

Hartford HealthCare President and CEO Jeffrey Flaks and Memorial Sloan Kettering Cancer Center CEO and President Dr. Selwyn M. Vickers sign ceremonial partnership agreements in front of the future Hartford HealthCare Cancer Institute.

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Hartford HealthCare and Memorial Sloan Kettering announce expanded partnership

BY JUSTIN MCGOWN / jmCGOWN@westfairinc.com

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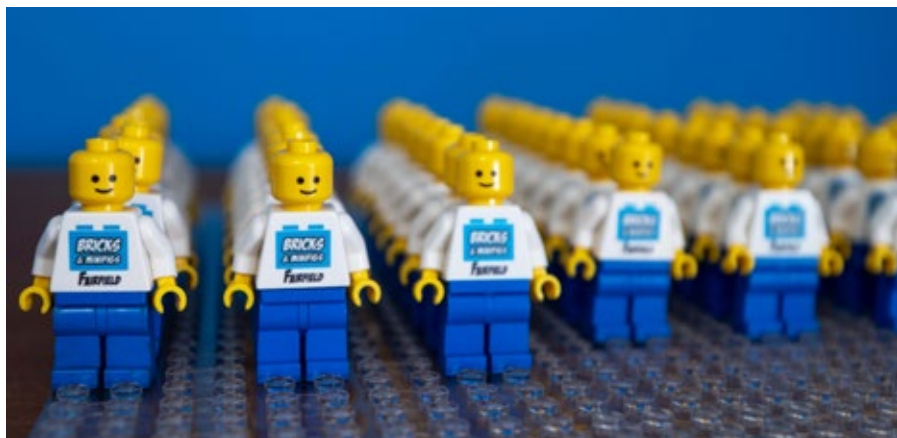
The first brace of customers at Bricks & Minifigs. Photos by Justin McGown.

Lego builders of all ages line up for Bricks & Minifigs grand opening

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“There’s not a lot of Lego stores in the area.”

- Jacob Pasquariello



Commemorative minifigs for the opening of the Fairfield location.

In a world where dedicated toy stores are becoming scarce “everything is awesome” at Bricks & Minifigs. Its grand opening was on June 8 at 1929 Black Rock Turnpike, a few doors down from the ShopRite.

“Bricks & Minifigs is an authorized Lego retailer,” explained Lindsay Orr, a Fairfield resident and co-franchisee with husband David as excited customers poured into the store on opening day. “But what makes us unique and special is we sell not only new Lego sets, but used Lego sets as well. We also have a buy-sell-trade model that welcomes our community to sell us their Lego as well.”

David and Lindsay Orr, owners of the Fairfield Bricks & Minifigs franchise. Photo courtesy Bricks & Minifigs.

Orr explained that she and her husband first encountered a Bricks & Minifigs location during a visit to California, which was immensely exciting

for their two young children.

“We really enjoyed the idea that we could trade in some of our kids Lego for

something that’s new to them without spending more and adding more to our collection,” said Orr. “We went in there and thought, ‘Gosh, there’s nothing like this in Fairfield!’ How incredible would it be to bring it to our community?”

Orr said that the enthusiasm drove her and her husband to look into franchising opportunities, ultimately leading to them opening the store. The Orrs work the store together, along with David’s father, and many of the example creations lining the shelves were crafted by their children.

The opening of the family business created three full-time and four part-time positions.

The store also features a party room

and has a full schedule of classes and lessons for all skill levels of builders, from those working on ornate architectural sets to those who are simply happy to click together a few pieces in one of the bins of second-hand Lego pieces sold by the cupful.

The Fairfield store is the latest niche retail outlet in the town offering not just access to products, but also access to community, unique paraphernalia, and knowledgeable staff who can help young enthusiasts and seasoned hobbyists alike decide on a purchase.

Much like the recently opened Arisu anime store, the opening attracted a large, surprisingly diverse crowd. While there were many children in attendance there were also plenty of unchaperoned adults and older collectors.

Jacob Pasquariello was one of the first customers, he came from West Haven to pick up some hard-to-find collectable Lego sets. He said the drive was “worth it” and that he’d previously been visiting a store in Southington.

“There’s not a lot of Lego stores in the area,” Pasquariello added.

According to Orr, older customers were not surprising to see lined up in front of the store.

“I always kind of say that the Lego world is like an iceberg. At the tip are all those new sets we all know about but underneath there is a whole world of Lego creatives.”

Some eschew direction booklets entirely to make striking plastic structures, while others home in on the collectability. Mini figurines, the small posable characters who come with

many of the play sets can become quite rare if they are part of a set that is only produced for a short while.

The first 100 customers were given a commemorative custom figurine celebrating the opening of the Fairfield location.

“You can buy a Stormtrooper where there’s tons for \$7 all the way up to a rarer Queen Amidala that’s a couple hundred dollars,” Orr said of the Star Wars Lego sets in particular.

Star Wars was likely on Orr’s mind when she discussed the price range of the figurines as Darth Vader was at the moment stalking the store, offering high fives to the children and menacing the adults before making his way out to the crowd stretching almost the entire length of the shopping plaza.

There, he encountered somebody serving as an example of the light side of the force, the slightly bemused ShopRite Front End Manager Jimmy Rotunda.

Rotunda was moving down the line distributing bottled water from one of his store’s shopping carts.

“It’s a nice, beautiful day today and I figured everybody could use a little water, stay hydrated,” Rotunda said. “Line’s been out here since about 8, 8:30 this morning. I’m sure people have been waiting a long time.”

Rotunda said that he was very excited by the opening and surprised by the size and diversity of the line.

“We walked by every day wondering what was going in there,” Rotunda said. “I’m definitely going to go see what’s going on in there, I’ve never been inside a Lego store

Little particles, big tech: quantum conversation at Stamford's Tech Week

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Quantum computing revolves around harnessing the unique properties of the smallest elements of matter. The subatomic particles that make up the electrons, neutrons, and protons that the average person likely recalls from chemistry class, and which behave in ways that are difficult to explain with only a high school understanding of physics.

They are literally some of the smallest things in the universe, certainly the smallest things which can be manipulated, but they can serve as the heart of computing systems capable of doing immense numbers of complex calculations at unprecedented speeds.

The promise of such technology was the focus of Quantum Revolution: Unlocking the Power of a Transformative Technology, a conversation between Hari Sreenivasan, a journalist and correspondent for the PBS NewsHour and some of the state's leading experts on quantum technology.

The conversation was part of CT Tech Week organized by The Stamford Partnership in collaboration with the City of Stamford, GE's CoCreate, Realist Lab and the Village Foundation.

CoCreate, which hosts GE experience and design center, FirstBuild Maker Space, and the CoFab Microfactory which produces customized GE appliances served as the host for the event.

Sreenivasan led the discussion off by asking Matthew Enjarlan, a Professor of Physics at Southern Connecticut State University to estimate where

the technology stands in terms of overall development.

"When I see a headline about quantum computing should I look at it? Are we still in the 50s or 60s in terms of the internet, in the 20s or 30s in terms of astronomy," asked Sreenivasan. "Is it wrong to be trying to think of it in those kinds

of timescales and timelines?" "It's definitely in its infancy," replied Enjarlan. "The internet itself starts off with DARPA Web and the military, so yeah, I guess you could say it's early on."

The professor noted that quantum computing could potentially allow computers to blow past Moore's Law, a rule of thumb from the 1960s which held that the number of transistors in a computer chip double roughly every two years. That ratio served as an accurate description of how computers became simultaneously cheaper and more powerful over the past decades but have in recent years seemed less and less reliable.

"Quantum computing is sort of the next step," Enjarlan said, admitting that what could drive quantum computing beyond that is beyond him. He did however note that there are practical engineering problems that can make the technology more accessible and widespread, since it presently involves massive pieces of machinery, large quantities of coolant, and precise laser arrays for even the most rudimentary quantum computer to be built. A mobile, let alone portable, quantum



computer is years away.

Sam Samdani a Senior Industry Knowledge Expert at McKinsey & Company and the Executive Director of QuantumCT, was asked by Sreenivasan about why, given the challenges involved, Connecticut is the right place for innovation in quantum technology.

Samdani explained that QuantumCT is a public-private partnership launched as a collaboration between Yale University and UConn founded with a \$1 million grant from the National Science Foundation.

"We received that grant to create a business corridor across the state of Connecticut," Samdani said. "Why Connecticut? We believe that Yale and the University of Connecticut have a lot of physical as well as intellectual infrastructure in this area that we can build on to create opportunities for our workforce development and technologies that we can export anywhere in the world."

He said he believes that quantum computing may lead to immediate innovation in the field of material science by making it possible to rapidly simulate how materials might behave under extreme conditions. Samdani also posited that it could allow pharmaceutical companies to more accurately predict how drugs behave and interact with each other, speeding drug development. He was excited by the prospect of combining quantum computing with artificial intelligence, though not certain how close such integration is to fruition.

Samdani concluded "we believe [quantum computing will bring] billions of dollars of economic impact for

the next 10 years."

Claudia Reuter, the Director of the Roberts Innovation Fund, part of Yale Ventures was asked about how she is approaching investing in quantum technologies.

"Have they identified a significant problem?" Reuter said she asks when evaluating proposals to the innovation fund. "Which translates to 'is there a potential for a market there? Do they actually have proof of concept? Meaning 'is this actually technically feasible?'"

Reuter described quantum computing as a promising technology but still in the "deep tech" round of investment.

"When you're in deep tech it could take six, seven years to get [to a product] because iterating with hardware and anything in the material world is a little more challenging from an expense perspective," Reuter explained. Software applications are often a safer bet for investors, because while a new application or program may not change the world in the way quantum computing does, it could lead to a profitable company without conducting extensive research into complicated technology that may be years away from having a commercial application.

However, she noted that a recent applicant to the program was working on data structures for quantum computers, which will not necessarily be compatible with existing programming languages and rules.

For more information about CT Tech Week and the Quantum Revolution panel, visit <https://www.cttechweek.com/>

"we believe (quantum computing will bring) billions of dollars of economic impact for the next 10 years."



State comptroller critical of Yonkers budget, Airmont payments

BY PETER KATZ / pkatz@westfairinc.com

DiNapoli's office reviewed 30 claims totaling \$883,765 of the \$3.3 million claims paid during the audit period

New York State Comptroller Thomas DiNapoli has issued reports that are critical of the City of Yonkers' budget for 2024-2025 and also the Village of Airmont in Rockland County for not auditing invoices from vendors before paying them, resulting in overpayments. The report as released before the Yonkers City Council on June 11 adopted the new \$1.5 billion budget.

DiNapoli's office found that some significant revenue and expenditure projections in the proposed Yonkers budget were in its view unreasonable. The report criticized city officials for continuing the practice of using debt to pay for recurring costs. The review determined the city's proposed budget continues to rely on \$87.9 million in nonrecurring revenue, such as appropriated fund balance, one-time state funding and sale of property, to finance its operations and includes revenue estimates that may not be achievable.

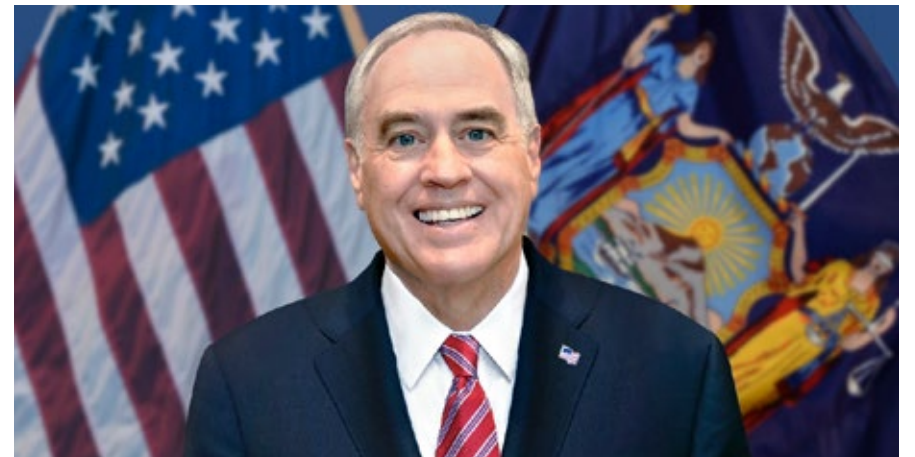
DiNapoli's report found that the Yonkers budget includes revenue estimates for temporary municipal assistance, police, real estate trans-

fer tax, city and state mortgage tax, housing and buildings, parking violation bureau, hotel room and occupancy tax, metered water sales and sewer rents that may not be achievable. It also says that appropriations for police overtime, medical insurance, employee retirement, firefighting

overtime and Social Security taxes likely are underestimated. DiNapoli's report found that the budget doesn't taken onto account that six of the city's eight union collective bargaining agreements have expired or will expire soon and that Yonkers could face additional expenditures when these contracts are settled. DiNapoli's report found that the Yonkers Public School District budget, included in the city budget, has a deficit of at least \$61.9 million.

DiNapoli's report made nine recommendations to Yonkers including finding additional funding sources and amending cost figures to reflect costs that will be going up.

A report by DiNapoli about spend-



New York State Comptroller Thomas DiNapoli.

ing by the Village of Airmont in Rockland County found that the village's Board of Trustees did not audit claims before payment to ensure that claims were for appropriate village purposes, accurate, and adequately supported.

DiNapoli's report on Airmont said it found overpayments and claims with insufficient documentation to ensure they were appropriate.

DiNapoli's office reviewed 30 claims totaling \$883,765 of the \$3.3 million in claims paid during the audit period and determined that none of these claims were audited by the board. In

addition, one vendor may have been overpaid \$36,905 for snow plowing services due to the vendor's use of the higher year-end Consumer Price Index (CPI) rate instead of the monthly CPI rate. DiNapoli's audit also found that six claims totaling \$42,406 did not comply with Airmont's purchasing policy and lacked documentation to ensure claims were appropriate, accurate and approved.

DiNapoli recommended that Airmont conduct an independent, deliberate, and thorough audit of claims prior to payment.

More than 2,800 people have signed a petition opposing plans to construct a BESS facility on Miller Road in Mahopac at the Westchester-Putnam border.

Battery energy storage system proposed for Tarrytown

BY PETER KATZ / pkatz@westfairinc.com

The Village of Tarrytown's Planning Board is reviewing a plan by Catalyze Holdings, LLC through Catalyze Tarrytown White Plains Road Microgrid LLC to build a Battery Energy Storage System (BESS) at 120 White Plains Road in Tarrytown. The BESS would be separate from the office building at the same address. Catalyze describes the project as an electrical substation. Catalyze is headquartered in Houston and its portfolio includes solar generating projects.

Jeremy Smith of Waldron Engineering in Exeter, New Hampshire, told the board that the installation "will enable ConEd to draw and store

energy here for its uses in meeting peak grid loads." The installation would use lithium-ion battery units manufactured by Tesla that would store electricity being generated but not at that moment being used.

Catalyze said that its BESS supports New York state's plan to have five gigawatts (GW) of clean energy

storage by 2030. A gigawatt is one billion watts of electricity. It said it would help reduce the need for expensive energy from power plants that kick in

during periods of high demand, reduce the cost of ConEd upgrades, lower carbon emissions by reducing the need for gas and coal power plants and reduce conditions producing brownouts and blackouts.

Catalyze plans to use Tesla MP2 XL battery storage units. A manual created for the project notes, "Although rare, the worst battery system hazard is the possibility of a thermal runaway." The battery storage units are cooled with a solution of glycol and water and there are devices for controlling temperature, fire detection and emergency shutdown.

Tarrytown's consideration of the Catalyze proposal comes against the background of Yonkers Mayor Mike Spano on June 3 calling for a six-

month moratorium on battery energy storage systems to allow time for Yonkers to study how these facilities may impact surrounding properties, neighborhoods, environment and public health and safety.

In addition, more than 2,800 people have signed a petition opposing plans to construct a BESS facility on Miller Road in Mahopac at the Westchester-Putnam border. East Point Energy wants to be able to store up to 116 megawatt hours of electricity at the site. A megawatt hour is one million watts of electricity used for one hour.

Douglas Warden of the Tarrytown-based law firm Snyder & Snyder LLP said that the developer of the Tarrytown project has accepted suggestions proposed by the Planning Board and will place bollards at strategic locations to protect the installation from vehicles. He said they also now show on the plans the 100-year flood plain and include some stormwater control measures. A fence would be used to help screen the electrical equipment from view. The elevation of the equipment will be raised by five feet to help protect against possible floods.



Purchase dentist seeks to extract partner from dental practice

BY BILL HELTZEL / bheltzel@westfairinc.com

A Purchase dentist is suing his partner for \$1 million and seeking to sever their business relations.

Dr. Michael Graffeo accused Dr. Harrison Linsky of usurping corporate opportunities in a lawsuit filed on May 30 in Westchester Supreme Court.

"The core of this dispute lies in Dr. Linsky's bad acts and willful omissions," the complaint states, that allegedly resulted in complaints from patients, referring dentists and employees.

Attempts to find contact information for Linsky, to ask for his side of the story, failed.

