA. Filed April 30.

Warehouse Wine and Spirit, Stamford c/o JRS Business Enterprises LLC. Filed April 23.

AVP, Vulnerability Management Analyst, Synchrony Bank, Stamford, CT. Enhnce prcsses and drve effrts to idntfy, assess, and priortze vulnrblties for remediati. Req Bach deg or frgn equiv deg in Comp Sci, Info Mgmt, or rel fld + 3 yrs of rel wrk exp in IT; OR emplyr wll acppt Mstrs deg or frgn equiv deg in Comp Sci, Info Mgmt, or rel fld + 1 yr of rel wrk exp in IT. Em- ployer will accept any suitable combination of education, training, or experience. 100% Telcmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0074 in subject line to: kristine.mackey@syf.com

Legal Notices

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

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

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

Notice of Formation of BuildWise Solutions, LLC Art. of Org. filed with SSNY on 08/29/2024. Offc. Loc.: Westchester County. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 333 Mamaroneck Ave., PMB 150, White Plains, NY 10605. Purpose: Any lawful act or activity. #63824

Notice of Formation of Joy Hvac LLC. Of Org. filed with SSNY on 05/15/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 43 Winthrop Avenue, Elmsford, NY, 10523 Purpose: any lawful purpose #63825

Notice of Formation of Mighty Joe Young Carpentry LLC. Of Org. filed with SSNY on 05/20/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC 196 Jefferson Avenue, Valhalla, NY, 10595, Purpose: any lawful purpose #63828

Notice of Formation of APOLLO PERFORMANCE TRAINING, LLC. Articles of Organization filed with SSNY on 01/23/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Brett Poniros, 220 Tompkins Avenue, Pleasantville, NY 10570. Purpose: any lawful purpose. #63829

VL COX FILM, LLC, Art. of Org. filed with NY Secy. of State on 5/28/25. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: The LLC, 40 Village Green, #667, Bedford, NY 10506 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63830

GJELAJ LAW PLLC Filed 11/6/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 75 Salisbury Rd, Yonkers, NY, 10710 Purpose: Law #63831

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 78 feet on a 78 foot building rooftop at the approx. vicinity of 240 Airport Road, White Plains, Westchester County, NY 10604. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Tonya Rahinsky, t.rahinsky@trileaf.com, 1775 The Exchange SE, Ste. 525, Atlanta, GA 30339, 678 653 8673. #63832

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 10, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notice. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265522, PIN 881559, FA Proj., Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY CRACK SEALING - Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 0.00%