The dentists are 50-50 partners in Westchester Oral & Maxillofacial Surgery and Implantology, Purchase, founded in 2011, and in Southern Connecticut Oral & Maxillofacial Surgery and Implantology, Stamford, founded in 2016.

Graffeo claims that problems began around 2020 when Linsky allegedly began providing independent medical exams for insurance companies and attorneys, "and pursuing other non-business, personal matters during normal business hours."

Linsky, of New Rochelle, purportedly used the equipment and examination rooms for the independent medical exams without producing

revenue for the dental practices.

He ignored managerial and medical duties, according to the lawsuit, left Graffeo to perform most of the surgical and medical tasks, performed incompetently when he did perform medical tasks, and created a toxic work environment by mistreating the staff.

Graffeo says he has to manage the practices alone, to the detriment of his own duties as an oral surgeon.

Despite reducing his workload for the dental practices, the complaint states, Linsky continues to receive half of the net income, compensation and employment-related benefits.

"The inability of Dr. Graffeo and Dr. Linsky to collaborate on essential management decisions, compounded by Dr. Linsky's refusal to engage in meaningful dialogue or negotiations," the lawsuit states, "has created a deadlock that makes it no longer practicable to carry on the business under the current partnership structure."

Graffeo is demanding \$1 million for breach of contract, breach of fiduciary duty, and usurpation of corporate opportunities. He is asking the court to dissolve the Westchester dental practice and disassociate Linsky from the Stamford practice.

Graffeo is represented by Purchase attorneys Jonathan D. Kraut, Andrew C. Lang, and Leo Napior.

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1 Hartford HealthCare and Memorial Sloan Kettering announce expanded partnership –

Governor Ned Lamont hails the partnership between Hartford HealthCare and the Memorial Sloan Kettering Cancer Center as part of the region's growing healthcare prowess. *Photos by Justin McGown.*

“This is a period of time in health care, particularly in cancer, where everything is accelerated. You could see 10 or 20 years of progress being made in a very short period of time.”

- Governor Ned Lamont

On June 10 some of the foremost leaders in the world of cancer care gathered to mark the opening of an exciting new collaboration between Hartford HealthCare and the Memorial Sloan Kettering (MSK) Cancer Center.

Gleaming windows reflecting a late spring sky over the Black Rock Turnpike in Fairfield served as the backdrop for the signing of ceremonial documents declaring the intention of the two well-known medical organizations to work together. The windows belonged to the soon-to-be completed Hartford HealthCare Cancer Center; a 25,000 square foot facility designed to provide cutting edge cancer care treatment with MSK collaboration.

Witnessing the signing were elected officials and community leaders from across the state including Fairfield First Selectman Bill Gerber, the area's legislative delegation, and Governor Ned Lamont.

“What an amazing day to bring together so many extraordinary people,” said Hartford HealthCare President and CEO Jeffrey Flaks. “Bringing together Hartford HealthCare, a leading health system in the country for quality and safety, and Memorial Sloan Kettering Cancer Center, the best in the world at cancer care, is an extraordinary combination.”

Flaks recalled that the idea for the partnership stems from when he

gave a speech at the Greenwich Economic Forum two years prior.

“After the conclusion of my talk I exited the stage. A Gentleman came up

to me and introduced himself, and he said, ‘you know there’s an opportunity here.’ And he started laying out a vision for what could happen if we brought MSK and Hartford HealthCare closer together to advance cancer care in Connecticut.”

“That individual was the Chairman of the board at MSK Scott Stewart,” recalled Flaks. Stewart in turn introduced him to Dr. Selwyn Vickers, who had just become the new CEO for MSK.

Flaks arranged for Vickers to meet with members of the Hartford HealthCare team and found that the two organizations had compatible visions for the future of cancer care.

“We recognized that these two organizations could come together and create something that could be so extraordinary,” Flaks said. “To be here now and to be the first Memorial Sloan Kettering Cancer Center partner is an incredible moment.”

“What we’re creating today is going to create seamless and frictionless care when patients navigate through Hartford HealthCare and into Memorial Sloan Kettering Center. It’s combining

our collective vision and providers to work together as teams and complete partnership around our disease management teams,” Flaks said. He noted that Hartford HealthCare already has 70 cancer centers across the state, and that the partnership would see them all meet or exceed MSK benchmarks and provide access to clinical trials and research protocols.

“We together will embark on building new centers like the one behind me that make care more accessible, closer to home. People won’t have to leave Connecticut in many instances.”

Dr. Selwyn Vickers, the President and CEO of MSK, noted that the organization celebrated 140 years in operation on May 31, and that the partnership program is the culmination of efforts undertaken by MSK leaders 10 years prior.

“We’re excited about partnering to expand those opportunities more broadly. I would say that we will be selective in our partners because we want to make sure there’s a mutual benefit and shared vision,” Vickers said. “There’s a lot to be learned in both directions. I think this other aspect that Jeff mentioned is as we expand this opportunity to continually support and grow the foundational base of what is MSK, our scientists, our physicians, our researchers, our clinical trials, and our trainees, we realize we need to expand of who we’re able to impact from our discoveries

and our care models.”

Vickers stressed that this was not only an exciting development but a necessary one.

“We need credible partners to make sure we can address and begin to stem the tide of the growing number of incidences of cancers that will increase over time. The data would argue that over the next 25 years the cancer incidence rate will increase by 50 percent,” Vickers said. “We’ll soon exceed 2 million diagnoses of cancer per year.”

Governor Ned Lamont welcomed the news of the collaboration, expressing hope that it would help Connecticut move from the third best healthcare system in the country to number one while also taking advantage of the industry’s growth.

“This is a period of time in health care, particularly in cancer, where everything is accelerated. You could see 10 or 20 years of progress being made in a very short period of time,” Lamont said. For us as a state and Hartford HealthCare and our hospital systems to be able to keep up you got to be partnering with the very best specialists who are at the front lines of all the changes every day.”

The economic impact of the partnership agreement is unclear, but when asked Flaks said that it is expected to support some number of new jobs and there could be significant economic impacts if the research to be conducted proves successful.

SUNY RCC president and school part ways

BY PETER KATZ / pkatz@westfairinc.com

"I am doing what I call it the 'listen-learning tour.'"

- Lester Rápalo

SUNY Rockland Community College's (RCC) Board of Trustees Friday evening issued a statement that confirms reports that had been circulating about Lester Rápalo no longer serving as the college's president.

"Dr. Lester Edgardo Sandres Rápalo and the Board of Trustees of Rockland Community College have agreed to part ways," the statement said. "Negotiations of the specific terms of that arrangement are ongoing."

It had been reported that SUNY RCC has been facing a budget deficit and that there has been some on-campus dissatisfaction including the Faculty Senate at the school several weeks ago asking the Board of Trustees to remove Rápalo.

"The Board is now focused on ensuring a seamless leadership transition," the Board of Trustees' statement said. "Effective immediately Beth Coyle Ed.D. will assume the position of Officer in Charge. Beth Coyle served as Vice President of Operations at RCC from 2018 to 2023. She is an experienced leader and educator with expertise in a variety of senior-level academic and operational leadership posts and has a deep understanding of the College. Virginia Melendez Ed.D., who has been serving as Executive Director of Strategic Initiatives at RCC, will assume the role of Chief of Staff."

In the statement, the Board of Trustees said it "remains dedicated to maintaining Rockland Community College as a beacon of learning and opportunity, and we appreciate the community's continued support during this period of transition."

Rápalo had joined RCC as president on July 1 of last year. He had been the provost and vice president for academic affairs at Bronx Community College, City University of New York (CUNY). In his role there he was described as being responsible for the total college budget and supervises five deans, 20 academic departments, 150 faculty, and 443 adjuncts. He previously served as provost at Union County College in Elizabeth, New Jersey.

Last October, RCC released a statement saying, in part: "RCC is facing a budget deficit, and we are working diligently to identify measures that will alleviate this deficit without compromising the academic integrity and quality of our institution. Addressing such a challenge may necessitate making difficult choices.

"We understand the impact these cost-cutting measures may have on our community, and we are committed to providing resources and support to those

affected. We are actively exploring ways to minimize the impact on our employees and maintain our core educational mission, as we continue to prioritize the success and well-being of our students and our institution."

When joining RCC, Rápalo had

been interviewed by the Business Journal and said, "I am doing what I call it the 'listen-learning tour.' I'm meeting with elected officials, politicians, meeting with faculty, adjuncts, staff, students' leaders, and I'm learning as much as possible from each and every one from their perspective on what is working, what is not working, what can I improve and what can I modify. Right now, I'm trying to get the lay of the land, trying to understand as many things that makes RCC not only a strong institution, but a unique institution."



Lester Rápalo

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\$37.9M rehab underway on 212 affordable units in Ulster

BY PETER KATZ / pkatz@westfairinc.com

Beacon Communities, a housing developer with offices in Boston, Pittsburgh, New York City, Buffalo and Albany has started work on a project funded with \$37.9 million from New York state that will upgrade and preserve a total of 212 affordable housing units in Ulster County. There are three properties involved: 60 units at The Birches at Saugerties; 80 units at Birchwood Village in Kingston; and 72 units at Chambers Senior Housing in the Town of Ulster. Beacon owns and will continue to manage the properties. An event marking the start of the rehabilitation work was held at Chambers Senior Housing.

“Preservation is the foundation for expanding the affordable housing supply,” said Darren Scott, upstate east director of development at New York State Homes and Community Renewal (HCR), the source of the funding for the project. “Shoring up your foundation by investing in affordable housing that is already in the community allows you to build more housing, which Ulster County, the City of Kingston, and the Town of Ulster certainly need.”

Scott thanked residents of the properties in advance for their patience while the work is underway.

“It’s never easy,” Scott said. “But hopefully when it ends, you’ll enjoy the property that much more.”

Dara Kovel, CEO of Beacon Communities noted, “Over the past five years, rents in Ulster County have gone up by more than 25%, and more than 50%

of households are rent burdened. That further underscores the need to hold on to this kind of housing.”

All three locations will undergo a wide range of repairs, additions, and modernizations, both interior and exterior. There will be structural improvements, new mechanical systems, repaired flooring and drywall, roofing and siding refurbishments, accessibility upgrades, landscaping improvements, curb repairs, increased insulation to reduce air leaks, new



A typical building at Chambers Senior Housing.

windows and weatherization, new energy-efficient appliances, low-flow bathroom fixtures, insulated plumbing, replacement of HVAC systems, and new lighting.

“Affordable housing is a priority we talk about all the time here in Ulster County,” said County Executive Jen Metzger. “It’s not just about expansion, but preserving the housing we have for our seniors, our struggling families, and all our residents in a climate where it’s just impossible to find an affordable place to live.”

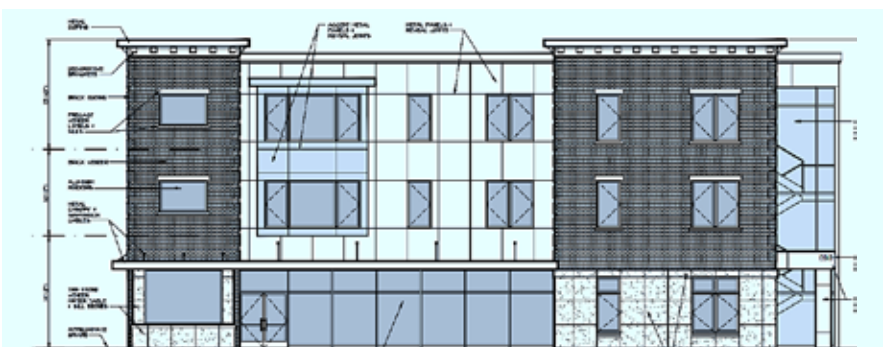
Kingston Mayor Steve Noble pointed out that his late aunt Janice had been a long-time resident at The

Birches and would be “really happy to know that her apartment was finally being renovated, thanks to Beacon coming in.”

The three projects are supported by HCR’s State Low Income Housing Credit program that will generate equity of approximately \$14.6 million, \$16.6 million from HCR’s Multi-family Preservation Program, and tax-exempt permanent bonds of \$6.1 million. In addition, HCR allocated an 82-unit Section 8 Project Based Vouchers contract to the properties, which reduced rent burden for existing tenants and guaranteed future affordability.

Poughkeepsie looks at apartment development for Main Street

BY PETER KATZ / pkatz@westfairinc.com



Elevation of one of the proposed 654 Main St., buildings in Poughkeepsie.

The Poughkeepsie Planning Board has issued a negative declaration of environmental impacts for a proposed apartment and commercial development at 654 Main St. The development would use part of the existing parking lot serving the Market Fresh supermarket.

The applicant, Jay Diesling of Mauri Architects, was planning to go before Poughkeepsie’s Zoning Board of Appeals to seek certain variances for the project following issuance of the negative declaration. The property is owned by EFDS Realty, which is located in Newburgh. It was expected that the Planning Board would conduct a public hearing on the site plan in July.

According to Diesling, the owner would like to subdivide the property into three parcels. The property covers approximately 2.92 acres. No work is proposed to the existing grocery store, Market Fresh and it would occupy one of the parcels. The remaining two parcels would each have a new multifamily building.

A lot fronting on Main Street is proposed to contain a three-story mixed-use building. There would be at ground level 2,200 square feet of leasable retail space and one 1-bedroom accessible apartment. Floors two and three would have six apart-

ment units: two 2-bedroom units and four 1-bedroom units.

The last lot, fronting on Reynolds Avenue, is proposed to have a three-story apartment building with 28 apartments: 14 studios and 14 1-bedroom units. There would be site improvements that include upgraded parking layouts with islands and landscaping, pedestrian walkways, open yards for the residents, and new lighting.

Diesling said that the application and project are privately funded by the owner and no outside funding or grants will be used. The application shows that the estimated cost of the project is \$6 million.

It was emphasized to the Planning Board that the parking lot currently is underutilized and that the project would transform what is an area of asphalt into a plus for the city. Many of the grocery store customers are walk-ins. The parking lot would be shared by the grocery and the new buildings.

Reaction to Hochul ordering indefinite delay for congestion pricing

BY PETER KATZ / pkatz@westfairinc.com

“I have long been opposed to congestion pricing and the burden it would place on Hudson Valley residents.”

- Gov. Kathy Hochul

Gov. Hochul's announcement yesterday that she has directed the Metropolitan Transportation Authority (MTA) to indefinitely delay the start of congestion pricing has brought reaction from both advocates of the plan to funnel \$1 billion a year to the MTA as well as opponents. Congestion pricing involves a new \$15 toll on private cars traveling below 60th Street in Manhattan and higher tolls for trucks. Hochul said she is concerned about costs faced by New Yorkers and whether the congestion tolls would contribute to people working from home, thereby hurting businesses in New York City.

In reacting to Hochul's announcement, the Regional Plan Association said, "Delaying congestion pricing will hurt millions of transit riders across the region who rely on subways, buses and commuter rail every day. It will delay critical investments in the system, including faster service, new trains, station upgrades, bus electrification and the jobs they bring. It will condemn our communities to many more years of crushing traffic and polluted air."

Yonkers Mayor Mike Spano backed Hochul's decision, saying, "I applaud Gov. Hochul for examining the consequences and impact congestion pricing would have on New Yorkers. We know many of our City of Yonkers residents work in New York City and the extra tolls would not have been sustainable or efficient for them."

Dutchess County Executive Sue Serino praised Hochul's decision. Serino said, "I have long been opposed to congestion pricing and the burden it would place on Hudson Valley residents. Now is not the time to add extra costs to our neighbors as they are still trying to survive and bounce back from the affordability crisis we are in."

"Gov. Kathy Hochul should not just pause this plan but eliminate it entirely," Rockland County Executive Ed Day said. Day has been a vocal opponent of congestion pricing and said Rockland would continue its court challenge of the congestion pricing plan.

"Rockland's approximately 4,000 residents who drive into the CBD (central business district) – many of whom are first responders – are

forced to do so because there is no one-seat-ride, despite our more than \$40 million annual value gap between what we pay and what we receive from the MTA," Day said. "We have fought this ridiculous tax from day one and applaud fellow lawmakers, including those in New Jersey, Long Island, and Staten Island, who are in that fight as well."

Congressman Jerrold Nadler of New York's 12th Congressional District, said, "As a longtime champion of congestion pricing ... I am disappointed. After years of delays, we need congestion pricing now more than ever to reduce paralyzing vehicle traffic in the CBD, improve air quality in our city and region, and raise desperately needed capital funds to enhance the public transit system that millions depend on."

In her announcement, Hochul said that a \$15 charge may not seem like much to someone who has the means but it can really hurt many families. She said that she is committed to funding for the MTA's needs and is currently exploring other funding sources to replace the congestion pricing revenues that were to be used to pay for improvements to the transit system.

She said that traffic congestion in Manhattan will be tackled in ways other than congestion pricing. She pointed out that when congestion pricing was in the formative stages five years ago economic circumstances were different.

"After careful consideration I have come to the difficult decision that implementing the planned congestion pricing system risks too many unintended consequences for New Yorkers at this time," Hochul said. "For that reason, I have directed the MTA to indefinitely pause the program. The goals of congestion pricing in terms of reducing traffic and pollution are important. But, hard-working New Yorkers are getting hammered on costs."



Hochul on June 5 announcing delay in congestion pricing.

Congestion pricing had been due to start on June 30. The E-ZPass and license plate readers that would be used to identify vehicles and provide data to collect the tolls already have been installed in Manhattan.

There have been reports that Ho-

chul was pressured by House Minority Leader Hakeem Jeffries to block the start of congestion pricing before the November elections because of concerns that the new tolls would result in a loss of votes for Democratic candidates for Congress.

An advertisement for Two Clinton Park luxury apartments. The top part shows a modern living room with a blue sofa, a coffee table, and large windows overlooking the ocean. Below this, the text reads "TWO CLINTON PARK" and "NOW LEASING STUDIO 1-, 2- AND 3-BEDROOM LUXURY APARTMENTS IN NEW ROCHELLE". A call to action button says "LEARN MORE TWO.CLINTONPARK.COM". The RXR logo is also present. The bottom part of the ad shows a collage of images: a modern building exterior, a gym with treadmills, and a person golfing on a green.



WESTCHESTER COUNTY ASSOCIATION

BUSINESS INTEL NEWS

JUNE 2024



INDUSTRY LEADERS CHAMPION SUSTAINABILITY AT WCA'S ANNUAL REAL ESTATE CONFERENCE

Real estate developers increasingly have a leading role in combating climate change. That was the key takeaway from the WCA's recent real estate conference. Investor and occupier demand is a key driver, according to Bill Cuddy, Jr., EVP at CBRE. This shift is forcing developers to prioritize eco-friendly practices — explored during a compelling “fireside chat” with WCA President & CEO Michael Romita and Luke Falk, COO of Clean Path NY for energyRe, and a panel discussion with sustainability experts.

Clean Path NY is poised to significantly impact the environment in Westchester and beyond, providing a sustainable energy source and fostering economic growth. Successful execution of the project hinges on synergies with the real estate sector, including land acquisition, permitting, stakeholder engagement, and collaboration with local governments.

Innovation in Clean Energy

Falk leads a massive \$11 billion initiative to build an extensive underwater and underground transmission line to deliver clean energy from upstate New York to downstate regions, including Westchester County. This project will power over 1.5 million homes annually with emissions-free electricity and has already created more than 300 jobs.

Sustainability as a Core Responsibility

Panelists stressed the real estate industry's vital role in environmental stewardship. Discussions covered the environmental effects of business and real estate development, the necessity of sustainable planning, the growing client demand for eco-friendly buildings, and the latest resources for cleaner development, including the WCA Policy Playbook.

All attendees received a copy of the Playbook. With new chapters on clean energy and climate resiliency, the Playbook offers information, resources, case studies, and best practices to aid planners in zoning, permitting, and regulatory strategies, promoting economically viable and environmentally responsible growth.



Report: Healthcare Talent Pipeline Program Boosts Economy

A new economic impact analysis shows that WCA's **Healthcare Talent Pipeline Program (HTPP)**, funded by Westchester County, is creating jobs, boosting earnings, and stimulating the local economy. Conducted by Camoin Associates, a leading, independent economic development consulting firm, the evaluation highlights the program's impressive outcomes as of March 2024:

- Placed 104 graduates in healthcare jobs, meeting critical provider needs
- Generated \$3.7 million in new earnings for its graduates.
- Led to \$9 million in sales in Westchester, driven by enhanced worker spending power

HTPP is a resounding success story, bridging the gap for disadvantaged job seekers by providing new career opportunities and helping providers access skilled professionals ready to work. Read the report at Westchester.org.



SAVE THE DATE | Profit & Purpose

WCA Sustainable Business Conference

September 13, 2024 | Elisabeth Haub School of Law
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Practical case studies for businesses

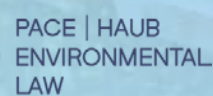


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Embassy offers elite dry-cleaning services

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Andrew Rivkin, president and owner of Embassy Cleaners, with three of its eight delivery trucks.

“The dry-cleaning business is not so much about dry cleaning as it is about trust and connections,” said Andrew Rivkin, president and owner of Embassy Cleaners. “We are taking care of customers’ belongings, to which those customers have a personal connection.”

It could be anything from a favorite blouse to a wedding gown. In any event, Rivkin added, the customer wants to know that you will keep track of the garment, clean it properly and have it ready on time.

Embassy has been doing that since it opened its doors on a corner of Chatsworth and Palmer avenues

in Larchmont in 1937. (That store moved a half-block to 1895 Palmer Ave. in 1992.)

A second Larchmont location, at 19 Madison Ave., opened originally as

Tennyson Cleaners – “same spelling as the poet,” Rivkin said – in 1944.

In 2001 – three years after he bought the business, which had had two previous owners – Rivkin launched the Scarsdale location at 58 Christie Place. Late in 2023 and early this year, the Scarsdale operation moved into what has become the flagship, a roughly 8,500-square-foot, extensively refurbished space at 826 Scarsdale Ave.

Today, he said, Embassy is the largest dry cleaner in Westchester County, one of the largest in New York state and in the top 1% of the nation, handling 8,000 to 12,000 items a week, with a data base of more than 25,000 customers. Embassy, which has more than 700 new customers, has been chosen as one of the 30 best cleaners by America’s Best Cleaners out of 30,000 nationwide.

Rivkin put that success down to four elements – “the use of technology in cleaning and tracking the clothes, customer communications, great systems and a great staff” of 36 full-time employees – including wife Jane, who does the bookkeeping and with whom Rivkin shares a Long Island home and grown triplets.

On a warm late-spring day, he discussed the business with Westfair at his office in the Scarsdale flagship – an airy blue and white space that seemed tailor-made, pun intended, for summer. The eight seafoam-colored Embassy delivery trucks added to the cheery, summery feel. Rivkin himself – a personable man whose conversation can range from poetry to politics – was a walking advertisement for his business in a crisp navy blazer, white shirt and jeans. Dry cleaning, about which he is passionate, is a bit of a misnomer, he said. Yes, there are clothes that are dry cleaned, using solvents that have evolved to the plant-based, eco-friendly SK4.

But for certain kinds of garments like a white linen outfit or for customers with allergies, there is wet cleaning, which involves water and, in Embassy’s case, high-end professional products from Kreussler, a German company whose North American headquarters are in Tampa, Florida. Wet cleaning is done in special machines and uses tensioning equipment

that finishes the garment by pulling it taut and blowing steam and air through it.

But technology is not just about being environmentally friendly, Rivkin said. Everywhere you look at the Scarsdale locale, which has a separate entrance and area for custom alterations, automation is in play. A 24/7 drop-off and pickup kiosk operates like an ATM. Clothes are barcoded with fingernail-size, heat-sealed labels for internal tracking. Although there is a good deal of manual labor involved – including spot cleaning, hand-finishing, hand-pressing and tailoring – clothes are hung in biodegradable bags by machine and sent on a conveyor belt out to the trucks for 800 to 900 deliveries per day in Westchester, parts of Fairfield County, the Riverdale section of the Bronx and Manhattan. Pickup and delivery comprise 60% of the revenue, Rivkin said, with the retail stores adding another 15%. The remaining 15% to 20% is restoration work for the insurance industry, which includes garments, accessories, bedding, carpets, upholstery and drapes as well as furs and leather that are outsourced. Generally, Embassy does not handle furs.

Rivkin started out in a different, yet related, world. Born in the Bronx, he grew up in New Rochelle and Framingham, Massachusetts, before heading off to Brandeis University where he received a Bachelor of Arts degree in politics, as a Brandeis B.A. in political science is called. He was a congressional intern on a prelaw path when the entrepreneurial bug led him to Macy’s executive training program and running a flea market business. After a year with Macy’s, Rivkin worked for other companies in the apparel industry before he formed his own business at age 32 and secured the North American distribution rights for New Boxer, a luxe Italian men’s sportswear company.

But the apparel industry is not without its financial challenges, he said, which after a time spurred him to look for something with more stability. In dry cleaning, he’s found not only that but opportunity for growth as he looks to expand delivery and the 24/7 kiosks.

Added Rivkin: “We see customer convenience as an important aspect of growing our business.”

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For more, including summer specials that feature \$25 off for new customers and \$25 off bedding for existing customers, visit embassycleaners.com.



Embassy Cleaners’ Custom Alterations has a separate entrance and area.



Embassy Cleaners’ newly refurbished flagship in Scarsdale. Photographs courtesy Embassy Cleaners.



Joelle Anisse, owner of the new Joelle Anisse Salon in Hartsdale *photographs by Georgette Gouveia.*

A high-style hair salon opens in Hartsdale

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“We as hairdressers get our sense of fashion – and hairstyles – from Europe.”

- Joelle Anisse

Joelle Anisse’s nickname is “The Vault,” and an ironclad one she is at that, for in the manner of hair stylists – who are, after all, entrusted not only with your tresses but often with your confidences – she said, “I’m a very good listener....Secrets go in, but they don’t come out.

“And we’re in a bank no less,” Anisse added, smiling at the irony. She’s referring to her new, first salon in Hartsdale, which opened May 17, her husband’s birthday, in a former JPMorgan Chase branch. Those who banked there will no doubt be stunned at the transformation, a two-year project. Gone are the cubicles and teller windows with their office furnishings. In their stead are 10 white sinks with comfortable black headrests and 23 stations with modern black furniture and custom cabinetry offset by a floor of gray porcelain tiles from Spain and white Venetian plaster walls with black and camel graining running through them, the camel being picked up by the color of the suede sofa that helps command the reception area of the 2,500-square-foot space.

Everything about that space – created by Anisse, a Yonkers resident, with her builder-husband, Mohamed Faitrouni – is designed to convey a luxurious experience. The salon area is flanked by two changing stations. The color, washing and styling areas are all separate and staggered so that no one is bumping into someone else.

That includes the four stylists and the clients – half of whom come from Scarsdale, where Anisse worked for 10 years; a quarter of whom come from the Edgemont section of Greenburgh, 15% from Bronxville and 5%

from as far away as Connecticut, Manhattan, Long Island and New Jersey.

A room for hair-smoothing treatments, including keratin, is enclosed in glass so clients can peer in – “it’s a selling point,” Anisse said of the design – but with high ventilation as keratin has a strong smell.

A beverage and pastry station entices. In a back workshop, colorful tubes of hair dye stand at attention, waiting for use. But for those who love a good powder room, the accessible restrooms are things to behold, with textured Venetian plaster in black, fashion books, silver female figurines, flowering plants and fashion illustration-style portraits of women, tendrils of hair caressing their glamorous faces.

The look of the place and Anisse’s own – fitted black pants and top; long, straight dark hair; olive eyes; high cheekbones; and red lacquered nails – are calling cards for the kind of cutting-edge service – pun intended, as Anisse said every great hairstyle begins with the cut – her clients receive. Take the large TV screen in the back, tuned to a YouTube channel featuring the runway shows from Europe.



The accessible restrooms at Joelle Anisse Salon feature textured Venetian plaster walls.

“We as hairdressers get our sense of fashion – and hairstyles – from Europe,” she said. “It’s the first place to spot the trends.”

Trending this season – long hair after a period of Bobs and lobs (long Bobs). Straight hair is back, too, after a flirtation with beachy waves. As for color, warm blond is in, added Anisse, whose head colorist, Kal Diaz, is a L’Oréal ambassador. L’Oréal Professional products line the shelves of the reception area, while Anisse and her team keep up with the latest techniques and products at L’Oréal classes in Manhattan.

Not that she’s a novice. Anisse has 16 years of experience as a hair stylist. “I’ve always wanted a salon,” she said. “It was a matter of when to pull the trigger.”

With three children – now 9, 8 and 2 – that took a while. When she and

her husband saw the listing for the former bank, they jumped on a visit to the property. “Right from day one I saw it,” Anisse said, narrowing her eyes as she once again glimpsed her vision of a sleek yet comfortable environment.

Now Anisse has the space and the stations she wants. And while she’d like to add a men’s hairstylist – her clientele is made up of women, mainly ages 18 to 65, and children – she’s in no rush to enlarge the team.

She is selective, she said, for as a stylist she knows that it takes time for anything of value – a great head of hair, a successful business – to grow.

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Joelle Anisse Salon, 232 E. Hartsdale Ave., is open Tuesdays through Saturdays. For appointments and more, call 914-713-3070 or email info@joelleanissesalon.com.

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All aboard Club Car Grille, Irvington

BY JEREMY WAYNE / jwayne@westfairinc.com

Call me a purist, pedant or a party-poop, but I've never been one for putting "e"s where they don't belong. Ye Olde Towne Grille, for instance, to my mind suggests an upstart restaurant for sure, an arriviste, whereas plain Old Town Grill whets my curiosity and, better still, my appetite.

After a false start a few weeks ago when I somehow managed to book dinner at Club Car Grille in Irvington, a restaurant that had not yet opened – thank you, OpenTable – I made it back this week, willing to overlook that pesky "e" on Grill since the milk of human kindness really does flow through my veins. Most of them, anyway.

Originally a diner called Benny's, later Captain's Den, then lastly River City Grill, the restaurant is now under the capable ownership of Dobbs Ferry-born and -bred Matt Kay, who also has the Hudson Social restaurant in the ticket office of the old station there.

Given Kay's – forgive the pun – track record, you might expect Club Car Grille, "e" or no "e," to reference the railroad. But if my dinner guest and I hadn't known from the "Our Story" section of the website that the dining room and bar room sat in a former mid-1900s train car, we'd have been none the wiser as we stepped inside the low-slung room, which looks out, not disagreeably, on Irvington's South Broadway. No "olde" train posters, no menus made to look like timetables, no "Chattanooga Choo Choo" (or even "Locomotion") on the sound system. Sting, yes, Bob Marley – lots of him – but nothing remotely train-like. And if we were hoping for a caboose-type experience in the bar room at far end of the restaurant, where we found additional seating at high tables, we were in for a disappointment, because this was just a regular bar, albeit quite a jolly one with a vaguely speakeasy-ish energy, perhaps on account of it being a little hidden away.

What Club Car Grille did give off, though, and in the circumstances perhaps a little perversely, was a strong maritime vibe. With its blue and white color palette – white tablecloths, navy blue napkins and a little blue glass with a tea light on each table, it was quite easy to think I was in the posh dining room on an upscale Silversea cruise.

I mean, was it my imagination, or was the room starting to sway a little as we settled into a comfortable corner table to consider the cocktail list and menu? Luckily, I'm a good sailor, as was my guest. But I jest. The room was as steady and trustworthy as its "American grill" menu, which

offered soups; raw bar clams, shrimp and oysters; hearty all-American salads; a sprinkling of pastas, for those unwilling or unable to get into the grill-room frame of mind; and, last but not least,

some strapping steaks and chops.

Everything we ate hit the mark, starting with an excellent New England chowder, pale ivory in color, rich and creamy and not overly bulked out with potato, the downfall of many an otherwise fine chowder. A vast bowl of perfectly steamed mussels came strewn with stems of thyme, served in a traditional white wine and garlic sauce, what the French call à la marinière – not to be confused with a red American marinara sauce, although they do mussels that way here, too. Then, a luscious lobster roll, all right a little heavy on the onion perhaps if you're looking to cavil but honestly grand, served in a lovely featherlight bun brushed with butter, and with piping hot French fries. And what about the pièce de resistance, a handsome prime New York strip, served pink as requested and juicy as a summer peach and brought to the table by chef Michael Wendt himself? Thank you, sir: It was first-rate.

And then, just as we were tucking into our shared dessert – a really great banana bread pudding, served with vanilla ice cream and anointed with a finger-lickin' good bourbon caramel sauce, it happened. My guest let out a little cry. On the far wall, under a sign pointing to the restrooms, he had spied the first railroad reference – a sort of frieze of a train winding through a snowy, mountainous landscape.

Somehow, we felt vindicated. There was a train after all – hurrah. We drained our glasses of the rather good Les Charmes white Burgundy we'd been drinking, settled our bill with Santiago, the effortlessly charming manager, and agreed to make a return visit soon – perhaps for Sunday brunch next time. On the short ride home, meanwhile, we thought of all the "train" songs we could -- "Last Train to Clarksville;" "Train in Vain" by The Clash; Burt Bacharach and Hal David's immortal "Trains and Boats and Planes" – plus a dozen more, and that was before we'd even got to Tarrytown.

"This has to stop," moaned my friend. "Or do you mean 's-t-o-p-p-e?'" I asked him, spelling it out. "I think I do," he said. Full of good food and good Chardonnay, we both laughed.

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For more, visit clubcargrille.com.



Club Car Grille sign.



Mussels in white wine and garlic.



Club Car Grille dining room.



Lobster roll. Photographs by Jeremy Wayne.

Legal Records

WESTCHESTER COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, June 5 - 11

Stone Heretige Capital LLC, Bloomingburg, Yitzchok Loeffler, manager, 24-35580-CGM: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

105 Bat Corp., Monsey, Yehuda Reich, president, 24-22512-SHL: Chapter 11: assets \$772,000, liabilities \$905,000. Attorney: H. Bruce Bronson Jr.

U.S. District Court, White Plains Local business cases, June 5 - 11

Henry Anjus vs. Rose Deli & Newspaper Inc., Nanuet, et al, 24-cv-4288-KMK: Fair Labor Standards Act. Attorney: Lina Stillman.

Unite Here Retirement Fund, White Plains vs. Hyatt Place San Jose Downtown and Interstate Management Co., San Jose, California, 24-cv-4290-KMK: Employee Retirement Income Security Act. Attorney: Jeremy E. Meyer.

Keybank, Cleveland, Ohio vs. Tri Mar Industries Inc., Carmel, 24-cv-4326-KMK: Contract. Attorney: Dafney D. Stokes.

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

Questions and comments regarding this section should be directed to:

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Jose G. Cedillo, Rockland, M.D. vs. Fuji Japanese Steakhouse Sushi Inc., Middletown, et al, 24-cv-4333-PMH: Fair Labor Standards Act. Attorney: Mariusz Kurzyna.

Stony Creek Brewery, New Haven, Connecticut, et al, vs. Delta Bridge Funding LLC, Suffern, et al, 24-cv-4382-PMH: Contract. Attorney: Jeffrey M. Sklarz.

Darnell Mobley vs. Daisy Floral Services Corp., Mount Vernon, et al, 24-cv-4418: Fair Labor Standards Act. Attorney: Clara Lam.

ARJ Family Real Estate LLC, Standfordville, et al vs. Manongsong Contracting LLC, Stamford, et al, 24-cv-4425-CS: Contract, removal from Dutchess Supreme Court. Attorneys: Alexandra D. Thomas for plaintiffs, Felix B.Q. Vinluan for defendants.

DEEDS

Above \$1 million

15 Holly Place Realty LLC, Harrison. Seller: Alexander Kleinhaus-Resisi, New York. Property: 15 Holly Place, Mamaroneck. Amount: \$2.2 million. Filed May 28.

540 White Plains Road Associates LLC, Bronx. Seller: 1200 Mamaroneck LLC, Farmingdale. Property: 1200 Mamaroneck Ave., White Plains. Amount: \$8.5 million. Filed May 29.

73 Sterling Development LLC, Mamaroneck. Seller: John Beeler, Kew Gardens. Property: 71 Sterling Ave., White Plains. Amount: \$1.3 million. Filed May 28.

Amberlands Realty Corp., Croton-on-Hudson. Seller: 26-31 Scenic Drive LLC, Bedford. Property: 26-31 Scenic Drive, Cortlandt. Amount: \$31 million. Filed May 23.

Campus LLC, Pleasantville. Seller: 3 Campus Drive LLC, Scarsdale. Property: 3 Campus Drive, Mount Pleasant. Amount: \$2.7 million. Filed May 23.

Great Homes LLC, Bronxville. Seller: Matthew Collins, Bronxville. Property: 85 Kensington Road, Eastchester. Amount: \$1.8 million. Filed May 23.

Knorr, Suzanne, White Plains. Seller: CM Hemlock LLC, Long Island City. Property: 13 Hemlock Circle, White Plains. Amount: \$1.1 million. Filed May 23.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Maria D. Lumbang, Astoria. Property: 201 Horseman Blvd., Mount Pleasant. Amount: \$1 million. Filed May 24.

Maggie Realty LLC, Valley Stream. Seller: 693 - BHBR LLC, Bedford. Property: 669 Bedford Road, Bedford. Amount: \$1.7 million. Filed May 23.

Peterson, John J., Rye Brook. Seller: Three Cheesesteaks LLC, Rye Brook. Property: 3 Primrose Lane, Rye Town. Amount: \$1.6 million. Filed May 24.

Tri-State Realty Assets LLC, Thornwood. Seller: Rebecca S. Roediger, Tuckahoe. Property: 108 Park Ave., Eastchester. Amount: \$1.7 million. Filed May 28.

Wampus Mills LLC, Pleasantville. Seller: Bruce Lum, Neponsit. Property: 585 Main St., 2C, North Castle. Amount: \$1.3 million. Filed May 23.

Zappico Associates LLC, Hawthorne. Seller: Christopher Kizina, New York. Property: 122 Old Colony Road, Greenburgh. Amount: \$1.6 million. Filed May 24.

Below \$1 million

100 South Broadway LLC, Tarrytown. Seller: 100 B Broadway LLC, Dobbs Ferry. Property: 100 S. Broadway, Greenburgh. Amount: \$555,000. Filed May 24.

168 Roseland Realty LLC, Brooklyn. Seller: Felix Mora, New Rochelle. Property: 170 Rosedale Road, Yonkers. Amount: \$685,000. Filed May 23.

28 Chatfield LLC, Albertson. Seller: Chatfield 28 Buying Group LLC, Port Jefferson. Property: 28 Chatfield Road, Yonkers. Amount: \$790,000. Filed May 28.

31 Troy LLC, Meadows. Seller: Marashi Bledar, Bronx. Property: 31 Troy Lane, Yonkers. Amount: \$405,000. Filed May 23.

71 Forest Range LLC, Dobbs Ferry. Seller: Armond Collins, Providence, Rhode Island. Property: 71 Forest Range Road, Lewisboro. Amount: \$899,000. Filed May 29.

The Bank of New York Mellon, Highland Ranch, Colorado. Seller: Singh Hardev, Plainview. Property: 1423 Nepperhan Ave., Yonkers. Amount: \$451,000. Filed May 23.

The Bank of New York, Greenville, South Carolina. Seller: SGB Realty Group LLC, Monroe. Property: 237 Catherine St., Cortlandt. Amount: \$351,000. Filed May 24.

Caracci, Giselda A., Cortlandt Manor. Seller: 157 Linden Street LLC, Yonkers. Property: 157 Linden St., Yonkers. Amount: \$535,000. Filed May 24.

Conti, Maria K., New Rochelle. Seller: Ngiaa LLC, Mount Vernon. Property: 138 Mount Joy Place, New Rochelle. Amount: \$625,000. Filed May 29.

Corsa, Lorraine C., Hawthorne. Seller: 257 Sheridan Avenue LLC, Brooklyn. Property: 257 Sheridan Ave., Mount Vernon. Amount: \$346,000. Filed May 23.

Farrar, Peggy, Elmsford. Seller: 238 and Company Consulting Corp., Davenport, Florida. Property: 56 Cabot Ave., Greenburgh. Amount: \$299,000. Filed May 24.

Finkelstein, Moss M., Texas Hutton. Seller: Lodianis Construction Inc., Bronx. Property: 48 Lockwood Road, Lewisboro. Amount: \$500,000. Filed May 28.

Gaia Terra LLC, Ardsley. Seller: Burak C. Karaca, New York. Property: 45 Euclid Ave., Greenburgh. Amount: \$700,000. Filed May 23.

Jay Court Holdings LLC, Ramapo. Seller: Ledoux Milo, Harrison. Property: 133 Hickory Kingdom Road, North Castle. Amount: \$899,000. Filed May 28.

JB Scott LLC, Yonkers. Seller: Kristian Saljanin, Tuckahoe. Property: 124 Scott Ave., Yonkers. Amount: \$955,000. Filed May 29.

Lakeview Loan Servicing LLC, Coppell, Texas. Seller: United States of America HUD, Oklahoma City, Oklahoma. Property: 1 Nob Hill Drive Greenburgh. Amount: \$10. Filed May 23.

Madison Bay LLC, Great Neck. Seller: 206 S. Ninth LLC, New City. Property: 206 Ninth Ave., Mount Vernon. Amount: \$475,000. Filed May 24.

Matthew, Violeta, Mount Kisco. Seller: Jakaza Corp., Yorktown Heights. Property: 68 Maple Ave., Mount Kisco. Amount: \$390,000. Filed May 23.

Morlino, Annette, Port Chester. Seller: Krab Realty LLC, White Plains. Property: 85-87 Grace Church St., Rye Town. Amount: \$750,000. Filed May 23.

National Residential Nominee Services Inc., Frisco, Texas. Seller: Jessica P. Valle, Property: 134 Woodside Ave., Harrison. Amount: \$627,000. Filed May 23.

Perryco Homes of Westchester Inc., Hawthorne. Seller: Matthew Reap, Astoria. Property: 628 Mountain View Road, Peekskill. Amount: \$640,000. Filed May 23.

Shore/icare Inc., Tarrytown. Seller: Lissette Brutus, Bronx. Property: 129 N. Everest Ave., Greenburgh. Amount: \$390,000. Filed May 24.

Strick, Charles, Ardsley. Seller: Center Street Real Estate LLC, Ardsley. Property: 20 Center St., Greenburgh. Amount: \$500,000. Filed May 29.

Tarrytown River Condos LLC, Brooklyn. Seller: Alicia W. M. Chau, Sleepy Hollow. Property: 11 River St., Mount Pleasant. Amount: \$689,000. Filed May 30.

TC 3227 Sixth LLC, Hopewell Junction. Seller: Emkay Fund Management LLC, Flushing. Property: 80 Walnut Road, Cortlandt. Amount: \$155,000. Filed May 28.

Wilmington Savings Fund Society FSB, Anaheim, California. Seller: King Philip, Purchase. Property: 4 Wyanoke St., White Plains. Amount: \$821,000. Filed May 28.

JUDGMENTS

Adely, Kathy I., Yonkers. \$16,821 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Adu, Eric D., Mount Vernon. \$2,152 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

Aligarbes, Jocelyn S., Yonkers. \$4,430 in favor of Capital One NA, Richmond, Virginia. Filed May 8.

American Fleece Associates Inc., Brooklyn. \$115,380 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 30.

Ashley, Andre, Mount Vernon. \$2,766 in favor of Midland Credit Management Inc., San Diego, California. Filed April 29.

Banko, William, Armonk. \$113,378 in favor of Lin Yvette, Somers. Filed April 8.

Benitez, Maria F., Yonkers. \$4,901 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

Bishop, Edward, Yonkers. \$2,429 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 26.

Bisordi, Steven, Cortlandt Manor. \$74,651 in favor of National Funding Inc., San Diego, California. Filed April 23.

Burgess, Jonathan B., Mount Vernon. \$12,030 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 15.

Castillo, Emmanuel, Yonkers. \$4,457 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

Cell-Nique Corp., Castleton. \$46,274 in favor of International Paper Co., Buena Park, California. Filed April 30.

Contrada, Petra H., Harrison. \$7,128 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 26.

Creary, Beverley J., Brooklyn. \$97,325 in favor of Greenwich Capital Management Ltd. Partnership, White Plains. Filed May 1.

Curson, Marshall, White Plains. \$3,138 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 26.

Dawkins, Lloyd, White Plains. \$4,205 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 22.

Delia, Michael K., Mount Kisco. \$6,824 in favor of Capital One NA, Glen Allen, Virginia. Filed May 6.

Diaram, Patricia K., Yonkers. \$2,193 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 11.

Dorado, Jose, Ossining. \$12,569 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 29.

Espinal, Anais M., Yonkers. \$8,706 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

Estinvil, Gardy J., Mount Vernon. \$9,500 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Faneytt, Kori M., Yonkers. \$9,725 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 8.

Florelle Tissue Corp., Brownsville. \$706,618 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 9.

Formisano, Nikki, Mamaroneck. \$6,775 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 22.

Garbrecht Jr., Walter, Milford, Pennsylvania. \$3,023 in favor of JAC Funeral Service Inc., Peekskill. Filed May 1.

Garzilli, Denise, Port Chester. \$6,981 in favor of Jewish Home Lifecare Sarah Neuman Center Westchester, Mamaroneck. Filed April 16.

Gennarelli, Michael, Elmsford. \$9,714 in favor of Leewood Golf Club Inc., Eastchester. Filed April 29.

Glickman, Gina, Yorktown Heights. \$2,285 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 9.

Glorioso, John P. N., Katonah. \$4,516 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 15.

Gomes, Laura, Mamaroneck. \$7,493 in favor of Jewish Home Lifecare Sarah Neuman Center Westchester, Mamaroneck. Filed April 9.

Greene, Amani, Mount Vernon. \$5,752 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 29.

Hairston, Amy, Larchmont. \$5,926 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 15.

Hernandez, Nelson, Mamaroneck. \$8,211 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 8.

Home Design Studio Contracting Corp., Yonkers. \$10,285 in favor of Laurence Yan, White Plains. Filed April 9.

Hopkins, Virginia, Mamaroneck. \$36,596 in favor of Jewish Home Lifecare Sarah Neuman Center Westchester, Mamaroneck. Filed April 12.

Hull, Anthony, Peekskill. \$10,777 in favor of Avis Rent a Car System LLC, Atlanta, Georgia. Filed May 8.

Jamal, Ibrahim, Croton-on-Hudson. \$90,467 in favor of Angela Liga, Ossining. Filed April 30.

Johnson, Dio, Yonkers. \$1,754 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed April 26.

Jones, Natoya, Croton-on-Hudson. \$1,104 in favor of Midland Credit Management Inc., San Diego, California. Filed April 9.

Jorge, Lawrence, Bethpage. \$109,416 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Kassin, Eli, Brooklyn. \$115,380 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 30.

Keen Growth Capital Fund II LP, Windermere, Florida. \$405,608 in favor of Dennis Mehiel, White Plains. Filed April 8.

Lainez-Ortiz, Ana A., Yonkers. \$1,715 in favor of McLean Yonkers LLC, Yonkers. Filed April 15.

Laureano Sr., Sixthus R., White Plains. \$16,069 in favor of Highland Properties Inc., Yonkers. Filed April 8.

Legacy Wireless Inc., Sunnyside. \$109,416 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

McCroskey, Keisha, Bronx. \$4,789 in favor of American Express National Bank, Sandy, Utah. Filed May 2.

Micucci, Lori, Bedford Hills. \$26,877 in favor of Bedford Mews Condominium Board of Managers, White Plains. Filed May 2.

Mirante-Revellese, Lisa, Valhalla. \$50,545 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 7.

Otto Brehm Inc., Yonkers. \$430,703 in favor of Ardent Mills LLC, Denver, Colorado. Filed May 10.

Rodriguez, Linder, White Plains. \$5,504 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

LIS PENDENS

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

200 SMRR LLC, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$273,000 affecting property located at 222 Gailmore Drive, Yonkers. Filed May 14.

Amato, Robert, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$675,000 affecting property located at 3 Hollywood Place, Granite Springs. Filed May 17.

Antoncic, Lydia S., as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$1,415,000 affecting property located at 4 Stonewall Circle, Harrison. Filed May 23.

Ashi, Chieko K., as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$415,000 affecting property located at 150 N. Bedford Road, Chappaqua. Filed May 15.

Barrios, Deirdre, as owner. Filed by Fareverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$562,000 affecting property located at 222 Lorraine Ave., Mount Vernon. Filed May 16.

Bentay Holdings LLC, as owner. Filed by Chase Mortgage Holdings Inc. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located in Harrison. Filed May 16.

Caulfield, Gertrude P. estate as owner. Filed by Board of Managers of Biltmore Towers Condo. Action: Foreclosure of a mortgage in the principal amount of \$16,907 affecting property located in White Plains. Filed May 14.

Colorado Capital Investments Inc., as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 25 Paulding Drive, Chappaqua. Filed May 15.

Fragale, John, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$401,000 affecting property located at 10 Ridgewood Ave., Ossining. Filed May 23.

Household Finance Realty Corporation of New York, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 35 Lincoln Place, White Plains. Filed May 7.

Kasimoglu, Fatima E., as owner. Filed by 207-215 E. Hartsdale Realty LLC. Action: Foreclosure of a mortgage in the principal amount of \$N/A, affecting property located at Mamaroneck. Filed May 15.

Loja, Flor, as owner. Filed by Matrix Financial Services Corp. Action: Foreclosure of a mortgage in the principal amount of \$340,000 affecting property located at 21 Leona Drive, Yonkers. Filed May 14.

Petsas, Sofia, executor, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$127,000 affecting property located at 16 School St., Cortlandt. Filed May 17.

Yoo, Elizabeth K., as owner. Filed by Deutsche Securities Mortgage Loan Trust. Action: Foreclosure of a mortgage in the principal amount of \$2,000,000 affecting property located at 114 High Ridge Road, Pound Ridge. Filed May 15.

MECHANIC'S LIENS

224 Gramatan LLC, Mount Vernon. \$24,490 in favor of SK Distribution LLC, d.b.a. Hicksville. Filed May 21.

500 Commerce LLC, Hawthorne. \$31,340 in favor of Elite Roofing LLC, Cheshire, Connecticut. Filed May 20.

601 Midland Rye Real Estate, owner, Rye. \$2,700 in favor of R&P Enterprise LLC, New Canaan, Connecticut. Filed May 17.

BA Leasing BSC LLC, Tarrytown. \$7,242 in favor of Von Rohr Equipment Corp., Orange. Filed May 17.

Elk Parkview LLC, Yonkers. \$26,000 in favor of Ora Construction New York Corp., Sanford. Filed May 23.

New York State SMSA Ltd. Partnership, d.b.a., Yonkers. \$66,181 in favor of United Rentals North America Inc., Chappaqua. Filed May 17.

PVE 2 Co., New Rochelle. \$42,649 in favor of Village Plumbing & Heating New York, Bohemia. Filed May 16.

Saint Joseph's Hospital Yonkers, d.b.a. Yonkers. \$81,327 in favor of Certified Interiors Inc., Holbrook. Filed May 22.

Saint Joseph's Hospital Yonkers d.b.a. Yonkers. \$32,891 in favor of Certified Interiors Inc., Holbrook. Filed May 22.

Saint Joseph's Hospital Yonkers d.b.a. Yonkers. \$349,584 in favor of Certified Interiors Inc., Holbrook. Filed May 22.

NEW BUSINESSES

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

Sole Proprietorships

972 Dean Street Funding Associates, c/o 133 Parkway Road, Bronxville 10708. c/o Lynch & Associates PSP. Filed May 21.

Abidjan Car Wash, 100 Waring Place, No. 1, Yonkers 10703. c/o Konan J. Athacon. Filed May 20.

Allied United Realty, 250 E. Sanford Blvd., Mount Vernon 10550. c/o. Filed May 9.

APZ Painting, 25 Grove St., Port Chester 10573. c/o Elio I. Funes. Filed May 10.

Baseer Oriental Rugs, 2104 Boston Post Road, Larchmont 10538. c/o Abdul Bajeer Azizi. Filed May 6.

Bonnies Barber Shop, 6 Martine Ave., White Plains 10606. c/o Sagrario Munoz. Filed May 16.

Butterfly Closet Clothing Shoes & More, 190 Cortland St., Sleepy Hollow 10591. c/o Maria J. Olivos. Filed May 21.

Cedillo Welder & Renovations, 4 Hollow Brook Road, Lake Peekskill 10537. c/o Wilson Cedillo. Filed May 15.

Chris Friezo Photography, 1037 Peace St., Pelham Manor 10803. c/o Christophe M. Friezo. Filed May 13.

Clever Solutions Handyman Service, 361 Willett Ave., Port Chester 10573. c/o Marcos De Assis Silva. Filed May 15.

Excel Management & Psychotherapy, 106 Alexander Ave., White Plains 10606. c/o. Filed May 9.

Filipino Asian Food, 673 Harrison Ave., Peekskill 10566. c/o Raymond M. Tito. Filed May 16.

FT Projects, 64 Putnam St., Mount Vernon 10550. c/o. Filed May 23.

Gardiner Real Estate Services, 127 Bronxville Road, Bronxville 10708. c/o Philip Gardiner. Filed May 7.

Great HVAC, 441 Glen Ave., Port Chester 10573. c/o John Navarro. Filed May 8.

J&C Contracting, 230 Pelham Road, Apt. 3F, New Rochelle 10805. c/o Jordan Chavez. Filed May 8.

JC Window Tinting Car Detailing, 13 1/2 N. French Ave., Elmsford 10523. c/o Joffre Sordonez Suqui. Filed May 6.

Jei Digital Media Agency, 196 Gibson Ave., White Plains 10607. c/o Janelle Velasquez. Filed May 7.

Meadow Lab Architecture, 30 S. Ferris St., Irvington 10533. c/o Robert Anthony Jones III. Filed May 6.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

15 Gilda Connecticut LLC, as owner. Lender: Broadview Capital LLC. Property: 15 Gilda Court, Spring Valley. Amount: \$2.1 million. Filed May 3.

19 South Remsen Realty LLC, as owner. Lender: 19 South Remsen Funding LP. Property: 19 S. Remsen St., Monsey. Amount: \$1.4 million. Filed May 9.

3harts1 LLC and Lorna K. Nilson, as owner. Lender: Road West SPV LLC. Property: 766 Route 9W, Piermont. Amount: \$1.1 million. Filed May 2.

5 Albert LLC, as owner. Lender: Northeast Community Bank. Property: 5 Albert Drive, Monsey. Amount: \$1.8 million. Filed May 8.

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

Questions and comments regarding this section should be directed to:

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

Congregation Kehal Square of Roman, as owner. Lender: Northeast Community Bank. Property: 12 Roman Blvd., Monsey. Amount: \$2 million. Filed May 10.

IMM Stony Point LLC, as owner. Lender: TD Bank NA. Property: 6 Jobson Way, Stony Point. Amount: \$1.5 million. Filed May 16.

Lewy, Chaim and Leah M. Lewy, as owner. Lender: Northeast Community Bank. Property: 8 Smolley Drive, Monsey. Amount: \$1.7 million. Filed May 1.

Pennington Lots LLC, et al, as owner. Lender: Northeast Community Bank. Property: in Spring Valley. Amount: \$3.4 million. Filed May 14.

Pennington Lots LLC, et al, as owner. Lender: Northeast Community Bank. Property: in Spring Valley. Amount: \$4.6 million. Filed May 14.

Below \$1 million

Jacaruso 20 LLC, as owner. Lender: Loan Funder LLC Series 71773. Property: 20 Jacaruso Drive, Spring Valley. Amount: \$626,850. Filed May 16.

Jacob Goldman LLC, as owner. Lender: Loan Funder LLC Series 72805. Property: 2 Jennifer Court, Spring Valley. Amount: \$601,524. Filed May 20.

Lange, Brian, as owner. Lender: Homestead Funding Corp. Property: in town of Poughkeepsie. Amount: \$306,722. Filed April 25.

Route 82 LLC, as owner. Lender: NBT Bank National Association. Property: in East Fishkill. Amount: \$750,000. Filed April 30.

DEEDS

Above \$1 million

9 Martha Road LLC, Monsey. Seller: Ben and Eva Katz, Monsey. Property: 9 Martha Road, Wesley Hills. Amount: \$1.1 million. Filed May 17.

Altman, Yisroel and Mindy Lichtenstein, Monsey. Seller: Remsen Enterprising LLC, Monsey. Property: 71 Remsen Ave., Monsey. Amount: \$1.6 million. Filed May 13.

Cisner, Asher, Monsey. Seller: Edison Manor LLC, Nanuet. Property: 65 Meron Road, Monsey. Amount: \$1.3 million. Filed May 20.

Feig, Abraham, Monsey. Seller: Edison Manor LLC, Nanuet. Property: 73 Meron Road, Monsey. Amount: \$1.3 million. Filed May 14.

Goldman, Lipa and Gitta Goldman, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 55 Hybrid Road, Monsey. Amount: \$1.3 million. Filed May 13.

Juniper Terrace Realty LLC, Congers. Seller: Frank I. and Vera G. Brown, Suffern. Property: 4 Juniper Terrace, Wesley Hill. Amount: \$1.2 million. Filed May 16.

Mazel YBY LLC, Brooklyn. Seller: Akiva and Chaya Tyrmauer, Airmont. Property: 9 Twinkle Road, Airmont. Amount: \$1 million. Filed May 15.

Montefiore Nyack Hospital, Nyack. Seller: Nyack Medical Center LLC, Mahwah, New Jersey. Property: 111 N. Highland Ave., Nyack. Amount: \$2.5 million. Filed May 17.

Union Hub LLC, Spring Valley. Seller: Shazar Associates Ltd., Spring Valley. Property: 61 Union Road, Spring Valley. Amount: \$5.5 million. Filed May 14.

Weber, Benjamin and Shayna R. Weber, Spring Valley. Seller: 20 Merrick Drive LLC, Spring Valley. Property: 20 Merrick Drive, Spring Valley. Amount: \$1.4 million. Filed May 16.

Below \$1 million

10 Murin LLC, Spring Valley. Seller: Andre Cordon, New York. Property: 10 Murin St., Spring Valley. Amount: \$925,000. Filed May 17.

11 Louis LLC, Spring Valley. Seller: 19 Ash LLC, New City. Property: 11 Louis Road, New City. Amount: \$650,000. Filed May 13.

24 Westgate LLC, Brooklyn. Seller: Arsim and Sadije Dzuretovic, Montebello. Property: 24 W. Gate Road, Montebello. Amount: \$999,900. Filed May 17.

6 Ewing Holdings LLC, Spring Valley. Seller: Yakov Birnhack, Spring Valley. Property: 6 Ewing Ave., Spring Valley. New York 10977. Amount: \$800,000. Filed May 20.

7 Ann Holdings LLC, Brooklyn. Seller: Comfort Vacation Homes LLC, Chestnut Ridge. Property: 7 Ann St., Spring Valley. Amount: \$722,500. Filed May 20.

Bahani, Siyavosh and Jennifer Shick, New City. Seller: Bruyn Avenue Realty LLC, New City. Property: 8 Brookline Way, New City. Amount: \$450,000. Filed May 16.

Brick By Brick 41a LLC, Nyack. Seller: Karen Houghton, South Nyack. Property: 41 N. Broadway, Nyack. Amount: \$975,000. Filed May 16.

Cemy 31 LLC, Brooklyn. Seller: Frank Pagnotta Revocable Trust, Thiells. Property: 31 Jacobs Road, Thiells. Amount: \$625,000. Filed May 13.

Community Assistance Resources and Extended Services Inc., New York. Seller: Bruce F. Rentz, Little Rock, Arizona. Property: 15 W. Clarkstown Road, New City. Amount: \$636,550. Filed May 15.

Elbaum, Usher and Mirel Elbaum, Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$680,000. Filed May 17.

Felberbaum, Shulem, Spring Valley. Seller: 22 Slavita Estates LLC, Spring Valley. Property: 22 Slavita Road, New Square. Amount: \$755,000. Filed May 14.

H&B Partners Inc., Nanuet. Seller: Christopher P. Gallagher, referee, et al, Nanuet. Property: 6 Loran Court, Nanuet. Amount: \$212,000. Filed May 16.

H&B Partners Inc., Nanuet. Seller: Antonio F. Reda, referee and Rosalyn Porter, New City. Property: 147 E. Railroad Ave., West Haverstraw. Amount: \$271,000. Filed May 15.

Jacaruso 20 LLC, Spring Valley. Seller: Eliyahu Zabner, Spring Valley. Property: 20 Jacaruso Drive, Spring Valley. Amount: \$875,000. Filed May 14.

Jl Forest LLC, Monroe. Seller: Louise M. Cogar, Pomona. Property: 7 Marcia Lane, Pomona. Amount: \$301,000. Filed May 15.

Key Star Capital Fund III LP, Stafford, Texas. Seller: Kenneth J. Murphy, referee and 339 Main Street Realty Corp., New City. Property: 339 N. Main St., New City. Amount: \$275,389. Filed May 21.

Mueller, Efraim and Esther Mueller, Monsey. Seller: Blauvelt Empire LLC, Monroe. Property: 102 Blauvelt Road, Monsey. Amount: \$999,999. Filed May 13.

Philip, Alan, et al, Orangeburg. Seller: PR Real Estate Partners LLC, Blauvelt. Property: 11 Franklin Ave., Pearl River. Amount: \$800,000. Filed May 16.

Pine Drive LLC, Spring Valley. Seller: George M. and Sandra L. Barton, Thiells. Property: 2 Pine Drive, Thiells. Amount: \$550,000. Filed May 17.

Reizes, Menachem, Pomona. Seller: EB Jade LLC, Pomona. Property: 13 Jade Court, Pomona. Amount: \$745,000. Filed May 13.

Resnick, Trevor H. and Menucha Brand, Spring Valley. Seller: Wells Fargo Bank National Trust, et al, Coppell, Texas. Property: 10 Ducey Court, Pomona. Amount: \$769,125. Filed May 13.

Roth, Dovid M., Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 121 Reagan Road, New Square. Amount: \$750,000. Filed May 20.

Saint Joseph Franklin Avenue LLC, Pearl River. Seller: 148 Franklin Avenue LLC, Pearl River. Property: 148 Franklin Ave., Pearl River. Amount: \$802,000. Filed May 13.

Sofine Property Solutions LLC, Hazlet, New Jersey. Seller: Mary C. Lynch, et al., Monroe. Property: 10 Michelle Ave., Congers. Amount: \$370,000. Filed May 17.

Spira, Israel, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 6 Filmore Lane, Monsey. Amount: \$778,000. Filed May 17.

Spitzer, Zalmen, Monsey. Seller: Villas at Remsen 81F LLC, Monsey. Property: 81 Remsen Ave., Monsey. Amount: \$910,313. Filed May 13.

Stein, Mendy and Tzirl Stein, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 3 Filmore Lane, Monsey. Amount: \$774,000. Filed May 20.

Taub, Yitzchok and Tzipora Taub, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 50 Wilson Ave., New Square. Amount: \$721,600. Filed May 13.

Vista ABA LLC, Monsey. Seller: Anthony and Christine Oshea, Thiells. Property: 4 Havencrest Drive, Thiells. Amount: \$618,500. Filed May 16.

Wieder, Elazar D., Brooklyn. Seller: 94 West Eckerson LLC, Monsey. Property: 94 W. Eckerson Road, Spring Valley. Amount: \$775,000. Filed May 16.

JUDGMENTS

4 Daughters Electric LLC, et al, Mesa, Arizona. \$14,374 in favor of Simply Funding LLC, Chester. Filed May 16.

Adams, Prince Y., Middletown. \$4,609 in favor of Discover Bank, New Albany, Ohio. Filed May 14.

Ahearn, Thomas, Port Jervis. \$3,733 in favor of Hunt Holdings LLC, Middletown. Filed May 16.

Alvarez, Deanna R., Newburgh. \$4,286 in favor of Capital One, McLean, Virginia. Filed May 13.

Alvarez, Stephanie and **Charles Bonny**, Clintondale. \$14,346 in favor of tower Windsor Terrace LLC, New Windsor. Filed May 13.

Arys, Sales Inc. and **Dana Israel**, Brooklyn. \$73,760 in favor of TD Bank, Brooklyn Park, Minnesota. Filed May 16.

Backwards Mechanics Auto Center LLC, et al, Casper, Wyoming. \$31,191 in favor of Simply Funding LLC, Chester. Filed May 14.

Batchelor, Rod, Newburgh. \$2,227 in favor of Midland Credit Management Inc., San Diego, California. Filed May 14.

Belmont, Robert, Paterson, New Jersey. \$343,991 in favor of 360 Route 211 LLC, Highland Mills. Filed May 14.

Berkowitz, Shimen, Monroe. \$11,744 in favor of Capital One, Glen Allen, Virginia. Filed May 13.

Boisrond, Yamile D., Middletown. \$13,699 in favor of Institute of Culinary Education, New York. Filed May 15.

Brant, Dylan, Middletown. \$8,188 in favor of American Express National Bank, Sandy, Utah. Filed May 14.

Bunch, Shawn, Middletown. \$4,700 in favor of East Coast Imperial Gardens LLC, Middletown. Filed May 16.

Candelaria, Miguel, Middletown. \$2,487 in favor of East Coast Imperial Gardens LLC, Middletown. Filed May 13.

Cervantes, Toribio, Middletown. \$22,725 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed May 14.

Chi Pros LLC, et al, Knightdale, North Carolina. \$26,600 in favor of Simply Funding LLC, Chester. Filed May 14.

Crowder, Rita, Westtown. \$2,512 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 14.

Davis, Raymond Jr., Cornwall-on-Hudson. \$7,573 in favor of Pines at Poughkeepsie, Poughkeepsie. Filed May 15.

Dietrich, Kyle and **Couto Lays**, Middletown. \$11,530 in favor of East Coast Imperial Gardens LLC, Middletown. Filed May 13.

Douglas, Lauren, Middletown. \$6,129 in favor of East Coast Imperial Gardens LLC, Middletown. Filed May 16.

Drew, Linda, Port Jervis. \$6,615 in favor of Holiday Lake Inc., Montague, New Jersey. Filed May 13.

Eliza Street LLC, Newburgh. \$72,203 in favor of T&G Construction Corp., Middletown. Filed May 13.

Ergas, Joseph, Monroe. \$9,353 in favor of Unifund Credit LLC, Cincinnati, Ohio. Filed May 13.

Express Resto Bar & Lounge 4TF LLC, et al, North Lauderdale, Florida. \$12,633 in favor of Simply Funding LLC, Chester. Filed May 14.

Feder, Shlomo, Monroe. \$4,390 in favor of Bank of America, Charlotte, North Carolina. Filed May 15.

Finley, Frederick A., New Windsor. \$12,391 in favor of Capital One, McLean, Virginia. Filed May 13.

G&G Food Deli LLC, et al, Santa Monica, California. \$73,971 in favor of Simply Funding LLC, Chester. Filed May 14.

Greenside Outdoor Solutions LLC, et al, Malabar, Florida. \$38,140 in favor of Simply Funding LLC, Chester. Filed May 14.

Heartland Cleaning LLC, et al, Browns Summit, North Carolina. \$16,023 in favor of Simply Funding LLC, Chester. Filed May 14.

Hody, Kathleen, Middletown. \$2,744 in favor of Synchrony Bank, Draper, Utah. Filed May 14.

Hudson Valley Renovations LLC, Bloomingburg. \$59,912 in favor of Beacon Sales Acquisition Inc., Hicksville. Filed May 13.

Izzy Covered Wagon Services LLC and **Israel R. Barden Jr.**, Middletown. \$30,210 in favor of Charles Brown Company LLC, Wheatland, Wyoming. Filed May 16.

Kinder Shpiel USA Inc., et al, Monroe. \$251,455 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 15.

Lakeline Nails & Spa, Cedar Park, Texas. \$21,757 in favor of Simply Funding LLC, Chester. Filed May 14.

Leiter, Susan, Washingtonville. \$1,970 in favor of Discover Bank, New Albany, Ohio. Filed May 16.

Letizia, Thomas, Goshen. \$9,809 in favor of Henry Cerullo Family LLC, Park Ridge, New Jersey. Filed May 16.

McKeown, Joanne, et al, Middletown. \$6,677 in favor of East Coast Imperial Gardens LLC, Middletown. Filed May 13.

Mottys Car Service LLC and **Mordechai Goldberg**, Monroe. \$57,100 in favor of KeyBank and First Niagara Bank, Buffalo. Filed May 13.

Nashid, Nasir, Middletown. \$4,445 in favor of Discover Bank, New Albany, Ohio. Filed May 14.

Nauer, Jerrett J., Montgomery. \$3,499 in favor of Bank of America, Charlotte, North Carolina. Filed May 15.

O'Rourke, Jeffrey M., Middletown. \$5,608 in favor of Bethpage Federal Credit Union, Bethpage. Filed May 16.

Portillo, Oscar, Newburgh. \$6,346 in favor of Discover Bank, New Albany, Ohio. Filed May 14.

Robertson, Shenekqua, Middletown. \$3,392 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 14.

Rourke, Kevin, Middletown. \$8,452 in favor of Cache LLC, Denver, Colorado. Filed May 16.

Scott, Maxine U., Middletown. \$3,412 in favor of Midland Credit Management Inc., San Diego, California. Filed May 14.

Solorzano, Frankie, Middletown. \$13,226 in favor of Discover Bank, New Albany, Ohio. Filed May 14.

Tomlinson, Linda J., Warwick. \$8,034 in favor of Bank of America, Charlotte, North Carolina. Filed May 15.

Washington, Edward and **Eleanor Weems**, Middletown. \$1,760 in favor of Bella Vista II Apartments LP, Middletown. Filed May 13.

Weiss, Meyer, Monroe. \$4,469 in favor of Capital One, Glen Allen, Virginia. Filed May 13.

White Angels Daycare Inc., et al, Oak Lawn, Illinois. \$27,357 in favor of Simply Funding LLC, Chester. Filed May 14.

Mechanic's Liens

Herzog, Shloimy as owner. \$5,744 in favor of Home Q Property: in Spring Valley. Filed May 28.

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

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

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

Rojas, Luis as owner. \$100,000 in favor of Castro Landscaping Corp. Property: 854 Bradley Parkway, Blauvelt. Filed May 24.

Schwartz, Moshe as owner. \$3,658 in favor of Express Restoration Property: in Monsey. Filed May 28.

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

NEW BUSINESSES

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

Sole Proprietorships

MW Plumbing & Heating, 126 Lake Drive, Newburgh 12550. c/o Makaya Williams. Filed May 7.

Ricoflow Home Services, 173 Main St., Suite 100, Highland Falls 10928. c/o Augustin Richener. Filed May 8.

Skin Icon, 47 S. Plank Road, Newburgh 12550. c/o Mariah Jacobs. Filed May 7.

Yako Landscaping, 7 Second St., Highland Mills 10930. c/o Esteban Joaquin Mecalco. Filed May 13.

Killdozer Pedals, 16 Beth Place, Middletown 10940. c/o Robert J. Hoops. Filed May 14.

Scotty Loves Lawns and Maintenance, 256 Jogee Road, Middletown 10940. c/o Scott Walter Pilat. Filed May 15.

Max Stacker, 28 Ambassador Lane, Newburgh 12550. c/o James Brett Steele. Filed May 15.

SB Inspections, 5 Daisy Court Highland Mills 10930. c/o Stephen Michael Brodsky. Filed May 16.

Summersoufulsin, 48 Lander St., Newburgh 12550. c/o Ebony P. Boykin. Filed May 17.

Hanks Franks, 19 1/2 Myrtle Ave., Middletown 10940. c/o Robert Charles Harris. Filed May 17.

Thomas Mechanical, 166 Cascade Road, Warwick 10990. c/o Thomas Jay Logan. Filed May 20.

Swiftness Details, 6 Marigold Drive, Highland Mills 10930. c/o James Alexander Linares. Filed May 20.

Syndicate Taxi Partners, 14 Railroad Ave., Middletown 10940. c/o Mahesh M. Agarwal, et al. Filed May 21.

Orange County Med Spa, 608 Hawthorne Way, New Windsor 12553. c/o Diana Essam Simonian. Filed May 21.

AKB Coaching & Zen Martial Arts, 48 Eastview Road, Highland Mills 10930. c/o Allan R. Torres. Filed May 13.

BUILDING PERMITS

Commercial

A. Pappajohn Company, Norwalk, contractor for EEN Associates LLC. Perform replacement alterations at 469 Westport Ave., Norwalk. Estimated cost: \$15,000. Filed April 4.

Chris West Company LLC, Norwalk, contractor for 48 High Street LLC. Rebuild retaining wall at 48 High St., Norwalk. Estimated cost: \$15,000. Filed April 5.

City of Norwalk, contractor for the city of Norwalk. Perform replacement alterations at 1 Charles Marshall Drive, Norwalk. Estimated cost: \$2,000. Filed April 3.

Fairfield House & Garden Co., Norwalk, contractor for 10 Harbor View LLC. Construct a superstructure for new single-family residence at 10 Harbor View Ave., Norwalk. Estimated cost: \$2,350,000. Filed April 2.

Gerhardt, David S., Norwalk, contractor for David S. Gerhardt. Perform replacement alterations at 126 New Canaan Ave., Norwalk. Estimated cost: \$2,000. Filed April 3.

Moses Home Services LLC, Norwalk, contractor for Joyce Abate. Renovate bathroom and install a new shower at 14 Rowayton Woods Drive, Norwalk. Estimated cost: \$6,000. Filed April 1.

Olsen Construction Services LLC, Norwalk, contractor for Connecticut Light & Power Co. Replace façade and window at 2 Tindall Ave., Norwalk. Estimated cost: \$640,684. Filed April 2.

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

RJR Northeast LLC, Norwalk, contractor for RJR Northeast LLC. Perform replacement alterations at 44 Van Zant St., Norwalk. Estimated cost: \$1,000. Filed April 1.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Spus8 680 Washington Boulevard LP. Renovate existing pantry and build a new storage room at 680 Washington Blvd., Stamford. Estimated cost: \$80,000. Filed April 12.

Smart Build LLC, Newton, Massachusetts, contractor for PMI PG Stamford LLC. Strip roof of existing shingles and replace at 180 Broad St., Stamford. Estimated cost: \$500,000. Filed April 19.

Specservices LLC (Limited Liability Company), Hillsborough, New Jersey, contractor for ESRT First Stamford Place SPE LLC. Perform replacement alterations at 151 Greenwich Ave., Stamford. Estimated cost: \$141,171. Filed April 30.

The Blessing Roofing LLC, Stamford, contractor for Stamford Town Center LLC. Perform replacement alterations at 100 Greyrock Place, Stamford. Estimated cost: \$10,000. Filed April 2.

The Property Group of Connecticut Inc., Stamford, contractor for Vista Towers Association. Install an aluminum ramp in lobby at 65 Glenbrook Road, Stamford. Estimated cost: \$5,500. Filed April 9.

Tito's Home Improvement, Norwalk, contractor for Marshall 29 Investors LLC. Renovate existing office space at 29 and 31 Marshall St., Norwalk. Estimated cost: \$32,000. Filed April 2.

TR Sono Partners LLC, Norwalk, contractor for TR Sono Partners LLC. Perform replacement alterations at 16 S. Main St., No. C301, Norwalk. Estimated cost: \$2,000. Filed April 4.

Treglia LLC, Norwalk, contractor for Joan R. Lavis. Remodel master bathroom at 182 Rowayton Woods Drive, No. 11182, Norwalk. Estimated cost: \$29,000. Filed April 4.

Tri-Star Services Inc., Woodbury, contractor for The Metropolitan Condominium Association Inc. Remove existing rooftop unit, remove and replace some steel framing and install a new rooftop cooling unit at 1515 Summer St., Stamford. Estimated cost: \$43,800. Filed April 25.

West Avenue Industrial LLC, Stamford, contractor for West Avenue Industrial LLC. Construct Indoor athletic training facility and gymnasium at 421 West Ave., Stamford. Estimated cost: \$750,000. Filed April 24.

West Avenue Industrial LLC, Stamford, contractor for West Avenue Industrial LLC. Install wide stainless steel sign at 421 West Ave., Stamford. Estimated cost: \$8,000. Filed April 30.

Westview Electric LLC, Norwalk, contractor for Carolyn H. Ginsberg. Replace kitchen at 188 Flax Hill Road, No. C5, Norwalk. Estimated cost: \$26,000. Filed April 2.

Residential

Bates Jr., Garry D., Norwalk, contractor for Garry D. Bates Jr. Add a full bathroom to existing finished basement at 55 Ferris Ave., Norwalk. Estimated cost: \$15,000. Filed April 2.

Brown Roofing Company Inc., Norwalk, contractor for Timothy Ross. Remove existing roof at 9 Anson Road, Norwalk. Estimated cost: \$26,873. Filed April 1.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Govedhan and Niru Lal. Strip existing roof and reroof 8 Donna Drive, Norwalk. Estimated cost: \$10,000. Filed April 1.

Frischkorn, Terry, New Milford, contractor for Debra E. Hendry. Remove existing roof and reroof 55 Nichols Ave., Stamford. Estimated cost: \$8,500. Filed April 1.

Madera, Armando and Marjorie M. Rodrigues, Norwalk, contractor for Armando Madera. Renovate lower level of single-family residence at 7 Norvel Road, Norwalk. Estimated cost: \$2,500. Filed April 1.

Rhino Back Roofing LLC, Norwalk, contractor for David Charles Osler. Strip existing roof and reroof 56 Baxter Drive, Norwalk. Estimated cost: \$10,381. Filed April 2.

S & W Building & Remodeling Inc., Norwalk, contractor for One Covewood LLC. Remove nonbearing wall at 1 Covewood Drive, Norwalk. Estimated cost: \$40,000. Filed April 2.

Sound Renovation LLC, Norwalk, contractor for Gregory P. Lefevre. Remove existing asphalt roof and install new asphalt roof system at 28 Pine Hill Ave., Norwalk. Estimated cost: \$23,400. Filed April 1.

Sunrun Installation Services Inc., San Francisco, California, contractor for Saban and Suada Siljkovic. Install roof-mounted solar panels at 292 W. Broad St., Stamford. Estimated cost: \$49,200. Filed April 8.

Sunrun Installation Services Inc., San Francisco, California, contractor for Giovanni S. Lemus. Install roof-mounted solar panels at 9 Carolina Road, Stamford. Estimated cost: \$25,715. Filed April 19.

Sunrun Installation Services Inc., San Francisco, California, contractor for Upul and Sepalika Weerakoon. Install roof-mounted solar panels at 11 Eastover Road, Stamford. Estimated cost: \$79,681. Filed April 11.

Sunrun Installation Services Inc., San Francisco, California, contractor for Neil and Lindsay Michele Goldberg. Install roof-mounted solar panels at 234 Butternut Lane, Stamford. Estimated cost: \$99,237. Filed April 18.

Sunrun Installation Services Inc., San Francisco, California, contractor for Joseph J. Mazzuca and Mary Ann Ux. Install roof-mounted solar panels at 59 Berrian Road, Stamford. Estimated cost: \$77,077. Filed April 29.

TI Home Improvement LLC, Shelton, contractor for Christopher Colligan and Megan Finnegan. Remove existing roof and reroof 31 Brightside Drive, Stamford. Estimated cost: \$13,400. Filed April 9.

Top Pro Home Improvement LLC, Bethel, contractor for Dhar Deba Nath. Remove existing roof and reroof 34 Bonner St., Stamford. Estimated cost: \$5,000. Filed April 16.

Trinity Solar LLC, Cheshire, contractor for Zulma Rivera. Install roof-mounted solar panels at 1569 High Ridge Road, Stamford. Estimated cost: \$21,000. Filed April 19.

Tripuzzi, Joseph, Stamford, contractor for Joseph Tripuzzi. Construct a second-floor addition over the existing first floor at 16 Kenilworth Drive West, Stamford. Estimated cost: \$200,000. Filed April 30.

TWP Home LLC, Stamford, contractor for Adam Knox. Replace two casement windows and one picture window at 101 Grove St., Stamford. Estimated cost: \$4,035. Filed April 25.

Ujlaki-Nagy, Eva, Stamford, contractor for Eva Ujlaki-Nagy. Replace roof at 72 Hunting Ridge Road, Stamford. Estimated cost: \$5,800. Filed April 22.

United Home Experts Inc., Norwalk, contractor for Ryan A. O'Neill. Strip existing siding and install new siding at 6 Roland Ave., Norwalk. Estimated cost: \$38,473. Filed April 1.

Velasquez Jr., Neil, Stratford, contractor for Andrew Pennella and Jane Kaufman. Perform replacement alterations at 24 Fairway Drive, Stamford. Estimated cost: \$82,500. Filed April 10.

Venture Home Solar LLC, Southington, contractor for Nisar Shahid. Install roof-mounted solar panels at 20 Bungalow Park, Stamford. Estimated cost: \$24,692. Filed April 11.

Venture Home Solar LLC, Southington, contractor for Melissa and Sean Martensen. Install roof-mounted solar panels at 21 Cody Drive, Stamford. Estimated cost: \$53,656. Filed April 22.

Venture Home Solar LLC, Southington, contractor for Thomas J. and Rosalie L. Donlon. Install roof-mounted solar panels at 54 Carter Drive, Stamford. Estimated cost: \$45,160. Filed April 25.

Venture Home Solar LLC, Southington, contractor for Ann W. Pellicci. Install roof-mounted solar panels at 83 Carriage Drive, Stamford. Estimated cost: \$28,044. Filed April 25.

Venture Home Solar LLC, Southington, contractor for Chelsea and Nicholas Sitterly. Install roof-mounted solar panels at 222 Hubbard Ave., Stamford. Estimated cost: \$43,760. Filed April 2.

Vinylume Inc., Stamford, contractor for Christopher M. Micka and Karen Kelly. Remove existing vinyl siding and install new vinyl siding with applicable accessories and under alignments at 25 Colony Court, Stamford. Estimated cost: \$37,500. Filed April 19.

Vinylume Inc., Stamford, contractor for Jane G. Holt. Replace roofing shingles with all required under alignments and accessories at 25 Cantwell Ave., Stamford. Estimated cost: \$12,600. Filed April 20.

Vinylume Inc., Stamford, contractor for Katherine Dingersen and Kenneth Martinez. Install vinyl siding with all applicable accessories and under alignments at 56 Tremont Ave., Stamford. Estimated cost: \$45,498. Filed April 22.

Walesky, Donald C., Cheshire, contractor for Geraldine Callahan. Install a new 26kw Generac generator with a service-rated automatic transfer switch and two LP tanks at 76 Opper Road, Stamford. Estimated cost: \$17,000. Filed April 18.

Westview Electric LLC, Guilford, contractor for Paul G. Poulos and Georgia Menagios. Remodel basic kitchen, no structural changes, replace cabinets at 21 Wishing Well Lane, Stamford. Estimated cost: \$25,000. Filed April 15.

Zakhar, Theodore, Norwalk, contractor for Diane E. Hitchings. Remove existing roof and reroof 22 Phillips Place, Stamford. Estimated cost: \$13,750. Filed April 2.

COURT CASES

Bridgeport Superior Court

Acevedo, Vilma, et al, Bridgeport. Filed by Nayanka Duplan, Bridgeport. Plaintiff's attorney: Bert McDowell Injury Law LLC, 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-24-6133278-S. Filed April 16.

Budd, Martin, Stamford. Filed by Ricardo Faustin, Bridgeport. Plaintiff's attorney: Sherriff & Sherriff, 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-24-6133279-S. Filed April 16.

Guidotti, Anthony T., et al, Monson, Massachusetts. Filed by Jerry Junes, Stratford. Plaintiff's attorney: Patrick D McCabe, 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. FBT-CV-24-6133475-S. Filed April 22.

Manjoney, Shawn, Meriden. Filed by Steven Beardsley, Stratford. Plaintiff's attorney: Lauren H Winer-beck, Stratford. Action: The plaintiff was at the premises controlled by the defendant who was aware or should have been aware of the presence of individuals at, on, or near the premises. Despite this knowledge, the defendant failed to maintain the premises in a safe condition and failed to warn the plaintiff of the existence of a hidden defect on the premises; namely a concealed and hidden fence post hole. As a result of the defendant's alleged negligence, the plaintiff sustained and suffered injury to his left knee. 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-24-6133552-S. Filed April 24.

Ramos, Chris, et al, West Haven. Filed by John Stephen Casey, Fairfield. Plaintiff's attorney: The Maddox Law Firm Inc, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133266-S. Filed April 15.

Danbury Superior Court

73 Medical Building LLC, et al, Danbury. Filed by Rita Loboano-Kaseman, Brookfield. Plaintiff's attorney: Hoekenga & Machado LLC, New Milford. Action: The plaintiff was on her way to work at the Danbury Surgical Center where she parked her car in her employer's parking lot that was controlled by the defendant. When the plaintiff began walking through the parking lot she suddenly and without warning slipped and fell on black ice left untreated in the parking lot. 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-24-6049121-S. Filed Feb. 14.

Flanagan, Connor, et al, Suffield. Filed by Trey Martin, New Milford. Plaintiff's attorney: Rembish & Lasaracina LLC, New Britain. Action: The plaintiff was exiting the defendant's apartment complex located at the premises when the defendants without provocation approached the plaintiff and without warning grabbed him by the back of the neck and began beating and punching him in the face and head, causing him to fall backward, strike his head on the pavement and suffer serious 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-24-6049420-S. Filed March 8.

Mouning, Shaqueena L., et al, Danbury. Filed by Esther Guichay-guartan, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049322-S. Filed Feb. 29.

Mount Southington Ski Area Inc., Southington. Filed by Gemma Marks, p.p.a. Kimberly Mark, Newtown. Plaintiff's attorney: Ryan Deluca LLP, Bridgeport. Action: The plaintiff participated in a skiing class held at the defendant's premises. While participating in the skiing class the binding on the skis rented to the minor plaintiff by the defendant came loose and directly caused her to fall. As she fell, the skis rented to her by the defendant cut through several layers of clothing and cut open her right leg below the kneecap. 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-24-6049223-S. Filed Feb. 20.

Utica Mutual Insurance Co., et al, New Hartford, New York. Filed by Vivianne Saker Alhayek, Brookfield. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049410-S. Filed March 7.

Stamford Superior Court

Andrianus, Phillip, et al, Pound Ridge, New York. Filed by Hampshire House Inc., Fairfield. Plaintiff's attorney: Ackerly & Ward, Stamford. Action: The plaintiff provides assessment of common charges for the condominium where defendants have failed to make payments. The plaintiff claims foreclosure of its lien, possession of the premises and seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6066210-S. Filed April 15.

Hobbs Inc., New Canaan. Filed by Federal Insurance Co., Philadelphia, Pennsylvania. Plaintiff's attorney: Musco & Lassogna, New Haven. Action: The plaintiff contracted defendant to design and build a single-family residence at the plaintiff's premises where water infiltration and resulting damages were directly and proximately caused by the negligence, carelessness and/or negligent omissions by the defendant, its agents, employees or subcontractors. 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-24-6066055-S. Filed April 4.

Osborne Jr., Herman M., Norwalk. Filed by First National Bank of Omaha, Omaha, Nebraska. Plaintiff's attorney: Leopold & Associates PLLC, Armonk, New York. Action: The plaintiff is a banking association. that issued a credit account issued to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs. Case no. FST-CV-24-6066423-S. Filed April 25.

Ung, Chomron, et al, Bridgeport. Filed by Adam J. Jaffe, Weston. Plaintiff's attorney: Papcsy Janosov Roche, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs such other further relief the court deems appropriate. Case no. FST-CV-24-6066149-S. Filed April 10.

DEEDS

Commercial

68 CC LLC, Cos Cob. Seller: Antonio Raimondi and Sharon Raimondi, Cos Cob. Property: 68 Cos Cob Ave., Greenwich. Amount: \$575,000. Filed May 21.

17 Morgan Street LLC, Stamford. Seller: Betty Ingram, Stamford. Property: 17 Morgan St., Stamford. Amount: \$605,000. Filed May 23.

1B Lafayette Court LLC, Greenwich. Seller: Marcia B. Abbot and Waldo M. Abbot IV, Greenwich. Property: 11B Lafayette Court, Unit 1B, Greenwich. Amount: \$1. Filed May 23.

338 Stevenson Road LLC, Norwalk. Seller: Michael A. Coscia and Michael Broderick III, Middlebury. Property: 338 Stevenson Road, Fairfield. Amount: \$601,000. Filed May 28.

388-6B Courtland Avenue LLC, Stamford. Seller: Julie-Ann Motta, Stamford. Property: 388 Courtland Ave., Unit 6B, Stamford. Amount: \$140,000. Filed May 21.

Alfieri Enterprises LLC, Darien. Seller: Mary F. Blackwell, Greenwich. Property: 23 Ballwood Road, Old Greenwich. Amount: \$2,350,000. Filed May 23.

J. Sal Properties LLC, Stamford. Seller: Chesterfield Bank of Omaha, Omaha, Nebraska. Plaintiff's attorney: Leopold & Associates PLLC, Armonk, New York. Amount: \$477,000. Filed May 20.

Karpowich, Brandon and Kimberly Cobile, Stamford. Seller: 46 Middlebury Street LLC, Watertown. Property: 46 Middlebury St., Stamford. Amount: \$865,000. Filed May 22.

R&N Rentals LLC, Woodside, New York. Seller: Keith DeCaro, Stamford. Property: 77 W. Hill Circle, Stamford. Amount: \$700,000. Filed May 23.

Strawberry Hill Realty LLC, Stamford. Seller: Clifford Fried, Stamford. Property: 60 Strawberry Hill Ave., Unit 1204, Stamford. Amount: \$193,000. Filed May 22.

Residential

Beckford, William and Sara Cristine Beckford, Stamford. Seller: Alberto Gell and Lyric L. Civitella, Stamford. Property: 15 Columbus Place, Unit 1, Stamford. Amount: \$425,000. Filed May 23.

Bologna, Andrew and Erin Kennedy, Greenwich. Seller: Suzanne Gartner, Greenwich. Property: Unit 118, Palmer Point Condominium, Greenwich. Amount: \$840,000. Filed May 23.

Chapar, George and Kathryn Doyle Chapar, Old Greenwich. Seller: Angela Lawson Fairfield. Property: 226 Alberta St., Fairfield. Amount: \$1,069,000. Filed May 29.

Ciambriello, Ryan, New York, New York. Seller: Jeffrey P. Valko, Fairfield. Property: 180 Ruane St., Fairfield. Amount: \$788,000. Filed May 28.

Cohen, Clodagh M., Greenwich. Seller: Charles Steven Cohen, Greenwich. Property: 113 Conyers Farm Drive, Greenwich. Amount: \$10. Filed May 24.

DiMarco, Carolyn, Weston. Seller: Kevin Blackwood and Tecshana Blackwood, Fairfield. Property: 86 Ridgeley Ave., Fairfield. Amount: \$550,000. Filed May 28.

Flores, Adrian and Megan Mary Flores, Rye Brook, New York. Seller: Richard Gentile, Darien. Property: 232 Courtland Ave., Lot C, Stamford. Amount: \$280,000. Filed May 23.

Flores, Nathaly, Stamford. Seller: Assunta Gentile, Darien. Property: 238 Courtland Ave., Lot A, Stamford. Amount: \$1. Filed May 23.

Fowler, Katherine Joyce, Greenwich. Seller: Mark L. Zusy and Amy J Zusy, Greenwich. Property: Unit 3N Field Point Road, Greenwich. Amount: \$1. Filed May 21.

Golara, Elika and Arnold Mischkulnig, Stamford. Seller: Secretary of Housing and Urban Development, Stamford. Property: 1 Strawberry Hill Court, Unit 4H, Stamford. Amount: \$400,000. Filed May 24.

Goncalves, Paulo F. and Jennifer R. Goncalves, Easton. Seller: Donald Y. Chin and Sue K. Chin, Fairfield. Property: 181 Weeping Willow Lane, Fairfield. Amount: \$601,000. Filed May 31.

Gonzalez Corado, Kenny Jeanette and Philipp Sitter, Houston, Texas. Seller: Stacy Haase, South Salem, New York. Property: 103 S. Lake Drive, Stamford. Amount: \$2,490,000. Filed May 24.

Gorbachev, Mikhail and Irina Mateas, Fairfield. Seller: Steve Wasserman and Jodi Cahn, Fairfield. Property: 156 Carroll Road, Fairfield. Amount: \$830,000. Filed May 31.

Hiam, Joan, Stamford. Seller: Taylor L. Sekelsky, Bethel. Property: 198 Cold Spring Road, Stamford. Amount: \$875,000. Filed May 20.

Hone, Kevin O., Las Vegas, Nevada. Seller: Kevin Hone, Las Vegas, Nevada. Property: 14 Idar Court, Greenwich. Amount: SN/A. Filed May 23.

Hone, Kevin O., Las Vegas, Nevada. Seller: Kevin Hone, Las Vegas, Nevada. Property: 19 Idar Court, Greenwich. Amount: SN/A. Filed May 23.

Hone, Kevin O., Las Vegas, Nevada. Seller: Kevin Hone, Las Vegas, Nevada. Property: 23 Idar Court, Greenwich. Amount: SN/A. Filed May 23.

Jacobs, Barbara J., Stamford. Seller: Guillermo Rafael Delgado, et al, Stamford. Property: 138 Rocky Rapids Road, Stamford. Amount: \$940,000. Filed May 21.

Jaramillo, Gustavo, Port Chester, New York. Seller: Chelsea Forst, Stamford. Property: 71 Strawberry Hill, No. 209, Stamford. Amount: \$210,000. Filed May 20.

Kaps, Maureen, Fairfield. Seller: Jean-Baptiste Ducruet, Fairfield. Property: 180 Sturges Road, Fairfield. Amount: \$1,455,000. Filed May 31.

King, Patrick and Morgan King, Norwalk. Seller: Steven J. Laviolette, Fairfield. Property: 60 Fairfield Place, Fairfield. Amount: \$890,000. Filed May 30.

Kismetova, Zanel, Greenwich. Seller: Daniel J. Sileo Jr. and Marc D. Sileo, Stamford. Property: 71 Prospect St., Greenwich. Amount: \$900,000. Filed May 21.

Kugiels, David and Bailie Saltzman, Fairfield. Seller: David T. Devon, Fairfield. Property: 345 Rock Ridge Road, Fairfield. Amount: \$915,000. Filed May 28.

Landsman, Donald and Miriam Landsman, Greenwich. Seller: Donald F. Landsman and Miriam A. Landsman, Greenwich. Property: 48 Butternut Hollow, Greenwich. Amount: \$10. Filed May 23.

Landsman, Donald and Miriam Landsman, Greenwich. Seller: Donald F. Landsman, Greenwich. Property: 48 Butternut Hollow, Lot 4, Greenwich. Amount: \$10. Filed May 23.

Landsman, Donald and Miriam Landsman, Greenwich. Seller: Miriam Landsman, Greenwich. Property: 48 Butternut Hollow, Lot 5, Greenwich. Amount: \$10. Filed May 23.

Lawrence Jr., Ruddick C., Westport, Massachusetts. Seller: Warren D. Bromberg and Beth S. Bromberg, Stamford. Property: 28 High Valley Way, Stamford. Amount: \$2,495,000. Filed May 24.

Li, Ning and Yuan Gao, Greenwich. Seller: Le Bon Samaritan Inc., Stamford. Property: 1975 W. Main St., Stamford. Amount: \$1,200,000. Filed May 24.

Lockwood, Jory Fay, Stamford. Seller: Jaime Lynn Willie, Stamford. Property: 112 Woodside Green, Unit 2B, Stamford. Amount: \$260,500. Filed May 23.

Luksic, Frank and **Michelle Luksic**, Old Greenwich. Seller: Mykola Ladyka, Stamford. Property: 115 Fourth St., Stamford. Amount: \$849,000. Filed May 21.

Magardichian, Magardich and **Ardemi Magardichian**, Stamford. Seller: Dai Zhu, Stamford. Property: 125 Prospect St., Unit 1A, Stamford. Amount: \$330,000. Filed May 23.

Magliulo, Laura A., Fairfield. Seller: Neil Singh and Tomoko Singh, Fairfield. Property: 68 Palamar Drive, Fairfield. Amount: \$770,000. Filed May 31.

Mettis, Pavlos and **Ting Chun Yeh**, Stamford. Seller: Juergen Josef Sendelbach, Stamford. Property: 1 Broad St., Unit PH25E, Stamford. Amount: \$10,750. Filed May 24.

Molnar-Varga, Aniko and **Szabolcs Varga**, Fairfield. Seller: Paul Mountcastle and Megan Mountcastle, Belmont, Massachusetts. Property: 150 Flora Blvd., Fairfield. Amount: \$821,000. Filed May 31.

Morocho, Manuel and **Rosa A. Nivicela Zumba**, Cos Cob. Seller: Theodore Andersen, Greenwich. Property: 8 Rockland Place, Greenwich. Amount: \$950,123. Filed May 21.

Nayak, Narendra and **Anushree Laturkar**, Stamford. Seller: John M. Toure and Viviana C. Toure, Stamford. Property: 122 Knobloch Lane, Stamford. Amount: \$1,495,000. Filed May 24.

Olson, Jill J. and **Brian T. Olson**, Greenwich. Seller: Jill J. Olson, Greenwich. Property: 24 Mayo Ave., Greenwich. Amount: \$N/A. Filed May 23.

Pensiero, Rosa, Stamford. Seller: Kaitlyn Isley, Stamford. Property: 22 Radio Place, Unit 5, Stamford. Amount: \$380,000. Filed May 24.

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

Philipp, Andrew and **Noel Elizabeth Philipp**, Greenwich. Seller: Andrew Philipp, Greenwich. Property: 14 Fox Run Lane, Greenwich. Amount: \$10. Filed May 22.

Pontefract, Stephen and **Brenda Pontefract**, Stamford. Seller: Christopher Livolsi, et al, Stamford. Property: 54 Bud Lane, Stamford. Amount: \$1,731,000. Filed May 24.

Punjabi, Makesh, Scarsdale, New York. Seller: Mildred Galasso, Stamford. Property: 11 Cross Road, Stamford. Amount: \$695,000. Filed May 21.

Reilly, Annelies C. and **David M. Reilly**, Cos Cob. Seller: Joshua William Damm and Elizabeth Wallis Damm, Cheboygan, Michigan. Property: 16 Butler St., Cos Cob. Amount: \$1,805,000. Filed May 22.

Ryan, Peter J., Stamford. Seller: James Enthoven, Stamford. Property: 190 Toms Road, Stamford. Amount: \$625,000. Filed May 22.

Samtur, Michael P. and **Susan Hikind-Samtur**, Stamford. Seller: Bryan James and Kyra James, Exton, Massachusetts. Property: 2142 Long Ridge Road, Stamford. Amount: \$875,000. Filed May 22.

Sinnott, Brendan and **Andrea Sinnott**, Stamford. Seller: Gunter J. Heiland and Judy L. Heiland, Greenwich. Property: 162 S. Brook Drive, Stamford. Amount: \$10. Filed May 21.

Smith, Geoffrey S. and **Tanya R. Smith**, Greenwich. Seller: Post 34 Bruce LLC, Philadelphia, Pennsylvania. Property: 34 Bruce Park Ave., Unit 1, Greenwich. Amount: \$10. Filed May 23.

Speight, Abigail and **James A. Speight**, Stamford. Seller: Per Sekse, Darien. Property: 60 Arlington Road, Stamford. Amount: \$825,000. Filed May 23.

Stasyuk, Roman and **Oksana Boyko**, Stamford. Seller: Bohdan Lonevsky and Violetta Habitska, Stamford. Property: 125 Lawn Ave., Unit A1, Stamford. Amount: \$435,000. Filed May 23.

Tipermas, Jonathan and **Rebecca Tipermas**, Stamford. Seller: Matthew D. Semel and Sara E. Jamison, Stamford. Property: 129 Fieldstone Road, Stamford. Amount: \$1,330,000. Filed May 22.

Vermani, Vinnnet and **Monika Vermani**, Old Greenwich. Seller: Nicholas G. Keyes, Greenwich. Property: 165 Shore Road, Unit D, Old Greenwich. Amount: \$10. Filed May 21.

Vigada, Marie, Fairfield. Seller: Nicole Noce and Quintin Irwin, Fairfield. Property: 160 Fairfield Woods Road, Unit 38, Fairfield. Amount: \$385,000. Filed May 31.

Vitiello, Ester M., Stamford. Seller: Christina Lombardi, Stamford. Property: 1 Strawberry Hill Court, Apt. 5C, Stamford. Amount: \$404,000. Filed May 20.

Weissman, Ronald and **Wendy Weissman**, White Plains, New York. Seller: Thomas Julius, North Salem, New York. Property: 15 Lafayette Court, Unit 4D, Greenwich. Amount: \$1,100,000. Filed May 23.

Youngs, Brian and **Linsay Swan Youngs**, Fairfield. Seller: William U. Pulsifer and Kari S. Pulsifer, Fairfield. Property: 521 Penfield Road, Fairfield. Amount: \$2,150,000. Filed May 31.

Zarate, Patricia, Fairfield. Seller: Deborah L. McKnight and Brandon Bella, Norwalk. Property: 260 Soundview Ave., Fairfield. Amount: \$427,500. Filed May 30.

LIS PENDENS

Armstrong, Gordon L., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Co. Property: 193 Sun Dance Road, Stamford. Action: foreclose defendants' mortgage. Filed May 21.

Canola, Joaquin G., et al, Stamford. Filed by Gerald S. Knopf, Stamford, for Royal Pavilion Association Inc. Property: 60 Strawberry Hill Ave., Unit 305, Stamford. Action: foreclose defendants' mortgage. Filed May 17.

Evans, Chandritta, et al, Stamford. Filed by Zeldes, Needle & Cooper PC, Bridgeport, for West Side Commons Association Inc. Property: 20 Spruce St., Unit 22, Stamford. Action: foreclose defendants' mortgage. Filed May 21.

Kennedy, Yayoi Suzuki, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for the city of Stamford. Property: 275 RockRimmon Road, Stamford. Action: foreclose defendants' mortgage. Filed May 15.

Morgan, Denise, et al, Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for Newrez LLC. Property: 1 Valley Road, Unit 103, Stamford. Action: foreclose defendants' mortgage. Filed May 20.

Otte, Edward A., Stamford. Filed by the Law Offices of Wayne D. Efron PC, Greenwich, for Shannon Law Otte. Property: 33 Slice Drive, Stamford. Action: foreclose defendant's mortgage. Filed May 20.

Pachwicewicz, Lukasz, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 23 Marian St., Stamford. Action: foreclose defendants' mortgage. Filed May 21.

Romo, Gustavo, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Co. Property: 24 Hearthstone Court, Stamford. Action: foreclose defendants' mortgage. Filed May 21.

MORTGAGES

Avila, Lorenza, Stamford, by Marlene E. Macaуда. Lender: Steven Goldberg, 598 Stanwich Road, Greenwich. Property: 351 North St., Greenwich. Amount: \$3,250,000. Filed April 19.

Barnett, Thomas and **Juliet Teicher**, Greenwich, by Tom S. Ward Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 30 Ferncliff Road, Cos Cob. Amount: \$1,200,000. Filed April 23.

Barre, Per and **Saskia Barre**, Greenwich, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 42 Lockwood Ave., Old Greenwich. Amount: \$350,000. Filed April 19.

Barros Freitas, Luciene, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 73 Weeping Willow Lane, Fairfield. Amount: \$622,500. Filed April 16.

Bellete, Goitom, Stamford, by Jennifer Lima. Lender: First County Bank, 117 Prospect St., Stamford. Property: 114 Hubbard Ave., Stamford. Amount: \$750,000. Filed April 8.

Berg, Peter E. and **Judith Berg**, Greenwich, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 28 Dandy Drive, Cos Cob. Amount: \$500,000. Filed April 24.

Blond, Jason Craig and **Stephanie Lynn Blond**, Fairfield, by Nelsy Londono. Lender: Nutmeg State Financial Credit Union, 521 Cromwell Ave., Rocky Hill. Property: 85 Arbor Terrace, Fairfield. Amount: \$350,000. Filed April 18.

Burns, Scott and **Janet Burns**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 75 Brooklawn Parkway, Fairfield. Amount: \$100,000. Filed April 15.

Butko, Robert Alexander and **Katherine Kent Butko**, Cos Cob, by M. Cassin Maloney Jr. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 8 Old Camp Lane, Cos Cob. Amount: \$1,680,000. Filed April 17.

Castrovillari, Giovanni and **Flora Castrovillari**, Stamford, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 83 Barholm Ave., Stamford. Amount: \$223,000. Filed April 10.

Chance, Darlene A. and **Avery K. Gilmore**, Fairfield, by Zane A. Thompson. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 33 Wilson St., Fairfield. Amount: \$65,330. Filed April 18.

Cheung, Donal, New Haven, by Stan R. Dombroski. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 101 Seaside Ave., Unit A, Stamford. Amount: \$365,000. Filed April 9.

Czaplicki, Stephanie W. and **John J. Czaplicki**, Fairfield, by Dana Graziano. Lender: Soundview Financial Credit Union, 14 Research Drive, Bethel. Property: 287 Senese Drive, Fairfield. Amount: \$250,000. Filed April 15.

Doherty, John M. and **Aniella M. Doherty**, New York, New York, by Douglas I. Bayer. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1230 S. Pine Creek Road, Fairfield. Amount: \$1,600,000. Filed April 17.

Dudley LLC, Greenwich, by Thomas J. Heagney. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 45 Wilshire Road, Greenwich. Amount: \$1,750,000. Filed April 19.

Dylan LLC, Darien, by William M. Raccio. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 2177 Cross Highway, Fairfield. Amount: \$1,058,900. Filed April 18.

Esparza, Raul and **Amy Esparza**, Norwalk, by Descera Daigle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 368 South St., Fairfield. Amount: \$1,520,000. Filed April 15.

Espinoza, Ibeth A., Greenwich, by Juan Rosario. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 40 Homestead Lane, No. A, Greenwich. Amount: \$281,000. Filed April 19.

Fortino, Regina R. and **Dennis M. Fortino**, Fairfield, by Dawn K. Callahan. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 4360 Congress St., Fairfield. Amount: \$250,000. Filed April 18.

Garrity, Jon, Fairfield, by Joseph F. Varroro Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 227 Autumn Ridge Road, Fairfield. Amount: \$465,000. Filed April 17.

Gauruder, George and **Elizabeth Gauruder**, Stamford, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 57 Cambridge Road, Stamford. Amount: \$218,500. Filed April 8.

Gore, Michelle and **Lawrence Gore**, Durham, by John A. Corona. Lender: Liberty Bank, 315 Main St., Middletown. Property: 132 Pequot Ave., Fairfield. Amount: \$376,000. Filed April 19.

Gupta, Arpit and **Amanda Gupta**, Stamford, by Thomas W. Ozimkoski. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 67 Oahwood Drive, Fairfield. Amount: \$629,100. Filed April 17.

Gutierrez, Nicholas and **Samantha Gutierrez**, Fairfield, by William M. Raccio. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 17 Anvill Road, Southport. Amount: \$1,504,000. Filed April 16.

Guzman Espiritu, Cristian E., Port Chester, New York, by Jonathan T. Hoffman. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 240 Glenbrook Road, Unit 33B, Stamford. Amount: \$297,000. Filed April 11.

Hallac, Alexander and **Christina Tartaglia**, Greenwich, by Margaret E. Conboy. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 172 Field Point Road, Unit 3, Greenwich. Amount: \$1,050,000. Filed April 23.

Hill, MacKenzie and **Tania Hill**, Stamford, by Scarlett A. Almonte. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 12 Mohegan Ave., Stamford. Amount: \$65,466. Filed April 8.

Horton, Michael and **Margaret E. Horton**, Fairfield, by Terriann Walker. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 56 Eastlawn St., Fairfield. Amount: \$141,000. Filed April 19.

Iashkina, Natalia, et al, Stamford, by unreadable. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 1 Valley Road, Unit 206, Stamford. Amount: \$352,750. Filed April 9.

Jani, Roman and **Yatish Parmar**, Stamford, by Adam J. Hirsch. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 39 Oak St., Unit 2, Stamford. Amount: \$499,500. Filed April 10.

Kennedy, Jessica and **Grossarth**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 100 Stone Ridge Way, 2H, Fairfield. Amount: \$38,500. Filed April 17.

Keogh, Bryan and **Oksana Vorobel**, Stamford, by James Kavanagh. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 42 Andover Road, Stamford. Amount: \$654,300. Filed April 12.

Kim, Hyun Hee, College Point, New York, by Andrew G. Brucker. Lender: American Financial Network Inc., 770 The City Drive South, Suite 1100, Orange, California. Property: 71 Strawberry Hill Ave., No. 105, Stamford. Amount: \$257,600. Filed April 11.

Kowalczyk, Zbigniew, Old Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 106 Havemeyer Lane, Old Greenwich. Amount: \$420,000. Filed April 23.

Kowalczyk, Zbigniew, Old Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 106 Havemeyer Lane, Old Greenwich. Amount: \$420,000. Filed April 23.

Levesque, Ryan and **Laura Levesque**, Stamford, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 236 Dundee Road, Stamford. Amount: \$80,000. Filed April 10.

Littig Jr., Lawrence W. and **Jill T. Littig**, Fairfield, by Robert E. Colapietro. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 477 Barlow Road, Fairfield. Amount: \$330,000. Filed April 18.

Majic, Marijan and **Kimia Majic**, Stamford, by Antonio Faretta. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 564 Webbs Hill Road, Stamford. Amount: \$183,882. Filed April 9.

Marino, Louis and **Donna Marino**, Fairfield, by Terriann Walker. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 46 Round Hill Drive, Fairfield. Amount: \$99,995. Filed April 19.

Martinez Maldonado, Christian I., Stamford, by Daniel P. Weiner. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 115 Greenwich Ave., Stamford. Amount: \$376,000. Filed April 9.

McCandless, William, New York, New York, by Marlene E. Macaуда. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 32 Forest Ave., Old Greenwich. Amount: \$1,150,000. Filed April 17.

Moinak, Paul and **Nancy Wagenbrenner**, Hoboken, New Jersey, by Erin Spiers Chang. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 4 Idlewild Manor, Greenwich. Amount: \$888,000. Filed April 22.

Ostrowitz, Andrew Scott and **Risa Danielle Battino**, Stamford, by Susannah Vining. Lender: Barrett Financial Group LLC, 275 E. Rivulon Blvd., Suite 200, Gilbert, Arizona. Property: 102 Northwood Lane, Stamford. Amount: \$575,000. Filed April 11.

Petcu, Sebastian D., Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 71 Strawberry Hill Ave., 904, Stamford. Amount: \$150,000. Filed April 12.

Pirrotti, Andrea, Fairfield, by Terriann Walker. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 780 Rowland Road, Fairfield. Amount: \$150,000. Filed April 16.

Platt, Ryan F. and **Lisa V. Effren**, Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 464 Ruane St., Fairfield. Amount: \$181,200. Filed April 19.

Ploog, David, Greenwich, by Maria C. Miller. Lender: Deutsche Bank Trust Company Americas, 1 Columbus Circle, New York, New York. Property: 329 Shore Road, Greenwich. Amount: \$1,000,000. Filed April 22.

Pratt, Ryan and **Kelly Pratt**, Greenwich, by Elaine Vlahakis. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 3 Leslie Ave., Greenwich. Amount: \$767,000. Filed April 17.

Restrepo Torres, Diana, Stamford, by Adam J. Hirsch. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 83 Columbus Place F, Stamford. Amount: \$372,000. Filed April 10.

Rivera, Charles, Stamford, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 71 Strawberry Hill Ave., No.403, Stamford. Amount: \$39,212. Filed April 12.

Ross, Jay and **Lori Ross**, Fairfield, by Rosamund Koether. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 162 Boroskey Road, Unit 2, Fairfield. Amount: \$850,500. Filed April 15.

Sandoval, Juan Carlos, Stamford, by Jennifer K. Wysocki. Lender: Community Savings, 425 Main St., Caldwell, Ohio. Property: 28 Deming Lane, Stamford. Amount: \$760,000. Filed April 8.

Savramis, Alexandra Paige and **Yair Levi**, Greenwich, by Tom S. Ward Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 19 Red Coat Lane, Greenwich. Amount: \$2,360,000. Filed April 17.

Shannon, Kate Howley, Stamford, by Sheila L. Chun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 287 Hamilton Ave., Apt. 3D, Stamford. Amount: \$208,000. Filed April 12.

Shen, Can, Darien, by Brad M. Aron. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 208 Hope St., Stamford. Amount: \$676,500. Filed April 11.

Simics III, William Charles, Shelton, by Richard J. Shapiro. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 2 Homestead Lane, Apt. 213, Greenwich. Amount: \$285,000. Filed April 22.

Tallman, Stori Nova, Fairfield, by Katrina Moore. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 73 Fortuna Drive, Fairfield. Amount: \$135,000. Filed April 16.

Tierney, Brian and **Jennifer Tierney**, Fairfield, by Terriann Walker. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 710 Rock Ridge Road, Fairfield. Amount: \$300,000. Filed April 19.

Wang, Luying and **Aditya Kumar Masabathula**, Darien, by Heather M. Brown Olsen. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 28 Sheffield Way, Greenwich. Amount: \$2,354,100. Filed April 23.

Weihman, Owen and **Courtney Weihman**, New York, New York, by Joseph Cessaro. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 429 Round Hill Road, Greenwich. Amount: \$2,271,500. Filed April 18.

Wellington, Scott Conway and **Agnes Wang Wellington**, Cos Cob, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 31 Mead Ave., Cos Cob. Amount: \$225,000. Filed April 18.

NEW BUSINESSES

Alberto Ferrer Consulting, 7A Edgewood St., Norwalk 06854, c/o Alberto Ferrer. Filed April 24.

Healthforce Training Center, 71 East Ave., Suite T, Norwalk 06851, c/o Jerry Mariano. Filed April 23.

Jaiava Catering Service, 20 Pulaski St., Norwalk 06851, c/o Prior Higgs Terano. Filed April 24.

Molcajete Pillion Latin Fusion Food, 152 Main St., Norwalk 06851, c/o Elvis A. Gaviria. Filed April 30.

Nuvance Caregivers at Home, 100 Saw Mill Road, Danbury 06810, c/o Judy Becker. Filed April 3.

Pair of Coconuts, 4 Mohawk Drive, Norwalk 06851, c/o Allison Botkin. Filed April 24.

Roots and Whiskers, 35 W. Broad St., Unit 421, Stamford 06902, c/o Li Hui L. Filed April 10.

San Miguel Mini Market, 25 Main St., Stamford 06901, c/o Juan Colon. Filed April 1.

Shuliak Construction, 40 Hoyt St., Unit B8, Stamford 06905, c/o Shuliak. Filed April 3.

Skybox Collectibles, 295 Westport Ave., Norwalk 06851, c/o Albert Cabral. Filed April 30.

Sourdough by Danielle, 1287 Hope St., Apt. A, Stamford 06907, c/o Zuko and Friends LLC. Filed April 1.

Stamford United Football Club, 28 Spring St., Stamford 06901, c/o The Alchemist Group LLC. Filed April 4.

TBIV Productions, 28 Dr. Martin Luther King Jr. Drive, Unit 17, Norwalk 06854, c/o Timothy S. Bivens. Filed April 30.

Tecco Home Improvement, 44 Limerick St., Unit A, Stamford 06902, c/o Augusto Tecco Cardenas. Filed April 29.

The Home Kitchen Catering, 112 Southfield Ave., Unit 506, Stamford 06902, c/o Mary Petritz. Filed April 17.

The Venue at 583, 583 Pacific St., Stamford 06902, c/o Steel Sharpens Steel LLC. Filed April 23.

Tony G.G., 515 Fairfield Ave., Stamford 06902, c/o Anatoli Petryshak. Filed April 10.

Uecog Women Department, 140 Cove Road, Stamford 06902, c/o United Eben Ezer Church of God. Filed April 5.

Utopian USA, 26 Belden Ave., Unit 1203, Norwalk 06850, c/o John Galvez. Filed April 23.

Legal Notices

Notice of Formation of Stari Beauty, LLC. Articles of Organization filed with SSNY on 04/30/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kamini Mirchandani, 7 Shaw Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63628

Name of LLC: Armstrong Luthier Operating Tables L.L.C. Arts. of Org. filed NY Sec. of State 01/17/2024. Princ. off. loc.: Westchester Cty. Sec. of State designated as agent of LLC upon whom process against it may be served. Sec. of State shall mail a copy of process to the LLC, c/o Armstrong Luthier Operating Tables L.L.C., Attn: Michael Armstrong Purpose: any lawful activity. #63629

Notice of Formation of Sasha Claire Growth & Brand Management LLC. Arts. of Org. filed with SSNY on 5/10/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 1045 Seahaven Drive Mamaroneck NY 10543 . Purpose: any lawful act or activity. #63630

Notice of Formation of: REPRODUCTIVE LAW GROUP, PLLC. Articles of Organization were filed with SSNY on March 19, 2024. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 1198 Post Road, Scarsdale, NY 10583. Purpose: Legal Services. #63631

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: JBM TILE & MARBLE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/11/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 43 Montague Street, 2nd Fl, Yonkers, NY 10703, principal business location of the LLC. Purpose: any lawful business activity. #63632

Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/04/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o ALTRUISTIC FUNDING LLC, 328 S 9TH AVE NUM B1 MOUNT VERNON, NY 10550. Purpose: Any lawful acts. #63633

Notice of Formation of Alyssa Neary, Psy.D., PLLC Articles of Organization filed with Secretary of State of New York (SSNY) on 05/21/2024. Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 250 E. Hartsdale Avenue, #28, Hartsdale, NY 10530. Purpose: Psychological Evaluation and Testing. #63638

Notice of Formation of Lauren Lambert Coaching LLC. Arts. of Org. filed with SSNY on 6/03/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 2005 Palmer Ave. Suite 224 Larchmont NY 10538. Purpose: any lawful act or activity. #63639

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY NAME: P & M ASSET MANAGEMENT LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/13/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o P & M ASSET MANAGEMENT LLC, MOUNT 20 E 1ST STREET SUITE 301A MOUNT VERNON, NY 10550. Purpose: Any lawful acts #63640

Notice of Formation of ODISI COFFEE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 5/20/2024. Office located in Westchester County. SSNY is the designated agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to: ODISI COFFEE LLC, 41 Dennis Lane, Pleasantville, NY 10570. Purpose: Any lawful purpose. #63641

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 11, 2024 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-notices. 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

D265282, PIN 881490, Columbia, Dutchess, Orange, Rockland, Ulster Cos., CRACK SEALING & MASTIC - Various Locations., Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%